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Town of North Reading
Massachusetts

Community Planning

MINUTES

Tuesday, October 13, 2015

Mr. Christopher B. Hayden, Chairperson called the Tuesday, October 13, 2015 meeting of the Community Planning Commission to order at 6.34p.m. in Room 14 of the North Reading Town Hall, 235 North Street, North Reading, MA.

MEMBERS

PRESENT: Christopher B. Hayden, Chairperson
William Bellavance, Vice Chairperson
Patricia Romeo, Clerk
Warren Pearce
Joseph Veno

STAFF

PRESENT: Danielle McKnight, Planning Administrator

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

Minutes

Mrs. Romeo moved, seconded by Mr. Bellavance and voted 4-0: (Mr. Pearce absent)

that the Community Planning Commission vote to accept the minutes of September 29, 2015 as written.

300 Riverpark Drive (minor modification)

The correspondence submitted by the applicant's engineer is requesting a minor modification relating to the parking layout to accommodate the re-establishment of four (4) loading docks and two (2) parking spaces and propose two (2) additional parking spaces. Previously, the HVAC structure and cooling tower were installed in the northeastern corner of the building blocking the use of these loading docks and two (2) parking spaces. The HVAC structures have been removed allowing the Applicant the opportunity to reconfigure this area and re-establish the loading docks and provide additional parking spaces.

Mrs. Romeo stated that they will be taking down the tree to accommodate the modification.

Mr. Hayden stated that there is a large area of new green space and the tree could be moved to that location.

Mr. Hayden stated that he visited the site today and took pictures of the current conditions of the site.

Mr. Pearce arrived at 7:45pm. He stated that they would not be able to get a spade truck close enough to the building to remove the tree in order to move it. They would either hit the building or destroy the roots.

Mrs. McKnight stated that they could ask that another tree be planted.

Mr. Pearce stated that it is very expensive to plant a tree that is a 3" caliper or larger.

Mr. Bellavance asked what will happen to the speed bump.

Mr. Pearce stated that they will move the speed bump.

Mrs. McKnight stated that she would add the 3" caliper tree to the conditions and also that they will need to coordinate moving the fire hydrant with the Fire and Water Department.

Mr. Pearce asked what the bollards were used for. He thought that they would have been used for the fire hydrant.

Mr. Hayden stated that they were possibly there to protect bay 1.

Mrs. McKnight stated that the Water Department also stated that there might be a temporary interruption in the fire sprinkler system in a portion of this facility and that will need to be coordinated with the Fire Department. The Fire Department did say they did not have a problem with the plan as long as the fire suppression was not interrupted.

Mrs. Romeo moved, seconded by Mr. Pearce and voted 5-0:

that the Community Planning Commission vote to grant the request for a minor modification shown on the plan entitled "300 Riverpark Drive, North Reading, Massachusetts"; drawn by McKenzie Engineering Group, Inc.; dated 9/29/2015, as amended this evening.

157 Main Street/Firestone (minor modification)

Luke Roy of LJR Engineering stated that the applicant is proposing a minor modification relative to the ADA accessible pedestrian route leading from the public sidewalk to the entrance of the building. Currently, there is a curb cut through the landscaped area, a crosswalk to a concrete sidewalk, which crosses a busy crossway between the two sides of the site. The proposed change, which is primarily for increased safety and aesthetics, is to relocate the route to enter the site from the sidewalk further south of the existing route onto a ramp to be constructed leading to the corner of the parking lot adjacent to the southerly site entrance and freestanding sign. The route would then cross the parking aisle to merge with the route from the handicap parking to the sidewalk at the sales office doorway. The seven 10ft. wide spaces along the front side of the parking lot are proposed to be restriped to 9ft. wide to provide a least 5ft. space for the proposed route to cross through the aisle.

Mr. Hayden asked if a variance was acquired to make the change.

Luke Roy stated that the standard is 9' x 18'.

Mr. Pearce stated that the standard is 10' x 20'. The ZBA gave the variance for the 9' x 18', but the applicant probably doesn't want to change them all to 9' x 18' because of the larger vehicles they will be providing service to. What is the parking count now?

Luke Roy stated that he will check the sizing of the spaces, but right now they have 39 spaces and only 28 are required.

Mr. Pearce stated that the parking area is already tight and they should probably stay with the 10' x 20' and lose a space

Luke Roy stated that they want to make this change because this route would be more visible from the office.

Mr. Hayden stated that he does not believe that this will fix the problem. They see cars and trucks coming in, they will not see a person in a wheelchair until the door opens.

Mr. Pearce stated that he does not have a problem with these changes.

Mr. Hayden stated that he does not believe that it is as safe as where it currently is, because if someone is crossing in the very front of the building and a person is entering from the southern side entrance, turning left, they have a view of the whole area including the greenspace. If a person is turning right from the northern area it is the same thing. Putting a handrail up would be a lot cheaper. How much ramp is there going to be lineal feet wise, how long is it from the street to the building.

Luke Roy stated that it would be 37' of ramp and would be with its turns, probably 30' longer to the door. He will have to check with the building inspector about the handrail being attached to the building because the windows in the front are not real.

Mr. Veno stated that in the front of the building looking from Main Street, where the crossing is of the driveway. Is that what they were considering the handicap access?

Mr. Pearce stated that the handicap access comes from the handicap parking spots.

Luke Roy stated that right now it comes up the front, on the left.

Joe Veno stated that the plan does not state "handicap".

Mr. Hayden stated that it is striped, but there is no curb cut needed.

Mr. Pearce asked if the only reason they want to change this is because they don't want to put railings on the south side of the building.

Luke Roy stated that that is one of the reasons, but they also do not believe that it is safe in that area.

Mr. Pearce asked if the handrail was not a necessity, would there be any reason to make this change.

Mr. Hayden stated that it would be better for the board to make a decision if they knew what was actually required for ADA. He believes that putting a rail on each corner would be better.

Mr. Veno stated that the ADA is going to require a rail.

Mr. Pearce stated that is only if it is a ramp.

Mr. Hayden stated it is a gentle incline.

Luke Roy stated that if it is steeper than 1 to 20, or could go up to 1 to 12, which is what this is would put it as a ramp.

Mr. Hayden opened the meeting to the public.

Mr. Bellavance asked what type of ramp they are talking about.

Luke Roy stated it would be a poured concrete ramp.

Mr. Pearce stated that he agrees with Mr. Hayden in that they should stick with the original plan. It is better to give person the shortest possible distance from the sidewalk to the sidewalk against the building and travel the building. He would also question the requirement for the rail.

Mr. Veno asked if Luke Roy would be able to attend the October 19th meeting @ 7:00pm for the Commission on Disabilities. The building inspector will be there.

Luke Roy stated that this board is not able to make a decision this evening and he will attend the Commission on Disabilities.

Mrs. McKnight stated that she did hear from the building inspector that there would be some alterations required, but she is unsure what they would be.

Mr. Veno stated that he would like clarification that what is being said is that the engineer and building inspector are saying that the building was built appropriately for handicap access.

Mrs. McKnight stated that there was some feedback from the building inspector that the handicap walks need to be addressed.

The matter will be addressed again on November 3.

Mrs. Romeo moved, seconded by Mr. Pearce and voted 5-0:

that the Community Planning Commission vote to re-approve the minutes of September 15, 2015 as amended.

Planning Administrator's Update

Mrs. McKnight stated that on October 16, 2015 @ 8:00pm Secretary Jay Ash will be visiting the town hall to discuss Economic Development. The members of the CPC have all been invited to attend.

Mrs. McKnight stated that Bill, Chris and she will be attending the "Creating Master Plans" tomorrow evening, here at town hall.

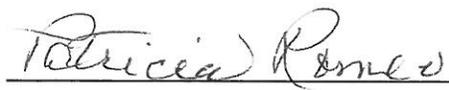
The public workshop for the MDI grant will be held on October 16, 2015 @ 7:00pm in town hall, to discuss design concepts for route 28.

The DLTA Grant meeting will be held on October 22, 2015.

The next CPC meeting will be held on November 3, 2015.

Adjournment at 8:41PM

Respectfully submitted,



Patricia Romeo, Clerk