

**Town of Wilmington  
Board of Appeals  
Minutes – April 14, 2021**

The Board of Appeals held a virtual meeting via zoom. The meeting was called to order at 7:00 PM. Daniel Veerman, Anthony Barletta, Jacquelyn Santini, Thomas Siracusa and Raymond Lepore were present.

John O'Neil opens the meeting at 7:05 PM and reads into record Governor Baker's Order regarding virtual meetings with instructions to participate in the meeting to the public.

Continued from March 10, 2021 meeting:

Case 2-21                      Wilmington Main Realty LP                      Map 43, Parcel 4  
269/271 Main Street

To amend the Special Permit Case 35-06 for queue capacity

Ben Hartley present for the applicant and states that this case was continued from the March meeting to await completion of site plan and planning board's recommendations which have now been completed.

The planning Board's recommendation for approval is read into record.

Dan Veerman opens public hearing.

No public comments

Jacquelyn Santini makes a motion to approve case 2-21 to amend the Board of Appeals Case 35-06 to increase the queue.

Raymond Lepore seconds the motion.

Roll call vote (5 members) is unanimous to approve case 2-21

Case 3-21 and 4-21                      Robert W Lesko                      Map 9, Parcel 86  
125 Aldrich Rd

Robert Lesko is present and requesting a variance to build a garage 20 feet from the side lot line where 40 feet is required due to this being a corner lot. Applicant states that he will await approval for the variance before requesting a Special Permit for the Ground water protection district.

Applicant states that the hardship is that he is on a corner lot where the side setbacks are doubled. Tony Barletta asks applicant if he would be willing to construct the garage on the other side of his lot but the applicant states that he can not due to the location of his septic system.

No public comments

Robert Lesko states he would like to withdraw cases 3-21 and 4-21

Anthony Barletta makes a motion to withdraw cases 3-21 and 4-21

Jacquelyn Santini seconds the motion to withdraw.

Roll call vote (5 members) is unanimous to withdraw cases 3-21 and 4-21 without prejudice.

Case 5-21                      Deanna Wright                      Map 44, Parcel 106  
1 Baker Street

Deanna Wright present and requesting a variance to construct a farmer's porch 25.4 feet from the front lot line where 30 feet is required. Applicant states that the current porch is too small to allow safe entry and exit for her at home daycare and is in disrepair. Applicant states that some of her neighbors were allowed to use the average from their neighbor's front lot

line but she can not since she is on a corner lot. Tony Barletta would like to see the porch reduced. Dan Veerman states that he does not believe there is a hardship and opens public meeting.

Abutter-Brian MacDonald, 3 Baker Street, Wilmington, MA states that he supports this application as he believes it will be an improvement to the current front porch. He states that the board has approved variances in the past for other neighbors. Dan Veerman closes the public hearing.

Jacquelyn Santini states that she does not support this variance, nor does she support making the porch smaller. Ray Lepore states that he would agree to the variance if the porch were made smaller as Tony Barletta stated which would be adding one foot to each side of current porch. Members inquire if this is in fact a variance or a special permit as the current home is non-conforming. Dan Veerman requests a decision regarding this from Town Counsel-Jonatan Silverstein. Tony Barletta suggests the applicant come back for the May 12<sup>th</sup> meeting with a smaller/ better design plan. Tony Barletta makes a motion to continue Case 5-21 to the May 12, 2021 meeting.

Jacquelyn Santini seconds the motion.

Roll Call vote (5 Members) is unanimous to continue.

Case 6-21

Kevin and Patricia Mawn

Map 90, Parcel 10

290 Salem Street

Applicants present and requesting a Special Permit for the Ground Water Protection District to add an above ground pool to their property which is in the ground water protection district. The Planning and Engineering memos are read into record and state both departments approve of this case as the re-charge system proposed will be sufficient. Dan Veerman opens public comments and closes as there are none.

Jacquelyn Santini makes a motion to approve case 6-21 to allow a Special Permit 6.6.7.7 for the Ground Water Protection District

Ray Lepore seconds the motion.

Roll Call Vote (5 members) is unanimous to allow.

Jacquelyn Santini makes a motion to approve the minutes from the March 2021 meeting.

Ray Lepore seconds the motion.

Roll Call Vote (5 members) is unanimous to approve the minutes.

Jacquelyn Santini makes a motion to adjourn at 8:00 PM

Ray Lepore seconds the motion.

Roll call vote (5 members) is unanimous to adjourn.



Kelly A Malatesta  
Recording Secretary