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Town of North Reading  
Massachusetts

*Board of Appeals*

**MINUTES**  
**Zoning Board of Appeals**  
**June 8, 2023**  
**Teleconference/Virtual Meeting**

Members Present: Jennifer Platt, Maria Lockhart, and John Verrengia  
Absent: Bob Breen, Brendan Riley and Michelle Bodian  
Also present: Kathy Morgan, Secretary, Gerry Noel, Building Commissioner  
Attendees noted: Don Stats, Fire Chief Attorney Brenna Rolland, Attorney Richard DiGirolamo, and Mr. Piantidosi

Chair opened the meeting at 7:05 pm

**Continued Public Hearings**

**19 Parker Dr – Variance for a shed**

The applicant requested a continuance to the July meeting to allow him time to meet with the Board of Health Agent. The hearing is continued to July 13, 2023 at 7 pm

**142 Main St – Special Use Permit for 4 Landscape businesses**

Chair re-opened the public hearing. Attorney Breanna Roland, Attorney Richard DiGirolamo, and Peter Piantidosi, the applicant, were present. Attorney Richard DiGirolamo noted the reasons for the continuation which was to get additional input from the Fire Chief and information from the prior approval from CPC. Documents were submitted from the applicant just prior to the meeting opening: a memo from Danielle McKnight, The Town Planner dated February 15, 2015, site plan review special permit, a portion of the North American Classification system outlining Landscaping Services 561730, and three landscaping business, two currently operating on Main St. Attorney DiGirolamo stated that at that prior CPC meeting, various departments and boards were notified of the upcoming meeting, including the ZBA, but

there was no communication received back from the ZBA. He referred to Ms. McKnight's memo saying there was a discussion of zoning in the conclusion by the CPC and it was stated that the site was non-conforming both with regard to use and dimension. He read, "that in conclusion the proposal would benefit the site and not be a detriment either to the site or the surrounding area." The applicant at that time was Jonathan Cody who was running a used car dealership. He states that there was no mention at that prior CPC meeting that they would need further approval from the ZBA. Mr. DiGirolamo states that under the section entitled Landscape and Services, section 561730 of the 1997 North American Classification system, there is clearly a conclusion that outside storage is included within that use. He went on further to say that the businesses referred to in the information submitted, through Google Maps, shows that the storage of material and trucks is part of their business, Boston Flower Market, Main St., Petrillo & Sons, Main St. and Viking Tree on Concord St.

Chief Stats said they are concerned for the safety of the residents living in the trailers and would prefer access in and out of the park because of the narrow roadway, but he is satisfied with having permission to go through the gas station property where they have installed a chain across the entrance formerly used by the owners of the trailers. He did state that the Fire Dept has had to mention occasionally that cars should not block the entrance.

The applicant requested a continuance to give ZBA members time to review all the material.

#### Minutes

Minutes for 5/11/23 were tabled to the July meeting.

Approved DocuSigned by:  
Jennifer Platt  
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