

MINUTES

Tuesday, December 1, 2009

Mr. Christopher Hayden, Chairperson, called the Tuesday, December 1, 2009 meeting of the Community Planning Commission to order at 7:30p.m. in Room 10 of the North Reading Town Hall, 235 North Street, North Reading, MA.

MEMBERS

PRESENT: Christopher B. Hayden, Chairperson
Patricia Romeo, Clerk
Warren Pearce
Neal Rooney

STAFF

PRESENT: Heidi Griffin, Planning Administrator

Minutes

Mrs. Romeo moved, seconded by Mr. Pearce and voted 4-0:

that the Community Planning Commission vote to accept the minutes of November 3, 2009 as written.

Mrs. Griffin gave an update to the Community Planning Commission for the following items:

Status of JT Berry Center

Mrs. Griffin spoke with Doug Fainelli, Attorney for Gutterez. They have started MEPA filing; but the project is currently put on hold due to the economy. From pure office perspective, unemployment continuing to rise, and they feel pure office will not work economically at this site. They would like to know if the town would consider a mixture of light manufacturing/distribution with office. A meeting has been set up with Doug and project manager on December 17th at 2:00pm to review future of site.

Drainage behind Shaws near Hillview

Mrs. Griffin spoke with Mike Soraghan, the town's engineer. During the permitting of Winter Hill Bank, an overflow pipe [not a full drain pipe because that would trigger a permit from Mass. Highway] was installed from Shaws into the state's drainage system on Route 28. The overflow pipe was designed to temporarily hold any water for no more than 6 hours. So, as of this point the drainage there should not be an issue. However, if the overflow pipe is not working, and/or flooding/standing water is occurring for more than 24 hours, it is not working as intended and can be addressed during the site plan review process for the Shaw's improvements in the future.

303 Main Street

Mrs. Griffin called Pat Buonopane. They are still pursuing the construction of the parcel; however, they are having difficulties securing an anchor tenant. He has plenty of tenants who are interested in 1,200-1,500 square feet of space, but he is reluctant to build a two million dollar building without an anchor tenant, which is understandable. She relayed to him concerns of the businesses across the street [Angelini in the past, and now Carucci oil] and he stated that he will install some black fencing to prevent the dust from blowing across the street.

On an interesting note, Pat indicated that he was going to merge his parcel with the former Honda Barn parcel and market Basket was going to buy and relocate there. Then, Honda Barn owners leased their property to an auto body shop. He is waiting for the new owners to move in and is going to try to work with them to relocate elsewhere on Route 28, although given the lease is signed that might be challenging.

Shop & Save – Christmas tree Shop

Mrs. Griffin stated that a developer, who wished to remain anonymous, indicated that Stop & Shop is indeed relocating to the former Shaws site, and that a Christmas Tree store will be occupying the Stop & Shop site. Apparently those leases/deals are all signed. Of course, this is not official but it seemed like the individual had it on good authority.

Mrs. Romeo stated that she has also heard rumor that the Christmas Tree store is looking at the location of the Stop & Shop in Reading.

Economic Target Application

Mrs. Griffin and the Town Administrator will be meeting with the Mass. Office of Business Development on December 3rd, to pursue the ETA application for the Concord Street area of town – and/or others if possible.

ADJOURNMENT AT 9:30PM

Respectfully submitted,

Patricia Romeo, Clerk