



RECEIVED
BARBARA STATS

2018 SEP 19 AM 9:44

Town of North Reading
Massachusetts

Community Planning

TOWN CLERK
NORTH READING, MA

MINUTES

Tuesday, July 31, 2018

Mr. Warren Pearce, Chairperson called the Tuesday, July 31, 2018 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.

MEMBERS

PRESENT: Warren Pearce, Chairperson
William Bellavance, Vice Chairperson
Christopher B. Hayden

STAFF

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

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

Minutes

Mr. Hayden moved, seconded by Mr. Bellavance and voted 3-0: (Mr. Cody & Mr. Carroll absent) that the Community Planning Commission vote to approve the minutes of July 17, 2018, as amended.

Planning Administrator's Update

Disposition of 9 Mill Street

There is going to be a meeting on August 22nd at 2:30pm to discuss the property the Town purchased for a pump station when we were going to join the MWRA. There has been discussion of doing an ANR to separate the house from the land to be reserved by the Town.

Mr. Pearce stated that the town could use the house lot as a low income home and they wouldn't have to meet the zoning standards.

The Greens – water request

The Greens' request for lifting their water restrictions is still being considered. Mrs. McKnight spoke with Mark Clark of the Water Department who has agreed to follow up with the Town Administrator on the recommendation. Initially the recommendation was to wait until the new Andover connection was made.

GIS

The new GIS Coordinator, Stephen Lutterman will be starting on August 6th. The imagery from the pilot area has been received and it looks good. A small segment was done at this time to be sure that the town is satisfied with the work.

36 Erwin Road

The applicant recently went to the Board of Health for variances on a septic system. The property is located at the end of Swan Pond Estates. They are potentially looking at changing some of the areas where the drainage system is. The Statutory Covenant has been released, but the Supplementary Restrictive Covenant has not, and this refers back to the old drainage plan. Her recommendation would be that they come before this board for approval of a new covenant if the drainage and easement areas are changed. This lot was subdivided into two lots and they are now looking to divide a third time.

Master Plan

Mrs. McKnight stated that MAPC drafted some materials, which she added to the dropbox. There are poster boards and survey questions which she put her notes next to, but would like the board to review. Carlos of MAPC would like to schedule the next advisory meeting for September and the public forum in October. She suggested that the advisory group meeting be held on the same day as a CPC meeting but not the public forums.

Mr. Hayden stated that Town Meeting is October 15th, so the public forum should be in November.

The consensus of the board is that October 29th would be a good date to schedule the forum.

35 Cedar Street – Definitive Subdivision – P.H. 8:00PM

Mr. Bellavance read the public hearing notice into the record.

Mr. Pearce disclosed that many years ago he did a lot of work water on Cedar Street, but has no interest or affiliation with it at this time.

Attorney Steven Cicatelli stated that he is representing Michael and Lisa Brogan. He asked if they should continue with the explanation of the project considering that two members were absent and there would be no vote this evening.

Mr. Pearce stated that they should proceed with the meeting and the board members who are absent this evening will be able to review the minutes.

Atty. Cicatelli stated that the proposal is for a one lot subdivision. The Brogan's live on the right side of the property, as shown on the plan. The lot is approximately 80,000 sq. ft. and the parcel at the rear of the property (7 Mentus Farm Lane) is under contract to purchase approximately 11,000 sq. ft. to ensure that there is enough area for two lots and the cul-de-sac. The cul-de-sac will provide frontage for the new lot to be buildable. They have been working with the building inspector to provide true frontage on a way and to minimize impervious area. To not have impact on the town's resources there will be country drainage and the driveway will remain a private. The proposed waivers are to eliminate sidewalk, curbing, minimize actual paved area and construction of the island with an agreement that the two owners would jointly share responsibility to maintain the island.

Mr. Peter Blaisdell, Jr., P.E., P.L.S. of Williams & Sparages stated that a parcel of unusually shaped town-owned land in front of the property has a deed that states they have the right to develop a roadway over the property and Town Counsel has reviewed it. The property is going to be subdivided into two lots, its zone A and they have the frontage. A big contention was the Fire Department wanting to be sure that there would be enough room for the fire truck. The

deputy chief stated that he would be okay with an 18' driveway as long as the truck could totally turn around on the site. He also said that they could extend the fire hydrant or a sprinkler system would need to be included in the construction of the new home. The owners decided that a sprinkler system would be the best option. They also spoke to the town engineer and asked him what he expected for drainage on the site. Because there are no wetland resource areas and it's only a one lot subdivision, they're not really bound by the normal Stormwater Management policy. They told him their intention would be to install Country Drainage, with the island becoming a small depression with stones and pipes, the runoff from the driveway, house and pavement will settle at the island.

Mr. Pearce asked if the drainage was going to be constructed on the town owned land, if so, does the deed state this. The town should offer to sell this land to the Brogans.

Attorney Cicatelli stated that there is a line of cases that basically indicates that inherit with the right to use the road is the right to have utilities. So, the difference between this versus a drainage pipe is that the owners would be maintaining it. They do not want to purchase the property because it would need town meeting action and this would delay the project.

Mr. Pearce stated that going forward they may want to consider petitioning the town to purchase the property.

Peter Blaisdell stated that one of the reasons they are requesting the waiver is because it doesn't make any sense to 120' paved circle.

Mr. Hayden stated that the driveway needs to be able to support the fire truck and the roadway should be 20'.

Mr. Pearce stated that he knows the area and its all ledge.

Peter Blaisdell stated that the roadway will be constructed to the same standards as other roads in North Reading.

Mr. Pearce stated that they prefer the 20' because of snow storage.

Peter Blaisdell stated that they did have the road at 20', but changed it to cut back on impervious area. If the board wants 20' he will make it 20'.

Mrs. McKnight stated that Design Consultants, Inc. gave an estimate of \$1,000.00 for the peer review. They also referred to doing the Stormwater permit, but she thought that this was less than the threshold and didn't want it included.

Peter Blaisdell stated that they would prefer that it not go out for peer review because it is such a small construction.

Mr. Hayden stated that the town cannot get to the back property because they would need to drive through the detention pond and it is not their property to do with what they want and landlock the property in the rear.

Mr. Pearce stated that he does agree with Mr. Hayden in regard to the parking, but the people further back want to keep that nice little cut out for visitors to park. The island is part of the drainage and he would really like to see the property owners purchase it from the town.

Atty. Cicatelli stated that they may want to look at changing the drainage area and change the width to 20'. There is no reason for the owners to purchase the property and it would take to much time to purchase it from the town.

Mr. Bellavance stated that he wants it to be 20' because this is the standard. The town engineer requested the peer review and he is in agreement with this and the detention pond should be moved from the town property.

Peter Blaisdell stated that there is nowhere else to put it so they will have to do subsurface stormwater chambers.

Mr. Hayden stated that they should get access to the parcel through an easement.

Atty. Cicatelli stated that it would still require town action.

Mrs. McKnight stated she spoke to John Goldrosen about access, but not drainage structures. She could get permission to speak to Town Counsel regarding this.

Mr. Pearce stated that there is a difference between a drainage structure that just carries the drainage across that to be a utility, as opposed to using the land as a drainage structure. He would suggest that they go to the right of the driveway to put the structure.

Olga Arnold of 33 Cedar Street stated that she received a letter to purchase the triangle for \$10,000.00 that was taken over by the town, but there was a stipulation that it would not be built on. She is concerned that her children have to walk a ½ mile to get to the school bus and a new house will cause more traffic on the road.

Peter Blaisdell stated that the triangular parcel she was referring to may be the property in the back.

Public hearing continued to August 21, 2018 @ 8:00pm.

Adjournment at 9:05PM

Respectfully submitted,



Jonathan Cody, Clerk