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Community Planning

TOWN CLERK
NORTH READING, MA

MINUTES

Tuesday, August 17, 2021

Mr. Warren Pearce, Chairperson called the Tuesday, August 17, 2021 meeting of the Community Planning Commission to order at 7:36p.m. in Room 14 of the North Reading Town Hall, 235 North Street, North Reading, MA.

MEMBERS

PRESENT:

Warren Pearce, Chairperson
Christopher Hayden, Vice Chairperson
David Rudloff

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.

Winter Street / Main Street – Discussion

Mr. Pearce stated that the CPC has appreciated all of the effort and work that Abacus Architects has put into this project.

Mr. David Eisen of Abacus Architects presented a PowerPoint (see attached). The presentation summarizes the explorations, findings and recommendations based on their work, and speaking to a whole series of different people including a group of developers with the idea that this could form the basis for community discussions, for reaching out to landowners, the Select Board, and that this would empower the CPC to continue in discussions. This presentation is not the end, it can be edited to put things in or take them out. The presentation starts out by showing that there are great opportunities here and that this site has a lot of potential for development and this is why for development in the public interest, and perhaps using some private money because of all of these attributes of the property. It's fairly large, it's near Martin's Brook, it's surrounded by existing neighborhoods and there's infrastructure around it. It just doesn't feel like the highest and best use, in a thriving town like North Reading. These are uses from 20, 30, 40, 50, 60, 70, 80 years ago. Maybe it's time for the landowners in the town to rethink the highest and best use. On the other hand there are challenges. There's a reason this hasn't been developed. There's a reason there isn't as much developer interest today as they might like. There's high-speed traffic, no sewer service, seven separate property owners, no public transportation, divided up, paved over – doesn't feel like the beginnings of a downtown. So, there are a lot of things working against all of the positives that could allow this to be developed. There are wetland issues and we don't know with climate change what's going to happen, but if these properties are not an imminent danger of flooding, according to FEMA. One property owner owns about half of what is being considered for developable area, and that's the Stop & Shop (197 Main St.), with the smaller properties around this property, or towards the intersection, but you wouldn't necessarily have to bring all the property owners on board to do something of significance, to make a kind of downtown. What they did to introduce to the select people, like what's been happening here. They looked at the feasibility of the package treatment plant and reviewed previous studies. They developed conceptual planning options. They developed a kind of optimal plan for development, given what they know now. They reached out to possible developers and landowners with the conceptual vision, although that hasn't much happened and prepared recommendations for implementation, and those aren't completely finalized, they want to hear from the CPC and others, but this is kind of what the finished study would include and most of this has been done. They hired Onsite Engineering Inc. to look at a package treatment plant. (See Fig. 2, for blue outline of the infiltration area needed, in order to do a package treatment plant.) Onsite said it's about 3 million bucks. So, it's a lot of money, but in the scheme of things, it should not be a show stopper, if there's a development interest on the part of a developer, the town and

property owners, or some combination, thereof. So, they started looking at a vision, really exciting places. Examples from around the region and the country were proposed for review and comment. (See page 8) Some of them were exciting 50 years ago, and some of them were not. Some of these were exciting places now because Planning Commissions, Planning Departments, Select Boards, private developers and citizens got together and said they want an exciting place, let's make it happen. So, this is the kind of place, Winter Street and Main Street conceivably could be, if the appropriate leadership is in place, and a lot of hard work because this isn't necessarily, exactly the site. Where you might say let's develop this, if you look at the entire region. If you looked at a circle 10, 15 20 miles around the site, it may not be the number one spot for something like this, but on the other hand with some work, they think it could be done. So, they developed a series of visions, and the first and second time they showed this, they showed them one by one, by one by one, and here they're sort of packaging them up because this is sort of history, (See page 10) but maybe they want to show it to the Select Board, and they should show these one by one. Mr. Pearce was talking about the market hall and several of these photos have a market hall. One of them uses the existing Stop & Shop, another one proposes a new building, two stories tall, micro-breweries, lots of wonderful boutique stuff, and a kind of thing that attracts people from miles around, destination shopping. There are lots of different variations of what could happen with the public interest in mind. Heavy on retail, commercial and open-space. This is the dream, this is the ideal, and then they started getting realer and saying if this is the ideal, how do you make this happen and that led to this because they realized that you need a lot more housing to make it work because that's the driver. The commercial, restaurants are not the driver. A community center might be a driver, but only if the town's willing to pay for it. It needs a lot more parking than they showed before, so you look at these and say "Wow lots of green space", that's fantastic, a lot less parking, than a lot less park because they're moving towards something that's real. (See page 11) At the corner, at the point there's a green space, there's an area that could be used for a farmers market, food trucks and a Christmas market, behind that are retail buildings and then behind that is housing, some ground floor retail and parking hidden away. So, as this is moving towards the real from the ideal, this is so much better than the development that takes place because we're working for you, we're working for the town, they want a vision that people can rally around and get private developers to pay the price, but not have a sea of asphalt, no green and nothing by private housing. (See page 13 and 14) These are 3-dimensional views, there's views and green space open to the public. There's commercial, a little shopping street, in the back there are townhouses and a community center. So, then they talked to a bunch of developers, so even though they moved from the ideal towards the real, they got some more input on this and what they're suggesting is that they haven't gone far enough. That there's a real need for housing, but the retail and the commercial are a hard sell. Given the value of the land they need to up the number of units from what they had shown in the previous slides. A three-story development which is what they've been showing won't provide the return on investment to landowners and they probably need four, or five and six stories to make that work, and open space. Maybe you can get developers to pay for some of

that, but they're going to want the town to pony up money. Now, this isn't the final answer on the subject, but this is what he believes is an honest appraisal from a series of developers. They don't know each other, they just know the market. So, we're going to need ground floor parking and he knows they had a long discussion with this committee, and with the idea, let's not go in there showing ground floor parking, it's not a desirable thing, it appears to be pretty inevitable if you're going to get the kind of development that's needed for this transformation. Get enough apartments with enough parking and then that's cutting parking down from two spaces per unit to 1.5. An underground parking garage is probably too expensive. It's different if you're in Cambridge. Maybe even different if you're in Somerville. Here the land value isn't high enough to really get around the need for that ground floor parking. However, all of this they believe can be done in a way that supports public interest. It doesn't have to be worst case scenarios, if it's designed and planned properly. Here are the recommendations to really think about: 1) Installation of a package treatment plant, is there anyway the town might support that, and he's not sure if they're ready to take that to the town yet, but it's something to think about. 2) Need to build support among landowners, because no developer is going to be interested in this, and in fact the town can't be interested in this because they don't own the property unless you can get the landowners at the table. 3) Rezoning will need to do be done. 4) They're recommending that the town consider, what some call baby steps forward, to make this more appealing to the citizens, boards and commissions and potential developers. 5) Is there anything that can be done about bus service? 6) Walking trails around an improved Martin's Brook. 7) Improve Route 28, now that is something that's in the works. If Route 28 can be more pedestrian oriented, you can start to change the perception. 8) Think about activities on the site: flea markets, food trucks, things that you might want to bake into a future development. There might be enough space on that parking lot to push forward with them now and the people say there's potential here. They're suggesting that they could increase the heights of the buildings from the previous study, plan on first floor parking and then again reach out to landowners, North Reading stakeholders, advocate for improvements in the area, and advocate for public buildings on the site. The Facilities Master plan is finally gearing up, but he's not sure if they have much interest in this area for new public buildings, but it's a discussion that should happen. Engage one or more developers, it's too early to do that, but based on what he's seeing and hearing, but if there's movement forward in some of these directions, some of them might come back to the table, some of them might meet with landowners if you can get them together. Hire a development consultant to pursue market studies because this is something a private developer might not do yet, because there doesn't seem to be enough market value, but it's the kind of thing the town might do. (Page 22) What they've done here, but you can barely see that here are the three-story buildings and they've taken two of these buildings and raised them up a couple of floors because they believe that this is what it's likely to take. They also believe that a lot of people may say "Whoa, those three and four floors, that was too much for us, and now you're saying five or six, like that's over the line. They understand there are a lot of opinions on the subject and that's why they only raised two of these buildings up. They wanted to suggest what it would mean if all of this got raised

up and these townhouses, he thinks for a developer to be interested, they're likely going to want to replace these with maybe three and four-story buildings. None of this is for sure, none of this is final, and it's their best guess of what it's going to take. (Page 23) Shows the numbers that they've crunched and they believe that these numbers need to be re-crunched for this to be enough of a payoff for a developer, for them to want to get involved in this to provide the public benefits that the town's looking for. Abacus Architects is not working for developers, they're working for the town. This is all about public benefits, but what kind of horse's can you hitch a wagon to, to get those public benefits and that's what they're talking about here. One final thing is if you ask him, "Why do we need to move this forward?" He would have a one-word answer, and that is leadership. That is to have somebody or some group, step up to the table and say "This is a tough sell, but we think something can be done here, let's get serious, let's get some negotiations going." One more final point – The Town of Middleton, they along with HKT, the same people who are doing North Reading's Facilities Master plan. They did a study to turn a municipality owned golf course, it was owned by the town, into a fire station, a police station and a town hall community center. The citizens vote to allocate 24 million bucks to make that happen.

Mr. Pearce stated that if they can do it, why can't this town do it.

Mr. Hayden stated that they owned the property.

Mr. Pearce stated that overall he liked the PowerPoint. It's what they did and Abacus didn't do any drawing outside the lines, because we got outside the lines a lot in this whole discussion a number of times and we didn't make much headway when we did that. They did a great job in nailing down the basic premise that they started out with that they have now. He's not sure where it will go, but there's a vision in there. He doesn't know if it's got enough of a vision and the question is how many people can see it.

Mr. Eisen stated that if he went back to an earlier presentation, it was all about the vision. They had all kinds of pictures with happy smiling people, on tree-lined streets and push carts. He could have gone back to that, but they back-tracked on the vision because of the reality.

Mr. Pearce stated that one of the issues is under the basic premise, under which the money was voted, and that was to determine whether or not with a package treatment plant what they could do. So, Abacus did cover that and the vision was something that the CPC came up with, afterwards. He would like to put the vision in, but it wasn't what the CPC was charged to do.

Mr. Eisen stated that it sounds like Mr. Pearce thinks there is something missing.

Mr. Hayden stated that for what they had to work with, the original charge and what was presented to us, was exactly what we were supposed to do. We like being the planning board and we always want to look for other things, but we have to answer this first. We shouldn't be going beyond that because it clouds everything.

Mr. Pearce stated don't include it as part of the presentation, and after some discussion they could say, as a result of this and as a planning board, they had a vision of something a little more special.

Mr. Rudloff stated that he thinks one of the charges that Abacus Architects had, was not just to determine whether or not we can put in a package treatment system of what kind of development it would, or would require and would be supported that's where the iterations come in. That's what the diversity of different kinds of things, like housing and retail, the public element. He sees that Mr. Eisen's done a really good job of presenting. It's just that there's a number of carrots that they need to have to draw in a developer. We have to look at the things we know and one thing – well he'd like to just assume, but it's not something that the town is going to pay for. It's something they need a private developer to do, so what are those carrots and if Mr. Eisen's suggesting that one of them is this package treatment system that's one of the carrots that that's something we have to consider these other elements that he talked about. Whether it's public transportation, pathway around the pond, or the brooks. He likes the idea of just trying to start to create because this is more organic, but trying to create the buzz on the site, is brilliant. We've seen what Middleton has done across from Richardson's ice cream, it's amazing. It started really organically, with just one food truck and now there are more. We could do that with not a really huge investment it's more of an agreement with either Stop & shop or Ocean State. To use it at night or whatever the deal is and providing maybe some police details. The buzz one isn't necessarily tied to the developer that's our own thing to try to create interest in the site, but the other things are carrots that we need to determine whether or not the town will pay for them. The Middleton example is good, but like Mr. Hayden said they own the golf course. It's not insurmountable, it just means that we have to create the draw for a developer and if they make those tweaks to the plan, they'll tweak what they need.

Mr. Eisen suggested that the CPC should start with telling the people in town that this is what they can have. There's nothing like this around here. We know where we can do that, and that is on these properties. That's what these pictures are all about, and we moved away from the really exciting stuff because he didn't hear anybody in the private or public sector say they were willing to pay for it, so we moved away from that. There may be two starting points in addressing everybody else in town. Here's the dream and here's the reality, where can we put ourselves in the middle so we get this fantastic stuff.

Mr. Pearce stated that if people can see the vision then we might get them to loosen up and get some money because they're not going to be very interested in subsidizing a development, but they would be interested in being involved in a project that created this kind of an atmosphere. Mr. Eisen stated that what he went through was a presentation from six months ago and a presentation from a year and half ago that was all about the exciting stuff. If the CPC thinks that Abacus should just deal with the exciting stuff. He thinks that's fantastic and they're not going to have to do much to the presentation from a year and a half ago to show people images that are like "Oh my gosh, could we really do that?" That's the tough question. Maybe we play up, this is two slides, it's those six more exciting plans, and its six funny images. Maybe we need to play that stuff up, and have more of that.

Mr. Pearce stated that he would like to play that stuff up, but he doesn't know if he would want to step too far outside the lines with what Abacus has done, because that is the truth.

Mr. Eisen stated that the end result, winding down the fun stuff and winding up the reality is way better than 90 or 95% of the private development that's being done. There's a lot of public benefits even when it's wound down, and if the town isn't involved and each landowner sells out to a private developers, you're going to end up with something with way fewer public benefits.

Mr. Pearce stated that he reads the articles in the Planning Magazine and has read about towns and cities who have done this. They ponied up and bought two or three of the buildings to make it happen. So, it's been done and is being done. He just doesn't know why they can't do it other than somebody in these communities had to have the vision, and they had to sell that vision to enough people to get a vote on it.

Mrs. McKnight stated that she did finally speak to someone from Ahold (owner of Stop & Shop stores) They told her that they might be interested in the future in some kind of redevelopment scenario, but they would like the town to see our sewer exploration through to the end, before they can make any decisions about development on their property. Especially if that development would depend on a wastewater package treatment plant because they would not have any intention of investing in something like that. So, they left the conversation as, "Let us know where you land with sewer". They're not really that interested in going too far without that.

Mr. Pearce stated that if they can include in the vision the fact, and sell it to the town, the fact that we need to build a treatment plant because obviously, that's holding everything up.

Mr. Hayden stated that the Starlight Car Wash was recently bought and rehabbed, so they're probably not going to be involved with this project.

Mr. Rudloff stated that to clarify the question, is it phrasing the way that Stop & Shop thinks that they need to be part of that sewer investment. Is that why they're not interested, because he doesn't see them as part of that investment.

Mr. Pearce stated that they don't want to be part of that investment, at all.

Mr. Rudloff asked if they were under the impression that they were being asked to be part of the investment.

Mrs. McKnight stated that they were not. They are interested in potentially, in some redevelopment scenarios for their property, but they don't want to be the ones to necessarily initiate getting the infrastructure in the ground.

Mr. Michael Gilleberto, North Reading Town Administrator stated that the sewer conversation is kind of a good segue that he would like to speak to. He asked Mr. Eisen if the designs that they've done in the six scenarios, none of them appear to retain the newer building, at the corner of Main Street and Winter Street, (Heavenly Donuts) and he wanted to know why that wasn't retained because it's probably the newest building there.

Mr. Eisen stated that the idea was to at least start with the idea that what we would do would seem to be in the public's interest and having a donut store on the corner, if you can have donuts there every morning, absolutely, it's in your interest. If you're selling them is in your interest as urban planning and designers they're not convinced that having that on the corner makes this the most attractive place for the community, very subjective opinion, so they said "Suppose they started over with the expectation that they don't want to give it up. Can we work around it?" In that case we could say yes.

Mr. Gilleberto stated that you start from scratch, assume nothing is there.

Mr. Eisen stated that they can always back up, if they have to. The thought of an open space on the corner would be a gateway into it.

Mr. Pearce stated that when Heavenly Donuts was being built the traffic pattern had to be fixed before we could sign off. This project would allow them to do a much better traffic pattern and the ability to integrate the traffic pattern with the whole site, and make it even better. That's one of the amenities that would very attractive to every single thing that's on any one of those plans.

Mr. Eisen stated that is a good point and it makes it an ideal way of optimizing use for pedestrians, rather than cars.

Mr. Gilleberto stated that as we've discussed this area and the potential development in this area, this is one of the things that the area has going that he thinks people look favorably on and he hesitates a bit because he doesn't want people to sort of look at that and say "Well, we already have this there and now we're wiping it out. "Why aren't we building off of something that we all kind of think is a good thing." He thinks that that site was developed really well, and it's a very visible site in town and he thinks that we all take pride in it.

Mr. Eisen stated that one of the things that the goal with the downtown, that downtowns tend to do is they aggregate parking for all the stores and restaurants because it's efficient and you push it to the back. In this case the parking pretty much completely surround it and if no one's getting donuts, it's completely empty, even if there's overflow at the store, so it's not a downtown pattern in the corner, of the downtown. However, it's a nice place and people like it so there's something to be said for that.

Mr. Gilleberto stated that he thinks they're building on the success that's there, but there are a lot of things that are challenging with the area, we all know that and Abacus has explored that over the past year or two. On slide 16, there was a reference to town offices that are being contemplated as some sort of a public place there. It could be one, it could be all, and it could be any of those options. So, you're suggesting that that would be an investment in an anchor site.

Mr. Eisen stated that in this site it's not clear from this picture (page 16). So, the thought was at this corner (page 11) it's open to a public gathering place, and then there's a kind of straight line. There's sort of outdoor dining, cafés, a little commercial street, a green space and then that's the community center/senior center/town hall, whatever the public use might be. So, it's one anchor to this green space, another anchor is some buildings in open space, and then green space behind it was a community center.

Mr. Gilleberto asked if that was something that was introduced because your work has led you to examples of that type of investment being made, in this type of development, and where did that concept for your work come from.

Mr. Pearce stated that it came from the CPC. We asked him to incorporate that because it occurred to them that this town hall is in the middle of a residential area. It's not really connected to anything, and we thought if we created a town center and having town offices there would make it convenient for everybody.

Mr. Rudloff stated that depending how we do it the private developer can be the one that actually does all the construct and then he can turn it over, ownership, lease or whatever. That's more creative than the old school way.

Mr. Gilleberto stated that what he's seeing here is the public investment in the space, could be the green space, and anchored on one end. It could be the municipal building on the other end. But, it looks to him like there is a whole heck of a lot of private investment that's happened in the form of housing, commercial and retail type of space. So, it appears to him to not contemplate the town being the majority. It appears it would be a component.

Mr. Pearce stated if the town were to encourage the growth/some of these amenities, then a developer sees an opportunity where there's an amenity being developed that they don't have to pay for, then they'll be much more interested in building their buildings and the value of them would be a little higher because of the amenities, and then that result is it gets more use, the amenities make more money and it develops.

Mr. Rudloff stated that for the developer too, the developer has a guarantee. In this case the numbers were an 18,000 sq. ft. investment, in hand. Maybe a commitment for town sewer, although we don't have that yet, but we have the package treatment system. Those are the kind of things that you're helping set the table for and he thinks that falls on the town a little bit in order to entice the developers. He does think that we do need to understand a little bit more if they talk a little bit more in detail, and would be happy to be part of those meetings.

Mr. Eisen stated that all of the developers have said the same thing. Give them a call back when we have all of the property owners at the table. If you don't have the property owners at the table, don't bother calling back.

Mr. Rudloff stated that he does think that maybe it's a higher level view, but there's still some information that they could learn from a sit down, once the developers think it over on what are some of the things that they need.

Mr. Gilleberto stated that he has had conversations with Mrs. McKnight and he has seen different drafts, so he has been following along, but it's the first time he's been able to engage. He thinks here, in this type of conversation as you're nearing the conclusion of the project. He has heard mixed comments with regard to the extent of the public investment at this site and he would encourage that the more that we can ensure and the more that the commission can demonstrate the limits of that investment that are being contemplated, he thinks the better for public discussion and because he thinks they're talking about something limited. There is some hesitation about the town getting involved in any sort of property acquisition, from the Select Board.

Mr. Pearce stated that the original premise did not have the town buying these properties. There was a question asked about what it would take if they were to do that, but it was more a question of what you think the value is, that a developer would have to come up with in order to acquire the properties.

Mr. Rudloff stated that it was the Heffron property that created the confusion because we were approached with the unique question of do we want to be part of something with that property. So, it was misconstrued by the Select Board that that's what we wanted to do, was start buying properties.

Mr. Gilleberto stated that sometimes the value isn't what you're proposing and sometimes the value is not what you're proposing it. The CPC may want to consider incorporating the limits of what the recommendations might be appropriate. Regarding wastewater, timing is everything and there's some urgency developing with regard to the wastewater planning decisions. It has to do with the avenue to get to the Greater Lawrence and Andover sanitary distribution, and a construction project on Route 114. In October they are most likely going to request for a substantial investment to advance that planning substantial and it could be in the order of more than a million dollars, or two million dollars depending upon what we get for estimates. He raised that because he knows that the timing is sort of disjointed and that wasn't even an option for them. They started talking about this study in 2016. They were talking about the MWRA and only doing it on Concord Street with really no hope for Main Street. No they have an avenue that's available to them through the Town of Andover and North Andover, potentially to get to Main Street, and to get Main Street sewer. What he's hearing is, and again it was the only conversation he was part of it with Mrs. McKnight, but with regards to Stop & Shop, they really want is for us to go back to them when a decision had been made on wastewater. He's feeling like they're kind of getting to this moment where the CPC has done their work and it's sort of pointing at the CPC saying there's going to need to be something put in place from a municipal investment standpoint and it's striking that a big part of that may be this wastewater opportunity that we're talking about here, and there may be a lot of opportunity for Abacus's work to be a catalyst for that conversation. He knows that the package treatment plant was a very important part of what started this conversation, but he also thinks that the CPC has another opportunity out there that the more this can be stressed as an option, to maybe advance this, probably the better.

Mr. Eisen stated that he doesn't think that the landowners need a 100% commitment.

Mr. Pearce stated that the CPC would be more than willing to support Mr. Gilleberto's initiative, to any initiative that he brings forth. The CPC will certainly work with him to try to get it through because they know better than anybody, especially after the time they started working on this project how important that vote is going to be.

Mr. Stuto of the Select Board stated that they may want to leverage this. There is one slide that was shown this evening that was first brought up that we might have to go five or six stories. The thing is that to accomplish the greater because this is going to be very expensive, the path forward might be through grants that require a lot of housing. So, it might be something where this could be, again, the catalyst. If we can get to a lot of housing, somebody might cut us a

check, and that changes everything. No one wants six stories, but are we going to say no to the State wanting to hand us 80 million. It's going to be very difficult to say no to that.

Mr. Rudloff stated that the performance here was based on a package treatment system, so that was the limiting factor, really, with the amount of dwelling units or the amount of development, so when you bring in actual sanitary sewer, then you achieve those goals.

Mr. Hayden stated that one of the things that Stop & Shop brought up about us making a decision about wastewater, the other people that own those properties, to get them all together, talking. They've been holding off for something, for so long. They want to see that sewer pipe come down the street because they know their property is going to be worth a lot more money and they're going to be able to build a different style building, once that happens. That's when they'll want to come to the table and talk.

Mr. Eisen stated that they don't need to see that check for three million dollars being written. It seems like they just want to know, between what you're talking about and what we're talking about that the town is really serious that this is going to happen, in one way or another.

Mr. Pearce stated that we're in a much better position to move a project like this forward than we were when we started. So, the plan is to make this presentation to the Select Board.

Mrs. McKnight stated that the target date to present this to the Select Board will be September 8th.

Mr. Gilleberto stated that they are preparing for a fairly substantial October Town Meeting, so he doesn't know if the agenda will allow for a presentation, to this extent, on September 8th.

Minutes

Mr. Hayden moved, seconded by Mr. Rudloff and voted 3-0: (Mr. Carroll & Mr. Johnston absent)

that the Community Planning Commission vote to accept the minutes dated July 20, 2021 as written

Planning Administrator Updates

Warrant Article hearing – Habitat for Humanity - Select Board meeting scheduled for September 20th. Schedule a Zoom meeting with the abutters in the Affordable Housing Overlay District just to let them know that this is going to be on the warrant and what the CPCs hopes and expectations would be for development there

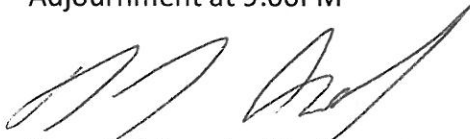
Pool & Fencing – The building inspector sent this to Town Council to review and they did not recommend going ahead with the warrant article, because of conflicts with the building code.

Mr. Rudloff would like to see the actual response from Town Council. He also wanted to let the people who might be watching this meeting know that the code allows you to not have a fence if you have an automatic cover. The problem is that the cover can be open and there is no fence, so a child can walk right into your pool. There's no guarantee that your pool cover is closed 24/7, 365 days a year.

Signage – Charging Stations at 271 Main St. – The building inspector deemed the signage to be animated and has sent the applicant to the Zoning Board of Appeals.

51 Oakdale Road – There is a plan showing that a Determination of Access was already done for this property and 49 Oakdale Road.

Adjournment at 9:00PM



Respectfully submitted,
Ryan Carroll, Clerk