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Town of North Reading
Massachusetts

Community Planning

MINUTES

Tuesday, November 1, 2022

Mr. Christopher B. Hayden, Chairperson called the Tuesday, November 1, 2022 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
David Rudloff, Vice Chairperson
Ryan Carroll, Clerk
Warren Pearce

STAFF

PRESENT:

Danielle McKnight, AICP
Town Planner/Community Planning Administrator
Debra Savarese, Administrative Assistant

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

Minutes

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

that the Community Planning Commission vote to accept the minutes dated October 4, 2022 as written.

Zoning Board of Appeals

247 Main Street – On the petition of Caroline Kamau and Michael Karugu and MAACK Enterprises, Inc. for a special permit to run a medical transportation business.

1. If the building inspector deems the proposed use a proper use under zoning, a site plan review will be required per Chapter 200: Zoning §200-95: Developments which require site plan review; exemptions; waivers, <http://ecode360.com/10385240>
2. The CPC would like more information on employee parking, expected traffic generation, how many employees would be in the space during the day in the office, and whether the van drivers are in and out all day on call, or simply out all day.

Sewer workshops

Mrs. McKnight stated that she has been attending the meetings and so far the resident's feedback has been serious concern, especially regarding costs. The meetings are continuing and she will be attending. The questions are coming in through the website that was established and the town staff is working together to get answers to those questions. Overall, there hasn't been a lot of encouragement from the residents.

Mr. Hayden stated that his is to be expected.

Mr. Pearce stated that there are a lot of other communities that have managed to put this together and maybe we need to talk to one of them and the DPW director would be the one to do this. We need to get the people to understand the value of this.

Mr. Rudloff stated that he has heard from a lot of the residents too, that were at these meetings and he's hearing the same thing and they echoed a lot of the questions that he had when the review was shown at a CPC meeting. There's a high amount of residential properties along that route and they all get to opt out that means we're dumping this on the rest of the

town. But, he thinks there's the two things that from talking to people that he sees missing and its one item that is covered here that is property values increasing, making the cost too expensive to buy a property or start a business on Main Street. He thinks they need to make sure if that's a true statement. The town will also be saving if they have the sewer installed at the time that Mass. Highway is re-doing Rt. 28.

Mr. Hayden stated that he received a query from the Finance Committee chairperson on how the CPC stands on this. Although, the CPC has not taken an official vote on it, he believes that they all support this from a planning standpoint.

Mr. Pearce stated that if sewer is put in front of a property does it make it more valuable? Only if it is installed on the property. The residents / commercial owners need to understand the value of putting sewer in and the people that are going to move in for this town to grow, are going to expect to have sewer. This will also help to make the town environmentally conscience. They should try to think of some ideas that may help the DPW director with this.

Mr. Carroll joined the meeting.

146-150 Park Street – Senior Housing Overlay District Special Permit – P.H. 8:00PM

Attorney Brad Latham of Latham Law Offices, LLC stated that they are satisfied with the GM2's peer review and can start the process.

Mr. Peter Ogren of Hayes Engineering Inc. stated that the last time they met they said that they had a few things to work out with the fire department for the Site Plan. They spoke to Deputy Chief Galvin to determine what he would like to see for the fire department access. Initially, they had a smaller circle and the Deputy's concern was if they could get their largest vehicle around the circle without doing a three-point turn. Deputy Galvin didn't disapprove this, but it wasn't his favorite. So, he sent them the actual specifications on the pumping truck and they came up with another design by making the circle larger. By making the circle larger they had to change the location of the handicap spaces and he thinks they are in a better place for access to the buildings, now. There was talk about the current location of a crosswalk on Park Street that did not have good sight distance. Mr. Wheeler has committed to do a button activated flashing crosswalk signal that would be in a better location with better sight distance, or a red and yellow light, depending on the decision from the police department. They also changed the location of the hydrant. The proposed hydrant was out on the street and the fire department indicated that they would not use that hydrant. They want the hydrant to be on the site. They are also proposed a breakable plastic chain fence to the rear of the building, so the access will only be used by the fire department and there is no curb in this area.

Mr. Pearce stated that he noticed in the fire department memo that they would like to keep the address as 150 Park Street.

Mr. Wheeler stated that they will be using two of the current addresses for the buildings. They will be speaking to the Assessor to see what works best.

Mr. Ogren stated that he would like to set up a meeting with David Giangrande of GM2, Mrs. McKnight and Leah Basbanes of the Conservation Commission to go over the plans and what they are trying to accomplish, so they don't have a bunch of reviews with what they've already considered.

Mr. Tom Miner, of Hawk Design Inc. Principal and Landscape Architect stated that Mr. Wheeler met with one of the abutters and they've had discussion about adding a privacy screen for the abutter's backyard. So, they've added three giant Junipers along that property line. They have also made some changes to the shrub planting beds based on Mr. Ogren's configuration for the parking and drop off. They have also pulled all of the trees along the roadway back, to provide a better sight line. The tree has also been put back into the circle.

Mr. Rudloff stated that he likes the idea of the new location for the crosswalk. But, he believes that the current crosswalk located 50' down is still a problem and should probably be removed.

Mr. Wheeler stated that he would be willing to remove that crosswalk if they receive permission from the State.

The public hearing was continued to December 6, 2022 @ 8:00PM.

197 Main Street – minor modification

Mrs. McKnight stated that the Russell Howse, owner of 197 Main Street requested a minor modification to his Site Plan for a landscaping business, for outdoor storage. The CPC granted the approval on August 30, 2022. Katrina Eddy owner of the landscaping company applied to the ZBA for a Special Use Permit to run a landscaping business. The ZBA did grant the Special Permit, but changed the approved location for the outdoor storage to another area on the site.

Mr. Hayden stated that they moved the outdoor storage to an area on the site by taking out eight parking spaces. The CPC asked for those parking spaces, so that they would qualify for parking.

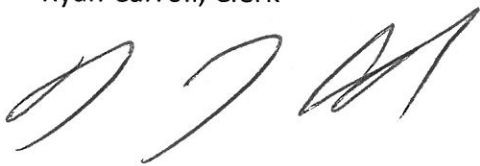
Mr. Pearce stated that they need to find out why the ZBA made this change. If the ZBA doesn't change the outdoor storage back to the CPC's approval, the applicant will need to come back to the CPC for another minor modification.

MBTA Communities Housing - discussion

Mr. McKnight stated that there is no update at this time, except that she is still working on the application.

Adjournment at 9:00PM

Respectfully submitted,
Ryan Carroll, Clerk

A handwritten signature in black ink, appearing to be 'Ryan Carroll', written in a cursive style.