



Town of North Reading
Massachusetts

Community Planning

MINUTES

Tuesday, May 15, 2018

Mr. William Bellavance, Chairperson called the Tuesday, May 15, 2018 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.

MEMBERS

PRESENT: William Bellavance, Chairperson
Warren Pearce, Vice Chairperson
Jonathan Cody, Clerk
Christopher Hayden
Ryan Carroll

STAFF

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

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

Minutes

Mr. Cody moved, seconded by Mr. Hayden and voted 4-0: (Mr. Ryan Carroll abstained)

that the Community Planning Commission vote to approve the minutes of May 1, 2018 as amended.

Mr. Cody moved, seconded by Mr. Pearce and voted 4-0: (Mr. Ryan Carroll abstained)

that the Community Planning Commission vote to approve the minutes of May 7, 2018 as written.

Zoning Board of Appeals

4 Country Club Road – On the petition of Michelle & Joseph DeBenedetto for a home occupation special permit for a design business.

The Community Planning Commission was not provided with enough information regarding this request to render an informed decision.

20 Freedom Drive – On the petition of Thomas Kevin Keough & Nancy Ayers Keough for a home occupation special permit for a components business.

The Community Planning Commission was not provided with enough information regarding this request to render an informed decision.

46 Spruce Road – On the petition of Virgilio Bancarotta for a variance from the maximum height of a detached accessory structure.

The Community Planning Commission supports the Building Inspector's decision.

197 Main Street – Russell Howse filed an appeal of the Community Planning Commission's decision; dated 4/9/2018..

291 Main Street – Extension of Site Plan Review

Mr. George Delegas, of REM Central, LLC representing Pluff Realty, LLC stated that he would like to request an extension of the Site Plan Review Special Permit dated 5/31/2016. They have recently received an interest to develop a bank on the site. The original approval was for a bank and the foundation is already in place.

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

that the Community Planning Commission vote to approve the requested extension for plan entitled "Site Plan Modification for Retail Plaza, 291 Main Street, North Reading, MA 01864"; dated 12/28/2015; revised 5/2/2016 and 5/24/2016; drawn by Hayes Engineering, Inc. Subject to the terms and conditions of the Certificate of Conditional Approval dated May 31, 2016 until November 18, 2018.

237 Main Street/7-Eleven – minor modification

Mohammed Elkhadiji stated that he owns and operates the 7-Eleven. He is requesting that the board allow him to store windshield washer fluid, firewood outside the store and on a raised platform.

Mr. Hayden stated that he is concerned with the placement of firewood outside the store.

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

that the Community Planning Commission vote to approve the requested minor modification for plan entitled "Site Plan for 237 Main Street Citgo/7-Eleven; dated 6/10/1998 to allow for outside storage materials , subject to the following conditions:

1. Merchandise to be stored outside the store may only include windshield wiper fluid, de-icer and firewood.
2. Merchandise is to be moved to the southerly side of the entry door, away from the access from the handicapped parking spaces and crosswalk to the front door.
3. Merchandise may only be stored such that a four-foot clearance is allowed for access.

265-271 Main Street – SPR – P.H. 8:00PM

Mr. Bill Dufresne of Merrimack Engineering Services stated that at the last meeting the board had concerns in regard to the modification of the entrance, the size of the pylon sign, snow storage areas and painting directional arrows. They came up with a modified sign design, it's the most they feel that they can reduce the height and still read it.

Mr. Bellavance stated that he drove around to look at other signs and saw a sign at the Redstone Plaza in Stoneham and found the sign to be a lot smaller than the current sign at the Atlantic Plaza. He feels that if the Atlantic Plaza adds more tenants to the site that they will be back to ask that the sign be enlarged to accommodate these tenants.

Mr. Pearce stated that when the Site Plan Review was done for the Winter Hill bank located on this site a Master Sign plan was submitted and approved with the understanding that there would be no more requests to make the sign larger.

Mr. David Webster of Federal Realty Investment Trust stated that at the last meeting he got the impression that there would be some potential compromising. Now he has to say no to at least two tenants, based on this design. This is all about leasing the space and tenants wanting signage and they would rather have the spaces full than vacant.

Mr. Bellavance stated that he agrees with the spaces being full, but the times have changed and signs are smaller.

Mr. Hayden stated that the Master Plan should have taken care of all of the spaces in the plaza. The space that is being renovated was used as a garden shop for the Sears building and this is adding another space to the plaza. If Stop & Shop moves out there is the potential to divide the space into more spaces.

Mr. Cody stated that the square footage of the building is what it is. If they wanted to chop it up more they have the right to do that, especially now that they have the capacity because they installed a storage treatment plant. Why should they finally have the ability to fill the building with tenants and we are stopping them because of the signage. No tenant is going to go there and pay a decent amount of rent without getting proper signage. He would rather extend the sign than have them try to cram everyone onto the current sign. They are going up, not out which he would probably have an issue with that.

Mr. Hayden stated that the design that was approved is also changing. They went to another sign company and the technology is now back to the old global lighting.

Mr. Webster stated that he will light the sign the way the board wants it to be lit.

Mr. Carroll asked if the height of the base was dictated to remove snow.

Mr. Bellavance stated that the base height is 35%. He would like to have a night view rendering submitted.

Mr. Webster stated that he feels like the conversation has turned from 2 weeks ago.

Mr. Webster asked if the board is okay with the other changes to the plan, is there a way to separate the two.

Mrs. McKnight stated that they can approve the changes upon approval of the lighting and signage plans

Mr. Bellavance read the Town Engineer's memo dated 5/2/2018 into the record.

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Mrs. McKnight stated that she spoke to Michael Formichella from, District 4 of D.O.T., but they have not given her any confirmation. He did say that based on the way the geometry was, on that curb it sounded like it was originally built to prevent a left turn on the southbound side of Main Street. He did say that he would look into it further and she will follow up on this.

Mr. Bill Dufresne stated that with regard to the Town Engineer's memo, he thinks that the only impact the modification would have is if a tractor trailer or delivery truck was turning left, travelling south to come into the property and was intended to turn back north. The radius does not change, what has changed is the tangent.

Mr. Pearce stated that the left turn should be restricted by putting up a sign.

Mr. Hayden asked if the "Do Not Enter" sign is still there.

Mr. Bellavance stated that the "Do Not Enter" is located on the property.

Mr. Cody moved, seconded by Mr. Pearce and voted 4-0: (Mr. Carroll abstained)

that the Community Planning Commission vote to approve the plans entitled "Site Development Plan, Atlantic Plaza shopping Center in North Reading, Massachusetts"; dated 2/1/2018, revised 5/2/2018; drawn by Merrimack Engineering Services and "Tenant Fitout-Space #13, 265 N. Main Street, North Reading, MA"; dated 3/23/2018; drawn by Form+Place". Subject to the terms and conditions of the Certificate of conditional Approval dated 5/15/2018 as amended this evening, upon approval of the lighting and signage plans.

3 Main Street/Lobster Claw – minor modification

Mr. Bellavance stated that the proprietors would like to add 2 walk-in refrigerators/freezers in the rear of the building. The Fire Department is requesting that there is a twenty foot wide paved access which is there now. He read the Conservation Commission's memo dated 4/26/2018 into the record which stated that they do not need to file with Conservation. He doesn't have any issues with this request, but they have updated to LED lights and it shines everywhere.

Mr. Hayden stated that the Plaza on Washington Street has also added LED lighting.

Mr. Cody stated that he could speak to them about changing the lights.

Mrs. McKnight asked if they would like to continue this request pending a commitment for them to fixing the lighting or just approve it.

The consensus of the board is to continue this pending the request that the lighting be changed at 3 Main Street and they would also like to have someone attend the meeting.

Planning Administrator Updates

- May 17 (this thurs) at 6 p.m., room 14: Municipal Vulnerability Preparedness draft plan public meeting/listening session. Draft plan:
https://www.northreadingma.gov/sites/northreadingma/files/uploads/draft_nr_mvp_plan_043018.pdf
- May 17 at 7:30, room 14: Swan Pond Road neighborhood meeting
- May 21, 6:30, room 14: Board of Selectmen's meeting:
 - Municipal Vulnerability Preparedness draft plan
 - Swan Pond Road hearing – Citizen's Petition to fund paving
 - Informational hearings on June Town Meeting Warrant Articles
 - Metro North Regional Housing Services – renewal of Inter-municipal Agreement (Reading, Saugus, Wilmington and North Reading). No significant changes to terms, minor adjustment to fee, already included in CPC budget for FY19
- May 22, 7:00 p.m., High School, Distance Learning Lab: Housing Production Plan, final community meeting, presentation of draft plan
- June 14 – ZBA meeting to hear appeal of CPC decision on 197 Main St. (will not be heard at May meeting)

Re-Organization of Officers

Mrs. McKnight called for nominations for the Chair.

Mr. Bellavance moved, seconded by Mr. Hayden and vote 5-0:

that the Community Planning Commission vote to elect Mr. Pearce as Chairperson for a one year term.

Mrs. McKnight then handed the gavel to Mr. Pearce who called for nominations for Vice Chair.

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

the Community Planning Commission voted elect Mr. Bellavance as Vice Chairperson for a one year term.

Mr. Pearce called for nominations for clerk.

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

the Community Planning Commission voted to elect Mr. Cody as Clerk for a one year term.

Re-organization of Liaisons**Board/Committee:**

Board of Selectmen
4th of July Committee
Conservation Commission
Zoning Board of Appeals
Housing Partnership Committee
Metropolitan Area Planning Council
Historic District Commission
Historical Commission
Finance Committee
J.T. Berry Committee
Land Utilization Committee
School Committee
Recreation Committee
Wastewater Advisory
School Building Committee
 secondary, elementary
Commission on Disabilities
EDC

Representative:

Warren Pearce
Warren Pearce
Jonathan Cody
William Bellavance
Jonathan Cody
William Bellavance
Christopher Hayden
Christopher Hayden
Christopher Hayden
Warren Pearce
Jonathan Cody
William Bellavance
Ryan Carroll
Warren Pearce
William Bellavance

Ryan Carroll
William Bellavance

Adjournment at 9:20PM

Respectfully submitted,

Jonathan Cody, Clerk