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Town of North Reading  
Massachusetts

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NORTH READING, MA

*Community Planning*

**MINUTES**

**Monday, October 3, 2016**

Mr. Warren Pearce, Chairperson called the Monday, October 3, 2016 meeting of the Community Planning Commission to order at 7:30p.m. in Room 9 of the North Reading Town Hall, 235 North Street, North Reading, MA.

**MEMBERS**

**PRESENT:** Warren Pearce, Chairperson  
William Bellavance, Vice Chairperson  
Jonathan Cody, Clerk  
Christopher B. Hayden

**STAFF**

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

**Discussion of CPC warrant articles for October 17, 2016 Town Meeting:**

The CPC reviewed warrant articles submitted for the October 17, 2016 Town Meeting warrant. Ms. McKnight explained concerns that have arisen concerning the provision in the Highway Business warrant article that would potentially allow significant new residential development on Route 28 by right. Mr. Bellavance suggested changing this proposal from as of right to a special permit use. The CPC members discussed various development scenarios where residential would be possible. Mr. Cody felt that large apartment complexes were unlikely due to the lot sizes in the area as well as septic issues. Mr. Bellavance stated that the town has always been residential and was unlikely to become a strong commercial area. Ms. McKnight said she just wanted to ensure that the CPC wanted to see what the zoning could possibly produce and if we don't want to see this scenario we should not zone for it. Mr. Pearce stated that holding off on this one provision in the zoning (allowing multi-family) would be best, and then the CPC could bring it back in June as an overlay so that it could be limited to the area the MAPC study had focused on (the parcels near route 62).

School enrollment projections were discussed (they are stable and projected to decrease a little over the next few years). Mr. Pearce stated that school enrollments were considerably higher when he was in school.

Mr. Bellavance pointed out that in the provision limiting residential to 80% of a lot, there is nothing to prevent senior housing from being the other 20%, or vice versa.

Given the need to make revisions and possibly limit the area proposed for multifamily housing, the consensus of the CPC is to remove the provisions relating to residential uses.

The meeting reconvened at the Board of Selectmen's hearing at 8:00 p.m. in Room 14.

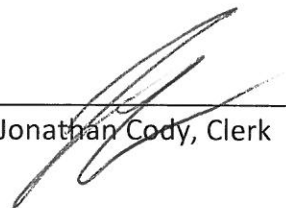
The CPC presented the proposed warrant articles, including the proposed removal of the residential provisions. The CPC also answered questions about the funding article for the warrant (article 10) to do a feasibility analysis and concept plan for a package treatment plant and accompanying development scenario for a portion of route 28 in the vicinity of Winter Street.

Following the presentations, Mr. Cody moved, seconded by Mr. Hayden and voted 4-0: (Mr. Veno absent)

that the Community Planning Commission vote to support to the proposed changes to §200-39 Highway Business District at the October 2016 Town Meeting, as presented at the Board of Selectmen's meeting this evening.

Adjournment at 10:15PM

Respectfully submitted,



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Jonathan Cody, Clerk