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**Town of North Reading**  
*Massachusetts*

*Community Planning*

TOWN CLERK  
NORTH READING, MA

**MINUTES**

**Thursday, October 1, 2020**

Mr. Warren Pearce, Chairperson called the Thursday, October 1, 2020 meeting of the Community Planning Commission to order at 7:30p.m. via Virtual Meeting (Zoom, participants may call 1-301-715-8592, meeting code 9854300926.

**MEMBERS**

**PRESENT:** Warren Pearce, Chairperson  
Christopher Hayden  
David Rudloff

**STAFF**

**PRESENT:** Danielle McKnight, AICP  
Town Planner/Community Planning Administrator

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

Mr. Hayden read the Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the North Reading Community Planning Commission IS BEING CONDUCTED VIA REMOTE PARTICIPATION. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen to this meeting while in progress may do so by calling in 1-301-715-8592 and meeting code 9854300926.

### **35 Cedar Street – Extension of Time**

Mr. Hayden moved, seconded by Mr. Rudloff and voted 3-0: (Mr. Carroll and Mr. Bellavance absent)

that the Community Planning Commission vote to grant the requested extension time to complete the 35 Cedar Street Definitive Subdivision (including the binder, utilities and drainage) for one year until 10/2/20201.

### **205 Main Street – Plan Endorsement**

Mr. Hayden stated that he is concerned that the plan does not show what type of pad the dumpster will be placed on. The current placement is on asphalt and that does not work well with a dumpster constantly being placed on it. They may have issues with the Board of Health approving this. In the zoning bylaw it does state what a dumpster should be placed on.

Mr. Pearce stated that the bylaw requires that a pad be put down for a dumpster and the pad should be concrete.

Mrs. McKnight asked if this is an existing dumpster pad or is it new.

Mr. Hayden stated that he believes that it's new because it is shown in the parking lot and it doesn't state it on the plan, but it's existing.

Mrs. McKnight stated that she would contact the owner and let them know that they are required to use concrete for the dumpster pad.

Mr. Hayden moved, seconded by Mr. Rudloff and voted 3-0: (Mr. Carroll and Mr. Bellavance absent)

that the Community Planning Commission vote to endorse the plans entitled, "205 Main Street, North Reading, Massachusetts"; dated 2/26/2019, last revised 4/15/2019; drawn by LJR Engineering, Inc.

**Zoning Board of Appeals**

33 Cedar Street – On the petition of Omer Honca for a Special Permit for a Home Occupation buying and selling used cars at auction.

- The CPC does not object to the proposal as long as the Home Occupation regulations in the Zoning Bylaw are adhered to (Section 200-42).
- The CPC suggests asking what happens in the event a client does not accept a car, as cars should not be stored on the premises.
- The CPC recommends placing a one-year limit on the special permit with an option to review at the end of that period.

4 Oak Avenue – On the petition of Amtoine Harb for a Special Permit for a Home Occupation selling software & IT services.

- The CPC does not have any objections to the proposal as long as the Home Occupation regulations in the Zoning Bylaw are adhered to (Section 200-42).

140 Park Street – On the petition of Carolina Jamur for a Special Permit to operate a business as a health coach in a Local Business District.

1. Consider adequate parking for customers, which should be off street and on site; specify clients can't park in library.
2. Ensure adherence to any requirements of the health and building codes for personal hygiene showers/bathrooms etc.
3. discuss possible limits on number of clients at any given time
4. suggest the permit is good for one year, after which time renewal would be needed

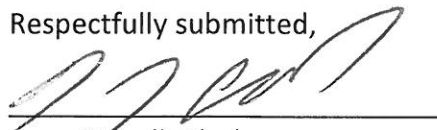
**Minutes**

Mr. Hayden moved, seconded by Mr. Rudloff and voted 3-0: (Mr. Carroll and Mr. Bellavance absent)

that the Community Planning Commission vote to approve the minutes of August 18, 2020, as written

Adjournment at 8:00PM

Respectfully submitted,

  
Ryan Carroll, Clerk