

MINUTES
Zoning Board of Appeals
March 12, 2020
Town Hall, Room 14

Present: Bob Breen, Bill Bellavance and Matt D'Angelo

Also present: Gerry Noel, Building Commissioner

Jennifer Platt, Chairperson, and member, Vincent Ragucci, were unable to make the meeting and, through Kathy Morgan, Secretary to the Board, Ms. Platt designated Bill Bellavance and Matt D'Angelo, Associate members to sit in as voting members. Mr. Breen took over as Chairman.

9 Mill St – Special Permit for insufficient frontage on two proposed lots

Mr. Breen read the hearing notice and recognized Mark Clark, representative for the Town. The property, a 4.3 acre parcel, was originally purchased by the Town in 2017 for future MWRA hookup into Reading. This parcel wasn't needed after the Town decided to buy water from Andover. The house on the property has been kept up. The parcel is proposed to be divided into 3 parcels, as shown on the plan, 3, 3A and 3B. The two lots that have frontage on Mill St will need variances because they don't meet the 160 foot frontage required in an RA zone. The Town wants to keep one parcel for some future use. There are a lot of wetlands on the property, but there is currently a 15' easement upland that would give the Town access to the back of the property. There is a shed on the property that will be torn down. Will Finch, 13 Mill St, Reading mentioned that the land is within the Riverfront of the Ipswich River and subject to the River Protection Act. There was some discussion of what the Town may do with the parcel they keep. Mr. Bellavance suggested a low income or elderly housing project. Mr. Finch agreed.

Mr. Bellavance moved to grant a 110 foot variance on Lot 3A and 115 foot variance on Lot 3B from the minimum frontage on 9 ill St, Map 8, Parcel 28. Mr. D'Angelo seconded the motion; and it was voted 3-0 in favor.

4 April Ln – Special Permit – Home Occupation

Mr. Breen read the hearing notice. Lena Perry, the applicant was present. Ms. Perry said she moved to North Reading 4 years ago. She wants to start an event planning business for wedding and corporate events. Mr. Breen advised Ms. Perry of the standard conditions for a home business. She said that all planning and meetings are held outside her home. She will only have an office in her home; she is just a go between her clients and vendors. She was asked about deliveries; and she said she doesn't have a lot. She told members that she has spoken to all her neighbors.

Mr. Breen moved to grant a Home Occupation Special Permit, seconded by Mr. D'Angelo; and voted 3-0 in favor.

22 Wright St. – Variance

Mr. Breen read the hearing notice. Robert O'Hallloran and his son, Sean were present. Sean is buying the house from his father and would like more room by adding a garage with a bedroom above. Most of the houses in the neighborhood have only 70' frontage even though it's in an RA district requiring 160' frontage. The house at 20 Wright St., next door, has 140' frontage. . The current driveway is paved 25' from the house toward the neighbor at 20 Wright. The roofline will match the house. The applicant was asked how far away the house next door is. Sean said 100'.

Mr. Bellavance moved to grant a 20 foot variance to the westerly side setback, map 62, lot 32. Mr. D'Angelo seconded the motion; and it was voted 3-0 in favor.

2 Judith Dr. – Variance

Mr. Breen read the hearing notice. John Murphy, 2 Judith Dr. and Ricky Soares, 4 Judith Dr., were present. Mr. Soares explained that he bought the house 1 ½ years ago and then talked with his neighbor Mr. Murphy about using the bushes between them as a natural barrier and straightening out the lot lines. Memos received from Mr. Noel, Building Commissioner and CPC memo explained that the neighborhood was considered under a cluster development at one time and, therefore, don't meet the setbacks in force at the time of development.

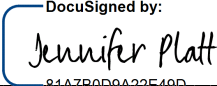
Mr. Bellavance moved to grant a 10 foot variance from the existing dwelling on the north side setback as outlined on the plan dated 11/29/19 for 2 Judith Dr., subject to the Planning Boards' approval. Mr. Breen seconded the motion; and it was voted 3-0 in favor.

Mr. Bellavance moved to grant a 7 foot variance for an accessory structure on the north side setback subject to CPC approval. Mr. Breen seconded the motion; and it was voted 3-0 in favor.

Minutes

Mr. Bellavance moved to approve the minutes of February 13, 2020, seconded by Mr. D'Angelo and voted 3-0 in favor.

Mr. Breen moved to adjourn the meeting, seconded by Mr. D'Angelo, and voted 3-0.

Approved  Jennifer Platt date 4/16/2020

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