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Town of North Reading
Massachusetts

Board of Appeals

MINUTES
Zoning Board of Appeals
August 11, 2022
Teleconference/Virtual Meeting

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

Also present: Kathy Morgan, Secretary

Attendees noted: Shawn C, Sindy Argueta, Leo Argueta, Jeremy and Toni Bernardo, Bill Cannell, and Shawn Ferris

Chair, opened the meeting at 7:05 pm

Continued Public Hearings

475 Park Street - Special Permit to raise chickens

Sindy and Leo Argueta and their daughter were present. They said they would like to have a permit for 6 chickens. Bill Cannell, 479 Park St., was present. He said he wanted to be present to hear what the Argueta's were proposing. He wanted to make sure they were not going to have a rooster again. He also wanted to make sure the chickens were going to be contained in a pen. He said he has gotten trash blown into his yard and mentioned gas cans and debris in their yard. He told members he only got the notice in his mailbox the day before. The Argueta's daughter translated for her mother and told members that they will clean everything up. Members advised Mr. Cannell to talk to Mr. Noel or contact the Board of Health if he has a complaint about the property. Mr. Cannell said the coop and the chickens are already on site, but he has no issues with the coop. Members were advised that the office sends the applicant the hearing notice, their abutter list and mailing instructions. Those mailing instructions indicate that mailings should go out 14 days prior to the hearing and certificate of mailing white slips should come back to the office prior to the Board of Appeals meeting. The mailing slips were not returned in this case. Chair moved to continue the public hearing again to Thursday,

September 15th so that the applicant can notify abutters properly. Mr. Ragucci seconded the motion; and it was voted Mr. Breen – yes, Mr. Ragucci – yes, and Ms. Platt – yes.

172 Park Street – Variance for upgrading the lighting

Chair moved to accept the applicant's request to continue the public hearing to Thursday, September 15, 2022, seconded by Mr. Ragucci; and voted Mr. Breen – yes, Mr. Ragucci – yes, and Ms. Platt – yes. No abutters were present.

327 Main Street – Special Use Permit for a Landscaping Business

Jeremy and Toni Brandano, the applicants, were present. Mr. Brandano submitted a plan of the Boston Flower Market parking lot and showed where he parks his 5 trucks and 4 trailers within a fenced in area outlined with a yellow dashed line. He said he doesn't just store his vehicles there; he runs his business at this location with an office inside Boston Flower Market. Mr. Breen asked if the trucks are used 12 months out of the year. Mr. Brandano said his trucks plow during the winter months. Mr. Ragucci said the site seems to be well kept and works well together with Boston Flower Market. Ms. Platt acknowledged that landscaping is allowed in the Highway Business District. She would be inclined to approve with conditions that the fence be kept in good condition, outlining the number of trucks at the specific location. Mr. Breen agreed after hearing what CPC said in their memo, the fact that Mr. Noel feels the trucks are concealed on the site, that the trucks are used 12 months out of the year and that they are properly registered and licensed, he would also be inclined to approve.

Mr. Ragucci moved to approve Jeremy Brandano a Special Permit to run a landscaping business at 327 Main St., North Reading, MA, Map 12, P 133. Mr. Breen seconded the motion; and it was voted, Mr. Ragucci – yes, Mr. Breen – yes, and Ms. Platt – yes.

110 Main St. – Appeal of the Building Commissioner's Decision

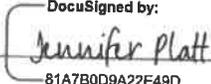
Shawn Ferris, representative for RECR Realty, LLC, was present. Mr. Ferris said that he orchestrated the lease for the tree company at the site, who will be moving September 1st. He stated his frustrations with trying to help these companies on Main St. find other locations. Chair said she appreciates him helping out but the Zoning Board has to go by the bylaws. He said some towns have a permitting process and some do not. He said these companies take time to move. Chair asked him to keep the board abreast of his progress. Mr. Breen said, although he appreciates what Mr. Ferris is saying, there are rules in place and Mr. Noel has to enforce them.

Chair moved to continue the hearing to September 15, 2022, seconded by Mr. Breen and voted, Mr. Breen –yes, Mr. Ragucci – yes, and Ms. Platt – yes.

Minutes:

Mr. Breen moved to accept the minutes of July 14, 2022, seconded by Mr. Ragucci; and voted Mr. Breen – yes, Mr. Ragucci – yes, and Ms. Platt – yes.

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

Approved  Dated 10/14/2022
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