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Town of North Reading
Massachusetts

Board of Appeals

MINUTES

Zoning Board of Appeals

February 10, 2022

Teleconference/Virtual Meeting

Members Present: Jennifer Platt, Bob Breen, and Vincent Ragucci

Also present: Kathy Morgan, Secretary and Gerry Noel, Building Commissioner

Attendees noted: Phil Healy from Cable TV, Joanna Reck, Danika Reidy, Megan Goddard, Jose Sa and Attorney Michael Pinta

Ms. Platt, Chairperson, opened the meeting at 7:00 pm

Minutes

Ms. Platt moved to approve the Minutes of January 13, 2022, seconded by Mr. Breen; and voted Mr. Breen – yes, Mr. Ragucci – yes, Ms. Platt – yes.

Public Hearings

46 Abbott Rd. – Variance for an attached Garage Addition

Chair open the meeting and read the hearing notice. Joanna Reck, Architect and the homeowners, the Goddards were present. The house is an existing non-conforming structure on a long narrow lot. Ms. Reck, representative for the Goddards, explained the proposal for the 30' x 22' attached garage with a master suite above to be located to the front of the existing house. They looked at going up over the existing house, but that became too expensive. She said the existing house was made up of a lot of little houses that have been added onto; it's really a cottage. They will be adding two bedrooms above, but removing one of the bedrooms on the first floor to connect the addition. A covered porch with steps will be added to the right front of the house for the entry way. The proposed garage will be, at its closest point, 10' from the westerly side of the property and with the new deck, 11.5' to the easterly side. Ms. Reck

provided elevation plans of the proposed addition. Mr. Breen asked if the existing house was a ranch; Ms. Reck said, yes. A picture of the driveway as you come into the property was shown. She explained that they will be digging into the hillside, removing the existing small retaining wall along the westerly side and the foundation will take its place for the new opening of the garage. The grade will be kept the same. Ms. Reck said they won't create a significant change in the runoff. There is Aquifer protection overlay to the very back, which the project should be well out of. The septic system is located in the back of the property.

Jennifer and Brian Reidy, at 40 Abbott Rd, submitted a letter of support and Glen Reid, from City St stated that he was ok with the project. Ms. Platt stated that she felt the design, specifically the roof line, would go well with the property.

Ms. Platt moved to close the hearing; seconded by Mr. Ragucci; and voted Mr. Breen – yes, Mr. Ragucci – yes and Ms. Platt – yes.

Ms. Platt moved to grant a variance of 11' from the westerly side and 11' from the easterly side to build a two story addition in accordance with the plans submitted. Mr. Breen seconded the motion. The motion was amended to 15' on the east and 14' on the west, seconded by Mr. Ragucci; and voted by roll call Mr. Breen – yes, Mr. Ragucci – yes, and Ms. Platt – yes. The applicant was advised of the 20 day appeal period and then recording the decision at the registry.

Continued Public Hearings

340 Main St. – Special Permit for use of a Construction/Landscaping business

Vice-Chair opened the public hearing and read the notice. Ms. Platt stated that she was happy with the cleanup and the progress made at the site. Attorney Pinta updated members with the eviction, J & R Landscaping. He said Mr. Sa has taken possession back and done some repairs to the building. Mr. Sa explained that he would like to store two pickup truck, one mini excavator and one small bobcat and a trailer. He is planning to install a privacy fence and do more clean up. He would like to bring in gravel to cover the mud so he can get a better tenant in there. Chair asked about the auto repair shop that was mentioned to her by the Building Commissioner. Mr. Sa said, yes. The owner has a shop nearby and keeps it clean and he is interested in renting the whole property. Attorney Pinto said the name of the business is Euro's Car Center in Wilmington, and he also said the business looks well-kept and his lease is expiring. Mr. Noel said that repairs and landscaping could be allowed by Special Permit. Ms. Platt said that Mr. Sa should think about what he wants to do with the lot because the property was overburdened before by having too many business there. Mr. Sa mentioned that another

landscaper was working out of the site and he thought he was permitted. Mr. Noel said, yes, there was, but he was not permitted. He said there was an individual permitted at one time, but that permit was only issued to the individual. Mr. Sa went on to explain that when he was renting there in 2014, he had the equipment he mentioned and there were quite a few boats being stored there. Ms. Platt said heavy construction equipment and rentals are prohibited. She asked if Attorney Pinta could provide the board with a plan of what Mr. Sa is proposing. She said if storing equipment is all he is planning, that would not be allowed, but a business with equipment as part of the business might be. The board would want to see where the equipment would be stored and what kind of landscaping would be used to screen it from the street. Mr. Sa asked if he could store his equipment if he established an office there. Ms. Platt said, it could be possible, but she would want to see a plan showing where any equipment would be stored, how many vehicles, possibly a fence. Chair, once again, emphasized that this property is what people first see when they come into town. The applicant requested a continuance to come back to the board with a plan of what they might propose.

Ms. Platt moved to grant a continuance to Thursday, March 10, 2022, at 7:00 pm; seconded by Mr. Ragucci; and voted Mr. Breen – yes, Mr. Ragucci – yes, and Ms. Platt – yes.

Meeting adjourned.

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Approved Jennifer Platt Dated 4/20/2022
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