**Town of Wilmington**

**Board of Appeals**

**Minutes – June 10, 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 8-20 Kevin Carpenito Map 78, Parcel 38

53 North Street

To acquire a Special Permit §6.1.6.4 to extend a nonconforming structure

Dan Veerman reads into record the Planning Boards memo which states they do not agree with creating a larger nonconformity at this address

Kevin Carpenito present for the applicant

Anthony Barletta states that he does not agree with creating a new nonconformity at this address, states that the septic could be moved to allow the addition to remain within the setbacks

Applicant states that the expense would be too great to move the septic

Jacquelyn Santini states she does not agree with the Planning Board

Dan Veerman opens to the public

Tom Doyle, abutter, of 55 North Street states that he has no problem with the addition

Raymond Lepore makes a motion to approve Case 8-20 to extend a nonconforming structure as per the plans submitted this day as it is no more detrimental to the neighborhood

Thomas Siracusa 2nds

Case 8-20 is approved by Roll Call Vote

Jacquelyn Santini-yes

Raymond Lepore-yes

Thomas Siracusa-yes

Daniel Veerman-yes

Anthony Barletta-No

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

**44 Fairmeadow Road**

**To Acquire a Special Permit §6.1.6.4 to extend a nonconforming structure**

**Applicant submits plans for an addition.**

**Dan Veerman reads into record the Planning Board’s approval memo**

**Jacquelyn Santini asks if there is a way to move the front porch further back; applicant states that they can not due to the location of the mud room and the septic system which is being moved to accommodate this addition**

**Jacquelyn Santini makes a motion to approve Case 8-20 as it will be no more detrimental to the neighborhood as per the plans submitted today.**

**Raymond Lepore seconds**

**Vote Is unanimous to approve by Roll Call vote**

**Jacquelyn Santini-yes**

**Raymond Lepore-yes**

**Thomas Siracusa-yes**

**Anthony Barletta-yes**

**Daniel Veerman-yes**

**Case 11-20 Lisa and James Ward, Jr. Map 1, Parcel 10**

**407 Chestnut Street**

**To acquire a Special Permit §6.1.6.4 for a Special Permit to extend a nonconforming structure**

**The wards present as applicants with plans**

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

**Dan Veerman opens for public comments/ no public comments**

**Anthony Barletta makes a motion to approve Case 11-20 as it will be no more detrimental to the neighborhood as per the plans submitted today**

**Jacquelyn Santini seconds the motion**

**Vote is unanimous to approve by roll call vote**

**Jacquelyn Santini-yes**

**Raymond Lepore-yes**

**Thomas Siracusa-yes**

**Anthony Barletta-yes**

**Dan Veerman-yes**

**Case 12-20 Robert Wickwire Map 19, Parcel 18**

**5 Bailey Road**

**To acquire a Variance for insufficient setbacks of 10 feet where 20 feet is required to install an above ground pool**

**Robert Wickwire present and states that the abutting lot to his property is vacant town land; states that his 91-year-old mother and his wife would benefit from pool therapy.**

**Dan Veerman states that this hardship does not meet the criteria for obtaining a variance.**

**Anthony Barletta states that since it is an above ground pool (not permanent) are there any exceptions**

**Ray Lepore agrees and states since it’s not permanented a variance would be ok with him**

**Anthony Barletta suggest a smaller 12’ pool which would meet the setbacks**

**Jacquelyn Santini makes a motion to deny Case 12-20 for a variance as it does not meet the criteria for a hardship**

**Thomas Siracusa seconds the motion**

**Case 12-20 is Denied per majority by roll call vote**

**Jacquelyn Santini-yes**

**Anthony Barletta-yes**

**Thomas Siracusa-yes**

**Daniel Veerman-yes**

**Raymond Lepore-No**

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

**Middlesex Ave and Jefferson Rd**

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

**Applicants address peer reviews**

**-Jeffrey Dirk and Joe Peznola responds to comments from the Traffic Peer Review**

**-Mike Sanders from Water Peer Review states that the residual pressure needs to be boosted for Fire protection/ Andrew Chabon states that Zane Associates will address this**

**Joe Peznola states that the sprinkler engineers will adjust the pressure**

**-Dan Endyke shares landscape designs and states there will be mature trees and retaining wall/ final plans will be submitted by next Friday**

**-Thomas Siracusa asks about the landscaping near the conservation land/ applicant states that this design is being approved by the Conservation Commission**

**-Andrew Chabon addresses memo regarding school aged children**

**-Joe Peznola addresses and answers comments in the town memo from Valerie Gingrich, Fire Chief Cavannaugh, and Engineer Paul Alunni**

**-Andrew Chabon states that all the concerns in the town’s memo will be addressed and included with the revised plans which will be submitted by Friday prior to the next scheduled meeting; states this will include bike racks, charging stations and MBTA passes included to renters.**

**-Joe Peznola states that the revisions will include Snow storage plan and Commuter Lot plan**

**-Tony Barletta asks about visitor parking and resident parking; Peznola states that residents will have stickers on their cars identifying them, there will be ample visitor parking and there will be signage prohibiting parking along Jefferson, Middlesex or at Commuter lot**

**-Jacquelyn Santini asks if units with garage spots cost more-applicant states yes/ any violation will be towed by Princeton**

**Dan Veerman opens for public comments-no public comments**

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

**Dan Veerman suspends public meeting until 6/24/2020 at 7:00 PM**

**Jacquelyn Santini makes a motion to adjourn at 8:55 PM**

**Raymond Lepore seconds**

**Vote is unanimous to adjourn by roll call vote at 8:55 PM**

**Jacquelyn Santini-yes**

**Raymond Lepore-yes**

**Anthony Barletta-yes**

**Thomas Siracusa-yes**

**Daniel Veerman-yes**

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Recording: Kelly Malatesta

 Secretary, Board of Appeals