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Town of North Reading
Massachusetts

Community Planning

TOWN CLERK
NORTH READING, MA

MINUTES

Tuesday, March 6, 2018

Mr. William Bellavance, Chairperson called the Tuesday, March 6, 2018 meeting of the Community Planning Commission to order at 7:33p.m. in Room 14 of the North Reading Town Hall, 235 North Street, North Reading, MA.

MEMBERS

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

STAFF

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

Mr. Bellavance informed all present that the meeting was being recorded.

35-37 Main Street – Minor Modification/drainage

Mr. Matthew Waterman, PE of Landtech Consultants stated that they have been coordinating with the architect and plumbing engineer to match all design features of the project. The approved site plan had a roof drain system that captured mansard roof drainage from the North (left), West (front) and South (right) sides of the building that would lead into the infiltration system. The East (rear) side of the building has a mansard roof that is not captured by a gutter, but weather sheet flows into the wetlands. It has been determined that they need to slightly reconfigure the roof drain system to better accommodate the mansard roof and final gutter design. (See Landtech letter dated 2/12/2018.) He spoke to Leah Basbanes of the Conservation Commission and she reviewed the minor modification and has no issue with the change. It looks like it will better serve the wetland. She does want to be sure however, that the mouth of culvert outlet will have some rip rap to break the energy for the water flow and prevent soil erosion.

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

- that the Community Planning Commission voted to approve the plan entitled "Construction Layout Plan, 35-37 Main Street, North Reading, MA; dated 1/13/2017, revised 2/2/2018; drawn by Landtech Engineering with the following conditions:
 - Provide rip-rap at roof drain outlet
 - Provide bollards to protect gas meter bank

35-37 Main Street - Signage discussion

Mr. Matthew Waterman, PE of Landtech Consultants stated that the proposed retail signage for Main Street is similar to the sign at the Chelmsford facility. The signs will be externally downward facing lit, double sided, 5½' x 5½', wood with placards that can be changed out.

Mr. Bellavance stated that he likes the look of the proposed sign.

Mr. Cody stated that the sign in the picture is internally lit.

Mr. Waterman stated that it is an externally, illuminated cabinet sign.

Mr. Hayden stated that there are two signs being proposed.

Mr. Waterman stated that they are proposing two signs.

Mrs. McKnight stated that the bylaws state that there can be two free-standing signs if the property has frontage on two streets. She believes that two signs can be erected through a Special Permit and was going to speak to the building inspector to clarify this.

Mr. Hayden asked what the other sign would be used for.

Mr. Waterman stated that it would be for the storage facility.

Mr. Hayden stated that the setbacks from the right of way are non-conforming for the proposed signage.

Mrs. McKnight stated that if the existing two signs are still standing then they are grandfathered.

Mr. Waterman stated that they can conform to the setbacks.

Mr. Bellavance stated that he would prefer one sign.

Mr. Cody stated that he would also prefer one larger sign, over two signs.

Mr. Pearce stated that if the signs are moved to conform they lose the grandfathering status.

Mr. Cody would like more detail for the second sign.

Minutes

Mr. Cody moved, seconded by Mr. Hayden and voted 4-0:

that the Community Planning Commission vote to approve the minutes of February 27, 2018 as written.

Zoning Board of Appeals

Mr. Bellavance recused himself from the discussions.

6 Belleflower Road – On the petition of James Petitto, for a variance for an above ground pool per the setback requirements.

The Community Planning Commission doesn't object to the application subject to:

- Abutters do not object.

6 Travelled Way – On the petition of Michael Stanish, for a variance to add a cantilever to the front and rear of the new structure and to adjust the foundation per the setback requirements.

The Community Planning Commission does not object to the application subject to:

- Abutters do not object.

7 Cogswell Street – On the petition of Brandon Johnson, for a home occupation special permit for a landscaping business.

- Comply with North Reading Rules & Regulations §200-42
No person other than the residential occupant(s) shall be employed therein;
Not more than three hundred (300) square feet shall be devoted to such use; and
There shall be no display of goods, wares or signs related to the home occupation visible from the exterior.
- Abutters do not object

169 North Street – On the petition of Demetri & Margarita Miras, for a variance for an addition per the setback requirements.

The Community Planning Commission does not object to the application subject to:

- Abutters do not object.

197 Main – Site Plan Review/dumpsters – P.H. 8:00PM

Mr. Bellavance stated that he has concerns with the dumpsters not being emptied before being brought to this site. He is also concerned with the spillage of lights onto abutting properties.

Mr. Russell Howse of 197 Main Street stated that he would make changes, so that the lighting does not spill over.

Mr. Bellavance referenced the Board of Health, Police department and building memos into the record.

Anthony Balzotti of Reliable Dumpster stated that the dumpsters are only used for construction materials and if the dumpsters are not emptied they are brought to 60 Concord Street.

Mr. Howse stated that he was informed about the complaints of the early pick up of trash on this site. He informed JRM that they can only pick up after 7:00am and they now come around 8:00am.

Attorney Joe DiBlasi stated that he is representing Chris Herrick who recently bought the property at 13 Plymouth Street. They believe that the use is not allowed in the district. He reviewed the bylaws 200-35, 200-36(A)(4) and 200-28(E).

Mr. Bellavance asked what the building inspector's views were on this.

Mrs. McKnight stated that the building inspector told her that he considered it to be outdoor storage that would only be allowed by Site Plan Review process. She can get more clarity on his decision if the board wants her to.

Mr. Pearce asked if the storage of materials is required to be fenced.

Mrs. McKnight stated that she believes it is the dumpster being stored, not building materials.

Mr. Pearce asked if there was another location in town that they was allowed this type of storage by Special Permit or by-right.

Attorney DiBlasi stated that this is detrimental to the neighbors.

Leanne Fierro of 18 Plymouth Street submitted photos showing debris in these dumpsters. This is a quality of life issue. She also documented on February 2nd that these dumpsters were being picked-up by the company at 6:30am and the noise is very loud. She has requested that a cease and desist be put on the property, but this was not done.

Mr. Howse stated that this was JRM picking up at that early hour.

Mr. Pearce asked Mr. Howse how long ago he notified JRM not to pick up.

Mr. Howse stated that it was approximately 3 weeks ago. He is usually in his office at 6:30am at this property and it was not Reliable Dumpster picking up or making the noises.

Ruth Fierro of 18 Plymouth Street stated that she is concerned that these dumpsters are not emptied and this debris is going to contaminate the wetlands. She also stated that there was not a problem with JRM picking up over the past years. The noise started when Reliable started putting their dumpsters on the site.

Mr. Bellavance stated that conservation has made mention of this.

Cindy LaRose of 6 Plymouth Street stated that she has also heard the noise of the dumpsters being picked up at 3 and 4am. This is unacceptable.

Mr. Bellavance stated that if this does become a Special Permit there will be conditions.

Ruth Fierro stated that this is a residential area and does not understand how it can be allowed.

Mrs. McKnight stated that they are allowed to extend the commercial use 30' into the residential zone.

Mr. Howse stated that he will not allow the dumpsters to be picked up or dropped off at unreasonable hours. If this happens he will not allow the dumpsters to be stored on his site.

Mr. Hayden stated that he does not like the idea of these dumpsters so close to a residential neighborhood.

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

that the Community Planning Commission vote to grant the requested continuance of the public hearing for 197 Main Street until Tuesday, April 3, 2018 at 7:45PM.

Adjournment at 9:00PM

Respectfully submitted,



Jonathan Cody, Clerk