**Town of Wilmington**

**Board of Appeals**

**Minutes – May 13, 2020**

The Board of Appeals held a virtual meeting via zoom. The meeting was called to order at 7:00 PM. Daniel Veerman, Anthony Barletta, Jacquelyn Santini, Thomas Siracusa and Raymond Lepore were present.

Dan Veerman opens the meeting at 7:00 pm and reads into record the preamble regarding Governor Baker’s guidelines for virtual meetings.

**Case 1-20 and Case 10-20 BIV-613 Main Street, LLC Map 29, Parcel 11S**

**613 Main Street**

**Case 1-20: To acquire a Special Permit §6.6.7.7 for the Ground Water Protection District**

**Case 10-20: To acquire a Special Permit S6.1 subsection 6.1.3 to change or extend a nonconforming structure**

**Brian McCarthy for the applicant discusses the drainage infiltration system for the Ground Water Protection District/ States that the use will remain the same/ states there will be 21 additional load docks**

**The Memo from the Engineering department’s approval of the project is read into record**

**Dan Veerman opens the public hearing and waits 2 minutes/ no public comments**

**Tony Barletta asks how the traffic will be handled due to the increase in loading docks**

**Applicant states there will be signage and striping to accommodate this according to the Planning Departments conditions**

**Jacquelyn Santini asks who will maintain the parking lot and driveways**

**Applicant states that the building owner’s will**

**Tom Siracusa asks if the settlement with the abutters has been taken care of**

**Applicant states that they have met all of the abutters commands and requests**

**Jacquelyn Santini makes a motion to approve Case 1-20 for the Ground Water Protection District as per plans submitted this day**

**Thomas Siracusa seconds the motion**

**Roll Call vote is unanimous to approve Case 1-20**

**Jacquelyn Santini makes a motion to approve Case 10-20 as it is no more detrimental to the neighborhood as per the plans submitted this day**

**Thomas Siracusa seconds the motion**

**Vote is unanimous to approve Case 10-20**

**Case 7-20 Jeff and Rhonda Rubin Map 36, Parcel 27**

**44 Fairmeadow Road**

**-To acquire a Special Permit S6.1.6.4 to extend a nonconforming structure**

**Jeff Rubin present for the applicant and explains that they wish construct an addition and a 2 car garage which will meet the current setbacks and not alter the current nonconformity; states that the height will be 2 stories which complies with zoning but he does not have a set of plans as of yet.**

**Jacquelyn Santini makes a motion to continue Case 7-20 until 6/10/20 to await plans**

**Anthony Barletta 2nds the motion**

**Roll call vote is unanimous to continue**

**Case 8-20 Kevin Carpenito Map 7B, Parcel 28**

**-To acquire a Special Permit S6.1.6.4 to extend a nonconforming structure**

**Applicant Kevin Carpenito present and explains that he would like to construct an addition on the right side of his home**

**Jacquelyn Santini ask why he can not move the addition back to conform with the setbacks**

**Applicant states that his septic system is there and it would be too costly to move, he also states there are stairs leading to his basement which can not be covered**

**Thomas Siracusa makes a motion to continue Case 8-20 until 6/10/2020 to await the Planning Board’s recommendations**

**Jacquelyn Santini seconds**

**Roll Call vote to continue the case is unanimous**

**Case 9-20 Princeton Development, LLC Map 89, Parcel 8,9,10,13A & 13B**

**Middlesex Ave and Jefferson Road**

**-To acquire a Comprehensive Permit, MGL Chapter 40B**

**Andrew Chabon, Joe Peznola, Dan Endyke, Andrea Lothrop and Jeff Brown present for the applicants**

**Valerie Gingrech, Jonathan Silverstein and Jeff Hull present for the town of Wilmington**

**Andrew Chabon explains the timeline of the project stating that**

**Ruth Gronemeyer present**

**Project Engineer states that the applicant wishes to build a single family home in the flood plain district, states that the Conservation Commission has approved the plan with the order of conditions**

**Dan Veerman reads into record the Planning Board’s Approval Memo**

**Dan Veerman opens the public hearing-no public comment**

**Anthony Barletta makes a motion to approve Case 14-20 for a Special Permit §6.2 for the flood plain district**

**Raymond Lepore seconds the motion**

**Roll Call Vote taken:**

**Jacquelyn Santini-yes**

**Raymond Lepore-yes**

**Anthony Barletta-yes**

**Thomas Siracusa-yes**

**Daniel Veerman-yes**

**Vote is unanimous to approve Case 14-20**

**Case 9-20 Princeton Development, LLC Map 89, Parcel 8,9,10,13A,13B**

**Middlesex Ave & Jefferson Rd**

**To Acquire a Comprehensive Permit, MGL Chapter 40B**

**Andrew Chaban and Joe Peznola present for the applicants.**

**Dan Veerman states that they received memos today which did not give them enough time to review**

the roof height have been met.

Jacquelyn Santini asks if the land in the back will be utilized for future build. Applicant states that there will be no more building on the 2.3 acres.

Jeff Hull states that once the town goes below the 10 percent average, an applicant would not have to comply with the towns conditions which this developer has done.

Anthony Barletta makes a motion to approve Case 9-20 for a 40B Comprehensive Permit to construct 108 units with the detailed conditions listed as CONDITIONS A THROUGH J on the final decision.

Raymond Lepore seconds the motion

Case 9-20 is approved by unanimous roll call vote:

Jacquelyn Santini-yes

Anthony Barletta-yes

Thomas Siracusa-yes

Raymond Lepore-yes

Daniel Veerman-yes

Jacquelyn Santini makes a motion to adjourn at 7:45 PM

Raymond Lepore seconds the motion

Motion to adjourn is unanimous by roll call vote

Jacquelyn Santini -yes

Anthony Barletta-yes

Thomas Siracusa-yes

Raymond Lepore-yes

Daniel Veerman-yes

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Recording: Kelly Malatesta

Secretary, Board of Appeals