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MINUTES

Town of North Reading
Massachusetts

Board of Appeals

Zoning Board of Appeals

April 11, 2019

Town Hall, Room 14

Present: Joe Keyes, Jennifer Platt, and Matt D'Angelo.

Mr. Keyes opened the meeting at 7:30 PM

Public Hearing

38 Eames St. – Variance for an addition

Jeffrey Foley, the homeowner, was present. Mr. Foley explained that he would like to take down his existing deck and construct an addition and mudroom. The existing house is already non-conforming. A memo from the Planning Commission was read aloud. There were no neighbors present.

Mr. Keyes moved to grant a variance of 13 feet from the southerly side yard setback for the purpose of an addition as shown on the submitted plan. Ms. Platt seconded the motion; and it was voted unanimously in favor.

10 Linwood Ave. – Variance for a deck

Charles Grabar, the homeowner, was present. Mr. Grabar explained that they would like to remove their existing deck and build a larger deck. They currently only have 30' to their rear lot line. There were no neighbors present.

Mr. Keyes moved to grant a 27' variance from the rear setback. Mr. D'Angelo seconded the motion; and it was voted unanimously in favor.

205 Main St. – Variance for reduced parking spaces and Special Permit for work within the Aquifer Protection District

Luke Roy, from LJR Associates, was present for the applicant. The site plan presented shows that the easterly side of Main St. is in the HB district and in the Aquifer Protection District. Currently, the back of the building has a tenant who is a dentist. The septic system is located in the rear of the property. A 35' future addition to the building was discussed. They would like to make the additional spaces required for the addition 9' x 18', instead of 10' x 20' as required, which would be in line with the other spaces on the site. Work within the Aquifer Protection District has already occurred. The new addition will add an additional 4,000 of impervious coverage. They are looking to enhance the recharge. The low point will direct runoff into drainage structures and recharge onto the existing site. A shallow raingarden will help with recharge also. They will also be pretreating storm water with a deep sump basin and a storm water treatment structure to capture runoff into a catch basin. The Town Engineer has found the measures acceptable. Luke Roy said he will calculate the new impervious figure and get back to the board. Mr. Roy said currently there is parking in front which will be replaced with green space around the new addition.

There is a Community Planning Commission hearing in process. They have asked for a sidewalk along Main St. In the back of the site there is a retaining wall. New plans for that area will include adding to the wall and would eliminate current wooded area.

Mr. D'Angelo asked how much the new structures can hold before overflowing. Mr. Roy said the Town Engineer has reviewed the plan and storm water report for an 80% TSS removal. Mr. Roy said the structures can handle a two year storm event. Snow storage areas were outlined and are not that large so that snow may need to be removed off site. DEP storm water standards have been met.

Mr. Keyes moved to grant a Special Permit to do work within the Aquifer Protection District and also grant a variance from Sec 200-74, 75 to reduce parking space size to 9'x 18', as depicted on the submitted plans, subject to site plan review by Community Planning Commission. Mr. D'Angelo seconded the motion; and it was voted unanimously in favor.

Correspondence – members reviewed ZBA hearing notices from Reading, ^{one} ~~two~~ letters from Chapa on 40B's. Also a letter from the State regarding 20 Elm St. saying the project/site is generally eligible.

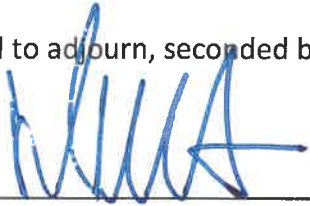
The discussion on 40B's was tabled to the next meeting. Members will review the draft markup from Town Counsel and address at their next meeting.

Minutes

Mr. Keyes moved to approve the minutes of February 21, 2019. Ms. Platt seconded the motion; and it was voted 3-0 in favor.

Mr. Keyes moved to adjourn, seconded by Mr. D'Angelo; and voted unanimously in favor.

Approved



Dated

5/16/2019

Board of Appeals Meeting

Please **PRINT** your name and address below.

[illegible]



APR - 3 2019

President
Soni Gupta

March 28, 2019

President Elect
Amy Schectman

North Reading Zoning Board of Appeals
235 North Street

Vice President
Charleen Regan

North Reading, MA 01864

Treasurer
Joseph Flatley

Dear Chairperson:

Clerk
Naomi Sweitzer

As you may be aware, Citizens' Housing and Planning Association (CHAPA) is the monitoring agent for four Chapter 40B developments in North Reading: Central Place, Edgewater Place, Elmwood Village and Whittredge Place. CHAPA is a statewide non-profit organization based in Boston. We were designated by the Zoning Board of Appeals and MassHousing to serve in this capacity.

Chief Executive Officer
Rachel Heller

The purpose of this letter is to provide the Zoning Board of Appeals with an annual update on the status of the Town's Chapter 40B developments.

Central Street: Central Street is an age-restricted New England Fund Chapter 40B project and MassHousing is the Project Administrator. Central Place has seven affordable units. As the monitoring agent, CHAPA reviewed and approved the marketing and lottery plan, oversaw the lottery process, and verified that applicants for the affordable units had household income that is at or below 80% of the area median income, as established by HUD, for North Reading and assets within the established limit. We have certified a total of 14 applicants as income-eligible, and all units have been sold. MassHousing has sent the developer a request for the cost-certification audit to determine compliance with the 20% profit limitation. MassHousing's request have been unanswered and this project is now deemed out of compliance with the Chapter 40B program.

Edgewater Place Condominiums: Edgewater Place is a New England Fund Chapter 40B project and MassHousing is the Project Administrator. Edgewater Place has four affordable units. As the monitoring agent, CHAPA reviewed and approved the affordable sales price; reviewed and approved the marketing and lottery plan, oversaw the lottery process, and verified that applicants for the affordable units had household income that is at or below 80% of the area median income, as established by HUD, for North Reading and assets within the established limit. We have certified a total of four applicants as income-eligible. We understand that the project is substantially complete. MassHousing has sent the developer a request for the cost-certification audit to determine compliance with the 20% profit limitation. MassHousing's requests have been unanswered and this project is now deemed out of compliance with the Chapter 40B program.

Elmwood Village: Elmwood Village is a New England Fund Chapter 40B project and MassHousing is the Project Administrator. Elmwood Village has seven affordable units. As the monitoring agent, CHAPA reviewed and approved the marketing and lottery plan, oversaw the lottery process, and verified that applicants for the affordable units had household income that is



President
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at or below 80% of the area median income, as established by HUD, for North Reading and assets within the established limit. We have certified a total of nine applicants as income-eligible. We understand that the project was foreclosed with eight units remaining to sell. Two development entities acquired the remaining eight units. To date, cost certification has not been provided.

As the monitoring agent, CHAPA reviews refinance requests from affordable unit owners and coordinates any resales of affordable units. We coordinated no resales in 2018. We did not receive any refinancing requests in North Reading in 2018.

If you have any questions regarding our role as a monitoring agent please contact Carol Marine at CHAPA at 617-690-8603 at cmarine@chapa.org.

Sincerely,

Karen Wiener
Chief Operating Officer

Cc: Greg Watson, MassHousing



Town of Reading
16 Lowell Street
Reading, MA 01867-2683

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2019 MAR 27 PM 12: 56

Zoning Board of Appeals
Phone: (781) 942-6610
Fax: (781) 942-9071
Website: www.readingma.gov

ZONING BOARD OF APPEALS
TOWN OF READING
Legal Notice

ZBA CASE # 19-07

The Zoning Board of Appeals will hold a Public Hearing in the Selectmen's Meeting Room at Town Hall, 16 Lowell Street, Reading, Massachusetts on Wednesday, April 17, at 7:00 PM on the application of Patrick Gaughn, pursuant to M.G.L. Ch. 40A §10 for a Variance under Reading Zoning Bylaw Sections 7.4 and 8.6 Table of Signs Permitted by Zoning District - Business A, as may be determined by the Zoning Board, to add additional signs on the property located at 357 Main Street (Map 17, Lot 23) in Reading, Massachusetts.

Chairman
John Jarema

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**Town of Reading
16 Lowell Street
Reading, MA 01867-2683**

Zoning Board of Appeals
Phone: (781) 942-6610
Fax: (781) 942-9071
Website: www.readingma.gov

**ZONING BOARD OF APPEALS
TOWN OF READING
Legal Notice**

ZBA CASE # 19-08

The Zoning Board of Appeals will hold a Public Hearing in the Selectmen's Meeting Room at Town Hall, 16 Lowell Street, Reading, Massachusetts on Wednesday, April 17, 2019 at 7:00 PM on the application of Kathryn McLeod, pursuant to M.G.L. Ch. 40A §9 for a Special Permit under Reading Zoning Bylaw Sections 7.3 to construct a deck to an existing non-conforming dwelling on the property located at 12 Winter Street (**Assessors Map 23, Lot 73**) in Reading, Massachusetts.

John Jarema
Chairman

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