

Town of Wilmington  
Board of Appeals  
Minutes – August 8, 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: 6:10 p.m. Daniel Veerman, Anthony Barletta, Thomas Siracusa, Jacquelyn Santini and Raymond Lepore were present.

Chairman Daniel Veerman stated, I would entertain a motion to enter executive session for the purpose of discussing Strategy with respect to litigation involving Tresca Brothers Sand & Gravel Inc. In accordance with MGL Chapter 30A Section 21(a) 3 as on Open Meeting may have a detrimental effect on the Town's position and further that upon the conclusion of the executive session the Board will reconvene in open session. Do I have a motion? Yes I make a motion, Jacquelyn Santini, seconded by Raymond Lepore. Roll Call:

Chairman Daniel Veerman, Aye  
Anthony Barletta, Aye  
Jacquelyn Santini, Aye  
Thomas Siracusa, Aye  
Raymond Lepore, Aye

The room was not ready for the meeting so Anthony Barletta made a motion to adjourn until 6:30 p.m., Raymond Lepore, seconded. Adjourned at 6:11 p.m.

Chairman Daniel Veerman Veerman called the meeting to order at 6:38 p.m. and stated, I would entertain a motion to enter executive session for the purpose of discussing Strategy with respect to litigation involving Tresca Brothers Sand & Gravel Inc. In accordance with MGL Chapter 30A Section 21(a) 3 as on Open Meeting may have a detrimental effect on the Town's position and further that upon the conclusion of the executive session the Board will reconvene in open session. Do I have a motion? Yes I make a motion, Jacquelyn Santini, seconded by Raymond Lepore. Roll Call:

Chairman Daniel Veerman, Aye  
Anthony Barletta, Aye  
Jacquelyn Santini, Aye  
Thomas Siracusa, Aye  
Raymond Lepore, Aye

The meeting was called to order at 7:05 p.m.

Continued from 6/13/2018

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 September 12, 2018. Anthony Barletta made a motion to continue to September 12, Jacquelyn Santini, seconded. Voted unanimously.

New

Case 13-18

Nouria Energy Retail Inc

Map 044 Parcel 178D

To acquire a Special Permit in accordance with §3.5.14 Car Wash for property located on 220 Main Street.

Donald Conn, Richard Williams, Richard Smith and Ryan Roberts were present. Donald Conn stated that the applicant wanted to locate a car wash at this site, using the same building footprint. A Daycare facility is located on the rear portion of the lot and he feels the new use will be less onerous than the previous restaurant use. Richard Williams went over the proposed site plan showing the addition of islands to the rear of the building separating the two uses. There are no proposed changes to the rear portion of the property. Anthony Barletta stated is concerns with the circulation of vehicles on this site. There did not appear to be enough queuing space in the front of the lot for cars finishing the wash. Richard Williams stated he would have the traffic consultant look at this potential circulation problem. Anthony Barletta felt that the original proposal for Sonic was problematic and having two business with overlapping traffic could be a potential safety hazard. Daniel Veerman read the Planning Board memo stating that a traffic study and site circulation study should be required. Raymond Lepore talked about whether or not any easements through the Rite Aid site were being

proposed. Jacquelyn Santini brought up traffic going over the curbing and through the Rite Aid parking lot to catch the light. Michael McCoy talked about the dangerous intersection and also the noise decibels of the blowers used in the car wash. Richard Williams did not know what the decibel reading was but would find out. Felix Taranto submitted a letter that was also submitted to the Planning Board and Daniel Veerman did not read it in its entirety, decibels, noise, exits, etc. but copies were given to the Board members to look over and review. Anthony Barletta stated he was concerned about the two businesses and would be looking closely at how the traffic on the lot would be circulated. Anthony Barletta made a motion to continue to September 12, 2018, Jacquelyn Santini seconded. Voted unanimously.

Case 14-18

Town of Wilmington

Map 031 Parcel 059

To acquire a Special Permit in accordance with §5.2.8.1 Height in Feet, replacing existing water tower for property located on Nassau Avenue.

Paul Alunni, Town Engineer, Joe Labao, Water & Sewer, and Rob McCoy, the design consultant were present. The present tower was close to 100 years old and it was more cost effective to replace the water tower with a new structure. The proposed location conforms to the setback requirements but exceeds 48 feet in height which requires a special permit. They had a few meetings with the abutters and the first location was changed to the location proposed on the plan. Thomas Siracusa asked why the tower was so high. Joe Labao stated, water pressure and fire protection storage. They went over what materials the tower consisted of and the location of the access road. Jacquelyn Santini asked how many times workers would visit the site. Joe Labao stated it was usually one a week, one truck would check out the tower. Anthony Barletta asked if any more cellphone carriers would be added to the tower. Joe Labao stated it would remain at three carriers. Anthony Barletta made a motion to approve the Special Permit in accordance with §5.2.8.1, height in feet, replacing the existing water tower, as presented, Thomas Siracusa seconded. Voted unanimously.

Case 15-18

Correia Ventures c/o LJR Eng.

Map 041 Parcel 114

To acquire a Special Permit in accordance with S6.6.7.7 Ground Water Protection District for property located on 458 Main Street.

Luke Roy was present for Correia Ventures. He stated that the new owners were renovating the building and no changes were being made to the building footprint. The property is almost 87% impervious, is located in the Ground Water Protection District. They are proposing the existing roof area (7,000 s.f.) to be recharged, also parking lot improvements which will increase the green/landscaped area thereby decreasing impervious coverage to about 73.2%. The Planning Board and the Town Engineer recommended approval. No abutters made comment. Anthony Barletta stated that this was an obvious improvement. Anthony Barletta made a motion to approve the special permit in accordance with S6.6.7.7 Ground Water Protection District, Jacquelyn Santini seconded. Voted unanimously.

The next regularly scheduled Board of Appeals meeting will be September 12, 2018 at 7:00 p.m. in Room 9 at the Town Hall, 121 Glen Road, Wilmington, MA.

Motion to adjourn at 8:25 p.m. by Anthony Barletta, seconded by Jacquelyn Santini. Voted unanimously.



Recording: Toni La Rivee, Secretary  
Board of Appeals