



**Town of North Reading**  
*Massachusetts*

*Community Planning*

**MINUTES**

**Tuesday, October 3, 2023**

Mr. Warren Pearce, Chairperson called the Tuesday, October 3, 2023 meeting of the Community Planning Commission to order at 7:32p.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:** Warren Pearce, Chairperson  
David Rudloff, Vice Chairperson  
Jeff Griffin

**STAFF**

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

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2023 DEC 1 PM 12:35  
TOWN CLERK'S OFFICE  
NORTH READING, MASS.

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

### **Minutes**

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

that the Community Planning Commission vote to accept the minutes dated September 5, 2023 as written.

### **Minutes**

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

that the Community Planning Commission vote to accept the minutes dated September 19, 2023 as written.

### **Planning Administrator Updates**

#### **October 2023 Town Meeting – Warrant Article 19 – Authorize Conveyance of Town-Owned land for Affordable Housing (7 St. Theresa's Street)**

Mrs. McKnight stated that the article passed at Town Meeting. She will start to work on a draft for the RFP and she is starting to gather a list of possible organizations that would be good to target for the RFP. She will also continue to work with Luke Roy of LJR Engineering, on the remaining surveys for Oakdale Road and Haverhill Street.

Mr. Rudloff asked what has been done on these properties, so far.

Mrs. McKnight stated that the wetlands have been flagged on all of the properties, but 7 St. Theresa's Street is the only one that is shown on a survey plan. If the CPC has a preference of which location should be done next she can tell Luke Roy.

Mr. Pearce stated that he thinks they should pick one that they think has the best chance.

Mrs. McKnight stated that she thinks the Haverhill Street that one may take a little longer because they know that the neighbors were interested in having a portion of the property cut off by doing an ANR and put permanently into conservation protection and there are funds that can be used to do this. It may also depend what they get back from responses for the RFP. If they get more than one organization interested in building a house, or two then that might be a nice opportunity for the town to say that they will award one to one organization and another to another interested organization.

Mr. Pearce stated that two dwellings can be built on the property at St. Theresa's Street, but he doesn't know about the other properties.

Mrs. McKnight stated that the Oakdale Road property only has enough room for one structure, but Haverhill Street is a bigger property and may be more flexible.

Charles Street Ext.

Mr. Pearce stated that he know they're trying to get the Charles Street Ext. subdivision squared away, but has there been any movement from the developer, Michael Bruno.

Mrs. McKnight stated that she did get a call back from the owner and received an email last week saying that he was going to be arranging for some cleaning out there. She will give him a call in the morning and hopefully will be able to tell her that he has arranged the cleaning to be done.

**17 Anthony Rd. & 346R Haverhill St. – Definitive Subdivision – cont. P.H. 8:00PM**

Due to a lack of quorum of members eligible to vote on this matter the hearing was continued..

Mr. Carroll moved, seconded by Mr. Johnston and voted 4-0: (Mr. Rudloff absent)

that the Community Planning Commission vote to grant the requested extension of time in which to render a decision on the 17 Anthony road & 346R Haverhill Street – Definitive Subdivision plan until November 3, 2023 and to continue the public hearing to October 17, 2023 @ 8:00PM.

Adjournment at 8:30PM

Respectfully submitted,  
Ryan Carroll, Clerk

