



Town of North Reading
Massachusetts

Board of Appeals

MINUTES
Zoning Board of Appeals
July 13, 2023
Teleconference/Virtual Meeting

Members Present: Jennifer Platt, Maria Lockhart, Bob Breen and Brendan Riley

Absent: John Verrengia and Michelle Bodian

Also present: Kathy Morgan, Secretary, Gerry Noel, Building Commissioner

Attendees noted: Sherrill Hayter, Kristen & Ralph Perrotti, Sasho Stantchev, Melissa Blair, Darrell Siciliano, iPad Quest, iPad, William, Jiten Kumar, Deanne Cefalo, Breanna Roland, Esq., Attorney Richard DiGirolamo, and Mr. Piantidosi

Chair opened the meeting at 7:05 pm

Continued Public Hearings

142 Main St – Special Use Permit for 4 Landscape businesses

Chair re-opened the meeting and read the hearing notice. Bob Breen recused himself. Chair recognized the prior CPC site approval which cited details regarding some storage and landscaping, but solely in connection with a prior auto dealer. Members reviewed prior site plan and the proposed plan outlining 4 landscaped business, two towards Main St. and two in the back of the property and the trailer park within the middle. Ms. Lockhart asked the status of the easement with the gas station and where will employees park their vehicles. Attorney DiGirolamo said that the gas station would grant an easement for consideration. Chair advised that the Fire Department requires that second egress/access. Attorney DiGirolamo noted the employees for each business, approximately 24, but didn't say where they would park their vehicles. Ms. Lockhart asked where the snowplow trucks would be parked. Attorney DiGirolamo said they would come to the site when needed. Ms. Lockhart asked about the hours of operation. Attorney DiGirolamo said, daytime uses, most are seasonal businesses M-F 7 am – 6 pm, Saturday 8am – 3 pm. Mr. Noel said parking requirements would be reviewed by

ZBA meeting 7-13-23

CPC under a site plan review along with the outdoor storage, if any. No abutters made themselves known. Chair moved to close for deliberation. Ms. Lockhart seconded the motion; and it was voted by roll call, Ms. Lockhart – yes, Mr. Riley – yes, and Ms. Platt – yes.

Discussion: Members understood that the owners want to make the most of their property, but were concerned with the location of the proposed businesses and outdoor storage on the site. The other properties noted by the petitioner- Boston Flower Market, has a retail store and Viking Tree, an office building with parking behind. The trailer park deed says they are required to give a two year notice after 2025 before any changes to the trailer park, which would be 2027. After some deliberation, the petitioner requested to withdraw their application without prejudice, which members agreed to and a roll call vote was taken; Ms. Lockhart – yes, Mr. Riley – yes, and Ms. Platt – yes.

19 Parker Dr – Variance for a shed

Chair read the hearing notice and re-opened the meeting. Mr. Perrotti was present. He did meet with the Board of Health Director and Mr. Noel. Chair read an email from Mr. Bracey, the Health Director, which denies the placement of Mr. Perrotti's shed on the existing onsite sewage disposal system. Mr. Perrotti spoke with a few septic installers who told him he is not violating any septic regulations. He believes that his septic was moved at some point. Mr. Perrotti would like to resolve the issue with the Health Dept after he is granted a variance with the Board of Appeals. He said he can't move his shed because then it would be over his cover, and he doesn't feel he is damaging his system. Mr. Noel said he can't issue a building permit if Title V doesn't allow the system at that location. Mr. Perrotti was advised to have an engineer submit an actual report or assessment of the situation. The applicant requested a continuance to the August 10th meeting.

Mr. Breen moved to grant the applicant's request to continue to August 10, 2023, at 7 pm, seconded by Ms. Lockhart, and voted by roll call; Mr. Breen – yes, Ms. Lockhart – yes, and Mr. Riley – yes.

Public Hearings

138 Central St – Home Occupation/Special Permit

Chair read the hearing notice and opened the public hearing. Ms. Hayter, the homeowner and applicant was present. She explained that she is a retired nurse and would like to take the crafts that she sews and sell them at craft fairs. There were no abutters present.

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

Mr. Breen moved to grant a Home Occupation Special Permit subject to the standard conditions;

1. No person other than the residential occupant(s) shall be employed therein;
 2. Not more than three hundred (300) square feet shall be devoted to such use; and
 3. There shall be no display of goods, wares or signs related to the home occupation visible from the exterior.
 4. This special permit for a home occupation runs with the applicant and is in no way transferable.
 5. There will be no customers coming to the premises.
- This special permit shall be valid for four years

Ms. Lockhart seconded the motion, and it was voted; Mr. Breen – yes, Ms. Lockhart – yes, and Mr. Riley – yes.

17 Williams Rd – Special Permit for chickens

Chair read the hearing notice and opened the public hearing. Darrell Sicilliano, the homeowner, applicant, was present. Members reviewed the plans submitted, dated 6/16/23 showing the chicken coop and its location to the property lines and septic system. Mr. Sicilliano said he would like to have 4 – 6 chickens. Mr. Breen asked if the chickens would be kept in the coop or let out and if so what would the fencing be made of. Mr. Sicilliano said it would be made of chicken wire.

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

Ms. Lockhart moved to grant a Special Permit to raise up to 6 chickens, the coop to be made of chicken wire fencing, subject to the approval and oversight of the Board of Health and no roosters. Mr. Breen seconded the motion, and it was voted; Mr. Breen – yes, Ms. Lockhart – yes, and Mr. Riley – yes.

8 Pilgrim St – Home Occupation/Special Permit

Sasho Stantchev was present but lost connection with the ZOOM meeting. Members continued the hearing to August 10, 2023, at 7 pm.

50 Haverhill Street – Request for a Variance Extension

Juliana Paula Medeiros, requested an extension of the variance that was granted to them May 12, 2022, for a 10' variance from the westerly side setback for a garage addition and deck. Unfortunately, the variance expired May 16, 2023, and the Board is unable at this time to grant an extension.

Minutes

Ms. Platt moved to approve the minutes for June 8, 2023, with a correction as noted, seconded by Mr. Riley, and voted; Mr. Riley – yes, Ms. Lockhart – yes, and Mr. Platt.

Approved  DocuSigned by:
81A7B0D9A22E49D... Dated 11/27/2023