

NORTH MASS.

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Town of North Reading
Massachusetts

TOWN CLERK
1100 NORTH STREET, 11A

Community Planning

MINUTES

Tuesday, December 15, 2015

Mr. Christopher B. Hayden, Chairperson called the Tuesday, December 15, 2015 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: 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. Pearce and voted 5-0:

that the Community Planning Commission vote to accept the minutes of November 17, 2015 as written.

Mrs. Romeo moved, second by Mr. Veno and voted 5-0:

that the Community Planning Commission vote to accept the minutes of November 23, 2015 as written.

3 Gifford Way – Definitive Subdivision

Mrs. McKnight explained that the Town Engineer had wanted to ensure the way the water service was shown on the as-built plan was acceptable to the water superintendent. They have since heard from Mark Clark that the plan is acceptable and so they are recommending release of the bond funds. DCI had previously inspected the property and all other work was done. The funds were being held only for the as-built plan at this time.

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

that the Community Planning Commission vote to accept the December 15, 2015 memo from the North Reading Town Engineer, Michael Soraghan and that the 3 Gifford Way, Site Opening Bond in the amount of \$5,000.00 be released. (No previous bond amount)

Charles Street Ext. – Discussion

Mrs. McKnight stated that the drain pipe has been constructed, except for the cross-country connection to 3 Charles Street. She is hoping that this will be done soon and she has been working with Dave Giangrande of Design Consultants, Inc. who has been out to the site on numerous occasions and reports back to her. She and Dave have also been meeting with the Director of Public Works, Dick Carnevale every few days to be sure that he is still okay with the work continuing, because any day he could shut it down based on the weather, but he also wants to see this done.

Mr. Hayden that he is not worried about the cross-country connection, but did ask if he was finished with the roadway.

Mrs. McKnight stated that he still has to make the service connections and still patch and pave where the trench was located, and there are still plates in the road.

Mr. Pearce stated that it is supposed to be warm next week and the ground is still warm.

Mr. Hayden stated that it has taken three weeks to install the 200' of pipe, where it should have taken only a few days.

Mrs. McKnight stated that the contractor is not on the site every day. The neighbors have complained, but have also been very patient. At this point, they are hoping that it is completed before the winter. They do have the bond in place and could take it to complete the work, but Town Counsel has suggested that it would be better to have the developer finish the work. One concern is given the track record and the burden it has put on the neighbors, is that the Conditional Approval does not have an expiration on the subdivision. She did speak to Town Counsel about this the town does not want this to drag out. Attorney John Goldrosen suggested that the planning board could schedule a public hearing and amend the Conditional Approval with a time limit.

Mr. Pearce asked how much of an imposition is it going to be once Charles Street is finished and they start working inside the subdivision.

Mrs. McKnight stated that there will be trucks going up and down the street. They have done a lot, but there is still more to do, and this has been a burden on the neighbors for three years.

Mr. Pearce stated that he is against the concept of not giving a time frame. His suggestion would be to bring the developer in and let him know what the planning board has been discussing and see if the developer can give them some assurance that he is going to keep this moving along. The experience of this planning board taking a bond is that it does not really work out that well and ends up costing the town money.

Mr. Hayden stated that they do not have a bond for the subdivision at this time. The bond being held is for the work outside the subdivision. He does not believe that giving the developer another chance is a good idea because when he filed in 2003, he put in his application that the subdivision would be completed within two years. He expressed concern about the project's finances. He said the developer has missed two good summers where he could have sold some of the lots.

Mrs. McKnight stated that the planning department does get calls regarding the purchase of a lot in this subdivision.

Mr. Pearce stated that there is also going to be a change in interest rates and it will affect the value of the lots.

Mrs. McKnight stated that she is less concerned about this than she is about the neighbors being impacted. The board should not take any action at this time, if they decide they want to discuss and take a vote on scheduling a new hearing to amend the project, she will put that discussion on the agenda of an upcoming meeting.

Mrs. Romeo asked what the condition is going to be for Charles Street during the winter.

Mr. Pearce stated that Broch's makes asphalt all year long, it may cost more.

Mrs. Romeo asked if there would be a solid road surface there for the winter.

Mrs. McKnight stated that the Director of Public Works will not allow it to be anything other than that.

Retaining Walls – Discussion

19 Charles Street

Mrs. McKnight stated that she put two current plans with retaining walls in the dropbox for the board to review. She did get an update from the perspective buyer, Brian Lavers. He came into the office today and she was able to ask him about the 4½' retaining wall on the plan. He told her that that is not the wall he asked for and will have the plan revised.

54 Lakeside Blvd.

Mr. Hayden stated that it looks like the wall is for the driveway, and it is a very high wall.

Mr. Pearce stated that there is already an existing wall there.

Mr. Hayden stated that there is an existing wall, but his access is off of Lakeside Blvd., not Pleasant View Terrace. The top of the wall elevation is 110 and he is at 105, with the garage floor being an elevation of 104.

Mr. Pearce stated that it looks like a 6' wall.

Mr. Hayden stated that the plan needs more detail and requested that Mrs. McKnight ask for that detail from the engineer.

Planning Administrator's Update

MDI Grant Fund

Mrs. McKnight stated that she received the final report today and has put it in the dropbox for the board to review. She asked the MDI program director what communities do to follow-up on this and he said that they will sometimes schedule a meeting and invite the public to talk about possible next steps. The grant is small and they don't have any further meetings with Steve Cecil.

Mr. Hayden stated that that would be a good idea because there were a lot of people who were interested.

DLTA Grant

Mrs. McKnight stated that the public workshop is scheduled for January 13th at 6:30pm. The Community Room at the Library has been booked for this workshop. The agenda will be in the context of the Market study that was done for Rte. 28 and what type of developments or uses people would like to see.

Business Permitting Guide

Mrs. McKnight stated that she put the draft into the dropbox, formatting to be fixed and this project to be wrapped up by the end of the year. She will have the formatted Publisher document, so if they decide they want to change/edit something, she will be able to do this.

Mrs. Romeo stated that she really likes the permitting guide. Feedback was positive from other members.

Lawrence Road Subdivision

Mrs. McKnight stated that the construction of this subdivision is going very well according to Dave Giangrande, who has been doing the inspections. They will be asking for lot releases so she asked Dave to do a bond estimate, so that they will be able to post the bond. There is a portion of a septic system from one of the abutting properties on this property, but the developer will be giving them an easement so that they can continue to maintain it.

Carpenter Drive

Mrs. McKnight stated they have or almost have their building permit. She asked the Town Engineer, Mile Soraghan, to go out to the site with her to inspect, to make sure that all of the

conditions the board wanted were completed. The only issue is some places where there will be puddling. This would have been fixed with the top course, but this was waived.

Mr. Hayden stated that it is not the town's street, but if a development is put in at the rear of the property, then it will become the town's and the work will be done to correct any problems.

Maple Road

Mrs. McKnight stated that the developer Bill Smith has completed the 8" water main up to #20. She anticipates getting a filing for another development further up the street, but doesn't know which properties yet, and the developers may want to extend the water main.

Mr. Hayden asked how many hydrants were installed.

Mrs. McKnight stated that she thought it was two hydrants. Todd Ferrazzani stated that he would be willing to give an easement from a portion of his property to widen the road at the end for safety. She spoke to Town Counsel, John Eichman to see how they would go about doing this and was told that it would be difficult because it would be hard for the town to have an easement for this small piece of property because the town does not really have any rights for the rest of the road, it is essentially private property. The best way would be if the road was every going to be accepted by the town, to just improve and accept it.

Mr. Pearce asked if Town Counsel meant that it should be paved 20' wide, even though it is going to encroach on other properties, because it is already private property. If the town decides to accept it they will need to get the fee from each owner of the property, where the street is made up because technically they own to the center of the street.

Mrs. McKnight stated that the town does not need to own the fee in the street; it only needs the easement for acceptance.

Mr. Pearce asked if the town accepts the road, but does not own the fee, could it still be put on the Chapter 90 list.

Mrs. McKnight stated that as long as the town accepts the road.

Mrs. McKnight stated that if the town has an easement on Todd Ferrazzani's property and someone got hurt, there could be liability problems.

Mr. Pearce stated that technically we already have that situation because all of the people who live on the road, own to the middle.

Mrs. McKnight stated technically the public does not have the right to use the road; it is really just the people who live on the road.

Mr. Pearce stated that Todd Ferrazzani owns to the middle of the road.

Mr. Bellavance stated that he does not have to give an easement because he owns to the center of the road.

Mr. Pearce stated that all Todd Ferrazzani has to do is give Bill Smith permission to pave the road.

Mrs. McKnight stated that she will follow-up on this with Town Counsel about not getting an easement or accepting it, but allowing to keep it private and be paved.

4 Pluff Avenue

Mrs. McKnight described the recent communications between the owners of 299 Main St. and the town about the use of 4 Pluff Ave. The activities on that site have now reached a point where the building inspector issued a notice stating they must file for a site plan review by the end of the year or appeal his decision to the ZBA. This letter is in the dropbox.

Mr. Hayden stated that he has made it better for the abutters in that area because he is now off of the road, but he violated the zoning bylaws.

Mrs. McKnight stated that the Town Administrator has received complaints and is concerned. She said he is arranging a meeting with her, the owners of the business, and the building inspector soon.

Transportation Grants

The town will be applying for a paratransit grant. If the town does get this grant MAPC is going to want to reach out to and interview everyone who is involved with making provisions for seniors and disabled residents and will need to speak to someone on the Commission on Disabilities. They will not know until February or March whether they are getting the grant. MAPC will do a scope and decide what amount of money is needed, which could be in the range of \$15,000.00 to \$20,000.00.

Mr. Pearce asked if we get the money what is that going to do as far as transportation goes.

Mrs. McKnight stated it would be a feasibility study for trying to figure out what we can do about our paratransit. The Council on Aging van is the only thing that we have, but are limited in their hours of service and how many people they can serve.

Mr. Pearce asked if this grant would provide the town to hire a consultant to try to figure out what else we can do to provide transportation, starting with seniors and disable people, but not for the general public.

Mrs. McKnight stated that this one would be just for paratransit. They would be looking at models from other towns and try to assess the needs and interview the various town departments and boards that work with people who need transportation.

Regional/Suburban Mobility

Mrs. McKnight stated that this grant would also be for serving the general public and would be partnering up with the rest of the north suburban sub-region. This is a grant application that our sub-region coordinator from MAPC has put together. Doing an individual project is fine to do, plus a regional project. They do not cancel each other out and if we get both it would be a good transportation plan.

Mr. Pearce asked if we did partner up with other communities does that mean that we would end up with some level of transportation that would be available at specific locations. Mrs. McKnight said that was a possibility.

3 Wren Circle – Definitive Subdivision cont. Public Hearing 8:00PM

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

that the Community Planning Commission vote to continue the public hearing for 3 Wren Circle until Tuesday, to January 5, 2016 at 8:00p.m.

17 Anthony Road – Definitive Subdivision – cont. Public Hearing 8:30PM

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

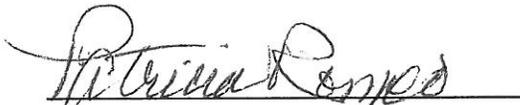
that the Community Planning Commission vote to grant the requested continuance of the public hearing for 17 Anthony Road until Tuesday, March 15, 2016 at 8:00pm

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

that the Community Planning Commission vote to grant the request to extend final action on the definitive subdivision application for 17 Anthony Road until **Friday, April 22, 2016.**

Adjournment at 9:00PM

Respectfully submitted,



Patricia Romeo, Clerk