



# Town of Reading

16 Lowell Street, Reading, MA 01867

## Zoning Board of Appeals

Ph: 781-942-6654 or Fax: 781-942-9071

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**Decision on the Petition of**  
Wayne Coffill  
**On the Property Located at**  
31 Park Ave

**Case No. 22-08**  
May 19, 2022

The Zoning Board of Appeals (the "Board") held a public hearing on Thursday, **May 19, 2022** at 7:00PM, in the Select Board's Meeting Room at Town Hall, 16 Lowell Street in Reading, Massachusetts to hear the petition of **Wayne Coffill** (the "Petitioner"). The hearing also allowed participation through remote and online measures. The Petitioner sought a Special Permit for an attached Accessory Apartment under Sections 5.3.2 and 5.4.7.2 of the zoning bylaws in order to allow the use an accessory apartment within their property located at **31 Park Ave**, Reading, Massachusetts (the "Property").

The Property is located in the **S-15** district, and includes a primary dwelling that totals **~1,900** square feet, which would allow for an Accessory Apartment up to 633 square feet. The applicant intends to construct a 24.3'x17.2' two-story addition to the west of the existing Single-Family home which would include a 539 square foot accessory apartment on the first-floor level.

Section 5.4.7.3 of the Reading Zoning By-laws provides the Performance Standards that shall apply to all Accessory Apartments. The Board discussed the standards with the Petitioner. The Board members concluded that the proposed addition with the accessory apartment, as shown on the below mentioned plot plan and architectural drawings, conforms to the performance standards of the Bylaw noted herein, to be eligible for a Special Permit. It was noted that the proposed addition did not require relief from any dimensional requirements of the S-15 zoning district nor the performance standards of 5.4.7.3. The Board found the design appropriate and not detrimental to the neighborhood.

The hearing was open to public comment. A Minot Street abutter (remote) stated support for the application and the efforts of the Accessory Apartment Bylaw. With no further statements the public comment portion of the hearing was closed.

The proposed addition is depicted on the submitted Certified Plot Plan (the "Plot Plan") dated March 28, 2022, prepared and certified by Scott M L'Italien, P.L.S #50815, PATRIOT Engineering, 35 Bedford Street Suite 4, Lexington, MA 02420. The proposed addition is depicted on architectural drawings sheets 1 through 11, prepared by The MZO GROUP, 335 Main Street #201, Stoneham, MA, 02180, which show the existing and proposed floor plans and elevations were submitted as part of the application and reviewed by the Board.

A motion was made and seconded, and the Board voted 4-0-1 in the affirmative to grant a Special Permit to the Petitioner under Sections 5.3.2, 5.4.7.2, in order to build an accessory apartment as reflected in and consistent with (1) aforementioned Certified Plot Plan and, (2) aforementioned Architectural Drawings included with the application, *consistent* with conditions hereinafter. The conditions of the Board's approval shall be as follows:

The Special Permit is conditioned upon the following:

1. The Petitioner shall submit to the Building Inspector a Certified Plot Plan of the proposed construction and proposed foundation plans, prior to the issuance of a foundation permit for the work.
2. The Petitioner's final construction plans for the new structure shall be submitted to the Building Inspector, along with the as-built foundation plan(s), prior to the issuance of a Building Permit.
3. The Petitioner shall submit as-built plans to the Building Inspector showing the completed construction immediately after the work is completed and prior to the issuance of an Occupancy Permit.

Any person aggrieved by the decisions of the Board may appeal to the appropriate court pursuant to M.G.L. c. 40A, § 17, within twenty (20) days after the date of filing this Decision with the Town Clerk. Notice of appeal with a copy of the complaint must also be filed with the Town clerk within twenty (20) days as provided in § 17.

This Special Permit shall not take effect until a copy of this Decision, bearing certification of the Town Clerk that twenty (20) days have elapsed after the Decision was filed in the Office of the Town Clerk and no appeal has been filed, or if an appeal has been filed within such time, is recorded in the Middlesex South District Registry of Deeds and indexed in the Grantor's Index under the name of the owner of record, or is recorded and noted on the Owner's Certificate of Title. The fee for recording or registering shall be paid by the Owner or Petitioner.

The person exercising rights under a duly appealed Special Permit does so at the risk that a court may reverse the permit and that any construction performed under the permit may be ordered to be undone.

**ON BEHALF OF THE READING ZONING BOARD OF APPEALS**

  
Andrew MacNichol, Staff Planner

**Board members sitting and voting on Case No. 22-08**  
CH, CC, PH, AG