



**Town of North Reading**  
*Massachusetts*

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*Board of Appeals*

**MINUTES**  
**Zoning Board of Appeals**  
**May 15, 2022**  
**Teleconference/Virtual Meeting**

Members Present: Bob Breen, Vincent Ragucci and Maria Lockhart

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

Attendees noted: Alex Guarino, Joann Hoxha, Juliana Medeiros, Maryjo Veader, Shawn, Trisha Noonan

Vice Chair, Bob Breen, opened the meeting at 7:12 pm

**Continued Public Hearings**

**340 Main Street – Special Permit to run a Detail and Repair shop**

Vice Chair opened the Public Hearing. Mr. Laws was not present and has not been in touch with the ZBA office.

Mr. Breen moved to continue the continue hearing to June 9, 2022, to give the applicant another chance to present his request to the Board. Mr. Ragucci seconded the motion; and it was voted; Mr. Breen – yes, Mr. Ragucci – yes, and Ms. Lockhart – yes.

**340 Main Street – Special Permit to run a Construction/Landscaping Business**

Vice Chair opened the Public Hearing. Mr. Sa, the owner, emailed the ZBA office to say that he was in transit and would not be able to make the meeting. Mr. Ferris, was present for the applicant. Mr. Ferris advised members that Mr. Sa has been looking for a tenant and would like to continue the hearing. Abutters Alex Guarino and Joann Hoxha were present.

**Mr. Breen moved to continue the continue hearing to June 9, 2022. Mr. Ragucci seconded the motion; and it was voted; Mr. Breen – yes, Mr. Ragucci – yes, and Ms. Lockhart – yes.**

**172 Park Street – Variance for upgrade lighting**

Vice Chair opened the continued hearing. No representative was present for the applicant. The Town Engineer was asked to comment on the lighting diagram provided by the applicant; and he didn't feel as though he had the expertise to provide the Board with an opinion. Mr. Noel suggested that the applicant get their own engineer. He also didn't feel that the sites provided by the applicant were comparable. Mr. Noel advised the Board to have the applicant provide a report from a certified professional engineer, true testament, and that it be submitted for the next meeting.

**Mr. Breen moved to continue the continue hearing to June 9, 2022, to give the applicant the opportunity to provide a report from a PE. Mr. Ragucci seconded the motion; and it was voted; Mr. Breen – yes, Mr. Ragucci – yes, and Ms. Lockhart – yes.**

**212 Main Street – Special Use Permit**

The applicant withdrew his application. A special permit was previously issued to the property, which Dr. Cox had been running for some time.

**Public Hearings**

**50 Haverhill Street – Variance for a garage addition and deck**

Vice Chair opened the Public Hearing and read the legal notice. Juliana Medeiros was present with Paulo Medeiros, the applicant. Ms. Medeiros explained their need for additional space and the confines of the property. They would like to add a 25 x 29 garage addition and deck to the westerly side of the existing house. The site has wetlands to the back of the property as well as their septic system located to the easterly side of the house. Ms. Medeiros said they want the garage to put the car in over the winter. Mr. Noel asked if they intend to have an additional kitchen; she said no. There were no abutters present. No comments were received from the Community Planning Commission or Conservation on the proposal. Mr. Breen said he understood the constraints of the site and Mr. Ragucci agreed that the wetlands constricted the project. Ms. Lockhart agreed to move forward.

**Mr. Ragucci moved to close the Public Hearing, seconded by Ms. Lockhart; and it was voted**

**Mr. Breen – yes, Mr. Ragucci – yes, and Ms. Lockhart – yes.**

**Mr. Ragucci moved to grant a ten foot (10') variance from the southerly side setback in accordance with the plans submitted. Ms. Lockhart seconded the motion; and it was voted: Ms. Lockhart – yes, Mr. Breen – yes, and Mr. Ragucci – yes. The applicant was advised of the 20 day appeal period.**

**28 Pleasant St – Variance for a two car garage**

Vice Chair opened the Public Hearing and read the legal notice. Maryjo Veader, the applicant, was present and explained their proposal for a two-car attached garage. Ms. Veader said she wants the garage because she wants to put her car in it over the winter. The homeowners have no plans for additional rooms. No abutters were present.

**Mr. Breen moved to close the public hearing, seconded by Mr. Ragucci, and it was voted: Mr. Breen – yes, Ms. Lockhart – yes, and Mr. Ragucci – yes.**

**Mr. Ragucci moved to grant a ten foot (10') variance from the southerly side setback in accordance with the plans submitted. Ms. Lockhart seconded the motion, and it was voted: Ms. Lockhart – yes, Mr. Ragucci – yes, and Mr. Breen – yes. The applicant was advised of the 20 day appeal period.**

**8 Lindor Road – Variance to connect the existing garage to the house**

Vice Chair opened the Public Hearing and read the legal notice. Mr. and Mrs. Noonan were present. The Noonan's are looking to attach their existing garage to their house with a new breezeway. Mr. Noonan explained their plan to expand the back of the house, add a breezeway and connect to the garage. The garage now sits 15'+ off the northerly side setback of the lot. Their neighbors at 10 Lindor Road, the Gendrons, submitted an email stating that they are not opposed to the project.

**Mr. Breen moved to close the Public Hearing, seconded by Mr. Ragucci, and it was voted: Mr. Breen – yes, Ms. Lockhart – yes, and Mr. Ragucci – yes.**

**Mr. Ragucci moved to grant a ten foot (10') variance for a breezeway and to attach the existing garage to their house in accordance with the plan submitted. Mr. Breen seconded the motion; and it was voted Mr. Ragucci – yes, Ms. Lockhart – yes, and Mr. Breen – yes. The applicant was advised of the 20 day appeal period.**

Minutes for April 14, 2022 were tabled and there was no new or old business.

Mr. Ragucci moved to adjourn, seconded by Mr. Breen; and it was voted 3-0.

Approved  DocuSigned by:  
81A7B0D9A22E49D... Dated 7/20/2022