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Town of North Reading
Massachusetts

TOWN CLERK
NORTH READING, MA

Community Planning

MINUTES

Tuesday, April 19, 2016

Mr. Christopher B. Hayden, Chairperson called the Tuesday, April 19, 2016 meeting of the Community Planning Commission to order at 7:32p.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
Debra Savarese, Administrative Assistant

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 March 22, 2016 as written.

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

that the Community Planning Commission vote to accept the minutes of April 5, 2016 as written.

Zoning Board of Appeals

3 Oakland Road – On the petition of Ryan DeGrande for a home occupation special permit for a landscaping business.

1. The Community Planning Commission does not object to the request, provided the business adheres to the criteria of §200-42.

54 Lindor Road – On the petition of Melissa & Guy Tassinari for a front porch per the setback requirements.

1. The Community Planning Commission does not object to the request.

3 Burnham Road – On the petition of Michele B. Sweeney for a home occupation special permit for an interior decorating business.

1. The Community Planning Commission does not object to the request, provided the business adheres to the criteria of §200-42.
2. The Community Planning commission suggests that if neighbors are concerned about deliveries, then a special permit could be issued for a one-year timeframe.

21 Parker Drive – On the petition of Bridget Davis for a variance to construct a 24' x 24' two-car garage per the setback requirements

1. The Community Planning Commission suggests considering any potential impacts to neighbors.

Planning Administrator Update**250 Haverhill Street – Retaining wall**

Mrs. McKnight stated that she received a routing slip from the building department for a building permit for a house at 250 Haverhill Street and there is a retaining wall proposed. She scanned the plan and put it in the dropbox for the board to review.

The consensus of the board is that they are fine with the retaining wall plan.

17 Anthony Road - Definitive Subdivision – cont. P.H. 8:04pm

Mr. Hayden closed the public hearing.

Richard Panaro of 14 Anthony Road asked why they were withdrawing.

Mr. Pearce stated that they have not received approval from the power company for an easement.

Jeff Jones of 16 Anthony Road stated that he just wanted to clarify on the retention pond. The easement that he is aware of runs parallel to Anthony Road, but the board is talking about the one on the undeveloped land. Is that correct?

Mr. Hayden stated that they are referring to the one at the rear of the property.

Richard Panaro stated that the house at 17 Anthony Road is getting very run down and wanted to know if there was anything the town could do to have the owner clean it up.

Mr. Pearce stated that they would send a letter stating that there is concern about the property becoming run down.

Edward Sapienza of 25 Anthony Road stated that it is his understanding of the easement and roadways is that they can perpendicularly cross to a cul-de-sac, which would not be a roadway; it would be a hole in the easement. This is something that the board should be aware of if they come back with a plan for approval.

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

I move that the Community Planning Commission grant the request of Cornerstone Land Consultants, Inc. on behalf of the applicant Joseph Germano and JCJ Realty Trust to withdraw the Definitive Subdivision plan for 17 Anthony Road without prejudice.

383 Park Street – Definitive Subdivision – cont. P.H. @ 8:16pm

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

that the Community Planning Commission vote to grant the request of Benjamin Osgood on behalf the applicant David Murray to extend the deadline for final action on the Shay Lane/383 Park Street, Definitive Subdivision until May 20, 2016.

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

that the Community Planning Commission vote to grant the requested continuance of the public hearing for Shay Lane/383 Park Street subdivision until Tuesday, May 10, 2016 @ 8:00pm.

291 Main Street – Site Plan Review/Retail Bldg. – cont. P.H. @ 8:00pm

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 291 Main Street until Tuesday, May 10, 2016 @ 8:00pm.

Wren Circle – Endorsement of plans

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

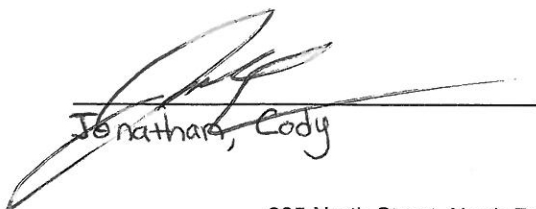
that the Community Planning Commission vote to endorse the plans entitled, “Definitive Subdivision Plan, 3 Wren Circle, North Reading, Massachusetts”; dated October 12, 2015; revised 10/30/2015, 1/8/2016 and 4/15/2016; drawn by Michael G. O’Neill, P.P.E., Consulting Engineer Services.

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

that the Community Planning Commission vote to adjourn the meeting.

Adjournment at 9:30PM

Respectfully submitted,



Jonathan, Cody