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TOWN OF READING
ZONING BOARD OF APPEALS
DECISION ON THE PETITION OF ED MCCORMICK
FOR THE PROPERTY LOCATED AT
30 VALE ROAD, READING, MASSACHUSETTS

June 3, 2020
Case No. 20-02

The Zoning Board of Appeals (the “Board”) opened a public hearing via Zoom virtual meeting, in lieu of meeting in the Selectman’s Meeting Room at Town Hall, 16 Lowell Street in Reading, Massachusetts, at 7:00 PM on Wednesday June 3, 2020 to hear the petition of Mr. Ed McCormick (The “Petitioner”). The Petitioner sought a Special Permit for an attached Accessory Apartment contained within new construction of a single-family dwelling under Sections 5.3.2 and 5.4.7 of the Reading Zoning By-laws, on the property located at 30 Vale Road in Reading, Massachusetts (the “Property”).

The Petitioner’s Property is located in the S-15 Zoning District and is ongoing, new construction / expansion of a single-family residential property in which the Petitioner is requesting a Special Permit to include an Accessory Apartment within the new construction. The expanded dwelling with accessory apartment is depicted on a submitted Certified Plot Plan (“the Plot Plan”) titled Plot Plan of Land, #30 Vale Road, Reading, MA 01867, prepared by John D, Sullivan III, P.E. Woburn, MA and stamped by John D. Sullivan III, Massachusetts Professional Civil Engineer, dated February 4, 2020. Architectural drawings and layouts, numbered 0 through 7 prepared by Twomey Design 23 California Road, Reading, MA dated February 3, 2020, showing the existing single-family dwelling, its expansion and, proposed attached accessory apartment were also submitted and reviewed by the Board.

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 Ms. Nancy Twomey, architect and representative for the Petitioner. Following discussion and comment by Board members and, after opening and closing the hearing to public comment via Zoom virtual meeting, in which the Board heard numerous comments and concerns from neighbors, the Board concluded that the proposed accessory apartment, as shown on the certified plot plan and architectural drawings, conforms to the performance standards of the Town By-law noted herein and is eligible for a Special Permit.

A motion was made and seconded and the Board voted 5-0-0 in the affirmative to grant a Special Permit to Ed McCormick (the Petitioner) under Sections 5.3.2 and 5.4.7 of the By-laws in order to expand a residence for an accessory apartment on the property located at 30 Vale Road (Assessor’s Map20, Lot 233) in Reading, Massachusetts as detailed on and generally consistent with: (1) the aforementioned Certified Plot Plan and, (2) the aforementioned Architectural Plans.

Any person aggrieved by this decision of the Board may appeal to the appropriate court pursuant to Massachusetts General Laws Chapter 40A, Section 17, within twenty (20) days after the date of filing of this Decision with the Town Clerk. Notice of an appeal with a copy of the complaint must also be filed with the Town Clerk within twenty (20) days as provided in Section 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

A handwritten signature in cursive script, appearing to read "Damase Caouette", is written over a horizontal line.

Damase Caouette, Chair

Board Members sitting and voting on Case # 18-16
Chair Damase Caouette, Erik Hagstrom, Nick Pernice, Hillary Mateev, Robert Redfern