



Town of North Reading
Massachusetts

Board of Appeals

MINUTES
Zoning Board of Appeals
August 10, 2023
Teleconference/Virtual Meeting

Members Present: Jennifer Platt, John Verrengia, and Bob Breen

Absent: Maria Lockhart, Brendan Riley and Michelle Bodian

Also present: Kathy Morgan, Secretary

Attendees noted: Veronica Stantchev, John Magazzu, Brad Latham, Bruce Wheeler, Ray Jackson, Bryan's phone, dcefalo, Lary, Rebecca Trigg, Shawn Nichols, Sasho Stantchev,

Chair opened the meeting at 7:05 pm

Continued Public Hearings

19 Parker Dr – Variance for a shed

Mr. Perrotti submitted a request to continue the public hearing to the September meeting. Members want Mr. Perrotti to submit any new information and be present and ready to go forward at the next meeting. No abutters were present.

Mr. Breen moved to grant the applicant's request to continue to September 14, 2023, at 7 pm, and the time for the Board to act, seconded by Ms. Platt, and voted by roll call; Mr. Breen – yes, Ms. Platt – yes, and Mr. Verrengia – yes.

8 Pilgrim St – Home Occupation/Special Permit

Chair read the hearing notice and opened the meeting. Sasho Stantchev, the applicant was present. Mr. Stantchev explained that he buys and sells used cars through his computer at auctions and the cars are shipped from point of sale directly to the buyer. He has no employees and no signage and all his activities are done online. Deanna Cefalo, 8 Pilgrim St, Unit 8, and

ZBA meeting 8-10-23

Chair of the Association was present. She, as representative of the Association Board, wanted to participate in the meeting to see what the extent of Mr. Stantchev's business would be. She asked if the buyers would get to know his address; to which, he said, no. She asked what kind of entity he would be; he said sole proprietor.

Mr. Breen moved to close the public hearing, seconded by Ms. Platt.

Mr. Breen moved to grant a Home Occupation Special Permit to Sasho Stantchev to run his online car buying and selling business at his residence at 8 Pilgrim Rd, unit 8, North Reading, MA, Map/Parcel 034.A-0038-0204, with 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.
6. This special permit shall be valid for four years

Mr. Verrengia seconded the motion, and it was voted; Mr. Verrengia – yes, Mr. Breen – yes, and Ms. Platt – yes.

Public Hearings

92 Concord St – Appeal of the Building Commissioner

The applicant, Mr. Moran, was away on business and requested a continuance to the September meeting, along with the time for the Board to act. No abutters were present.

Ms. Platt moved to grant the applicant's request to continue to September 14, 2023, at 7 pm, as well as the time for the Board to act, seconded by Mr. Breen; and it was voted, Mr. Verrengia – yes, Ms. Platt – yes, and Mr. Breen – yes.

146, 148 & 150 Park St – Variance from the setback for parking

Chair opened the public hearing and read the hearing notice. Attorney Brad Latham and Bruce Wheeler were present. Attorney Latham explained the senior housing project proposed at this address. There will be 50 units, 15% affordable and 100 parking spaces are required. Five of those 100 are within the front setback. The project has been approved through both Community Planning and Conservation. Attorney Latham explained that the historical house located on the property dictates the layout of the proposal. The house will be moved back onto

the site. The Fire Dept has requested a turnaround for trucks and ambulances. Community Planning submitted a memo in support of the variance. A view of the proposed project "Character Concept" was reviewed. Attorney Latham said the alternative to a variance would be to seek a Special Permit to reduce the amount of parking. The amount of open space was reviewed. The applicant requested a continuance to bring back an alternative. No abutters made themselves known.

Mr. Breen moved to grant a continuance of the public hearing and the time period for the board to act, to September 14, 2023, at 7 pm. Mr. Verrengia seconded the motion; and it was voted, Mr. Breen – yes, Mr. Verrengia – yes, and Ms. Platt – yes.

299 Main Street – Special Use Permit for a cleaning & vacuuming

Chair read the hearing notice and opened the meeting. John Magazzu, the property owner and Sean Nichols, the business owner were present. Mr. Nichols is renting space at the property to clean the interior and exterior of the vehicles & equipment from their business Flush, LLC located at 75 Main St. They said they would not have storage of vehicles at this site, or washing of vehicles or equipment or porta potties and no chemicals, only detailing. Once the vehicles are cleaned they return to 75 Main St. Mr. Magazzu submitted pictures of the site. The number of vehicles at the site at one time was discussed. The owner owns Flush, LLC, Above the Line and a Fence company. There isn't enough space at 75 Main St. to take care of the detailing. Employees usually park on Pluff Ave near the exit, but can park inside the fence.

Larry Cece at 4 Allston Rd, one of the abutters asked about the hours of operation. Mr. Nichols said 7am – 5pm Monday through Friday.

CPC recommended a one year term limit. Mr. Nichols said they could have up to 10 vehicles on site with 3 or 4 inside to be detailed. Parking spaces are not outlined. Mr. Breen noted other items being stored at the site; camper, plow blade. Mr. Magazzu said those items belong to an old tenant.

Mr. Breen moved to close the hearing, seconded by Mr. Platt; voted Mr. Verrengia – yes, Mr. Breen – yes, and Ms. Platt – yes.

Mr. Breen moved to grant a Special Permit for one year, for cleaning, interior and exterior, to be conducted between 7 am – 5 pm Monday through Friday and that cleaning won't involve washing of vehicles. All exterior vehicle parking will be located within the fence, up to six for

service and four employee parking. Mr. Verrengia seconded the motion; and it was voted Mr. Breen – yes, Mr. Verrengia – yes, and Ms. Platt – yes.

Minutes were tabled

Mr. Breen moved to adjourn the meeting, seconded by Mr. Verrengia, and voted all in favor.

Approved  DocuSigned by:
Jennifer Platt
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