

Town of Wilmington
Board of Appeals
Minutes – May 11, 2016

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. Edward Loud, Daniel Veerman, Anthony Barletta and Thomas Siracusa were present.

The next regularly scheduled Board of Appeals meeting will be, June 8, 2016 at 7:00 p.m. in Room 9 at the Town Hall, 121 Glen Road, Wilmington, MA.

The Acting 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.

Requesting a continuance to June 8, 2016

Case 12-16

Balquin LLC

Map R2 Parcel 7D

To acquire a Special Permit in accordance with §3.5.5 General Service Restaurant in a Highway Industrial District for property located on 206 Ballardvale Street.

Paul Kneeland sent a note requesting the case be continued to June 8, 2016. Daniel Veerman made a motion to continue to June 8, Thomas Siracusa seconded. Voted unanimously to continue to June 8, 2016.

New

Case 13-16

Donald Woodland

Map 52 Parcel 26

To acquire a Special Permit in accordance with §6.1.6.4 to increase a nonconforming structure (to construct a two-story addition to an existing nonconforming structure, no closer than 6.9 feet from the side yard lot line) for property located on 101 Middlesex Avenue.

Edward Loud explained to the applicant about four members present and voting. Donald Woodland was present and stated that he wanted to build a 9'x8' two-story addition to the rear of his dwelling. It would be added space for the kitchen and laundry with more room in the bedroom for a closet. The Planning Board

recommended approval. No abutters made comment. Daniel Veerman made a motion to approve the Special Permit in accordance with §6.1.6.4 to construct a two-story additions to an existing nonconforming structure, no closer than 6.9 feet from the side yard lot line, no more detrimental to the neighborhood than the existing nonconforming dwelling, Thomas Siracusa seconded. Voted unanimously.

Case 14-16

Matthew Breen c/o R. Peterson

Map R1 Parcel 6D

To acquire a variance from Standard Dimensional Regulations Table II, §5.3.4.5 to construct a garage 37.10 feet from the side lot line when 40 feet is required for property located on 8 Emerald Avenue.

Edward Loud explained to the applicant about four members present and voting. Attorney Robert Peterson was present along with Matthew Breen. The Planning Board recommend that the applicant reconfigure the placement of the garage to maintain the 40 foot setback. Attorney Peterson stated that he was perplexed with the 40 foot setback for hammerhead lots. All the other lots in the district have 20 foot setbacks. Asked if he could cut back the size of the proposed garage or move it to the rear of the dwelling. Mr. Breen stated that it would be difficult to get his automobiles in and out of a smaller garage and his septic was in the rear of the property. Abutter, Michael Krueger, who has the adjacent hammerhead lot was in favor of the variance request. Abutter, Sarah Widman, was also in favor of the variance request. Edward Loud wanted to see it cut back by three feet and Anthony Barletta suggested maybe changing the angle of the garage to meet the setback. Mr. Breen felt it would not be aesthetically pleasing. Attorney Peterson felt that the hardship was the applicant maintaining a 40 foot setback when the rest of the neighborhood had 20 foot setbacks. Edward Loud and Daniel Veerman felt that there was no demonstrated hardship and were not inclined to vote in favor of the variance. Thomas Siracusa made a motion to continue to June 8, so that the Board could view the site, Daniel Veerman seconded. Voted unanimously to continue to June 8, 2016.

Case 15-16

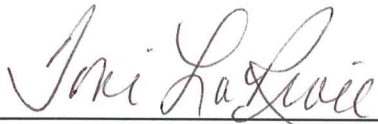
PJ Enterprises LLC c/o R. Peterson

Map 24 Parcel 205

To acquire a Special Permit in accordance with §3.5.15 Auto Repair/Body Shop for property located at 1 Jewel Drive.

Attorney Peterson was present along with Peter Farley of Final Finish. He stated that the applicant wanted to do auto body work and would be leasing 7,500 square feet of space. He was proposing a 24'x24' spray booth. Anthony Barletta asked about the dust and paint particles and how they would be filtered. Mr. Farley stated that they had a vacuum that was used when sanding that took care of the dust during the sanding process. The Planning Board recommended approval, and that Site Plan Review approved would be waived. No abutters made comment. Daniel Veerman made a motion to approve the Special Permit in accordance with §3.5.15 Auto Repair/Body Shop, Anthony Barletta seconded. Voted unanimously. The Board reviewed and approved the minutes from April 13, 2016.

Motion to adjourn at 8 p.m. by Daniel Veerman, seconded by Thomas Siracusa. Voted unanimously.

A handwritten signature in cursive script, reading "Toni La Rivee", written in dark ink.

Recording: Toni La Rivee, Secretary
Board of Appeals