Town of Wilmington

Board of Appeals

Minutes – February 13, 2019

The Board of Appeals held a meeting in The Auditorium at the Town Hall, 121 Glen Road, Wilmington, MA. The meeting was called to order at: 7:03 p.m. Daniel Veerman, Anthony Barletta, Thomas Siracusa, Jacquelyn Santini and Raymond Lepore were present.

Case 7-18 Bettering, LLC Map 89 Parcel 6A

362 Middlesex Ave.

Continued to February 27, 2019 to Review Decision

To acquire a Special Permit to construct a forty-eight (48) bed Rehabilitation facility over the site of the razed building property located at 362 Middlesex Avenue.

Case 13-18 Nouria Energy Retail, Inc. Map 044 Parcel 178D

220 Main Street

Continued to March 13, 2019

To acquire a special permit for Car Wash at property located at 220 Main St.

Applicant Requested a Continuance in writing to the March 13, 2019 Meeting.

Anthony Barletta Made a Motion to Continue

Jacquelyn Santini seconded the Motion to Continue

Voted Unanimously

Case 17-18 Nouria Energy Retail, Inc. Map 044 Parcel 178D

220 Main Street

Continued to March 13, 2019

To Acquire a Special Permit in Accordance with 6.6.6.12 Ground Water Protection District for property located at 220 Main Street

Applicant requested a Continuance in writing to the March 13, 2019 meeting.

Anthony Barletta Made a Motion to Continue

Jacquelyn Santini Seconded the Motion to Continue

Voted Unanimously

Case 19-18 Lijun Zhu c/o F. Alex Parra, Esq. Map 062 Parcel 029

7 Concord Street

To Appeal the decisions of the Inspector of Buildings dated 9/14/18 and 9/25/18; Airbnb strictly prohibited for the property located at 7 Concord Street

Attorney Alex Parra present along with the Applicant, Lijun Zhu

Attorney Parra states that the premises located at 7 Concord Street was granted an accessory apartment in 1986 by a Special Permit. Attorney Parra submitted a letter dated February 13, 2019 which he requested be submitted to Town Counsel and the Building Inspector for their review and asked that the case be continued to March 13, 2019

Jacquelyn makes a motion to continue until 3/13/19

Tom Siracusa Seconds the motion

Voted Unanimously

Case 1-19

Case 2-19 Mapvale, LLC Map R2 Parcel 7E

196 Ballardvale Street

To acquire a special Permit in accordance with §3.5.1.1 Retail Under 30000 SF for property located at 196 Ballardvale Street

And

To acquire a Special Permit in accordance with §6.6.7.7. Ground Water Protection District for property located at 916 Ballardvale Street

Ben Osgood along with Paul Kneeland, Applicant present

Showing plans for a 912 Square Foot structure for retail use along with Drainage and parking specs which meet with Zoning laws. States plan was approved three years ago for Special Permit but the Deadline had expired as the applicant wanted the project at 206 Ballardvale Street to be fully occupied before proceeding with a new project.

Jeffrey Wood, 18 Federal Street (public) asks if the Wilmington Planning Board has approved the plans// Applicant stated that the recommendations from the planning board are not complete at this time.

Dan Veerman Closes Public Comments

Anthony Barletta Makes a Motion to Continue until 3/13/19 to await Planning Board Recommendations

Tom Siracusa seconds the motion

Voted Unanimously

Case 3-19 MT Pokkets Realty Trust Map 45 Parcel 137

911-917 Main Street

To acquire a Special Permit in accordance with §6.6.7.7 Ground Water Protection District for the property located at 911-917 Main Street

Ray Lepore excuses himself from this case as he is an abutter and leaves the room

Attorney Michael Newhouse and Applicant Robert Autenzio present

Tom Siracusa asks if the applicant for the Proposed Impervious Area Calculations which the Wilmington Planning Board recommended in their Memo dated 2/6/19. Attorney Newhouse stated that he does not have those calculations from the applicants Engineers yet.

Jacquelyn Santini makes a motion to continue until 3/13/19 to review Engineer’s Calculations

Tom Siracusa seconds this motion

Voted Unanimously

Anthony Barletta makes a motion to approve the minutes from 1/16/19 meeting

Tom Siracusa seconds the motion

The next regularly scheduled Board of Appeals meeting will be March 13, 2019, at 7:00 p.m. in Room 9 at the Town Hall, 121 Glen Road, Wilmington, MA.

Motion to Adjourn at 8:00 PM

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Recording: Kelly Malatesta, Secretary

Board of Appeals