



**Town of North Reading**  
*Massachusetts*

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*Board of Appeals*

**MINUTES**  
**Zoning Board of Appeals**  
**October 12, 2023**  
**Teleconference/Virtual Meeting**

Members Present: Jennifer Platt, John Verrengia, Michelle Bodian, Maria Lockhart and Bob Breen

Absent: Brendan Riley

Also present: Kathy Morgan, Secretary

Attendees noted: Dan Smith and Steve Buell

Chair opened the meeting at 7:00 pm

**Continued Public Hearings**

**146, 148 & 150 Park St – Variance from the setback for parking**

The developer has worked out the parking so that they do not require a variance any longer and have requested a withdrawal.

Ms. Platt moved to accept the petitioner's request to withdraw their application, seconded by Mr. Verrengia; and it was voted Mr. Verrengia – yes, Mr. Breen – yes, and Ms. Platt – yes.

**20 Williams Rd – Variance for an addition**

Ms. Lockhart read the hearing notice and re-opened the continued public hearing. Mr. and Ms. Buell were present. Mr. Bracey submitted an email saying that because the existing Title V is dated 1996, he would request a new Title V report indicating that the current on-site sewer disposal system is working functionally prior to signing off on a building permit. There was some back and forth as to whether the applicant wanted to go forward if they had to do a new Title V and mentioned selling. Ms. Bodian noted that a Title V report might be required then also. The applicant's hardship was discussed and how additional family members have move

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back in with them, making more space a necessity and it was asked why not add to the other side of the house where there is more room. Ms. Bodian said some would say that is a financial hardship for the construction of a new addition, rather than changing a 3 season to a 4 season room. The applicant's do have a letter of support from their neighbors to the left.

Mr. Breen moved to close the public hearing, seconded by Ms. Bodian, Mr. Breen – yes, Ms. Bodian – yes, and Mr. Verrengia – yes.

Ms. Bodian moved to grant a 10.4 variance from the westerly side setback for an addition to 20 Williams Rd, North Reading, MA, Map 26, Parcel 6, for the setback requirements for the table, of dimension and density regulations of the North Reading zoning bylaws, and all other applicable required recommended satisfactory conditions, including Board of Health sign off.

Ms. Platt moved to amend the motion to say 15 foot variance, Ms. Lockhart second the motion to amend; and it was voted Ms. Bodian – yes, Ms. Lockhart – yes, Mr. Breen – yes, Mr. Verrengia – yes, and Ms. Platt – yes.

The applicant was advised of the 20 day appeal period.

#### **92 Concord St – Appeal of the Building Commissioner**

Mr. Breen read the hearing notice and re-opened the continued hearing. The petitioner, Mr. Moran was not present. The appellant emailed the office to say that he would like to continue for more time to talk with his other Board members. The hearing has already been continued twice and the Community Planning Commission submitted a letter of support for the Building Commissioner's decision. The Building Commissioner is enforcing the Master Deed because it was accepted within the approved site plan from the Community Planning Commission.

Ms. Platt moved to close the Public Hearing, seconded by Mr. Verrengia; and voted; Ms. Platt – yes, Mr. Verrengia – yes and Mr. Breen - yes.

Mr. Breen moved, in accordance to the provisions outlined in the approved Master Deed, Section 7, Restrictions Sub a, to uphold the decision of the Building Commissioner and to deny the appeal and in doing so find the owner/applicant in violation. Mr. Verrengia seconded the motion; and it was voted by roll call, Mr. Verrengia – yes, Mr. Breen – yes, Ms. Bodian – yes.

Members discussed whether to continue meeting virtually or return to in person meetings. Members decided that they will continue meeting virtually, but will meet in person when necessity dictates, such as, for the 40B project.

### Minutes

Mr. Breen moved to approve the minutes of May 11, 2023, July 13, 2023, August 10, 2023 and September 14, 2023, seconded by Mr. Verrengia, and voted; Mr. Breen – yes, Mr. Verrengia – yes, and Ms. Platt - yes.

Approved  DocuSigned by:  
DSA17EEBC0C14CD... Dated 1/30/2024