



RECEIVED
BARBARA STATS

2016 OCT -5 AM 11:40

Town of North Reading
Massachusetts

TOWN CLERK
NORTH READING, MA

Community Planning

MINUTES

Tuesday, September 20, 2016

Mr. Warren Pearce, Chairperson called the Tuesday, September 20, 2016 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
Joseph Veno
Christopher B. Hayden

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 September 6, 2016 as written.

5 & 7 Caroline Road - ANR

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

that the Community Planning Commission vote to endorse as "Approval Not Required", the plan entitled "Plan of Land in North Reading, Massachusetts, Middlesex County"; dated August 18, 2016; drawn by LJR Engineering, Inc.

20 Little Meadow Way - ANR

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

that the Community Planning Commission vote to endorse as "Approval Not Required", the plan entitled "Plan of Land in North Reading, MA"; dated August 30, 2016; drawn by Williams & Sparages.

Zoning Board of Appeals

11 Wright Street – On the petition of Colleen & Jeff Mejia for a variance from the side set back for an addition per the setback requirements.

The Community Planning Commission recommends considering impacts to neighbors of allowing the proposed addition.

35 Main Street – On the petition of Arenhall Corp. for a variance from Article XXII, Section 200-69 (A) (7) if for a relief of the minimum parking requirement.

The Community Planning Commission objects to the petition as too great a variance is requested. The parking reduction proposed is very significant, and the Community Planning Commission recommends the petitioner be required to follow the Zoning Bylaw with regard to the Off-Street Parking and Loading requirements.

Amend the Code of North Reading Zoning Bylaws:

- 1) Highway Business Zoning District §200-39
- 2) Industrial/Office Zoning District §200-40 (removed from warrant)
- 3) Off Street Parking & Loading §200-69
- 4) Table of Dimensional & Density Regulations §200 Attachment 1 (removed from warrant)

Mr. Pearce stated that the Industrial/Office Zoning District §200-40 will not be discussed because it is being removed from warrant.

Mrs. McKnight stated that the Table of Dimensional & Density Regulations will also be removed from the warrant.

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

Mr. Daniel Mills of 5 Green Meadow Way asked if the board had reviewed compact spaces.

Mr. Pearce stated that a reduction in parking spaces would go to the Board of Appeals.

Mr. Mills stated that he would recommend that the board review this.

Ms. McKnight clarified that the smallest spaces (8'x16') were only allowed in the 40R district. In the rest of town, compact spaces are considered 9'x18'.

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

that the Community Planning Commission vote to support to amend the Code of North Reading Zoning Bylaws by making changes to §200-69, Off Street Parking and Loading at the October 2016 Town Meeting.

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

that the Community Planning Commission vote to support to amend the Code of North Reading Zoning Bylaws by making changes to §200-39 Highway Business District at the October 2016 Town Meeting.

Adjournment at 10:15PM

Respectfully submitted,



Jonathan Cody, Clerk