

Town of Wilmington
Board of Appeals
Minutes – July 17, 2019

RECEIVED
TOWN CLERK

2019 AUG 15 AM 11:01

TOWN OF WILMINGTON, MA

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 PM. Daniel Veerman, Anthony Barletta, Thomas Siracusa, Jacquelyn Santini and Raymond Lepore were present.

Case 9-19 Michael Welch Map 62, Parcel 13
22 Grant Street

Applicant present with new plans and plot plan to extend a non-conforming structure. Daniel Veerman reads Planning Boards email stating that they did not have enough time to make recommendations.

Jacquelyn Santini Makes a motion to Continue Case 9-19 until the August 14th, 2019 Board of Appeals meeting to await the Planning Board's recommendations

Raymond Lepore seconds the motion

Vote is unanimous to approve the motion to continue Case 9-19

Case 10-19 Michael Welch Map 88, Parcel 46
6 Pineridge Rd

Applicant present with new plans and plot plan to extend a non-conforming structure. Raymond Lepore recuses himself from this case. Daniel Veerman reads Planning Boards email stating that they did not have enough time to make recommendations.

Jacquelyn Santini Makes a motion to Continue Case 10-19 until the August 14th, 2019 Board of Appeals meeting to await the Planning Board's recommendations

Thomas Siracusa seconds the motion

Vote is unanimous to approve the motion to continue Case 10-19

Case 14-19 Patricia Robson Map 94 Parcel 63
17 Hathaway Road

Applicant present and wishes to acquire a Variance to build a Utility Garage at 17 Hathaway Road. Daniel Veerman asks applicant to explain the hardship as to why she is requesting a variance. Applicant states that she is on a corner lot with insufficient frontage. Daniel Veerman states that insufficient frontage is not considered a hardship. Anthony Barletta asks applicant if said Utility Garage has already been placed on the property. Applicant states that yes, it was placed on her property without a permit. Patricia Robson states that she will seek a building permit and move the Utility Garage to comply with the set backs for her property.

Patricia Robson states that she would like to withdraw her case to receive a variance.

Raymond Lepore makes a motion to withdraw Case 14-19

Jacquelyn Santini seconds the motion

Vote is unanimous to withdraw case 14-19

Case 15-19
8 Freeport Drive

Phillip Angelone, Jr.

Map 100, Parcel 631

Phillip and Dennis Angelone present and requesting a Special Permit for the Ground Water Protection District S6.6.7.7 and state that they have met with Planning and Engineering's criteria

Daniel Veerman reads Planning Board and Engineering Departments recommendations approving Case 15-19

Jacquelyn Santini makes a motion to approve Case 15-19 for a Special Permit for the Ground Water Protection District

Raymond Lepore seconds the motion

Vote is unanimous to approve Case 15-19

Case 16-19
5 Faneuil Drive

New House Investments, LLC Map 44 Parcel 181

Attorney Michael Newhouse present for the applicant and states that he is requesting a Special Permit to extend a nonconforming structure S6.1.6.4

Anthony Barletta recuses himself from this case and leaves the room.

Attorney Newhouse proposing to raze the existing home and build a 24X36 home which will meet with the current zoning required front, rear and the southerly side setbacks and would decrease the current northerly side setback from 2.6 feet to 10.8 feet. Daniel Veerman reads the Planning Boards recommendations and approval for this case. Jacquelyn Santini asks applicant if they could make the new home smaller but applicant states that this would not be cost efficient.

Daniel Veerman opens meeting to the public comments

Mr. and Mrs. William McGuire of 166 Main St., Wilmington, MA ask if the new home would meet current setbacks from his property. Applicant states that yes it would.

Brian Hoyt from 4 Faneuil Drive asks where the driveway to the new dwelling would be located. Attorney Newhouse states that the driveway would be located.


Attorney Newhouse states that the driveway would be on Faneuil Street.

Jacquelyn Santini makes a motion to approve Case 16-19 to extend a non-conforming structure

Raymond Lepore seconds the motion

Vote is unanimous to approve Case 16-19

Jacquelyn Santini makes a motion to adjourn at 8:00 PM
Raymond Lepore seconds the motion
Meeting adjourned at 8:00 PM

A handwritten signature in cursive script, appearing to read "Kelly Malatesta", written over a horizontal line.

Recording: Kelly Malatesta, Secretary
Board of Appeals