

Town of Wilmington  
Board of Appeals  
Minutes – May 10, 2017

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 and Jacquelyn Santini were present.

The Chairman informed all present that where only four (4) members were present to hear cases then any applicant had the option to request that their case be continued until such time as all five (5) members of the Board were present. The Chairman described the different voting and approval requirements for a four (4) member and a five (5) member Board.

The next regularly scheduled Board of Appeals meeting will be June 14, 2017, at 7:00 p.m. in Room 9 at the Town Hall, 121 Glen Road, Wilmington, MA.

Case 15-17                      Thomas & Louise Southmayd                      Map 44 Parcel 174

To acquire a Special Permit in accordance with §6.1.6.4 (to construct a 27x41 second floor addition to an existing nonconforming dwelling) for property located on 178 Main Street.

Thomas & Louise Southmayd were present and stated they wanted to construct a 27'x41' second floor addition to their existing nonconforming dwelling. They would not be encroaching any further into the setbacks, they were only going up one floor. 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 construct a 27'x41' second floor addition to an existing nonconforming dwelling, not more detrimental to the neighborhood than the existing nonconforming dwelling, Thomas Siracusa seconded. Voted unanimously.

Case 16-17                      Duffer Realty Trust                      Map 2 Parcel 203

To acquire a Special Permit in accordance with §6.6.7.7 Ground Water Protection District for property located on 7 Green Meadow Drive.

Case 17-17                      Duffer Realty Trust                      Map 2 Parcel 202

To acquire a Special Permit in accordance with §6.6.7.7 Ground Water Protection District for property located on 5 Green Meadow Drive.

Case 18-17

Duffer Realty Trust

Map 2 Parcel 204

To acquire a Special Permit in accordance with §6.6.7.7 Ground Water Protection District for property located on 9 Green Meadow Drive.

Joseph Langone was present. These are new lots in a conservation subdivision containing 45 acres, 30 acres will be open space. These three lots go over the 15% impervious and cannot be made any larger because the 30 acres have been given over to the Town. The remediation is stone trenches, swales and roof recharge. No abutters made comment. The Planning Board recommended approval.

16-17 - Jaquelyn Santini made a motion to approve the Special Permit in accordance with 6.6.7.7 Ground Water Protection District, Thomas Siracusa seconded. Voted unanimously.

17-17 - Jaquelyn Santini made a motion to approve the Special Permit in accordance with 6.6.7.7 Ground Water Protection District, Thomas Siracusa seconded. Voted unanimously.

18-17 - Jaquelyn Santini made a motion to approve the Special Permit in accordance with 6.6.7.7 Ground Water Protection District, Thomas Siracusa seconded. Voted unanimously.

#### Old Business

135 Andover Street, Town of Wilmington, DPW Garage Facility Case 20-16 - 2 year extension. Jamie Magaldi submitted a letter requesting a two year extension to the approved variance. Thomas Siracusa expressed concern about extending these replacements and the lifespan of the existing tanks. He was concerned about when construction would begin. Anthony Barletta made motion to extend the variance, not to exceed two (2) years, Jacquelyn Santini seconded. Voted unanimously.

The Board reviewed and approved the minutes from April 12, 2017.

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Motion to adjourn at 7:40 p.m. by Daniel Veerman, seconded by Thomas Siracusa.  
Voted unanimously.

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Recording: Toni La Rivee, Secretary  
Board of Appeals