

Town of Wilmington  
Board of Appeals  
Minutes – June 13, 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: 7:00 p.m. Daniel Veerman, Anthony Barletta, Thomas Siracusa, Jacquelyn Santini and Raymond Lepore were present.

**Applicant requesting continuance to August 8, 2018.**

Case 7-18

Bettering LLC

Map 89 Parcel 6A

To acquire a Special Permit in accordance with §3.4.6, 6.1.3 and 6.1.4 to construct a forty-eight (48) bed rehabilitation facility over the site of the razed building for property located on 362 Middlesex Avenue.

Paul Kneeland submitted a letter requesting a continuance to August 8, 2018. Jacquelyn Santini made a motion to August 8, 2018, Thomas Siracusa seconded. Voted unanimously.

**New**

Case 12-18

Reading Municipal Light Dept.

Map R2 Parcel 23C

To acquire a variance from Standard Dimensional Regulations Table II §5.2.1 for a lot having insufficient area for an electrical substation for property located on 326 Ballardvale Street.

Attorney Amy Kwesell and Drew Garvin were present. Attorney Kwesell stated that Reading Municipal Light Department wanted to construct a substation but the proposed lot was only 66,655 square feet of area when 80,000 square feet was required. RMLD needed to increase the load to Wilmington and after an extensive search, this was the only place in the area that the substation could be placed. They are subdividing an existing conforming parcel and building and creating a nonconforming parcel for the substation which would include a small 2,000 square foot maintenance building - 3% lot coverage. This is a commercial area and this proposal is not detrimental to the area. Anthony Barletta asked if the building would meet setbacks and was answered in the affirmative. Thomas Siracusa asked what would happen if the proposal was denied. Attorney Kwesell stated that it

would be difficult for RMLD to control or keep up with the load and would have to find ways to cut back or eliminate services. No abutters made comment. The Planning Board recommended approval. Anthony Barletta felt this was an appropriate use in an industrial area. Anthony Barletta made a motion to approve the variance from S5.2.1 for a lot having insufficient area for an electrical substation, Jacquelyn Santini seconded. Voted unanimously.

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

Motion to adjourn at 7:25 p.m. by Thomas Siracusa, seconded by Jacquelyn Santini. Voted unanimously.

A handwritten signature in cursive script, reading "Toni La Rivee", is written over a horizontal line.

Recording: Toni La Rivee, Secretary  
Board of Appeals