



Town of North Reading
Massachusetts

Community Planning

MINUTES

Tuesday, September 19, 2023

Mr. Warren Pearce, Chairperson called the Tuesday, September 19, 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: Warren Pearce, Chairperson
Ryan Carroll, Clerk
Jeremiah Johnston
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. Johnston moved, seconded by Mr. Griffin and voted 3-0: (Mr. Rudloff & Mr. Carroll absent)

that the Community Planning Commission vote to accept the minutes dated July 18, 2023 as written.

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

146 -150 Park Street – minor modification

Mr. Ogren of Hayes Engineering, Inc. stated that they had a public hearing with the ZBA because the location of the five parking space near the entrance were in violation of the setback requirements. The ZBA was not excited about granting a variance on a new project, so they went back and looked to see what changes they could make and they found that they could move the parking spaces to a better area on the site.

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

that the Community Planning Commission vote to grant the requested minor modification and approve the plan entitled, "Site Plan, 1818 on the Commons, (Senior Housing Facility), 146-150 Park Street, North Reading, MA 01864"; dated August 24, 2022; revised August 28, 2023; drawn by Hayes Engineering, Inc. with conditions as noted in the minor modification approval letter dated September 19, 2023, as amended this evening.

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

Amber Road – Preliminary discussion

Mr. John Bobreck of Bobreck Engineering and Construction stated that they're here to discuss a second preliminary of the Amber Road area. They've done their research and found that utilizing the DCR roads with the town's intention of taking them over really wasn't feasible in the appropriate timeline for the project. Previous discussions and submittals with this project, with previous ownership had a subdivision going through the "Y" (see plan) which are the DCR owned access roads which three parcels have the right to pass over, in the deed. The plans shows a 22 lot layout with two separate roads that will be transferred to the town. This is an open space concept with roughly ½ acre lots. There are conventional septic systems to be installed. There is one wetland crossing on a lower road. The south road is approximately 885' which is a little bit

over the 5' looping water main requirement. Looping the water main and having the town on the water main would require a land transfer on the DCR property, so it's part of that non-feasible aspect of developing those paper streets, of Amber Road and Priscilla Way, so this is why they have it laid out like this. There would be two separate dead ends with two dead end water mains (hydrants) at the end. They do have a few reduced frontage lots in a row (5, 6, and 7), on the top of the north road. So, that layout has two hammerhead lots, more or less at the end of it, and what those are is the cul-de-sac stops short of the DCR paper street, so that the town doesn't have any land swap issues and the deeded right goes with the property ownership to pass, and they could pass that paper street. The other aspect of the open space layout that they're showing is the ratio of open space to floodplain – wetland is a 33% ratio. There is a good amount of wetland territory through the center of this project that they're staying out of. Especially with not utilizing those paper streets, so instead of being in the no-build zone they're outside of most of that except for a few small areas. There are looking for feedback from this board while they undergo the design and working on some test pits. They already have a lot of soil data in the area, so they know it's successful.

Mr. Pearce asked if the access to this project was going to be from the 885' south road and whether the existing road owned by DCR was going to be built.

John Bobreck stated that the property will be accessed through the south road. They have no plans to build out the DCR owned road that was cleared and graveled by previous ownership and the maintenance will be done by DCR. There is a wetland crossing on the left of Priscila that's been mostly cleared and they're working with DCR on it. They've discussed the other area with conservation and there is a superseding order with the original layouts.

Mr. Pearce asked if the road that gives access comes off of Charles Street.

John Bobreck stated that it comes off of 7 Charles Street.

Mr. Pearce stated that that is going to create a piece of land that will need to be maintained on both sides of the access road.

John Bobreck stated that it will be part of the open space ratio development. There is also going to be some stormwater management on the property.

Mr. Pearce asked if sight distance had been done for the south road.

John Bobreck stated that the sight lines roughly work and they will be doing a full analysis.

Mr. Pearce stated that they will need roundings and to be sure that they don't make the roadway non-conforming.

Attorney Jill Mann stated that they looked at the Order of Conditions and they believe that the sight distance issue may have been because of concerns about the location of the right of way.

Mr. Griffin asked if two of the lots are in the wetlands, and if so, is that being addressed.

Mr. Pearce stated that there are wetlands on lots 14 and 22.

John Bobreck stated that they've gone over this plan with the conservation agent and she is aware of this project, layout and the buffers that they will be encountering. They will be submitting five Notices of Intent to conservation regarding this property.

Mr. Griffin asked about the northern side of the project, are they extending the cul-de-sac over the paper road, in order to get the two lots?

John Bobreck stated that the cul-de-sac will stop short of the paper road, so the town can take possession of the road without having a land swap issue with the State. They will then add the three reduced lots 5, 6, and 7, with 6 and 7 crossing the paper road which is the deeded right to that area.

Mr. Griffin asked if the cul-de-sac is being used as frontage for lot 6.

John Bobreck stated that the cul-de-sac is being used for the reduced frontage lots.

Mr. Carroll asked if the sizes for the proposed homes is listed on the plan.

Mr. Brendan Pyburn stated that they did put some rough sizing on the plan. The majority of them are 30 x 60. On some of the lots that there are buffer zones and things like that the home were adjusted accordingly to 30 x 50, or 30 x 40.

Mr. Carroll asked if is intended to be conforming in terms of sidewalks on both sides of the roads, or is there a different standard. He's just noting that particularly on the southern roadway, the sidewalk is on the opposite side of the road, just in terms of connectivity this is something to think about when designing.

John Bobreck stated that they have not gotten to that item yet. They did have a meeting with the police and fire departments and were told that North Street was kind of an issue, so they're going to push that further with them and see what they were thinking for the traffic calming.

Mr. Johnston stated that one thing he noticed missing from a prior discussion on this area is the idea of having the parking spots for access to the State park. It seems to be under this approach that that wouldn't be an element of the plan.

John Bobreck stated that working with DCR on how they prefer to leave the paper streets with this, so the layout that they're showing, they're not touching those. So, that could be determined.

Mr. Pearce stated that there was a discussion about creating, at the end of this paper street, a parking area, but there were people on both sides of it saying that it also created a location that was in the dark and could be used for nefarious purposes. So, he thinks leaving the way it is, is the best way.

Mr. Johnston stated that this area is located behind his back yard and he's very curious to know what nefarious purposes are happening in his backyard. Throughout the southern part of Harold Parker and those neighborhoods and street are multiple areas where people park and access the park. So, do we have a problem in town where people are misusing these spaces that the neighbors should be concerned about? This seems disingenuous to him.

Mr. Pearce stated that he was just saying that was what the discussion was because there was an original offer to create the parking spots back there from the prior owner, and there were questions about the cut being so far out there and unlit.

Mr. Johnston stated that lighting should be provided because Harold Parker is an asset to this community, and it seems like the southern portion of that park is underutilized in the planning of these subdivisions. He's disappointed because he was excited at that prospect of using this gateway into that park in a real positive, for the rest of the community. And now it's just going to be two dead-end streets that nobody gets to enjoy except for the people who live there. So, to him this is a negative.

Mr. Pearce stated that this is only a preliminary plan, when they get to the definitive plan they can see what the developer has decided to do with it and get to discuss it more at that particular point.

Mr. Griffin asked what the plan for construction vehicles entering and exiting the site is. Are they paving the proposed streets, or are the paper roads going to be used?

John Bobreck stated that it is not their intention to use Woodland Drive, or Amber Road.

66 Winter Street – SPR – cont. P.H. 8:00PM

Attorney Jill Mann of Mann and Mann, P.C. stated that they have received final sign off from GM2 relative to the peer review. There are a couple of items listed that were new items mentioned by GM2 and it's simply that they ensure that a 12" outlet not create any sort of erosion and they have not added anything like that to the plan because it's about being on site and then during construction. So, obviously, they understand that that's a condition and they have basically agreed to all the general conditions that are typically in North Reading's requirements. Steve Sawyer did say that he did not want to see a pedestrian crosswalk.

Mr. Pearce stated that he would like to have the crosswalk.

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

that the Community Planning Commission vote to approve the plan entitled, "Site Plan, 66 Winter Street, Town of North Reading, Assessor's Map 24, Parcel 49; dated May 24, 2023; revised September 1, 2023; drawn by LJR Engineering, Inc. Subject to the terms and conditions of the Certificate of Conditional Approval dated September 19, 2023 as amended this evening.

Roll call vote: Mr. Griffin, Mr. Carroll, Mr. Johnston and Mr. Pearce in favor, none opposed

17 Anthony Rd. & 346R Haverhill St. – Definitive Subdivision – cont. P.H. 8:15PM

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 October 18, 2023 and to continue the public hearing to October 3, 2023 @ 8:00PM.

Roll call vote: Mr. Griffin, Mr. Carroll, Mr. Johnston and Mr. Pearce in favor, none opposed

Adjournment at 9:50PM

Respectfully submitted,
Ryan Carroll, Clerk

A handwritten signature in cursive script, appearing to read "Debra Swanson", followed by a circled set of initials "ds". The signature is written in dark ink on a white background.