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**Town of North Reading**  
*Massachusetts*

*Board of Appeals*

MINUTES  
Zoning Board of Appeals  
July 18, 2019  
Town Hall, Room 14

Present: Paul O'Leary, Joe Keyes, Jim Demetri, Jennifer Platt and Matt D'Angelo

Mr. O'Leary opened the meeting at 7:30 PM

**14 Stevens Rd – Variance for an addition**

Mr. O'Leary opened the Public Hearing and read the notice. Craig Hartwell, Esq, was present for the applicant and requested a Special Permit/Variance to construct a two-story addition to the back of the house. The lot is unique in that there is a jog in the property where it comes in 50' and then goes back out 100' to the rear. The lot is located on the corner of Quimby and Stevens. The garage addition is proposed to be 23'x 24'. There were no abutters present.

Mr. Keyes moved to grant a 30 feet variance from the rear yard setback to build an addition in accordance with the submitted plan, and a special permit to continue the pre-existing, non-conforming structure. Mr. Demetri seconded the motion; and it was voted 3-0.

**5 Anglewood Lane – Variance for a garage**

Mr. O'Leary opened the Public Hearing and read the notice. Lauren Lambert, the homeowner was present with her daughter. The applicant is looking for a variance from the side setback to add a garage with a room above onto the current split-level house. No abutters were present.

Mr. Keyes moved to grant a variance of 7 feet from the northerly side yard setback to construct an addition in accordance with the submitted plans; and a variance of 6 feet from the front yard setback. Mr. Demetri seconded the motion; and it was voted 3-0.

158 Haverhill St. – Special Permit for Horses

Mr. Keyes took over for the Chair, opened the Public Hearing and read the notice. Mr. D'Angelo stepped in for Mr. O'Leary. Mr. Friederich, the homeowner was present. Mr. Friedrich is requesting a Special Permit to raise 6 chickens on his property. Mr. Keyes advised him that he cannot have roosters.

Mr. Keyes moved to grant a special permit for 6 chickens and no roosters. Mr. Demetri seconded the motion; and it was voted 3-0.

Minutes

Mr. Keyes moved to approve the minutes of May 16, 2019, June 6, 2019 at 3:00 pm and June 6, 2019 at 7:30 pm.

Discussion: The process for the meeting on 20 Elm St. – Ch 40B was discussed; ie, only discussions relative to zoning issues, time limits for speaking, process for workshop for subcommittee. Mr. O'Leary said he wants the Associate Members to be involved with the workshop to get the experience. Mr. O'Leary will go over procedures & legalities with Town Counsel.

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

Approved



date

10/13/19