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Town of North Reading
Massachusetts

Community Planning

MINUTES

Tuesday, April 18, 2023

Mr. Christopher B. Hayden, Chairperson called the Tuesday, April 18, 2023 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 and via Virtual Meeting (Zoom participants may call 1-301-715-8592, meeting code 9854300926, or visit <http://us02web.zoom.us/j/9854300926>).

MEMBERS

PRESENT: Christopher B. Hayden, Chairperson
Warren Pearce
Jeremiah Johnston

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

that the Community Planning Commission vote to accept the minutes dated April 4, 2023 as written.

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

Zoning Board of Appeals

7 Woodcutter Road – On the petition of 77 Elm Street, LLC, for a variance from the rear yard setback for a single family dwelling to be constructed.

The CPC generally does not support petitions for variances for new house lots in recently construct subdivisions.

3 Hemlock Road – On the petition of Arthur Pickett for a special permit to raise chickens.

The CPC does not object to the application but recommends impacts on neighbors be considered, and that no rooster be allowed.

2 Sylvia Road – On the petition of Jonathan Whittier for a variance from the left side setback to construct a 20' x 24.5' addition to the existing dwelling.

The CPC recommends that impacts on neighbors be considered.

17 Anthony Road & 346R Haverhill Street – Definitive Subdivision – cont. P.H. 8:30PM

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

that the Community Planning Commission vote to continue the public hearing for 17 Anthony Road & 346R Haverhill Street until Tuesday, May 16, 2023 @8:00PM.

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

Accessory Dwelling Unit bylaw - discussion

Mrs. McKnight stated that they discussed this she had made some changes and wrote a memo about the changes she had made in the new draft. After that meeting Mr. Rudloff and Mr. Noel, building inspector discussed further changes at Mr. Rudloff's request. In her memo, she noted which changes were made at the meeting and which were discussed subsequent to that. She noted that many of these changes are related to better definitions.

Mr. Hayden asked Mr. Johnston if he had any issues with the bylaw draft.

Mr. Johnston stated that he did not. He thinks that in its present form it represents a reasonable compromise for the concerns that people have shared. He agrees with the edits which was tightening up the language with the definitions and things like that.

Mrs. McKnight stated that the next step would be to schedule the public hearing which would have to be within six months of the October Town Meeting.

Mr. Hayden stated that after the public hearing it can then be put on the warrant article for the fall town meeting. If any changes are made at the public hearing those changes can be done before the submittal for town meeting.

Mr. Pearce stated that he has no issues with the current draft. If they find that there are problems with the bylaw they can always make changes.

Adjournment at 8:15PM

Respectfully submitted,
Ryan Carroll, Clerk

