



**Town of North Reading**  
*Massachusetts*

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*Board of Appeals*

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

**Members Present:** Jennifer Platt, John Verrengia, Maria Lockhart and Bob Breen

**Absent:** Brendan Riley and Michelle Bodian

**Also present:** Kathy Morgan, Secretary

**Attendees noted:** Al Gray, Chris Connor, Frank Petrillo, and Kathleen Harrington

Chair opened the meeting at 7:00 pm

**Public Hearings**

**3 Jill Circle – Home Occupation Special Permit – Law Office**

Chair read the hearing notice and opened the meeting. Alfred Gray, Esq. was present. After working at home during COVID, he decided to leave his practice and work on his own and would like to run his law office out of his residence. Attorney Gray does management and labor employment law. He plans to work virtually or meet clients at their homes or other places and has former associates with offices if he needs one to transact business. He knows he cannot have clients or employees come to his house. There were no abutters present.

Ms. Platt moved to close the public hearing and grant a Home Occupation Special Permit to Attorney Alfred Gray at 3 Jill Circle, North Reading, MA. Map 3, Parcel 68, in accordance with the standard conditions. Mr. Breen seconded the motion; and it was voted by roll call, Ms. Platt – yes, Ms. Lockhart – yes, and Mr. Breen – yes. The applicant was made aware of the 20 day appeal period.

### **53 Lindor Road – Variance for an addition**

Chair read the hearing notice and opened the meeting. Mr. Connor, the applicant was present. Mr. Connor has run his software development business out of his house for 10 years, but changing the name of the business triggered his bank to require a new business certificate. He knows that he can't have clients to his house or employees. There were no abutters present.

Mr. Breen moved to close the public hearing and grant a Home Occupation Special Permit to Christopher Connor at 53 Lindor Rd, North Reading, MA, Map 52, Parcel 60, to run his software development consulting business out of his residence, in accordance with the standard conditions. There was a second by Mr. Verrengia; and it was voted by roll call, Mr. Verrengia – yes, Ms. Lockhart – yes, Mr. Breen – yes. The applicant was made aware of the 20 day appeal period.

### **31 Main Street – Special Use Permit**

Chair read the hearing notice and opened the meeting. Mr. Petrillo, the applicant was present. Mr. Petrillo owns a landscaping business and the building at 31 Main St. Beyond Bagels is also housed in the building. Mr. Petrillo is looking to run the office for his Big Cans business at this location as well. Mr. Petrillo currently has a truck at the site that he uses in his landscaping business and will use it to move the cans from one location to another or take them away to dump the material and then go back to the location, but the cans will not be kept at 31 Main St. He said he already has some contractors using the cans at sites. The Harringtons, from 12 Gould St, were present. They live directly behind this property and said they don't have a problem with Mr. Petrillo running the business from 31 Main St., but do not want the cans on site. Mr. Petrillo said he has signed a lease agreement with a friend to keep any cans not being used at his property in Georgetown, MA. Mr. Breen noted that this business seems to be an extension of his landscaping business.

Ms. Platt moved to close the public hearing and it was seconded by Ms. Lockhart. Ms. Lockhart moved to grant a Special Use Permit to Mr. Frank Petrillo for his office at 31 Main St, North Reading, MA for the use of his Roll Offs business, with the condition that only the one truck that relocates the cans will be on site at 31 Main St., there will be no dumpsters left at 31 Main St. at any time and the business hours would be the same as the landscaping business. Mr. Verrengia seconded the motion; and it was voted by roll call, Mr. Verrengia – yes, Ms. Lockhart – yes, and Ms. Platt – yes.

## Minutes

Ms. Platt moved to approve the minutes of October 12, 2023, seconded by Mr. Breen, and voted; Mr. Breen – yes, Mr. Verrengia – yes, and Ms. Platt - yes.

Ms. Platt has given her notice to the Town that this will be her last meeting as a member of the Board of Appeals. She thanked the members and staff, Kathy and Gerry, for their insight and help in running the Board. She has spoken to the Select Board for reappointments for a voting member and for a new associate. Mr. Breen will be acting Chair until the Board selects a new Chair.

Ms. Platt moved to adjourn, seconded by Mr. Breen, and voted unanimously in favor.

Approved  DocuSigned by:  
81A7B0D9A22E49D... Dated 1/29/2024