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Town of North Reading  
Massachusetts

TOWN CLERK  
NORTH READING, MA

*Community Planning*

**MINUTES**

**Tuesday, April 5, 2016**

Mr. Christopher B. Hayden, Chairperson called the Tuesday, April 5, 2016 meeting of the Community Planning Commission to order at 7:32p.m. in Room 14 of the North Reading Town Hall, 235 North Street, North Reading, MA.

**MEMBERS**

**PRESENT:**

Christopher B. Hayden, Chairperson  
William Bellavance, Vice Chairperson  
Warren Pearce  
Joseph Veno

**STAFF**

**PRESENT:**

Danielle McKnight, Planning Administrator  
Debra Savarese, Administrative Assistant

Mr. Hayden informed all present that the meeting is being recorded.

### **Minutes**

Mr. Veno moved, seconded by Mr. Pearce and voted 4-0: (Mrs. Romeo absent)

that the Community Planning Commission vote to table the minutes of March 22, 2016 until April 19, 2016.

### **Planning Administrator Update**

#### **Environmental Impact Report (DRAFT) for Water and Wastewater**

Mrs. McKnight stated that she put the draft into the dropbox for review. If the board has any questions or concerns she will pass along to the DPW.

#### **Contract for Broker**

Mrs. McKnight stated that the broker has been approved for the TRA and is in the process of being signed. She will be meeting with Fran Decoste on April 8, 2016, to go over whatever files or information is needed for the property. They will also be visiting the site to familiarize him with the area.

#### **13 Magnolia Road**

Mrs. McKnight stated that the septic system for this property is now located on the Eisenhaure Pond Park property. The Town Administrator, Michael Gilleberto asked if she could help facilitate a solution. She has been in touch with the homeowner to try to figure out how this can be fixed.

Mr. Pearce asked if this was another property line issue. It seems that they have been doing a couple of these at Town Meeting.

Mrs. McKnight stated that the first thing they had to do at Town Meeting was to authorize the town to sell or dispose a portion of the property because it was under Article 97 protection and this was approved. The second thing that needs to be done is to sell the property owner a portion of the town property so that they can install a new septic system, so they are proposing a land swap to avoid purchasing a whole other parcel.

Mr. Hayden stated that there are a lot of wetlands behind their home.

Mrs. McKnight stated that they are willing to give a portion of their property adjacent to other town property and to the pond.

#### Regional Transportation Grant

Mrs. McKnight stated that they received the grant for mobility that will be used for all of the towns within the North Suburban Region. The cost to do the study is \$25,000.00 and she will be working with MAPC and the other towns.

Mr. Veno asked what this study would do. Show us what we have, or what can be proposed?

Mrs. McKnight stated that the study will assess what the transportation situation looks like in all of the towns, together. Where people work and live and how they are getting there, who has access to the commuter rail service and how can we better get people who don't have the great access to the public transit to places where they do have public transit.

#### Housing Production Plan Grant

Mrs. McKnight stated that they are still waiting to see if they get this \$15,000.00 grant.

#### Warrant Articles

Mrs. McKnight stated that the Town Administrator and Finance Director asked if it would be possible to combine the planning department's three warrant articles (affordable housing plan, additional money to research senior housing and transit plan). She told them that it would be fine with her, but she needed to ask Town Counsel. Attorney Darren Klein of Kopelman & Paige reviewed this proposal and was also okay with this.

Mr. Pearce asked what the purpose was for this.

Mr. Hayden stated that originally it was put into the budget as a line item in professional services.

Mr. Pearce stated that he understands why it would be put into the budget, but he does not understand why it would be brought to Town Meeting because people are going to have questions for each individual item and one can sink the other.

Mrs. McKnight stated that she was concerned about one sinking another. The response was that if they ended up getting a grant for one, we could still have the additional money. She told them that she had no expectation to use extra money for housing if got money for transportation, but they would still prefer to see it put in as one.

~~**Charles Street Ext. - Definitive Subdivision - P.H. 8:00pm**~~0 Cedar Street

Mr. Hayden stated that the Board of Selectmen was discussing the property last night and he was told that the abutter's want the town to buy it.

Mrs. McKnight stated that she read the agenda and thought that the abutter's wanted to buy the property.

Mr. Pearce stated that he would think that the abutter would want to buy it because they need the property to complete the septic system.

Mr. Bellavance stated that he also read the agenda as the abutter wanting to purchase the property.

Mr. Hayden stated that the Board of Selectmen would have to put it out to bid even though the abutter wants to buy it.

Mr. Veno stated that they do need to put it out to bid, but they can refuse any other bid because if the bid is good for one property owner they can go with that.

**Charles Street Ext. – Subdivision Modification - P.H. 8:00pm**

Mr. Hayden informed all present that the meeting is being recorded.

Mr. Veno read the public hearing notice into the record.

Mr. Hayden informed Kip Ivester's attorney, Walter Jacobs that the public hearing was for the modification to the conditions on the subdivision.

Attorney Jacobs asked if there would be a discussion in regard to the invoices owed to the DPW.

Mr. Hayden stated that it is on for discussion this evening, but the board would be discussing the modification first. He went on to explain that there is no deadline for this subdivision. As soon as the subdivision was approved it was challenged by an abutter and went to court for six years. Whenever a decision goes to court the time stops, so if the board had signed this decision dated March 13, 2001, it would have expired March 13, 2003. Once the litigation is over and finalized then the clock starts. It took six years of that delay and then the Governor added a two year moratorium, twice and this added another four years. The board would like to put a time line on this condition, in that the roadways are built to binder.

Mrs. McKnight stated that the timeline would be for completion of ways, utilities and drainage.

Mr. Hayden stated that the binder is down, the utilities are in and the drainage has been completed.

Attorney Charles Gill stated that they welcome a reasonable deadline date.

Mr. Hayden stated that the board discussed March 1, 2017.

Mr. Bruno stated that there is not much left to be done. However, they are dealing with a moratorium with National Grid. He spoke to them and they were supposed to get back to him, but he has not heard anything as of today. They appear to be lifting the moratorium, but he does not have a date. He is also working with RMLD to get plans.

Mr. Hayden stated that he needs to go back to these companies and tell them he needs to get this done.

Mr. Pearce stated that if he is being held up by National Grid a caveat could be given. The board will need to be notified that they are being held up by this company.

Scott Gerokoulis of 3 Charles Street asked when the work on his property would be completed.

Mr. Hayden stated that this should be one of the first items to be completed.

Mrs. McKnight stated that she would like to receive a work schedule from the developer.

David Doyle of 4 Charles Street stated that this subdivision has gone on long enough. He understands the issue with the utilities, but giving extension, after extension to March 1, 2017 is too long.

Mr. Pearce stated that they need to have this time to finish the work.

David Doyle stated that the extension should only be until 2016. He is also upset that the construction vehicles are blocking the driveways.

Mr. Hayden stated that they spoke to Town Counsel in regard to the extension and were told they needed to give them reasonable time.. He also told the developer that the construction vehicles should not be blocking any driveways.

Dave Doyle stated that he thought that they should be using both Deerfield Drive and Charles Street to enter the site for construction and they have only been using Charles Street.

Michael Eastman stated that he would like to receive a copy of the construction schedule.

Dave Doyle stated that he would also like a copy of the construction schedule.

Mr. Hayden stated that all of the abutters on Charles Street had to be notified when work is being done on the roadway and given a chance to move their cars down the street so they are not blocked in.

Mr. Hayden closed the public hearing.

Mr. Veno moved, seconded by Mr. Pearce and voted 4-0: (Mrs. Romeo absent)

I move that the Community Planning Commission vote to modify the subdivision conditional approval dated March 13, 2001, to establish a deadline for completion of the Charles St. Ext. subdivision, including construction of ways, utilities and drainage, as well as required off-site work, to March 1, 2017. If not completed by this date, [unless an extension is granted for good cause,] the subdivision approval will be rescinded.

**Charles Street Ext. – Definitive Subdivision – bond funds**

Mrs. McKnight stated that the town engineer received an email (dated 4/5/2016) from Kip Ivester's Attorney Walter Jacobs. The attorney would like to request a continuance with the CPC and the town engineer supports this request. Attorney Jacobs wishes to meet with Town officials to discuss past events regarding the past drainage issues on Charles Street and continuation of the 36" drain on private (Gerokoulis) property. They are seeking reissuance of the street opening permit to Kip in order for him to complete the job.

The consensus of the board is to continue this discussion.

**383 Park Street – Definitive Subdivision – cont. P.H. @ 8:00pm**

Mr. Veno moved, seconded by Mr. Bellavance and voted 4-0: (Mrs. Romeo absent)

that the Community Planning Commission vote to grant the requested continuance of the public hearing for 383 Park Street until Tuesday, April 19, 2016 @ 8:15pm.

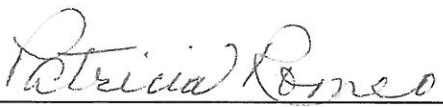
**291 Main Street – Site Plan Review/Retail Bldg. – cont. P.H. @ 8:00pm**

Mr. Veno moved, seconded by Mr. Pearce and voted 4-0: (Mrs. Romeo absent)

that the Community Planning Commission vote to grant the requested continuance of the public hearing for 291 Main Street until Tuesday, April 19, 2016 @ 8:15pm

Adjournment at 9:00PM

Respectfully submitted,

A handwritten signature in cursive script that reads "Patricia Romeo". The signature is written in dark ink and is positioned above a horizontal line.

Patricia Romeo, Clerk