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**Town of North Reading**  
Massachusetts

*Community Planning*

TOWN CLERK  
NORTH READING, MA

## MINUTES

**Tuesday, October 2, 2018**

Mr. Warren Pearce, Chairperson called the Tuesday, October 2, 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: Warren Pearce, Chairperson  
William Bellavance, Vice Chairperson  
Christopher B. Hayden  
Ryan Carroll

### STAFF

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

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

### **Minutes**

Mr. Bellavance moved, seconded by Hayden and voted 4-0: (Mr. Cody absent)

that the Community Planning Commission vote to approve the minutes of September 18, 2018, as amended.

### **Zoning Board of Appeals**

Mr. Bellavance recused himself from the meeting and left the room.

142 Main Street – On the petition of 142 Main Realty, LLC, 144 Main Realty LLC and Enterprise Petroleum for a special permit for the storage of the towing vehicles.

- The CPC recommends considering the property's history and past incidences of noncompliance in its decision.

144 Main Street - On the petition of 142 Main Realty, LLC, 144 Main Realty LLC and Enterprise Petroleum to appeal the decision of the building inspector for a special permit for a towing company.

- The CPC recommends supporting the decision of the Building Inspector.

18 Foley Drive – On the petition of Jeff & Kirsten MacLellan for a special permit to raise chickens.

- The CPC recommends considering any impacts on neighbors
- The CPC recommends reasonable limits on the number of chickens and size of the coops
- The CPC recommends that no roosters be allowed

10 Orchard Drive – On the petition of Brittney C. Brady and Daniel V. Locke for a variance for an attached two-car garage per the setback requirements.

- The CPC recommends considering any impacts the project would cause on neighbors.
- Is the addition intended to be habitable?
- The CPC notes that if this garage were attached it could be done without a variance.

Mr. Bellavance returned to the meeting.

**35 Cedar Street – Definitive Subdivision – cont. P.H. 7:45PM**

**Waivers:**

1. § 350.14.B(5), to allow the property line of the new subdivision way to not be rounded. GRANTED.
2. §350-14.E(4)(a) – Dead-end streets – to allow an 84-foot diameter paved cul-de-sac rather than a 100-foot paved cul-de-sac. GRANTED.
3. §350-20 – Fire Hydrants – to allow no new hydrant due to the existing hydrant at the end of Cedar Street (the existing hydrant is less than 500 feet from the proposed new dwelling). GRANTED
4. §350-21 and 26, to not require sidewalks. GRANTED
5. §350-27, to allow for no installation of curbs or berms. GRANTED
6. §350-30, to allow iron pipes to be installed in lieu of granite monuments in the locations shown on the approved plans. GRANTED
7. §350-32, to allow for no street lights. GRANTED
8. Schedule A – Typical Roadway Cross-section, to allow for 20 feet of pavement with a cross-slope of ¼ inch per foot in a super elevated configuration as shown in the plan. GRANTED.

Mr. Bellavance moved, seconded by Mr. Carroll and voted 4-0 (Mr. Cody absent)

that the Community Planning Commission vote to approve the plan entitled “Definitive Plan, Cedar St. Extension, #35 Cedar St, North Reading, MA”; dated April 26, 2018; last revised September 11, 2018; drawn by Williams & Sparages, Middleton, MA, as amended this evening.

**103 Marblehead Street – Public Hearing 8:00PM**

1. §350-14E(4)(a) – Dead end streets – to waive the cul-de-sac diameter requirement (although frontage requirements are met, as noted above) GRANTED

Mr. Bellavance moved, seconded by Mr. Hayden and voted 4-0: (Mr. Cody absent)

2. §350-21 and 26, to allow no sidewalks to be constructed. GRANTED

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

3. §350-27, to allow no curbs or berms (for country drainage). GRANTED

Mr. Bellavance moved, seconded by Mr. Hayden and voted 4-0: (Mr. Cody absent)

4. 350-21 and 29, to allow street trees to be planted 10 feet behind the edge of pavement, as shown on the plans, rather than at least 5 feet behind the right-of-way. GRANTED

Mr. Bellavance moved, seconded by Mr. Hayden and voted 4-0: (Mr. Cody absent)

5. 350-21 and 32, to allow for no street lights. GRANTED

Mr. Bellavance stated that it be noted that the CPC did talk about a light being installed across the street.

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

6. Schedule A, cross section, to allow for a 20 foot width of pavement and a cross slope of  $\frac{1}{4}$  inch in a super elevated configuration with a turnaround for emergency vehicles and grass plot slope (rather than 28 foot width of pavement and  $\frac{2}{8}$  inch per foot crown configuration and grass strips). GRANTED

Mr. Bellavance moved, seconded by Mr. Hayden and voted 4-0: (Mr. Cody absent)

Laine Raia of 99 Marblehead Street stated that she would like reassurance that the water flow from this site will not be increased from the new construction. The sight line is also a concern.

Mr. Peter Blaisdell of Williams & Sparages Engineering stated that topographically this property is lower than the property at 99 Marblehead Street. The water will be directed to the small detention pond in the front of the property or into a trench.

Mr. Pearce stated that Rich Williams of Williams & Sparages addressed the sight distance issue by explaining that the increase of vehicles would not be sufficient to cause additional problems.

Mr. Blaisdell stated that the property is on the outside radius of the corner, so they have a better sight line both ways.

Mr. Bellavance stated that the town engineer reviewed the Stormwater plans and spoke to the design engineer and is satisfied with the design.

Carrie Bryk of 102 Marblehead Street stated that she has concerns about the water and would like to know if there is a maintenance plan, if so, is it in reference to the detention pond.

Mr. Pearce stated that there is a maintenance plan with reference to the roadway and the detention pond.

Carrie Bryk of 102 Marblehead Street asked where the water will drain to from the detention pond.

Mr. Blaisdell stated that they will be doing country drainage that will pitch the water towards the storm trench. Before they do the design they have to do a watershed study to find where the run-off is going. On this property, anything from the back heads to the wetlands and the front of the property either drains onto Marblehead Street or onto the abutting property into a 12" corrugated pipe and the discharge is across the street. The good news is that they are going to reduce the amount of flow into the pipe based on their analysis.

Mr. Pearce closed the public hearing.

Mr. Bellavance moved, seconded by Mr. Hayden and voted 4-0: (Mr. Cody absent)

that the Community Planning Commission vote to approve the plan entitled "Definitive Plan, Morris Lane, North Reading, MA"; dated August 7, 2018; last revised October 2, 2018; drawn by Williams & Sparages, Middleton, MA, as amended this evening.

#### **Shay Lane Subdivision – request for extension**

Mrs. McKnight stated that in reviewing the Shay Lane Conditional Approval, it has come to her attention that the original anticipated timeframe for completion for the subdivision was two years, or July 2018. Dave Murray has submitted a request to allow for additional time to complete the project to binder, complete drainage, and finish installing utilities. He anticipates all work being complete in November.

Mr. Bellavance moved, seconded by Mr. Hayden and voted 4-0: (Mr. Cody absent)

that the Community Planning Commission vote to grant the requested extension of time for completion of the binder, utilities and drainage system for the Shay Lane Definitive Subdivision until November 30, 2018. The CPC notes that severe weather and other difficult construction conditions have delayed the work, which was initially anticipated to be completed with two years. Additionally, as discussed at the meeting, if installation of the gas service cannot be completed due to National Grid strikes or lockouts, propane may be substituted.

**Planning Administrator's Update****Eaton Circle – Tripartite**

The CPC signed the tripartite agreement for Eaton Circle Subdivision.

Mrs. McKnight stated that she was contacted by Deputy Barry Galvin of the North Reading Fire Department. He told her that the town already has a street named Eaton Avenue and asked if the CPC would change the name of Eaton Circle.

Mrs. McKnight stated that she spoke to the Assessor, Debbie Carbone about the name change and she stated that it would be easier to change the name of Eaton Avenue because there no residents living on this street and therefore there is no information in the database, but she already has the information for Eaton Circle in the database.

The CPC is in agreement with changing Eaton Avenue.

**Rail Trail Warrant Article - discussion**

Mr. Bellavance stated that he was at the Selectboard meeting last night. They discussed the costs which would be \$55,000 for the study and \$200,000 to \$300,000 for the design. Once the design is completed it can then be sent to the State to possibly be State funded.

Mrs. McKnight stated that they could compete for the State funding, but it is not a guarantee.

Mr. Bellavance stated that the estimate to build this out would be \$10,000,000.

Mr. Hayden asked if the original bike trail was incorporated into this.

Mrs. McKnight stated that it would be a part of this trail, which was much larger.

Mr. Hayden stated that he is not in favor.

Mr. Bellavance stated that there are more important items to pursue.

Mr. Carroll stated that it's a good investment for the town.

Mr. Pearce stated that if it was fully funded he would agree. The Selectboard are the ones that are going to make the decision in regard to the funds, so it's this board's role to decide if they think it would benefit the community to the point that they would encourage the Selectboard to invest in it. The way that they would make that decision would be to look at 1) is

there enough interest in this town in bicycling that the they think the greater community would take advantage of this, or 2) are they building this for the neighbors.

Mr. Hayden stated that this is going to take a lot of value of the properties where an easement would be needed.

Mr. Carroll stated that in other communities a lot of abutting property owners have a path leading from their property to the path and see it as a nice amenity.

Mr. Bellavance stated that based on the surveys he has seen and read, he would say no – there isn't enough interest.

Mr. Hayden stated that he doesn't have enough information to make a decision. LUC should have come to them to discuss this.

Mr. Pearce asked if there was enough time to schedule a meeting with the LUC before sending a recommendation.

Mrs. McKnight stated that Town Meeting is October 15<sup>th</sup>, so there is not enough time.

Mr. Bellavance suggested that the LUC meet with them prior to the start of town meeting.

Mr. Carroll stated that he is in favor of it, but he does agree that they don't have enough information. Is Wilmington pursuing a connection where they go over the town line there? It's a huge value of re-development to revitalize downtown, but it doesn't work if you get to the town line and it stops.

Mr. Pearce stated that their response could be that it could potentially benefit the community, but right now they don't see it as a priority and it would be up to the Selectboard to decide if it fits into the budget.

Mrs. McKnight stated that she would ask someone from LUC meet with the CPC before town meeting.

#### Central Street sidewalk – discussion

Mrs. McKnight asked the board if they want to consider doing a design for a sidewalk. They would be eligible to ask for more Complete Streets funding if they have another project designed. They did get a preliminary quote from Millennium that was big, but it included field inspection work and that could be paid for through the Complete Streets funding. So, the actual design work for the Phase I which is about half of it, would be about \$50,000. She spoke to the Town Engineer and he likes the idea of pursuing a Central Street sidewalk. She also



spoke to the Town Administrator and his response was yes. Capital request are due by October 15<sup>th</sup>, so she wanted to know if the CPC would be interested in putting in this request.

Mr. Pearce stated that putting a sidewalk on Central Street would get tremendous use.

Mrs. McKnight stated that the quote that they received from Millennium for design was up to Spruce Street, as the first phase, at a cost of \$50,000 and the second phase would be about \$70,000. Should she ask Millennium for a total cost?

The consensus of the board is to get a cost for the whole project.

#### Plots of Land – discussion

Mr. Bellavance stated that they need to do something to stop the plots of land that have small houses on them that are being torn down to construct larger houses, sometimes with more than one.

Mr. Pearce stated that they need to look at areas to construct affordable houses that don't already have McMansions on them.

Mr. Carroll stated that if they stop giving waivers for the McMansions and give the waivers to someone that comes in with affordable.

Mr. Pearce stated that this may be another GIS project where they can identify low rental areas.

Mr. Hayden stated that the problem he sees is that people living in these areas are older and if new homes are constructed the cost will increase on their properties.

Mr. Bellavance stated that this would work in their favor because it would increase the value.

Mr. Pearce stated that they have to identify the parcels and then would have to pass legislation that allows it to happen.

Mrs. McKnight stated that she believes that they could increase the current affordable housing overlay, but Mr. Bellavance is speaking about changing the standards in some zoning districts so that you don't need an acre.

Mr. Pearce stated that the State code now allows shared septic systems.

Mr. Hayden stated that it's in the historic bylaws that allow moving a historic house to a half acre.



Mr. Pearce stated that they could change the subdivision bylaws to allow this.

Mrs. McKnight stated that they could revisit their open-space residential design bylaw which is the cluster bylaw. It's been used before but it doesn't yield much of a density bonus.

Adjournment at 10:00PM

Respectfully submitted,

  
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Jonathan Cody, Clerk