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Town of North Reading  
Massachusetts

*Board of Appeals*

**MINUTES  
Zoning Board of Appeals  
March 7, 2024  
Teleconference/Virtual Meeting**

Members Present: Brendan Riley, Maria Lockhart, Bob Breen and Michelle Bodian  
Also present: Kathy Morgan, Secretary and Gerry Noel, Building Commissioner  
Attendees noted: Mike Lopez and Joseph Keyes

Bob Breen as Acting Chair opened the meeting at 7:05 pm

**Public Hearings**

**3 Main Street – Appeal of the Building Commissioner**

Attorney Joe Keyes was present for his client Victor Gresek, owner of the property at 3 Main St. Attorney Keyes informed the Board that Mr. Gresek would like to withdraw his application to appeal the Building Commissioner's decision, without prejudice. The trucks parked at the back of the parking lot will be taken out by the end of March, 2024.

Mr. Breen moved to accept the applicant's request to withdraw without prejudice. Ms. Bodian seconded the motion and it was voted by roll call; Ms. Bodian –yes, Ms. Lockhart – yes, and Mr. Breen – yes.

**191 North Street – Home Occupation Special Permit for an Electrical business**

Mr. Breen opened the Public Hearing by reading the hearing notice. Mr. Lopez, the applicant was present. Mr. Lopez explained that he is a Fire Fighter but plans to do electrical work part time, using his home office to do administrative work. Ms. Lockhart asked what his business will entail. Mr. Lopez explained that he will be doing banking; he may have one truck, but no signage. Mr. Breen asked if he would have any stock deliveries come to the residence. He said

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he would pick up material and bring it to the site where he is working. There were no abutters present.

Ms. Lockhart moved to close the Public Hearing, seconded by Ms. Bodian. Ms. Lockhart moved to grant a Home Occupation Special Permit to Michael Lopez in accordance with the standard conditions, which were explained to him. Ms. Bodian seconded the motion; and it was voted by roll call; Ms. Lockhart – yes, Ms. Bodian – yes, and Mr. Breen – yes. Mr. Lopez was advised of the 20 day appeal period.

#### Minutes

Ms. Lockhart moved to approve the minutes of January 25, 2024, seconded by Mr. Riley, and voted; Mr. Breen – yes, Mr. Riley – yes, and Ms. Lockhart – yes.

#### Re-organization

Ms. Lockhart moved to nominate Mr. Breen as Chair. Ms. Bodian seconded the motion; and it was voted Ms. Lockhart – yes, Ms. Bodian – yes and Mr. Breen – yes.

Mr. Breen moved to nominate Ms. Lockhart as Vice Chair. Ms. Bodian seconded the motion; and it was voted, Mr. Breen – yes; Ms. Bodian – yes and Ms. Lockhart – yes.

Mr. Breen moved to nominate Ms. Bodian as Clerk. Ms. Lockhart seconded the motion; and it was voted, Mr. Breen – yes; Ms. Bodian – yes and Ms. Lockhart – yes.

Mr. Breen moved to adjourn, seconded by Mr. Riley, and voted unanimously in favor.

Approved  Dated 4/2/2024