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Town of North Reading
Massachusetts

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NORTH READING, MASS.

Board of Appeals

MINUTES
Zoning Board of Appeals
February 16, 2023
Teleconference/Virtual Meeting

Members Present: Jennifer Platt, Bob Breen, and Michelle Bodian,
Also present: Kathy Morgan, Secretary
Attendees noted: Jeffrey Gannon, Robert Wood and Christopher Bond

Chair opened the meeting at 7:05 pm

Public Hearings

3 Linwood Ave – Special Permit for chickens

Jeff Gannon, the homeowner, was present. He has applied for a Special Permit to raise chickens. The coop is located in the backyard to the left side, 4' from the property line. Mr. Gannon is looking to get a variance from the 10' setback. At the hearing in January, Mr. Noel, the Building Commissioner advised him that there is a 25' setback that the Board of Health requires from the leach field and that he should talk to the Board of Health Director regarding their regulations. Mr. Gannon presented Mr. Bracey, the Board of Health Director, a plan showing his distances from his neighbor's septic systems, water lines and property lines. He also requested an Administrative Determination from the Board of Health that was given to him saying that he met the intent of the regulations. A letter of support was submitted from their neighbor at 68 Southwick Rd, whose property the chicken coop is closest to. Mr. Breen asked how the neighbor at 1 Linwood felt about his property and the distance of his coop. Mr. Gannon said he did speak with the neighbor and told her that the chickens would be going in where they have a garden now and they seemed to be excited to get some eggs. Ms. Platt asked if the chickens would always be contained or would be let out occasionally. Mr. Gannon said they would mostly keep them contained and only be let out when they were supervised. There were no abutters present. Members appreciated that they seemed to have positioned

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the coop as far away from their neighbors as they could. Ms. Platt asked if he could go in further and make the distance five feet from the property line; to which, he said he could make that work.

Mr. Breen moved to close the public hearing, seconded by Ms. Bodian; and it was voted, Mr. Breen – yes, Ms. Bodian – yes, and Ms. Platt – yes.

Ms. Bodian moved to grant a Special Permit for up to six chickens, no roosters, subject to Board of Health approval and oversight, seconded by Mr. Breen.

Ms. Platt moved to amend the motion to add approval for a 5 foot variance from the westerly side lot line for the location of the chicken coop in accordance with the diagram provided by the applicant. Mr. Breen seconded the motion. Mr. Breen – yes, Ms. Bodian – yes, and Ms. Platt – yes.

11 Kings Row – Request for a Variance Extension

Christopher Bond, the applicant was present. He explained how the results of COVID have snowballed and affected everything from attaining a contractor to the pricing of materials. A variance was granted from the side lot line for a proposed garage addition on March 21, 2022. Chair explained that the board has the right to grant a six month extension under statute for a valid cause. Mr. Bond said that six months should be enough.

Mr. Breen moved to close the public hearing; seconded by Ms. Bodian; and it was voted unanimously

Mr. Breen moved to grant Christopher and Renee Bond a six month extension for the variance granted at 11 Kings Row, North Reading. Ms. Bodian seconded the motion; and it was voted, Mr. Breen – yes, Ms. Bodian – yes, and Ms. Platt – yes. Ms. Platt stated that she is unsure if another six months could be granted.

33 Anthony Rd – Request for a Variance Extension

Robert Wood, the applicant was present. An email was received January 26, 2023, requesting an extension for the variance he was granted on January 31, 2022. He stated how COVID derailed his plans and his issues with financing and getting a contractor.

Mr. Breen moved to close the public hearing; seconded by Ms. Bodian; and it was voted unanimously.

Mr. Breen moved to grant a six month extension for purposes of constructing a two car garage from the date that the decision was stamped in. Ms. Bodian seconded the motion; and it was voted, Mr. Breen – yes, Ms. Bodian – yes, and Ms. Platt – yes.

Minutes

Mr. Breen moved to approve and accept the minutes of November 10, 2022, seconded by Ms. Bodian; and voted unanimously in favor.

Mr. Breen moved to approve the minutes of January 12, 2023, as corrected, in the last paragraph it was changed to read “storage of tar and gravel”. Ms. Bodian seconded the motion; and it was voted unanimously in favor.

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

Approved  DocuSigned by: _____ Dated 4/20/2023
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