

Town of Wilmington
Board of Appeals
Minutes – September 14, 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 Jacqueline Santini were present.

The 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.

The next regularly scheduled Board of Appeals meeting will be October 12, 2016, at 7:00 p.m. in Room 9 at the Town Hall, 121 Glen Road, Wilmington, MA.

Continued From August 10, 2016

Case 18-16

James Mangano

Map 44 Parcel 129

To acquire a Special Permit in accordance with §6.1.6.4 to increase a nonconforming structure (to demolish and construct a single family dwelling a nonconforming lot having insufficient area and width and side yard setback) for property located on 150 Main Street.

Kristen Costa was present and stated that James Mangano wanted to demolish and reconstruct a new 29.5' x 30' dwelling 30 feet from the front lot line, 10.2 feet from both side lot lines. The Planning Board recommended the applicant resize the home and meet the setbacks and that boundary markers be installed at all lot corners. Abutters, Terry Walsh and Amber Wallace questioned the setbacks and height of the new dwelling. Anthony Barletta and other Board members questioned the setbacks and height of the proposed dwelling and whether or not it could be downsized. Kristen Costa requested the proposal be withdrawn, without prejudice. Daniel Veerman made a motion to withdraw, without prejudice, Jacqueline Santini seconded. Voted unanimously.

Case 20-16

Town of Wilmington

Map R1 Parcel 3

To acquire a variance from Standard Dimensional Regulations Table II §5.2.5 to replace two underground fuel storage tanks (underground tanks were originally built under §5.3.1) with two new aboveground fuel storage tanks, 17.5 feet from the lot line when 25 feet is required for property located at 135 Andover Street.

Paul Alunni submitted supplemental information to the Board on September 8, 2016. Paul Alunni, Jaime Magaldi and Jaime Fair were present. Jaime re-iterated to the Board that the proposed site was the best for the above ground tanks. Edward Loud reminded the Board that the direct abutter, Benevento, had no problem with the proposal. Also, the 30-year lifespan of the existing underground tanks were approaching expiration. Bringing them above ground was better for Zone II environmentally than leaving them in the ground. Paul Alunni explained to the Board the high permeability of the sand on the site. Daniel Veerman made a motion to approve the variance from §5.2.5 to replace two underground fuel storage tanks (underground tanks were originally built under §5.3.1) with two new above ground fuel storage tanks, 17.5 feet from the lot line when 25 feet is required - sandy soil condition is a hardship for the underground tanks, Jacqueline Santini seconded. Voted unanimously.

New Business

Case 21-16

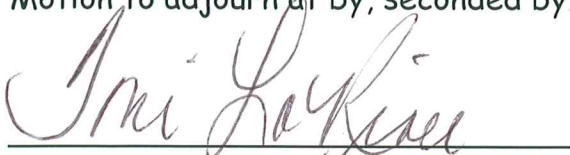
Nicole Putney

Map 40 Parcel 69

To acquire a Special Permit in accordance with §6.6.7.7 Ground Water Protection District for property located on 12 Plymouth Avenue.

Applicant was not present. Board continued case to October 12, 2016.

Motion to adjourn at by, seconded by. Voted unanimously.



Recording: Toni La Rivee, Secretary
Board of Appeals

Al Spaulding recorded minutes for this meeting.