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Town of North Reading
Massachusetts

Board of Appeals

MINUTES

Zoning Board of Appeals

January 13, 2022

Teleconference/Virtual Meeting

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

Also present: Kathy Morgan, Secretary

Attendees noted: Robert Wood

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

Minutes

Ms. Platt moved to approve the Minutes of December 9, 2021, seconded by Mr. Breen; and voted Mr. Breen – yes, Mr. Ragucci – yes, Ms. Platt – yes.

Public Hearings

84 Main St. – Appeal of the Building Commission

The applicant withdrew the application.

Continued Public Hearings

33 Anthony Rd – Variance for a two-car garage

Chair opened the public hearing and read the notice. The property is on a corner lot at Anthony Rd. and "Future Road". Although the existing front to Anthony Rd is already non-conforming, the two fronts for the proposed addition both have less than the required 40' frontage. There is a large lot behind this house and the "Future Road" may be used for that. Robert Wood, the applicant was present. Mr. Woods submitted plans for the addition showing the elevations and

design for the addition. The proposed garage will have two future bedrooms and a bath. No abutters were present.

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

Mr. Breen moved to grant a two-car garage with addition, owned by Mr. Robert Wood, and move to allow a variance. Ms. Platt moved to amend the motion to add – to grant variance from six feet (6') from "Future Rd" and five feet (5') to Anthony Rd. Mr. Ragucci seconded the amendment to the motion; and it was voted: Mr. Breen – yes, Mr. Ragucci – yes, Ms. Platt – yes. The applicant was advised of the 20 day appeal period.

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

Approved DocuSigned by:
Jennifer Platt Dated 2/11/2022
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