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Town of North Reading
Massachusetts

Community Planning

MINUTES

Tuesday, April 5, 2022

Mr. Warren Pearce, Chairperson called the Tuesday, April 5, 2022 meeting of the Community Planning Commission to order at 7:35p.m. in Room 14 of the North Reading Town Hall, 235 North Street, North Reading, MA.

MEMBERS

PRESENT: Warren Pearce, Chairperson
Jeremiah Johnston
David Rudloff

STAFF

PRESENT: Danielle McKnight, AICP
Town Planner/Community Planning Administrator
Debra Savarese, Administrative Assistant

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

Minutes

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

that the Community Planning Commission vote to accept the minutes dated March 1, 2022 as written.

15 Central Street / Ipswich River Park - banners

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

that the Community Planning Commission vote to approve the placement of two “36 x 96” signs at 15 Central Street / Ipswich River Park, special event banners at the entrance of the Ipswich River Park during the period of 5/22/2022 to 5/23/2023.

Economic Development Committee – appoint CPC member

Mr. Pearce stated that out of respect of Mr. Hayden not being at the meeting to accept the position, he would prefer to wait until the next meeting to make a vote.

5G Small Wireless Policy - discussion

Mrs. McKnight stated that it has been a while since they’ve discussed this policy and she wanted to be sure that everyone was okay with the draft as it is. She will then advertise it as a hearing and they can vote to adopt it, and it can always change it if they want to.

Mr. Pearce stated that he read through it and thought that the pricing was a little high.

Mrs. McKnight stated that she received those numbers from Town Council.

Mr. Pearce stated that his understanding from the Telecommunications Act was that companies were told that they were trying to get wireless service all across the country in order to get the frequencies that they were allotted. So, he’s wondering if they make it too onerous if it just won’t fly.

Mrs. McKnight stated that she did work closely with Town Counsel to be sure that they had something in place and Town Counsel felt that the amount of restriction in this was the amount that they would be allowed to have. But, this is very new with the small cell and towns have a lot less power with it than they do with regular wireless. So we’re still finding out what’s going to be challenged, but Town Counsel thought that for now this would be the right level.

The consensus of the CPC is to have a hearing and vote to approve the draft that is in place.

Cranberry Meadow Estates – plan endorsement

Mrs. McKnight stated that the plan is not ready for endorsement at this time because there is a condition that the developer receives Conservation Commission approval and they haven't filed with Conservation yet.

Mr. Rudloff stated that he was absent from the meeting when the Conditional Approval was approved by the CPC. But, he did not think that the amount being offered to the Community Development Fund, by the developer to receive a waiver from constructing a second sidewalk in the proposed subdivision is enough for the CPC to use to build a sidewalk in another area of town. He suggested that the amount be increased for future applicants who are asking for waivers.

Mr. Pearce stated that over the years he has been cautioned by the town engineers about over developing the infrastructure because of the cost of maintaining it.

Mr. Rudloff stated that he does understand and agrees, but a developer does budget for all of the items shown in the regulations and when the CPC lets a waiver go through, there should be compensation for it and it should be a higher amount than what was given for the Cranberry Meadow Estates.

Zoning Board of Appeals

3 Janice Avenue – On the petition of Lisa Neukuckatz for a home occupation special permit to run a medical billing office.

- The CPC does not object to the request, provided the business adheres to the criteria of §200-42.

37 Southwick Road – On the petition of Robin Beck-Miller for a home occupation special permit to run a private counseling practice.

- The CPC does not object to the request, provided the business adheres to the criteria of §200-42. In particular, there must be no clients present in the home.

158 Haverhill Street – On the petition of Dennis Friedrich for a home occupation special to run a crypto-currency on-line business.

- The CPC does not object to the request, provided the business adheres to the criteria of §200-42. The CPC does not recommend asking the applicant to address whether infrastructure needs for this business are adequate, since impacts to electrical and internet services could be substantial if data mining for cryptocurrency is taking place.

172 Park Street – On the petition of Gensler, representative for FleetBoston CC#88322 for a variance for lighting upgrade.

- No comment.

189 Park Street – On the petition of the Town of North Reading, North Reading High School for a variance to allow an illuminated sign for replacement of the existing sign.

- The CPC recommends about the expected hours of illumination of the sign. It is possible that the brightness may need to be adjusted if there are impacts to abutting residences.

340 Main Street – On the petition of Michael Laws for a special permit to run a detail and auto repair shop business.

- The CPC notes that the site needs to be cleaned up and that this is an entrance to the Town. Previous concerns about the site were noted in an earlier memo from the CPC, which is attached; these concerns still remain.
- It was not clear from the application whether there are two businesses on the site now. If there are two uses, detailing and auto repairs, there may be concerns about both. For example, is there an appropriate drain system for these uses? Aquifer Protection District Special Permit may also be needed from the ZBA if chemicals are being stored.

14 Concord Street – Site Plan Review – P.H. 8:00PM

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

that the Community Planning Commission vote to grant the requested continuance of the public hearing for 14 Concord Street until Tuesday, April 19, 2022 @ 8:00PM.

Planning Administrator Update

Wastewater Studies

Mrs. McKnight stated that she has been working with Joe Parisi, DPW Director and Kleinfelder, consultant for the town. They are working on gathering business contacts and getting the project off the ground.

Economic Development Committee is planning on two events this year. They want to continue their tradition of having a business networking event, in the spring and the fall, prior to a Special Town Meeting for sewer.

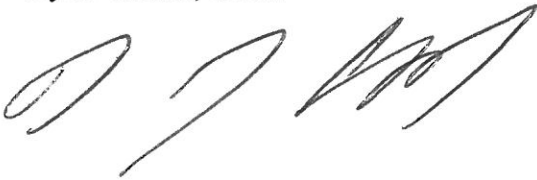
9 Shay Lane – DCI invoice

Mrs. McKnight asked the CPC if they would be in agreement to pay DCI \$2,020.00 for services rendered regarding requests made by this commission for inspections on 9 Shay Lane.

The consensus of the CPC is to pay the invoice.

Adjournment at 8:50PM

Respectfully submitted,
Ryan Carroll, Clerk

A handwritten signature in black ink, appearing to read 'Ryan Carroll', is written over the typed name.