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**TOWN OF READING**  
**ZONING BOARD OF APPEALS**  
**DECISION ON THE PETITION OF S & L HOMES LLC**  
**FOR THE PROPERTY LOCATED AT**  
**17 LENETTA LANE, READING, MASSACHUSETTS**

**October 3, 2018**  
**Case No. 18-16**

The Zoning Board of Appeals (the "Board") held a public hearing on Wednesday, October 3, 2018 at 7:00 p.m. in the Selectman's Meeting Room at Town Hall, 16 Lowell Street in Reading, Massachusetts to hear the petition of S & L Homes LLC (The "Petitioner"). The Petitioner sought a Special Permit for an attached Accessory Apartment under Sections 5.3.2 and 5.4.7 of the Zoning By-laws on the property located at 17 Lenetta Lane in Reading, Massachusetts (the "Property")..

The Petitioner's Property is located in the S-20 Zoning District and is an ongoing, new construction of a residential property in which the Petitioner, at the behest of the future owner, is requesting a Special Permit to include an Accessory Apartment in the new construction. The proposed structure with accessory apartment is depicted on the a submitted Certified Plot Plan ("the Plot Plan") titled Plot Plan Lot 4 Lenetta Lane in Reading, MA, prepared by Christiansen & Sergi, 160 Summer Street, Haverhill, MA and stamped by Philip G. Christiansen, Massachusetts Professional Civil Engineer, latest revision date September 27, 2018. Architectural drawings and layouts, numbered 1 through 9 and, D-1 through D-5 prepared by KDK Design, Wilmington, MA dated May 11, 2018, showing the proposed residence and 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 Petitioner. Following discussion and comment by Board members and, opening and closing the hearing to public comment, the Board concluded that the proposed dwelling with accessory apartment, as shown on the aforementioned plot plan and architectural drawings, conforms to the performance standards of the 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 S & L Homes LLC (the Petitioner) under Sections 5.3.2 and 5.4.7 of the By-laws in order to construct a residence with an accessory apartment on the property located at 17 Lenetta Lane (Lot 4 of the approved subdivision of land) in Reading, Massachusetts as reflected on and generally consistent with: (1) the aforementioned Certified Plot Plan and, (2) the aforementioned Architectural Plans. This Special Permit is subject to ownership transfer of the future residence with accessory apartment to the future Property Owner by the Petitioner.

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

  
John Jarema, Chairman

Board Members sitting and voting on Case # 18-16  
John Jarema, Nick Pernice, Damase Caouette, Kyle Tornow, Robert Redfern