

**Town of Wilmington
Board of Appeals
Minutes - August 23, 2023**

The Board of Appeals held a meeting in Room 9 at the Town Hall. The meeting was called to order at 7:00 PM. Daniel Veerman, Jacquelyn Santini, Thomas Siracusa, Raymond Lepore and Tony Barletta were present

Case 4-23 Golden Realty Trust Map 35, Parcel 29
79 Nichols Street
-to acquire a Comprehensive permit Under MGL Chapter 40B
Attorney Michael Newhouse present for the applicant and requests the Board continue till the 9/13/23 meeting.
Jacquelyn Santini makes a motion to Continue till 9/13/23 meeting.
Tom Siracusa seconds
The vote is unanimous to continue.

Case 12-23 WCV-800 Salem LLC, Camber Development Map R1, Parcel 24
800 Salem Street
-Requesting a Special Permit Section 6.2; 10.5 Flood Plain District
Engineer, Matt Costa and Dave Wilkinson, Owner present for applicant explain plans to construct a warehouse. Planning and Engineering recommend approval for the project. Tony Barletta states that the proposal addresses any flood plain issues, and the calculations are approved. Tom Siracusa inquires about traffic and safety. Applicant states that the plan does include changes to compensate for any traffic and safety issues.
Ray Lepore makes a motion to grant the Special Permit Section 6.2 and 10.5 for the Flood Plain District
Tom Siracusa Seconds the Motion
Vote is unanimous to approve Case 12-23

Case 13-23 203 Lowell St Owner, LLC Map 48, Parcel 73
203 Lowell Street
-Requesting a Special Permit for Limited-Service Restaurant with drive-thru
Michael Modoono with Procopio Construction present for the applicant and states that they are requesting a coffee shop with a drive-thru and explains plans submitted.
Tony Barletta inquires about Que line-applicant addresses. Planning Board's recommendation for approval is read into record.
Tony Barletta makes a motion to grant the Special Permit for Limited-Service Restaurant with Drive-thru.
Jacquelyn Santini Seconds the motion.
Vote is unanimous to approve Case 13-23

Case 14-23 Seurat Technologies, Inc. Map R3, Parcel 403
-To acquire a Special Permit Section 3.6.6 to allow for general manufacturing in a Highway Industrial District
Attorney Robert Peterson present for applicants and explains in detail Seurat Technologies manufacturing process for proprietary optical devices and lasers.
Jacquelyn Santini inquires about excess powder residue-applicant explains. Tom

Siracusa inquiries about recycling plan for the company-applicant explains. The planning board's recommendation for approval is read into record.
Jacquelyn Santini makes a motion to allow the Special Permit Section 3.6.6
Tom Siracusa seconds the motion.
Vote is unanimous to approve Case 14-23

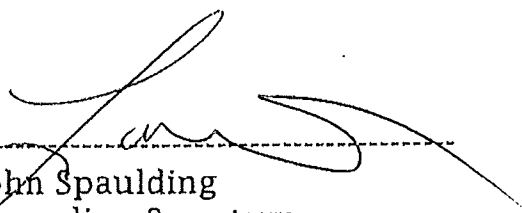
Approval of Minutes is tabled until September 13, 2023, meeting allowing time for members to review.

Ray Lepore makes a motion to adjourn at 8:07 PM
Jacquelyn Santini seconds the motion.
The vote was unanimous to adjourn.

Administrative:

Applicant Princeton Development, LLC is requesting insubstantial changes to the Comprehensive Permit pursuant to 760 CMR 56.05 (11) for the allowed 40B Special Permit located at 376-384 Middlesex Ave and 200 Jefferson Road, Wilmington, MA
Dan Veerman explains that he conferenced with Princeton regarding the insubstantial changes to the comprehensive permit. The number of affordable units will increase which will increase the value needed to qualify. The number of affordable units will be less than 20 percent of the project. Town Counsel recommends approval of the changes.

Jacquelyn Santini makes a motion to approve the insubstantial changes to the Comprehensive Permit/ 40B.
Ray Lepore seconds the motion.
The vote is unanimous to approve.



John Spaulding
Recording Secretary
AS/k