

Town of Wilmington
Board of Appeals
Minutes – September 12, 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.

Anthony Barletta will not be available on October 10, 2018. Daniel Veerman asked the Board if everyone would be available on October 17, 2018, and instead of having a four member Board on October 10, they would have five members on October 18. The Board were unanimous, cancel the October 10, 2018 meeting and reschedule it on October 17, 2018. The Chairman instructed the Secretary to contact both continued applicants and the new applicants for the October meeting.

Applicant requesting continuance to October 10, 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.

Applicant requesting continuance to October 10, 2018.

Jacquelyn Santini made a motion to continue to October 17, 2018, Raymond Lepore seconded. So voted.

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.

Applicant requesting continuance to October 10, 2018.

Jacquelyn Santini made a motion to continue to October 17, 2018, Raymond Lepore seconded. So voted.

New

Case 16-18

Kenneth & Charlene Rossetti

Map 36 Parcel 338

To acquire a variance from Standard Dimensional Regulations Table II, §5.2.5, for an addition to be 34 feet from the front yard on Kansas Road when 40 feet is required for property located at 8 Russell Road.

Charlene and Kenneth Rossetti were present. She stated they wanted to construct a 16x16 addition to the side of the dwelling on Kansas Road. The proposed addition would be 34 feet from Kansas Road when 40 feet is required. When the Kansas Road was constructed, it became a front yard to this property. Daniel Veerman explained what a variance and hardship entailed. Ms. Rossetti felt that the shape of the lot could be the hardship. Jacquelyn Santini felt that there were other lots in the area that were odd shaped. Raymond Lepore stated that two frontages wasn't a hardship. The Planning Board recommended that the addition be downsized or constructed in a different location. Daniel Veerman stated he was inclined to deny the variance, Jacquelyn Santini felt that there was already one variance on the lot and had denied similar requests in the past. Abutter Gino DeVecchi stated he had no problem with the proposed addition. He had been granted a variance years ago for his addition. Anthony Barletta and Thomas Siracusa were inclined to approve the variance. Daniel Veerman asked the applicant if they wanted the Board to vote or did they want to withdraw their request. Charlene Rossetti requested the application be withdrawn, without prejudice. Jacquelyn Santini made a motion to withdraw, without prejudice, Raymond Lepore seconded. Voted unanimously.

The next regularly scheduled Board of Appeals meeting will be October 17, 2018 at 7:00 p.m. in Room 9 at the Town Hall, 121 Glen Road, Wilmington, MA. Minutes were approved for May, June and August, 2018.

Motion to adjourn at 8:05 by Anthony Barletta, seconded by Jacquelyn Santini. Voted unanimously.



Recording: Toni La Rivee, Secretary
Board of Appeals