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Town of North Reading
Massachusetts

Community Planning

TOWN CLERK
NORTH READING, MA

MINUTES

Tuesday, April 18, 2017

Mr. Warren Pearce, Chairperson called the Tuesday, April 18, 2017 meeting of the Community Planning Commission to order at 7:30p.m. in Room 14 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
Joseph Veno

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. Cody moved, seconded by Mr. Hayden and voted 5-0:

that the Community Planning Commission vote to accept the minutes of March 5, 2017 as written.

Mr. Cody moved, seconded by Mr. Veno and voted 5-0:

that the Community Planning Commission vote to accept the minutes of March 13, 2016 as amended.

Mr. Cody moved, seconded by Mr. Hayden and voted 5-0:

that the Community Planning Commission vote to accept the minutes of March 21, 2017 as written.

2 Mid Iron Drive – bond release

Mr. Cody moved, second by Mr. Bellavance and voted 5-0:

that the Community Planning Commission vote to release the \$1,500.00 bond being held for the Completion As-built plan for 2 Mid Iron Drive.

Stump Avenue - discussion

Mrs. McKnight stated that an engineer came in to speak to her about doing a possible subdivision. There are two lots that are undeveloped and a paper street that he would be asking to build out. He had asked her if he could be on the agenda to talk informally to the board. He then notified her and told her that they needed more information on the property and asked to be on the next agenda.

Planning Administrator Update

113 Haverhill Street

Mrs. McKnight stated that Ed White came in to discuss the landscaping plan. He told her that he was aware of the plan, but did not know that he was supposed to follow the planting design. He did tell her that they would make any changes if the board requested, but also wanted the

board to know that the planting of trees and bushes were done in accordance with the spacing allowed on the site.

The consensus of the commission is that they would do an individual site visit and would send the planner their review.

35-37 Main Street – Site Plan Review – cont. P.H. 7:45pm

Mrs. McKnight stated that she was under the impression that the applicant would be continuing the meeting, but she did not receive correspondence stating this. The engineer did state that they were having problems with their email.

Mr. Bellavance asked if the applicant had provided any information regarding the abutting property located at 14 Damon Street. (pool located on 35-37 Main Street property)

Mrs. McKnight stated that they did not mention the abutting property.

Mr. Hayden asked Mrs. McKnight if she would mention 14 Damon Street to the engineer/applicant to see if they had a solution to this issue.

Mr. Cody moved, seconded by Mr. Hayden and voted 5-0:

that the Community Planning Commission vote to grant the requested continuance of the public hearing for 35-37 Main Street until Tuesday, May 16, 2017 @ 8:30PM.

10 & 12 Mt. Vernon Street/Eaton Circle – Definitive Subdivision – cont. P.H. 8:00pm

Attorney Jill Mann stated that the proposed subdivision plan shows 7 lots. (6 new and 1 existing) The last time they met with the board there were a number of issues that were brought up that are independent from the stormwater review that they have addressed and revised the plan accordingly.

1. Darren Mini of 13 Mount Vernon Street – Where the new road is proposed will cause the headlights of the vehicles exiting the subdivision to shine into his home. They are proposing off-site improvement by planting rhododendrons (approx. height 4'to 8') on his property.

Mr. Pearce asked if the homeowner was in approval of the plantings.

Attorney Mann stated that they were going to show him the plan this evening, but because he is absent they will contact him before the next meeting.

2. Stop signs and water hydrant.
3. Modification to lot 7 to provide a wider breath at the pinch point. Note: There is no way to traverse this area because it is completely wet.
4. Not shown on plan: Monumentation – iron rods will be placed to mark all lot lines.
5. Proved outside site distance at 35. They would like to have the town engineer review this before they add it to the plan.

Chris Sparages of Williams & Sparages displayed the changes made to the plans as explained by Attorney Mann. They are currently working on the responses for the peer review done by Design Consultants, Inc. and will also consult the town engineer. They Conservation Commission voted to close the public hearing based on the peer review for Stormwater Management, at their last meeting.

Mr. Hayden asked if he could elaborate on the 5% levelling.

Chris Sparages stated that the North Reading Rules & Regulation requirements for levelling to be provided are: "if the slope of the road within the first 150' is steeper than 5%". So, they purposely designed the road to be less than 5%.

Mr. Pearce asked at what percentage is the road and how difficult would it be to get to 3%.

Chris Sparages stated that they are at 4.75%. They have catch basins at the entrance and because they are shallow structures, they don't know if they drop the road anymore if the catch basins will capture the water as proposed.

Melissa Umano of 22 Mt. Vernon Street stated that she is concerned with Mt. Vernon Street already being used as a cut-thru for vehicles. Currently the road is poorly maintained and adding more traffic is only going to make it worse.

Mrs. McKnight stated that she would check with DPW to see road work is scheduled to be done.

Mr. Cody moved, seconded by Mr. Hayden and voted 5-0:

that the Community Planning Commission vote to grant the requested continuance of the public hearing for 10 & 12 Mt. Vernon Street until May 16, 2017 @ 8:15pm.

RFP-Lowell Road

Mrs. McKnight stated that she and is finalizing the RFP with the Town Administrator. He wanted her to reformat it, a little, but it is basically the same. He also suggested that the board

think about asking for proposals, for this scope, but possibly an additional scope for any other properties the board may want to add, if it would be beneficial to the study.

The consensus of the commission is that the scope should not be expanded because the area would become too unwieldy for the study.

9 Nichols Street – Definitive Subdivision – P.H. 8:30pm

Mr. Cody recused himself from the public hearing because of ownership interest.

Mr. Hayden read the public hearing notice into the record.

Mr. Luke Roy of LJR Engineering stated that the proposed definitive subdivision is located off the end of Nichols Street. The total land area of the site is 5.63 acres. The existing Nichols Street is approximately a 700', dead-end, off the East side of Main Street (Rte. 28), it is an existing 40' right-of-way, approximately 24' paved width at the location nearest to the site development. The existing right-of-way for Nichols Street is paved, up to a point. Basically coinciding with the driveway at 15 Nichols St. and then there is a portion of the right-of-way that is unconstructed and that is where the frontage of the proposed development is accessed.

The majority of the proposed site is in the Resident A (RA) zoning district. The current site is entirely wooded and bounded by properties on the North and East, (the rear of Spruce Road). Teresa's Church is located on the Southern boundary and is approximately 150' from the southern boundary. The properties located at 9, 11 and 15 Nichols Street abut the property from the West. There are two wetland areas on the property that have been delineated. Location: In the south-westerly corner and the other is a small, isolated wetland in the south-easterly corner. There is a Floodplain Resource area, but it is confined to the wetland area, so there is no impact to it with this project.

Overview: Topography and Drainage

There is a high point on the easterly side of the property and drains in a south-westerly direction. There is a small area that drains into the wetlands. The soils on the site are generally HSG A soils, fairly well drained with loamy sand. The project is not located within the Groundwater Protection District.

The applicant is proposing a 400' roadway coming in off of Nichols Street with a 50' right-of-way, with a 120' diameter cul-de sac at the end. A 28' wide, paved width for the roadway that meets the subdivision requirements. The existing Nichols Street, at the end is currently 24' wide and that is a 44' right-of way. So, they are proposing to construct that, connecting to the 24' section and basically transitioning up to the 28' width at the new right-of-way. Vertical,

granite curbing and a 5' sidewalk are proposed. All five lots will front on the new roadway and meet the dimensional requirements of the RA zone. Each lot will be serviced by its on subsurface septic system. Water service to the site will be provided by connection of a new 8" CLDI water main to the existing water main located in Nichols Street. There is an existing hydrant at the end of Nichols Street that will remain and a new hydrant will be added.

Roadway Grading

There is a small hill/hump off the end of the existing Nichols Street. The new road will have to be cut into this area and therefore, there are a couple of short retaining walls that are required to achieve that grading and they are proposing masonry for these walls. There is also a retaining wall to support the grading of the cul-de-sac, it will be a blind wall and will face the wetlands, so they are proposing this to be a large block retaining wall.

Drainage/Stormwater Design

Roadway runoff is proposed to be controlled/guided via granite curbing to deep-sump hooded catch basins and drain collection systems leading to a sediment forbay and infiltration basin with outlet control structures. Two of the proposed homes roofs are proposed to connect/drain to subsurface infiltration chamber systems. Recharge requirements are satisfied by static storage volumes in the infiltration basins and roof drain infiltration systems.

Erosion control methods and procedures are detailed in the site plans. Construction phase and long term operation and maintenance of Stormwater systems are detailed on the site plans and in the Stormwater analysis report.

Mr. Pearce stated that he is concerned with the traffic turning left off of Nichols Street, onto Main Street and would like for them to look at this. How tall is the proposed wetland wall, at the end of the cul-de-sac?

Luke Roy stated that it will be approximately 4' to 5' in height, with a timber guardrail.

Mr. Bellavance stated that he is also concerned with the traffic exiting off of Nichols Street. He also wanted to know if the retaining walls on the top corner would become the town's responsibility for maintaining.

Mrs. McKnight stated that the feedback she usually gets from the town engineer is that the town usually prefers that the walls be located on private property, so that the town is not responsible for the maintenance.

Mr. Bellavance wanted to know if the retaining wall at the end of the cul-de-sac, sprawling over a couple of properties would have to be maintained by the town.

Mr. Pearce stated that he assumes that the walls at the top would be in the right-of-way.

Luke Roy stated that they would be located in the right-of-way.

Mr. Hayden noted the dead-end street and no water loop. So, right now the road is at its max. without a water loop of 500'. Actually it's more than max if it is 700', but this was well before they thought of water being an issue. Running another 400', not looping the water will bring it over a 1000'. So, there are two issues: the length of the dead-end and the un-looped water.

Luke Roy stated that as far as the water goes that would be something that they would request the Commission to consider a waiver, if the Water Department supported it or thought that the flow would be adequate. They are calling it Nichols Street Ext. because it is an extension.

Mr. Hayden stated that it is still an extension from an existing dead-end street. He would also like have the flow calculation submitted.

Mr. Pearce stated that they would get a recommendation from Mark Clark of the Water Department.

Mr. Hayden asked what color blocks would be used for the retaining walls. He suggested that the color brown blends better.

Luke Roy stated that at this time they have not decided on the color of the block.

Mr. Pearce asked if they had looked at other alternatives to loop the water main, such as Spruce Road or an easement.

Luke Roy stated that they did not, but those would be the two logical routes.

Mr. Hayden asked if there was an existing sidewalk on Nichols Street. If not, he wanted to know if they could continue a sidewalk down the older part of Nichols Street.

Luke Roy stated that there is not an existing sidewalk. They labelled the width at the end of Nichols Street which was 24' and it varies. Specifically at the culvert and would make it difficult to construct a sidewalk. He will provide additional information.

Jason Howse of 12 Nichols Street stated that turning off and onto Nichols Street is definitely a huge concern. He does not believe that the current road does not support two-way traffic. A sidewalk will not fit, unless they take land from the abutters.

Mr. Pearce stated that there is a 40' wide layout of roadway, although some of the abutters may be using it, but it does belong to the town, which would be enough room to construct a sidewalk.

Frank Moda of 45 Spruce Road asked if there was going to be a concerted effort to keep some of the greenery and trees. He also wanted to be sure that his stone wall would remain.

Luke Roy stated that they are going to keep trees as greenery as shown on the plan submitted. and they have no intention to do anything to his wall.

Joana Pintzopoulos of 16 Nichols Street stated that she would like to have a sidewalk constructed. It would be safer for the children to walk down the street to Main Street.

Mr. Pearce stated that they first need to be sure that there is safe access for vehicles.

Frank Moda asked what the time line would be for this project.

Luke Roy stated that it would be approximately 2 years from start to finish.

Shirley Yang stated that her friend's English (Changqi Wang of 15 Nichols Street) is not very good and she was asked to speak for her. The road is very narrow and she wanted to know if the utilities could be buried to help make the road wider.

Mr. Pearce stated that they do not have to bury the utilities because the roadway is already wide enough at 40'.

Shirley Yang asked if the 90° radius could be changed at the end of the proposed road.

Mr. Pearce stated that there is not enough room to make a change of any substance.

Changqi Wang of 15 Nichols Street stated that her property is located at the end of Nichols Street where the road is proposed. (see attached letter)

John Anderson of 43 Spruce Road stated that he is concerned with the water and his leaching field.

Luke Roy stated that because of the topography of the land the water would not be flowing up towards his property.

Shirley Yang asked if the heavy equipment being used to build the development causes damage to the roadway, if it would be repaired and also what the hours of construction would be.

Mr. Pearce stated that If any damage is done to the road it would be repaired and a construction sequence would be given to the planning department, but there is a standard time that the construction cannot began until 7:00am.

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

that the Community Planning Commission vote to grant the requested continuance of the public hearing for 9 Nichols Street until Tuesday, May 16, 2017 @ 9:00pm.

Planning Administrator's Update

157 Main Street/Firestone

Mrs. McKnight stated that she received a request for the bond to be release, but there was some confusion regarding the as-built plan. There had been certain areas that had been indicated as pervious pavement and others that were not and there was difference in the planning department's plan and conservation's plan. She and Mr. Hayden went out to the site; they saw the pervious asphalt in the rear of the property, but not in the other area indicated on the plan. She spoke to the town engineer who went out to the site on a rainy day and told her that that the pervious asphalt in the rear was working and he was satisfied with it. In terms with the rest of the site she communicated with Luke Roy of LJR Engineering. She stated that there was never any credit taken for the pervious pavement in drainage calculations, it was just something that was done to satisfy the Conservation Commission's limits for how much new impervious pavement could be created. The Conservation Commission issued a Certificate of Compliance a while ago. At this point they only have the planning department's plan. If the site is performing the way it is supposed to, in accordance to the way the drainage calculations done and meets the town's standards the town engineer would be okay with this.

Luke Roy stated that the drainage calculations were done assuming all of the pavement to be impervious. The pervious pavement was proposed only as a mitigating measure for the Conservation Commission's performance standards for impervious coverage. As far as the as-built plan he had no reason to believe that they did not pave it as proposed. He did not do any real testing of the pavement. So, they labelled the as-built plan "as proposed".

Mrs. McKnight stated that if the label is deleted on the plan that should solve the problem.

Mr. Pearce asked if Luke Roy had an idea of exactly how much of it is impervious pavement.

Luke Roy stated that he did not know, but the area behind the existing 157 building is clearly, whatever mix they used, visually looks like a porous pavement. As far as the rest of the site he is unsure.

Mr. Pearce stated that in attempt to make this as true as possible, Luke Roy could go out and look at the pavement and determine what is pervious and what it not, and then make the changes to the plan. This way if anyone should question where the pervious pavement is located it will be on the plan.

102 Lowell Road - bids

Mrs. McKnight stated that no bids were received for this property.

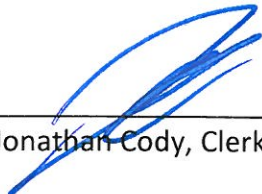
30 Old Coach Road

Mrs. McKnight stated that the she does not have a copy of the plan for the wall being proposed for this lot. Basically, the wall is being constructed with large boulders, and it is in keeping with the rest of the homes that were built on this road.

The consensus of the commission is that they are probably okay with the natural state of the wall, but they would like to see the plan.

Adjournment at 10:20PM

Respectfully submitted,



Jonathan Cody, Clerk