



Town of North Reading
Massachusetts

Board of Appeals

MINUTES
Zoning Board of Appeals
December 17, 2020
Teleconference/Virtual Meeting

Members Present: Vinnie Ragucci, Bob Breen, Maria Lockhart and Matt D'Angelo

Also present: Kathy Morgan, Secretary, Gerry Noel, Building Inspector

Attendees noted: Susanne Bagnera, Alec Dalton, Brandi Negron, Tatum, Danielle Clark Cole and Julianne Mederios and Paulo Mederios

The Public Hearing was held by teleconference/virtual meeting due to the Town Hall being closed because of the Coronavirus. Bob Breen, who took over as Chairperson for this meeting, opened the meeting at 7:00 pm

Public Hearings

153 Haverhill St. – Home Occupation Special Permit

Chair opened the Public hearing and read the hearing notice.

The applicant, Susanne Bagnera, was present along with her partners Alec Dalton and Danielle Clark Cole. They are training consultants in their business, Hospitality Leadership Academy. Their clients are hotels and other hospitality related businesses and they train them in hospitality at their client's address or their facilities. The partners meet by zoom or google. Everything is offsite. Mr. Breen asked if there are any other activities or if there would be deliveries being made to the address. Ms. Bagnera said, no. Brandi Dalton, the next door neighbor said she had no concerns, either about activities going on or traffic on the street. Mr. Noel, the Building Commissioner had no comments, but mentioned that there shouldn't be signage up or clients coming to the house. There were no other comments from members.

Mr. Ragucci moved to grant a Special Permit for a Home Occupation to Susanne Bagnera, subject to the standard conditions. Mr. Breen seconded the motion; and a roll-call vote was taken; Mr. Breen – yea, Mr. Ragucci – yes, Mr. D'Angelo – yea.

50 Haverhill St. – Home Occupation Special Permit

Paulo Medieros, the applicant was present along with his daughter Juliana. Mr. Medieros has a small business doing home improvements and painting. He has one employee and one van. He also does cleaning. Mr. Breen asked where his tools will be kept. He explained that he usually buys whatever materials are needed and leaves them at the home address. His tools are kept in his van or in his shed. Mr. D'Angelo said that the employee should not be going to the house but meeting at the job site and only 300 s.f. of his house can be dedicated to the business. Mr. Noel noted that he is also limited to one 1 ton truck. Mr. Medieros said that his employee meets him at the job. Mr. Breen advised him that the business should be invisible to the neighborhood.

Mr. D'Angelo moved to grant a Special Permit for a Home Occupation subject to the standard conditions. Mr. Ragucci seconded the motion; and a roll-call vote was taken; Mr. Breen – yea, Mr. Ragucci – yea, and Mr. D'Angelo – yea. The applicant was advised of the 20 day appeal period.

Minutes

Mr. Ragucci moved to accept the minutes from November 5, 2020, as written. Ms. Lockhart seconded the motion and it was voted unanimously 3-0 in favor.

Mr. Breen moved to adjourn the meeting, seconded by Ms. Lockhart, and voted 3-0.

DocuSigned by:
Approved  date 2/18/2021
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