

Town of Wilmington
Board of Appeals
Minutes — March 14, 2018

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: 7:05 p.m. Daniel Veerman, Anthony Barletta, Thomas Siracusa, Jacquelyn Santini and Raymond Lepore were present.

Continued from 12/20/2017

Case 28-17

Michael Welch

Map 54 Parcel 41

To acquire a Special Permit in accordance with §6.1.6.4 (to demolish a single story dwelling and construct a two-story dwelling, 8 feet from the side yard lot line, 7 feet from Glen Road and 12 feet from Rhodes Street) for property located on 95 Glen Road.

Michael Welch was present and had previously submitted the requested changes to the plot plan and house elevations. Anthony Barletta still felt that the proposed dwelling was too tall. Jacquelyn Santini concurred and felt that a ranch style house would be better on the lot. The applicant stated that a ranch or split ranch could be built on the lot. Abutter Ed Vasseur reiterated that there was a problem in the area with water in the basements. Jay Tighe stated that any new dwelling would be an improvement to the area. Thomas Siracusa and Daniel Veerman had no problem with the proposed two-story dwelling. Raymond Lepore made a motion to approve the Special Permit, no more detrimental to the neighborhood than the existing dwelling, Thomas Siracusa seconded. Michael Welch thought the Board was continuing the case to the next meeting and asked that the Board not vote on the existing proposal. Raymond Lepore withdrew the motion. Raymond Lepore made a motion to continue to April 11, 2018, Jacquelyn Santini seconded. Voted unanimously.

Case 4-18

Ida B. Elfman F. T. c/o Phil Taylor, Esq.

Map 26 Parcel 70

To acquire a Special Permit in accordance with §6.1.6.4 (to construct a second floor addition to an existing nonconforming structure) for property located on 827 Main Street.

Case 5-18

Ida B. Elfman F.T. c/o Phil Taylor Esq.

Map 26 Parcel 70

To acquire a variance from Standard Dimensional Regulations (Table II) §5.2.5 for an addition 5.8 feet from the side yard lot line when 20 feet is required for property located 827 Main Street.

Attorney Phil Taylor submitted a new certified plot plan and house plans. The front addition was moved further away from the side yard setback making the variance request moot. They redesigned the front addition making it 11.6 x 20.3 feet. The impervious area calculations were on the plot plan and the applicant would be filing for a Special Permit for the Ground Water Protection District. Raymond Lepore made a motion to approve the Special Permit in accordance with §6.1.6.4 to construct a second floor addition to an existing nonconforming structure and for a new front two story addition 6.7 feet from the side yard lot line as shown on the revised plot plan and construction plan, no more detrimental to the neighborhood than the existing nonconforming structure, Thomas Siracusa seconded. Voted unanimously

Raymond Lepore made a motion to withdraw, without prejudice case #5-18 for a variance for an addition to be 5.8 feet from the side yard lot line when 20 feet is required, Jacquelyn Santini seconded. Voted unanimously.

Case 8-18

Carol Foley

15 Parcel 18

To acquire a Special Permit in accordance with §6.6.7.7 Ground Water Protection District for property located on 105 Chestnut Street.

Walter Davis, the contractor doing the construction was present along with Carol Foley. He stated that they were proposing to remove the existing carport and replace it with a garage bring the impervious up to 20.6%. They would be installing a two-chamber cultec system to infiltrate 1260 square feet of roof area. The Planning Board recommended approval. The Town Engineer, Paul Alunni reviewed the proposal and stated in his memo that the system appears adequate to meet the purposes of the Groundwater Protection District. Abutter, Joe Gattineri had no problem with the proposal. Raymond Lepore made a motion to approve the Special Permit in accordance with §6.6.7.7 Ground Water Protection District, Jacquelyn Santini seconded, Voted unanimously.

The Board reviewed and approved the minutes from February 14, 2018.

The next regularly scheduled Board of Appeals meeting will be April 11, 2018, at 7:00 p.m. in Room 9 at the Town Hall, 121 Glen Road, Wilmington, MA.

Page Three
March 14, 2018
Minutes

Motion to adjourn at 8:30 p.m. by Raymond Lepore, seconded by Jacquelyn Santini.
Voted unanimously.

A handwritten signature in cursive script, reading "Toni La Rivee", positioned above a horizontal line.

Recording: Toni La Rivee, Secretary
Board of Appeals