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Town of North Reading
Massachusetts

TOWN CLERK
NORTH READING, MA

Community Planning

MINUTES

Tuesday, November 15, 2016

Mr. Bill Bellavance, Vice Chairperson called the Tuesday, November 15, 2016 meeting of the Community Planning Commission to order at 7:35p.m. in Room 14 of the North Reading Town Hall, 235 North Street, North Reading, MA.

MEMBERS

PRESENT: Warren Pearce, Chairperson
William Bellavance, Vice Chairperson
Jonathan Cody, Clerk
Christopher B. Hayden
Joseph Veno

STAFF

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

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

Minutes

Mr. Hayden moved, seconded by Mr. Bellavance and voted 3-0: (Mr. Pearce and Mr. Cody absent)

that the Community Planning Commission vote to accept the minutes of November 1, 2016 as written.

Bradford Pond Estates – bond release

Mr. Veno moved, seconded by Mr. Hayden and voted 3-0: (Mr. Pearce and Mr. Cody absent)

that the Community Planning Commission vote to accept the November 15, 2016 report from Design Consultants, Inc. and that the amount of \$464,362.25 be established as sufficient to ensure the completion of the Bradford Pond Estates subdivision. (previous bond amount \$470,849.50)

Shay Lane Subdivision - discussion

Mr. Bellavance stated that he heard that abutters are complaining about trucks entering and exiting the site at 10:00pm. The developer should be informed of this complaint.

Mr. Hayden stated that the abutters should call the police if it happens again.

Mr. Veno stated that he was not aware that the new road would be so close to the new home that was constructed next door.

Mr. Hayden stated that the owner did attend meetings and was aware of the construction.

Marijuana Bylaw

Mr. Bellavance suggested that they review the bylaw to see if there is anything helpful in regard to the vote passing, legalizing the sale of marijuana.

Mr. Hayden stated that they should see if there is any way to zone the selling. Possibly the same way as liquor stores are zoned.

Mrs. McKnight stated that she is aware of a couple of options available. One would be a ballot referendum to ban it, if that is the way the town would want to go. She would need to get an opinion from Town Counsel in regard to zoning.

FY-2018 Budget

Mrs. McKnight stated that she just received the budget for 2018 and wanted to know if any of the members had questions or thoughts to let her know.

MDI Grant – draft

Mrs. McKnight stated that she put the grant draft into the dropbox for the members to review, but the grant must be received no later than November 18th.

Mr. Hayden stated that she did a great job, once again.

Mr. Pearce arrived at 7:40pm.

Mr. Cody arrived at 7:45pm.

35 Main Street – discussion

Mr. Jonathan Hall of Arenhall Incorporations stated that they met with the Zoning Board of Appeals last week and asked that the application be withdrawn without prejudice. They then asked Julianna Hoch of JD LaGrasse & Associates, Inc. to redesign the concept plans and the site plans were also changed to show the different sizes of the building.

Option A – would keep the bowling alley to accommodate Andrea's Pizza. 30 parking spaces would be provided, 12 spaces would be used for Andrea's Pizza.

Mr. Hayden stated that other than Andrea's Pizza, the only use for the proposed building would be for storage. He asked if retail was an option.

Mr. Hall stated that if they were to add retail space they would need more parking spaces.

Mr. Bellavance stated that the building looks very institutional; it does not fit the image of Rte. 28.

Option B – would eliminate the bowling alley, which would eliminate Andrea's Pizza and would be a self-storage building with retail space.

Mr. Hayden stated that there is no fire access to the back of the building.

Mr. Hall stated that when they met with the Development Team, Chief Warnock was okay with the access to three sides of the building.

Mr. Cody stated that he attended that meeting and confirmed that Chief Warnock was okay with the gravel access, but not zero access.

Mr. Bellavance stated that he is more in favor of Option B.

Mr. Hall stated that the Option B would need 81 parking spaces and 51 would be provided.

Mr. Hayden stated that they need to look at what the zone requires.

Attorney Mark Bobrowski of Blatman, Bobrowski, Mead & Talermin, LLC stated he disagrees with Mr. Hayden. The North Reading Zoning Bylaws requires that for something that is not in the tables closest similar use shall be determined by the Zoning Board of Appeals. There is no similar use in the table; a warehouse does not have any similarity to a mini-storage warehouse. It is totally dissimilar; he does not know what the board does under those circumstances.

Mr. Hayden stated that he does not know what to do under these circumstances, but all the board can do is what they know. It has gone to the zoning board, but was withdrawn to see what this board can do to help and to support the requested variance, but it is still up to the zoning board.

Option C – Mr. Matt Waterman of Landtech Consultants, Inc. stated that this option would only be a self-storage facility, but would have the required parking spaces.

Mr. Cody stated that they need to take into consideration that the building will need to be moved closer to the road and this will reduce the parking spaces.

The consensus of the board is Option B.

20 Main Street

Mrs. McKnight stated that a rendition of the new CVS building was submitted and placed in the dropbox for review.

Comments from the board were made in regard to the roof detail and given to Mrs. McKnight to relay to the applicant.

Adjournment at 8:55PM
Respectfully submitted,



Jonathan Cody, Clerk