

TOWN OF WILMINGTON, MASSACHUSETTS



WARRANT  
SPECIAL TOWN MEETING  
MAY 5, 2018

TO: THE CONSTABLE OF THE TOWN OF WILMINGTON:

**GREETINGS:**

In the name of the Commonwealth of Massachusetts and in the manner prescribed in the By-Laws of said Town, you are hereby directed to notify and warn the inhabitants of the Town qualified to vote in Town affairs to meet and assemble at the Wilmington High School Auditorium, 161 Church Street, in said Town of Wilmington, on Saturday the fifth day of May 2018 at 10:45 a.m., then and there to act on the following articles:

**ARTICLE 1.** To see if the Town will vote to eliminate multi-family housing in the central business and neighborhood mixed use districts defined in the Wilmington zoning bylaw, as follows:

1. To rescind and delete from the Wilmington Zoning Bylaw Section 3.8.15 Multi-Family use in the Neighborhood Mixed Use District in its entirety, and
2. To rescind and delete from the Wilmington Zoning Bylaw section 3.8.11 Multi-family use in the Central Business District in its entirety, and
3. To amend Table 1 Principal Use Regulations with respect to the line under the caption "RESIDENTIAL USES" entitled "3.3.5 Multi-Family Housing" to read: "R-10, No: R-20, No: r-60, No: N/M-No: NB-No: GB-No: CB-No: GI-No: HI-No: LI/O-No: Site Plan Review-R"

or take any other action related thereto.

**Michael V. McCoy and others**

**ARTICLE 2.** To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow pursuant to any applicable statute, a sum of money for the board of Selectmen to acquire by purchase, gift or eminent domain the following real estate commonly known as the "Sciarappa Farm":

A certain parcel of land with the buildings thereon, situated in the northerly part of Wilmington in said County of Middlesex on the road leading from Wilmington to Andover, bounded and described as follows: Commencing at the northwesterly corner thereof on said road at land nor or formerly of one Stockwell, thence running in nearly an easterly direction by said land of said Stockwell and now or formerly of the Foster Heirs, one thousand nine hundred and fifty-one and 75/100 (1,951.75) feet to a stake and land now or formerly of William Allen; thence running in nearly a southerly direction by said land now or formerly of William Allen, one thousand and ninety-five (1,095) feet to a stake and stones and land now or formerly of David Batchelder; thence running in nearly a westerly direction by said land now or formerly of David Batchelder, one thousand and ninety-six (1,096) feet; thence still westerly by land now or formerly of William H. Haley, seven hundred thirty-six (736) feet to said road; thence on said road one thousand three hundred and twenty-three (1,323) feet to point of beginning. Containing by estimation fifty-three and one-quarter (53 ¼) acres.

Also another parcel of land situated partly in said Wilmington and partly in Andover, both towns being in said Commonwealth, bounded and described as follows:

Beginning at the southwesterly corner near the boundstone of North Reading (formerly Reading), Andover and Wilmington; thence southerly 73 degrees west one thousand and seventy-five (1075) feet by land now or formerly of David Batchelder to an old stump at a corner; thence northerly 4 degrees 30 minutes east, about five hundred seventy-five (575) feet more or less by land now or formerly of the Pearson Heirs, across an old road to a cut on a stone; thence northerly 11 degrees east, five hundred thirty-six (536) feet by said heirs' land to an old stump at a corner; thence northerly 74 degrees east, five hundred and fifty-five (555) feet across the Andover and Wilmington line to land of William G. Goldsmith; thence southerly 74 degrees east, three hundred and eighty and 70/100 (380.70) feet by land of said Goldsmith to a corner at a stake; thence southerly 1 degree west through a stake across an old road and through the boundary stone of Andover, Wilmington and North Reading (formerly Reading), eight hundred thirty-five (835) feet to the first mention bound. Containing twenty-two and one-half (22 ½) acres of land.

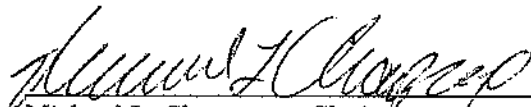
Excepting and excluding from the said parcels of land as described above: (1) all of such land as was conveyed to Raymond W. DiCecca and Mary A. DiCecca by, and further described in, a deed recorded with the Middlesex North District Registry of Deeds at Book 4047, Page 337, being the land bounded and described as shown as Lot "A" on a plan entitled "Plan of Land in Wilmington, Mass.", dated June 17, 1986, scale 1 inch = 40 feet, owned by Joseph M. and Barbara A. Sciarappa, 333R Andover Street, Wilmington, Mass., and prepared by K. J. Miller Company, Inc., Civil Engineers and Land Surveyors, 106 West Street, Wilmington, MA, which plan is recorded with the Middlesex North District Registry of Deeds as Plan No. 51 in Plan Book 154, and (2) all of such land as is situated in the Town of Andover.

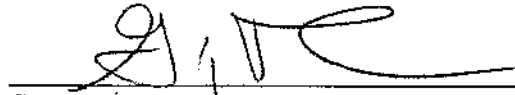
For title reference, see deeds recorded with the Middlesex North District Registry of Deeds at Book 4322, Page 122; Book 3032, Page 274 and Book 2513, Page 581.

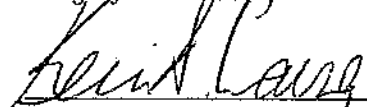
The above described premises, also known and numbered as 333 Andover Street, is shown as Parcel 21A on Wilmington Assessor's Map R1.

**Michael V. McCoy and others**

Hereof fail not and make due return of this Warrant, or a certified copy thereof with your doings thereon to the Town Clerk as soon as may be and before said meeting, GIVEN OUR HAND AND SEAL OF SAID TOWN THIS 9th day of April, A.D., Two Thousand Eighteen.

  
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Michael L. Champoux, Chairman

  
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Gregory B. Bembel

  
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Kevin A. Caira

  
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Edward P. Loud, Sr.

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Michael V. McCoy