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TOWN OF NORTH READING, MASS.

Town of North Reading  
Massachusetts

Board of Appeals

**MINUTES**  
**Zoning Board of Appeals**  
**January 25, 2024**  
**Teleconference/Virtual Meeting**

Members Present: Brendan Riley, Maria Lockhart and Bob Breen

Absent: Michelle Bodian

Also present: Kathy Morgan, Secretary

Attendees noted: Joe Keyes, Nancy Kaplan, Frank Auciello, Judith Davidson, Alison Casey, Rick Romeo, George Kaplan, Gerard Walsh, 978-317-4992 (Guest)

Chair opened the meeting at 7:05 pm

**Public Hearings**

**9 Bigham Road – Special Permit to raise chickens**

Acting Chair, Mr. Breen, read the hearing notice and opened the meeting. Eric Romeo, the homeowner and petitioner, was present and explained that he would like to have 10 chickens and would incorporate the chicken run with his garden. He plans to use the manure in his garden and have the chickens take care of any bugs in the garden. He was advised that roosters are not allowed. Mr. Riley asked about fencing for the chickens. The coop will be behind his garden with a run area attached, no free range. Gerard Walsh at 7 Bigham Rd asked how many chickens they plan to have and if there will be a specific number allowed. Mr. Breen said the applicant has requested 10, so there could be ten or less. The Board of Health will also have a say in the keeping of chickens. Judy Davidson at 6 Swan Pond Road and Alison Casey at 9 Swan Pond Road expressed their concerns about the birds attracting predators. Mr. Romeo said they will be using a heavy mesh screen that should keep predators out. They will attend the chickens and keep the area clean. Mr. Breen noted a letter received from the Gurrays stating their opposition to grant the special permit.

ZBA meeting 1-25-24

235 North Street, North Reading, MA 01864 ... 978/357-5270 – FAX 978/664-1713  
[www.northreadingma.gov](http://www.northreadingma.gov)

Mr. Riley moved to close the hearing, seconded by Ms. Lockhart and voted by roll call; Mr. Riley – yes, Ms. Lockhart – yes, and Mr. Breen – yes.

Mr. Riley moved to grant a special permit for 10 chickens. Roosters are not allowed. The coop should not be located any closer than 10 feet to the side and rear lot line or 20 feet to the front lot line. The special permit is subject to Board of Health regulations. Ms. Lockhart seconded the motion; and it was voted – Ms. Lockhart – yes, Mr. Riley – yes, and Mr. Breen – yes. The applicant was advised of the 20 day appeal period. Ms. Davidson wanted to go on record as being opposed to the Special Permit.

**10 Stewart Road – Home Occupation Special Permit for a Broker Business**

Chair read the hearing notice and opened the meeting. Mr. Auciello, the applicant and homeowner was present. Mr. Auciello would like to run his real estate and broker office out of his house. He doesn't have clients to his house and he doesn't have any employees. George & Nancy Kaplan were present and, at first, were concerned that the traffic in the neighborhood would increase, but learned that no clients would be coming to the house and therefore no increase in traffic.

Mr. Breen moved to close the public hearing, seconded by Mr. Riley. Mr. Riley moved to grant a Home Occupation/Special Permit to Frank Auciello to run his office for his real estate and broker business out of his home at 10 Stewart Rd; North Reading, MA, Map 4, Parcel 25, in accordance with the standard conditions, seconded by Ms. Lockhart. It was voted by roll call; Mr. Riley – yes, Ms. Lockhart – yes, and Mr. Breen – yes. The applicant was made aware of the 20 day appeal period.

**Minutes**

Mr. Riley moved to approve the minutes of December 14, 2023, seconded by Mr. Breen, and voted; Mr. Breen – yes, Mr. Riley – yes, and Ms. Lockhart – yes.

Re-organization will be address when there are three voting members present.

Mr. Breen moved to adjourn, seconded by Mr. Riley, and voted unanimously in favor.

Approved  Dated 4/2/2024  
DocuSigned by: D5A17EEBC6C14CD...