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NORTH READING, MASS.

Town of North Reading
Massachusetts

Community Planning

MINUTES

Tuesday, January 3, 2023

Mr. Christopher B. Hayden, Chairperson called the Tuesday, January 3, 2023 meeting of the Community Planning Commission to order at 7:37p.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
Jeremiah Johnston

STAFF

PRESENT:

Danielle McKnight, AICP
Town Planner/Community Planning Administrator

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

Minutes

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

that the Community Planning Commission vote to accept the minutes dated December 6, 2022 as written.

Mr. Hayden asked for a roll call vote: Mr. Pearce, Mr. Rudloff, Mr. Carroll, Mr. Johnston and Mr. Hayden in favor, none opposed.

1 Elm Street, North Reading & 5 Elm Street, Middleton – Approval Not Required

Mr. Vern LeBlanc of LeBlanc Survey Associates, Inc. stated that the plan is to create a conforming lot at 1 Elm Street, North Reading by using 75.30 ft. of frontage from 5 Elm Street, Middleton.

Mrs. McKnight stated that she had a discussion with the Middleton town planner and she did not find anything that would prevent their board from endorsing, but their board will meeting later in January.

Mr. Rudloff stated that the plan is straight forward and they are only approving what is taking place with the lot in North Reading.

Mr. Hayden stated that 1 Elm Street has enough square footage, but doesn't have enough frontage and this will give 1 Elm Street the amount of frontage it needs to comply, even though part of the frontage is in Middleton.

Abigail Hurlbut of 1 Green Meadow Drive asked if there should be a caveat for this plan and only approved if Middleton gives their approval too.

Mrs. McKnight stated that there are no conditions on an ANR plan, it's just a determination of frontage. If the Middleton planning board doesn't endorse this, it won't be valid.

Shannon Barrera of 3 Elm Street asked where the driveway will be located.

Mr. Hayden stated that the Middleton planning board will be the one to figure out where the driveway will be located on the Boston Street lot.

Mr. Dan Mills of 5 Green Meadow Drive stated that he believes it is the board's obligation to review the five parcels that are adjacent to portions of North Reading property. It looks like

there are three lots that are being modified (1 & 5 Elm Street, and 0 Boston Street) and they all involve property in North Reading. He believes that Mrs. Barrera's question was perhaps 0 Boston Street which is basically a property behind 189 Boston Street and 5 Elm Street. Is there access that is proposed to be a buildable residential lot? The plan is somewhat misleading in the title and application. The application states that it's for 1 Elm Street only, and in fact, the plan has three pieces of property that'll be reviewed and signed off by North Reading and Middleton planning boards. So, the question that he's pursuing is they're developing three buildable lots.

Mr. LeBlanc of LeBlanc Survey Associates, Inc. stated yes.

Mr. Rudloff stated that it's a fair point made by Mr. Mills because he just did just notice that the plan has two signature blocks. But, they are creating more than one lot.

Mrs. McKnight stated that an ANR can show multiple lot line changes, as long as every lot has frontage on an existing public way then it would qualify for endorsement.

Mr. Pearce stated that the ANR is to create that lot by adding frontage. The other changes made on this plan are to facilitate that change. So, that's the main goal. As long as it doesn't create a non-conforming lot at any particular point.

Mr. Mills asked if 0 Boston Street was currently a non-buildable lot.

Mr. Pearce stated that it's not a legal lot now and it's in Middleton.

Mr. Mills stated that by removing the lot line to create Parcel C and 0 Boston Street. He understands that it's in Middleton, but it requires North Reading property in order to meet the zoning in both North Reading and Middleton.

Mr. Rudloff stated to Mr. Mills point if they only have 15,000 sq. ft. on 0 Boston Street, right now, and they need to get up to 40,000 sq. ft. and they're using a portion of 8,000 sq. ft., of North Reading, wouldn't that require an ANR? The plan does not list anything about Boston Street for that lot creation. Middleton will be asked to create a lot at 0 Boston Street and this board is being asked to acknowledge that because it requires the 8,000 sq. ft. from North Reading and the plan should at least reflect that. Ms. McKnight noted that this is the ANR plan that is required.

Mr. Mills asked what the two lines are in green ink on the plan.

Mr. LeBlanc stated that it's width of the Old Flint Road.

Mr. Hayden stated that the road was never built out.

Mr. Paul Reed of 4 Elm Street stated at this stage there's no assessment of intersection site, driveways, wetland crossings, soil for septic systems and topography that might be challenging to the development.

Mr. Pearce stated that it would have to be a very significant obstacle for them to consider the frontage illusory for those reasons.

Mr. Mills asked if the fact that they're requiring land from another community in order to meet the minimums in North Reading does not prevent the applicant from moving forward.

Mr. Pearce stated that both towns have the same requirements and because we have the same requirements means that we would approve.

Mr. Hayden stated that the ANR just creates the lots and allows the applicant to go to the next level which would be building permits.

Mr. Pearce stated that the ANR does not guarantee a building permit. They must comply with the other regulations too.

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

that the Community Planning Commission vote to endorse as "Approval-Not-Required"; the plan entitled "Plan of Land 5 Elm Street and 0 Boston Street, Middleton, Massachusetts and 1 Elm Street, North Reading, Massachusetts"; dated November 28, 2022; drawn by LeBlanc Survey Associates, Inc.

Mr. Paul Reed of 4 Elm Street, Middleton asked what sort of impact assessment has been made with regard to drainage.

Mr. Hayden stated that with an ANR plan the applicant has to prove only that they have enough frontage.

Mr. Pearce stated that the ANR does not do any of that. When the applicant goes to Middleton that is when all of those things will be addressed.

Mr. Hayden asked for a roll call vote: Mr. Pearce, Mr. Rudloff, Mr. Johnston, Mr. Carroll and Mr. Hayden in favor, none opposed

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

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

that the Community Planning Commission vote to continue the public hearing until January 24, 2023 @ 8:30PM.

Mr. Hayden asked for a roll call vote: Mr. Pearce, Mr. Rudloff, Mr. Johnston, Mr. Carroll, and Mr. Hayden in favor, none opposed.

Transportation Committee - appointment

Mrs. McKnight stated that they received a request to select a CPC member to serve on the Transportation Committee.

Mrs. Gonzalez of the Select Board stated that Mr. Wallner of the Select Board brought to the Select Board's attention something that he feels would be a real benefit to the town, as far as being able to use grant money and things like that, and obviously we all know that there's a transportation issue in this town. It's something that's much needed. So they have decided to form a Transportation Committee and have a member from the CPC to liaison. They are hoping to get a vote to get somebody to help get it moving.

Mr. Rudloff asked what the composition of it is. Will it have a member from every board?

Mrs. Gonzalez said only those boards that have some relevance to this.

Mr. Pearce asked if the goal is to pursue grants.

Mrs. Gonzalez stated that it would be to pursue a transportation means for the community which they really struggle with. They did have Mr. Prisco when he was on the MVRTA committee and he did start the service Merrimack Valley, but the date is up for the contract and they're not going to renew it.

Mr. Rudloff asked if the rides were just for seniors, or anyone. Was it grant money?

Mrs. Gonzalez stated that it's for seniors, disabled and veterans.

Mrs. McKnight stated that it was repurposed MBTA assessment money. Money is taken off the cherry sheet every year anyway for the MBTA assessments. They're an adjacent community even though they don't have the service in town. So, part of the funds were repurposed to redirect them to the MBTA to pay for the services that they could get from North Reading and from what she understands they're still offering service, but it's very different and really not in

a form that they've changed. They've changed the format so much that it will not be useful to a lot of people.

Mr. Pearce stated that the goal might be to try to get that bus that goes from Lawrence and comes right through North Reading to stop some place.

Mrs. Gonzalez stated that they need to get some ideas and some plans in action.

Mr. Pearce stated that this was worked on before and the State shut them down.

Mrs. Gonzalez stated that the MBTA won't put the ride in North Reading because the town does not pay into it.

Mr. Hayden stated that they wouldn't mind paying if they gave the town service, but even when the town did pay there was no service.

Mrs. Gonzalez stated that if they have an official committee they can get it going. She doesn't know all of the details and getting the details would be really important. She offered to have the charge sent to the CPC so they could have all the information.

Mr. Pearce stated that maybe appointing two CPC members would make it easier for them to be able to work with the committee.

Mrs. Gonzalez stated that she can make that suggestion to the Select Board and also come back to the next CPC meeting with more information.

Accessory Dwelling Unit – Bylaw

Mrs. McKnight stated that she is still working on the draft and did speak to the building inspector about it.

Mr. Hayden stated that the building inspector needs to be on board with this bylaw because he is the one that will be enforcing it.

Mr. Pearce stated that he has spent some time talking to the building inspector about this bylaw. It's such a difficult thing because the State laws and other things kind could be really hard to do anything that could be legally challenged.

Mrs. McKnight stated that she will put it on the next agenda.

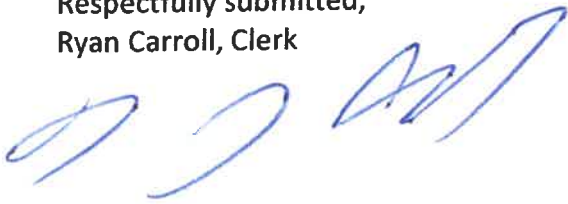
ZOOM - discussion

Mr. Rudloff asked if there is any way to fix ZOOM, so that the people at home can hear and speak to the CPC better, or should they just not use ZOOM anymore and have the people attend the meetings in person.

Mr. Pearce stated that he has noticed that more people do attend the meetings with Zoom.

Adjournment at 8:31PM

Respectfully submitted,
Ryan Carroll, Clerk

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