

Town of Wilmington  
Board of Appeals  
Minutes – December 14, 2016

The Board of Appeals held a meeting in Room 9 at the Town Hall, 121 Glen Road, Wilmington, MA. The meeting was called to order at: 7:10 p.m. Daniel Veerman, Anthony Barletta, Thomas Siracusa and Jacquelyn Santini were present.

The next regularly scheduled Board of Appeals meeting will be Tuesday, January 17, 2017 at 7:00 p.m. in Room 9 at the Town Hall, 121 Glen Road, Wilmington, MA.

Jacquelyn Santini will not be at the January 11, 2017 meeting. Jacqueline Santini made a motion to change the January meeting to Tuesday, January 17, 2017, Thomas Siracusa seconded. Voted unanimously.

Daniel Veerman explained that there was only four members and the applicants needed a unanimous vote.

Case 25-16                      Wilm. 4<sup>th</sup> of July Committee      Map 52/66 Parcel 38/1

To acquire a Special Permit in accordance with §4.1.9 for a carnival to run from Thursday, June 29-Sunday, July 2, 2017 - Thurs/Fri - 12 p.m.-10 p.m., Sat. 12 p.m.-10 p.m. and Sun. 1 p.m.-10 p.m. (raindate-Mon. 5 p.m.-10 p.m.) on the Wilmington Common and Swain School parking lot - Church Street & Middlesex Avenue.

Jacquelyn Santini made a motion to continue to January 17, 2017, Thomas Siracusa seconded, voted unanimously. The applicant will be informed about the change of meeting night.

Case 26-16                      Tieri Realty Trust                      Map 44 Parcel 44

To acquire a Special Permit in accordance with §6.1.6.4 to increase a nonconforming structure (to demolish and construct a single family dwelling on a nonconforming lot having insufficient area and width and side yard setback) for property located on 8 Brand Avenue.

Kristen Costa was present along with David McCue. She stated that they wanted to demolish the existing pre-existing, nonconforming structure and rebuild a 24'x36' colonial type dwelling, 13 feet from the side lot lines. The height of the dwelling was 25.6 feet meeting the requirements of the Bylaw. No abutters made comment. The Planning Board recommended approval. Anthony Barletta made a motion to approve the Special Permit in accordance with §6.1.6.4 to increase a nonconforming structure (to demolish and construct a single family dwelling on a

nonconforming lot have insufficient area, width and side yard setback, as presented, no more detrimental to the neighborhood than the existing nonconforming structure, Jacqueline Santini seconded. Voted unanimously.

Case 27-16

James Mangano

Map 44 Parcel 129

To acquire a Special Permit in accordance with §6.1.6.4 to increase a nonconforming structure (to demolish and construct a single family dwelling on a nonconforming lot having insufficient area and width and side yard setback) for property located on 150 Main Street.

Kristen Costa was present for the applicant. She stated that they wanted to demolish and reconstruct a new dwelling 13 feet from the side lot lines, meeting the front and rear setbacks. They are proposing a 24'x36' two-story dwelling at a height of 27 feet. No abutters made comment. The Planning Board recommended approval. Anthony Barletta had a few questions regarding the size of the dwelling being proposed. He demonstrated that the same dwelling - 3 bedrooms-two stories was built around the corner, was 20'x36' and met the side setbacks of 15 feet. Jacqueline Santini wondered if the Board might be setting a precedent of 13-foot side yard setbacks for dwelling built on a 50-foot wide lot. After some discussion, Anthony Barletta made a motion to approve the special permit in accordance with §6.1.6.4 to increase a nonconforming structure (to demolish and construct a single family dwelling on a nonconforming lot having insufficient area, width and side yard setbacks, no more detrimental to the neighborhood than the existing nonconforming structure, Thomas Siracusa seconded. Voted unanimously.

Approve minutes - Thomas Siracusa made a motion to approve the minutes from August 10, 2016, Jacquelyn Santini seconded, voted unanimously.

Motion to adjourn at 8:10 p.m. by Daniel Veerman, seconded by Thomas Siracusa. Voted unanimously.



Recording: Toni La Rivee, Secretary  
Board of Appeals