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Community Planning

TOWN CLERK
NORTH READING, MA

MINUTES

Tuesday, May 5, 2020

Mr. Warren Pearce, Chairperson called the Tuesday, May 5, 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 88332185267.

MEMBERS

PRESENT: Warren Pearce, Chairperson
Ryan Carroll, Clerk
Christopher Hayden

STAFF

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

OTHERS

PRESENT:

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

Mr. Pearce 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 883321185267.

2 Chester Road – Determination of Access - plan endorsement

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

that the Community Planning vote to endorse the plan entitled "Unaccepted Street Improvement Plan, Hanson Road, North Reading, Ma. 01864", dated 10/20/2008; revised 1/2/2009 & 2/25/2020; prepared by JM Associates.

Mr. Hayden stated that it's obvious that this plan is for 1 & 2 Chester Road, but it looks like the engineer is not considering Hanson Road.

Mrs. Savarese stated that she recalls there was an issue with naming the road Chester Road because there is a Chester Street.

Mr. Hayden stated that the name on the plan is "formerly Hanson Road" it doesn't have a name on it for the two lots.

Mrs. McKnight stated that it did say Chester Road, but we asked them to change it back to Hanson Road.

Mr. Pearce asked where the frontage on this is, the frontage is on Chester Road. Chester Road is actually the road that goes across the frontage of the property.

Mr. Hayden stated that he believes Chester Road is their legal frontage. Chester Road is still a road. How do you get to Chester Road from Old Andover Road? The fire department needs to have a street address.

Mrs. McKnight stated that they have to build out everything from Old Andover Road all the way down, until the limits of pavement.

Mr. Hayden stated that the driveway that is there that they are going to build out is a driveway for Old Andover Road with an Old Andover Road address. It doesn't have a roadway on it, they are calling is Formerly Hanson Road.

Mr. Pearce stated that he believes that it is still Hanson Road because Mr. Waeltly lives on the corner and has a Hanson Road address.

Mrs. McKnight stated that she doesn't know when the name change happened, but it's interesting that we have it in all of the records as Chester Road and there's a street sign that says Hanson, but there is a Hanson Road.

Mr. Pearce stated that it definitely looks like it goes down Old Andover Road to Hanson Road and a left on Chester Road.

Mr. Hayden stated that there is only one Hanson Road listed on the GIS maps that they are discussing.

Mr. Pearce stated that since the CPC has already voted on this plan to approve it the way it is and we make changes on it, it may require us going back and voting again on it, as opposed to asking for a minor modification on the plan and there would be a question recording a plan without a street name on it.

Mr. Hayden stated that it would probably be fine if "formally" was not on the plan.

Mrs. McKnight stated that she remembers sending a letter to the Assessor's office in 2013, requesting the name change and being told no because even though we have a Chester road and Chester street it is not an E911 concern.

Mr. Hayden stated that the road that goes by these two lots is actually a driveway for 59 Old Andover Road.

Mrs. McKnight stated that this shouldn't eliminate any right-of-way that currently exist. All its doing is giving frontage.

Mr. Pearce stated that he believes that the owner of 59 Old Andover Road gave permission for the lots to use the driveway as access.

Jack McQuilken of JM Associates joined the meeting at 8:16PM.

Mr. Pearce asked Mr. McQuilken where Hanson road comes in and taking a curve to the left, the plan that they are looking at shows the road coming all the way down to Chester Road, it goes in front of numbers 42 & 52, and then takes a left hand turn to Chester Road. The question is that the road comes down onto a private piece of property and the CPC didn't realize that was private. Does the person that owns that property know that a road is being constructed to get to Chester Road?

Mr. McQuilken stated that going back to 2008 and if he's remembering right, Atty. Don Bornstien worked on this for the Board of Appeals and he believes that they technically have an easement over Hanson Road and the Board of Appeals approved it for those lots.

Mr. Pearce stated that the frontage for lot 52 is actually on 2 Chester Road. So, Hanson road in reality is only a tiny road that comes into Livingston Road. So, don't you need permission from the people of Lot 52 to run a road down their land?

Mr. McQuilken stated that he would have to go back into his records and get something from Atty. Bornstien. He believes that Lots 52 & 63 have easements over that strip.

Mr. Hayden stated that the strip of land is called "formerly Hanson Road" on it and it needs to have a real street name.

Mr. Pearce stated that it needs to have a street name for the fire department to get to Chester Road.

Mr. McQuilken stated that he would review his files and get some information.

Mrs. McKnight stated that she has found some correspondence regarding mutual agreements for a private way and another one for a private driveway, but it's only signed by Marsha Sullivan, not Jonathan Bird.

Mr. Pearce stated that it would clearly be a private road, but he is concerned with going too far with giving permission on private land and approving a plan without an address on it.

Mr. Pearce asked the CPC to rescind their motion to approve.

Mr. Carroll & Mr. Hayden rescinded there motions.

The matter will be taken up again on May, 12, 2020.

Adjournment at 8:46PM

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ryan Carroll', is written over a horizontal line.

Ryan Carroll, Clerk