



**Town of North Reading**  
*Massachusetts*

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*Board of Appeals*

**MINUTES**  
**Zoning Board of Appeals**  
**September 14, 2023**  
**Teleconference/Virtual Meeting**

**Members Present:** Jennifer Platt, John Verrengia, Brendan Riley, Michelle Bodian and Bob Breen

**Absent:** Maria Lockhart

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

**Attendees noted:** Ray Jackson, Rick Cioffi, Ralph Perrotti, Dan Smith, Victor's iPad, Jessi, Steve Buell, Derek Laverriere, David Rudloff, MLoreth, Barbara C., Sarah Meade, Warren Herrera, Noah Gilbert

Chair opened the meeting at 7:00 pm

**Continued Public Hearings**

**19 Parker Dr – Variance for a shed**

Chair read the hearing notice and opened the meeting. Mr. Perrotti was present. The plan provided by Mr. Perrotti shows the shed 3 feet from his property line and located on top of the septic system. An email submitted from the Board of Health Director, Mr. Bracey, states that no structural items can be placed within 10 feet of any onsite sewage disposal system. Mr. Perrotti said that Mr. Bracey told him to seek help from a local engineer. An email from Luke Roy was submitted stating in his opinion there's no specific minimum setback requirement, although it is not good practice or recommended to place a shed on the system. Chair read the Title V 310 CMR 211 minimum setback distances and the directive from the Board of Health Director. Members thought the shed was too close to the property line, at only 3 feet away and no compelling hardship for a variance was demonstrated. No abutters were present.

Ms. Platt moved to close the Public Hearing, seconded by Mr. Breen

Mr. Breen moved, with regard to the variance request at 19 Parker Dr., North Reading, Ma, to deny a 7 foot variance from the southerly lot line for the placement of a shed. Mr. Riley seconded the motion; and a roll call vote was taken, Mr. Riley – yes to deny, Mr. Verrengia – yes to deny, and Mr. Breen – yes to deny.

### **92 Concord St – Appeal of the Building Commissioner**

Chair read the hearing notice and opened the meeting. The petitioner, Mr. Moran was present. Mr. Noel received a complaint about an unauthorized business taking place in Mr. Moran's bays 6 & 7, at 92 Concord St., and, in accordance with the Master Deed, approved in the special permit by the Planning Commission, Mr. Noel issued a Cease and Desist stating that the illegal business activity of the motorcycle repair shop and the retail services of detailing autos and boats must stop. There was some discussion with some of the tenants present and they were advised that they would have to amend or get more clarification into the Master Deed and special permit with the Planning Board if they wanted to change the uses within the building. A memo in support of the Building Commissioner was received from the Planning Board. Mr. Moran requested a continuance so that the tenants could speak with CPC to see whether an amendment would be required or just clarification.

Ms. Platt moved to continue the hearing to October 12, 2023, seconded by Ms. Bodian

### **Public Hearings**

#### **85 North Street – Special Permit for chickens**

Chair read the hearing notice and opened the meeting. Derek Laverriere, the homeowner, was present. He would like to raise 18 chickens. His coop and the run for the chickens was shown on the submitted plan.

Mr. Verrengia moved to grant a special permit for 18 chickens, no roosters, and subject to Board of Health approval and oversight. No abutters were present. Mr. Riley seconded the motion. A roll call vote was taken, Mr. Verrengia – yes, Mr. Riley – yes, Ms. Bodian – yes.

### **15 Shore Road – Home Occupation/Special Permit**

Chair read the hearing notice and opened the meeting. Jessica Jaffe, the applicant was present. Ms. Jaffe wants to do the paperwork for her dog training business out of her home. She goes to the homes of her clients to train the dogs and has no employees. No dogs are trained at the applicant's home.

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

Mr. Riley moved to grant a Home Occupation Special Permit to Jessica Jaffe for paperwork in connection with her dog training business at her residence at 15 Shore Road, North Reading, MA, Map 12/Parcel 146, with the standard conditions. No dogs to be trained at the property.

Mr. Verrengia seconded the motion, and it was voted; Mr. Verrengia – yes, Mr. Riley – yes, and Ms. Bodian – yes.

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

The applicant requested a continuance to the October meeting.

Ms. Platt moved to grant a continuance of the public hearing and the time period for the board to act to October 12, 2023; the motion was seconded by Mr. Verrengia, and a roll call vote was taken, Ms. Platt – yes, Mr. Riley – yes, and Mr. Verrengia – yes.

### **20 Williams Rd – Variance for an addition**

Chair read the hearing notice and opened the meeting. The homeowners, the Buells were present. Ms. Buell explained how they plan to turn their existing 3 season porch into a 4 season room. The new room will be 4 feet closer to the left side property line. They would also like to enlarge their existing deck to continue back from the new addition. The addition, according to the plan submitted, dated July 28, 2023, would be 10.4 feet from the property line and the deck, because of the angle of the property, would be 7.7 feet from the side property line and less than 36.4 from the rear property line. They chose that side of the house because of the interior layout and to allow for future expansion on the right side of the property and location for a new septic system. Ms. Buell said the neighbors have given them verbal support on the project. The house is on cesspools that seem to be located right off the back of the new deck.

Members advised the applicant to speak with the Board of Health about the project. They were also asked to get something in writing from the neighbors.

Ms. Platt moved to continue the hearing to October 12, 2023, which would also extend the period of time that the board would have to act on the proposal. Ms. Bodian seconded the motion; and it was unanimously voted in favor.

Minutes were tabled

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

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