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Town of North Reading
Massachusetts

Community Planning

TOWN CLERK
NORTH READING, MA

MINUTES

Tuesday, February 19, 2019

Mr. Warren Pearce, Chairperson called the Tuesday, February 19, 2019 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 Hayden., Clerk

STAFF

PRESENT: Debra Savarese
Administrative Assistant

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

Appoint Clerk

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

that the Community Planning Commission voted to appoint Mr. Hayden the unexpired portion of Mr. Cody's term as Clerk.

Minutes

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

that the Community Planning Commission vote to approve the minutes of January 22, 2019 as written.

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

that the Community Planning Commission vote to approve the minutes of February 5, 2019 as written.

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

that the Community Planning Commission vote to approve the minutes of December 18, 2019 as written.

Zoning Board of Appeals

Mr. Bellavance recused himself from the meeting.

7 Sylvia Road – On the petition of Angela Bacigalupo for a home occupation special permit for a baking business.

At your request, the Community Planning Commission has reviewed the home occupation special permit application for 7 Sylvia Road and has the following comments.

- The CPC supports the application provided the applicant adheres to the requirements in Section 200-42 of the zoning bylaw.
- The proper Board of Health permits are obtained.
- Abutters do not object.
- The applicant shall reapply in one year.

Mr. Bellavance returned to the meeting.

Candidate Interviews

The Community Planning Commission will meet (tentative) on February 26, 2019 @ 7:30pm to interview potential candidates.

Facilities Master Plan

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

that the Community Planning Commission recommends Mr. Bellavance as a member of the Facilities Master Plan.

77 Elm Street & 9 Fairview Street – Definitive Subdivision – 8:00PM

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

Mr. Chris Sparages of Williams & Sparages stated that the submitted proposal on a 7.8 acre parcel. The existing condition had a single family home that was razed to make room for the potential development. The roadway will have a cul-de-sac at the end that measures approximately 539' to the center of the cul-de-sac and almost 600' length at the end of the cul-de-sac. The new road will create frontage for seven new homes. There are a series of infiltration systems to be constructed on site. The topographic map shows how the water currently flows; some towards the north that makes its way to a wetland, the remaining portion flows to the south, towards Elm Street, eventually making its way to a culvert that crosses under Elm Street, near the entrance of Fairview street and then to the Ipswich River. The Stormwater Management system design will show how they try to balance the watersheds in the proposed condition to try to match the existing ones, so they are not sending anymore water in one direction or the other and control how fast the water leaves the site. There are some wetland resource areas partially on the property and off the property. Their wetland scientist flagged the area and the North Reading Conservation Agent Leah Basbanes walked the site and they will be meeting with the commission. The Board of Health Agent, Bob Bracey observed the test hole pits. A sidewalk will be constructed on the north side of the roadway. The homes will have access to town water, two new hydrants will be installed, near the cul-de-sac and at the front of the entrance, natural gas will be installed, and overhead power lines located on Elm Street will be connected to lines that will go underground in the development. They will be cutting down a lot of trees and changing the landscape.

Mr. Pearce asked if he could discuss the sight distance.

Mr. Sparages stated that they looked at a couple of site distance measurements and one of them is intersection site distance. This is the ability for cars that are travelling on Elm Street, coming down to the intersection and stopping and the ability for those cars to see each other when cars are coming out of the site and be able to make a turn in either direction, safely. There are specific ways to measure how much site distance is available on the site. Looking out from the site towards the west there are no issues because it's on the outside of the curve. Looking towards the east the analysis is a 375' site distance.

Mr. Pearce asked if a basic traffic study was done for vehicles exiting and entering the site.

Mr. Sparages stated that the geometry of the proposed roadway is more than adequate to allow for safe vehicle flow.

Mr. Hayden asked about the levelling area. This is worst case; with vehicles coming downhill from the site and westbound traffic also coming downhill. The posted speed is 35mph, but the actual speed is probably 40 to 45mph.

Mr. Sparages stated that the Rules and Regulations state that if the last section of road, closest to the street that is being entered, if it's greater than 5%, in grade, were supposed to create a levelling area for the first certain distance that's a little bit shallow before you come back up. They know this and they propose this section of road to be just under 5%, but if he understands Mr. Hayden correctly, he would like it to be levelled.

Mr. Hayden stated that if any of the retaining walls on lot 6, are taller than 2'. How many will require a building permit.

Mr. Sparages stated that they will have to design a cross-section once the final selection is made for what type of retaining wall will be used, a building permit application will be submitted.

Mr. Hayden stated that he is really concerned about the volume of water coming off of the hill.

Mr. Sparages stated that their engineering calculations prove that there is not a lot of water that comes off of the hill because of the permeable soils on the site.

Mr. Bellavance stated that he also has concerns about the end of roadway grade. He also asked if there was a house directly across from where the road is to be constructed.

Mr. Sparages stated that there is not a house.

Mr. Bellavance asked if the planning board receives weekly Stormwater reports.

Mr. Sparages stated that it varies from town to town.

Mr. Pearce stated that Design Consultants does regular inspections and field reports on the projects. As-built plans will also be submitted to show what was installed.

Mr. Hayden asked if they thought about coming off of Fairview Street, instead of Elm Street. He believes that it's better to use a secondary street than a main road.

Mr. Sparages stated that they did look at this, but decided to go in through Elm Street. It's a narrow street and it would lead to a long dead-end.

Mr. Hayden stated that they could also connect the water main, instead of looping. He also wanted to know if there is access to the detention areas.

Mr. Sparages stated that there are easement areas that access the detention ponds. At the end of the proposed roadway, near Elm Street they did not want to put an open detention pond, so they are proposing a subsurface infiltration area to take some of the run-off from the lower portion of the street.

Robert Atkinson, Jr. of 82 Elm Street asked who will be maintaining the Stormwater retention tanks. His biggest concern is the sight distance on Rte. 62 and the slope of the street. Even at 5% grade, he's afraid that cars are going to slide right into Rte. 62, and the site distances they claim are 375', but he doubts it because when he tries to make a right turn, eastbound, onto Rte. 62 he has plenty of sight distance, when he makes a left turn to go westbound, on the south side of the street, he estimates less than a 200' sight distance on that stretch of road because of the hill.

Mr. Pearce stated that it will be the town's responsibility to maintain the detention areas and they are asking the developer to lower the levelling area to make it safer.

Geoffrey Bemiss of 3 Fairview Street stated that he is concerned with the water. In the back of 3, 5 and 7 Fairview Street there is a hill and a number of years ago they had a garage put in beside their house. When the builder opened the land in April they had water bubbling up. There are significant underground streams that come down from that hill. They had to install sophisticated pumping systems that run most of the time, especially in the spring time. Any time there has been disruption to the land the water flow has been significant. The water line on Fairview is a closed water line and it might be a mutual advantage to all if the new development connected to that water line instead of a closed water line on the new roadway. Also, the amount of traffic coming out of Fairview Street has increased tremendously.

Mr. Sparages stated that the resident at #3 is correct; it is a dead end water line. Their proposal is also to have a dead-end. They can look into this and see if it is advantageous to connect the lines.

Mr. Pearce stated that the Fire Department would also be in agreement with connecting the two water lines.

John Sweeney of 79 Elm Street stated that he has resided at this address for seven years and the traffic on this road is horrendous. There has been a death within the past two years on this road and four accidents within the last four months. The speed limit is 35mph, but they are going much faster than that and it's really hard to immediately stop. There is also talk of a 200 unit development going in and this should be added to the equation.

Mr. Sparages stated that when they were doing their traffic evaluation they went in search of speed posted signs. They found that there is one on the westbound approach at the town line and there is a 30mph sign after the proposed development which is way too late because the car has already come downhill. They are open to adding another speed limit sign if that will help.

Mr. Pearce asked if the sight distance was actually measured.

Mr. Sparages stated that it was measured and they also did a detailed topographic survey.

Tom Laquidara of 85 Elm Street asked if the trees along the silt fence were going to be removed.

Mr. Sparages stated that they do not anticipate removing trees beyond the silt fence, but when the property is sold he cannot guarantee that the owners will not remove the trees.

Henrike Huntress of 3 Putter Court stated that she is with two abutters of 5 and 7 Putter and they are substantially lower grade than the proposed site and are concerned with water issues. They would like some reassurance that they are not going to be negatively impacted with water.

Mr. Pearce stated that the planning board has seen a lot of projects that have worked well because they capture the rate of run-off and manage to improve the surrounding properties.

Mr. Sparages stated that Putter Court is located to the North of this site. The top of the hill is at an elevation of 128. They are going to remove about 10' off the top of the hill which will help control the water. The proposed condition the area that just flows overland in that direction is going to become a lot smaller and the area that they are capturing in their Stormwater

management area is also relatively small and from this Stormwater management area will overflow to another Stormwater management area and then into a wetland area.

Henrike Huntress stated that their trying to match the water flow from a certain time frame where they did an analysis and she doesn't know if the analysis was over a year's period, during the winter or summer, what the rainfall was during that time. If they're trying to match something what if something was too short a time frame or dry period.

Mr. Sparages stated that the government has collected rainfall data a long, long time and what they do first is figure out which way the water flows, when the rain falls and the storms they analyze include are a 2, 10, 25 and 100 year rain even. A 100 year event is rainfall of 7" over a 24 hour period, with a peak of storm at hour number 12. The Stormwater areas have to be designed to hold the 7" rainfall.

Henrike Huntress stated that she is not sure where the proposed septic systems will be located, or if; the abutters will be affected by them. What will the average square foot size of the homes be and what is the timeframe of construction.

Mr. Pearce stated that there are mandatory setbacks for the septic systems.

Mr. Sparages stated that the footprint shows the homes to be approximately are 40' x60' or 35' x70'. They will most likely be smaller than that, they try to be conservative, but it depends on the market.

Mr. Pearce stated that the planning board needs to look at the bylaws and possibly approach minimizing some of the requirements that are put on the builders because by putting these heavy requirements, such as, granite curbing because it drives the costs up so high for a lot, that they need to build a huge house in order to re-coop the costs. The timeframe will probably begin this year.

Henrike Huntress stated that she would like to thank the planning board for making sure that the abutters are not negatively affected and for all the work making sure that the developer does the right thing.

Tom Laquidara of 85 Elm Street asked how many bedrooms are there going to be in these new homes.

Mr. Sparages stated that as placeholder as shown on the plan is a fully designed four bedroom system for each of the homes, but there may be an opportunity for some of the homes to be bigger than that.

Karl Cyr owner of 79 Elm Street asked what the total elevation would be when it is completed and will trees be left at the edge of the property line.

Mr. Sparages stated that the current elevation at the top of the hill is 128' this will be taken down by 10' and is where the proposed top of the road will be.

Mr. Pearce stated that they try to encourage the developers to leave as many trees as possible, but as mentioned a new property owner may come in and take down the trees.

Denise Cote of 5 Putter Court stated that once all the trees and vegetation are gone what will the impact will be.

Mr. Sparages stated that when they analyze the existing condition there is less run-off when the site is wooded, but when the soils are as permeable as they are in this case with what they call good woods and grass, the difference is very small.

Bob Atkinson of 82 Elm Street stated that he would like them to put sidewalks on both sides of the street.

Mr. Pearce stated that the majority of the subdivisions built in town have sidewalks on both sides of the street and do not get much use and the costs of maintaining the sidewalks will be on the town, once the road is accepted.

Henrike Huntress asked what recourse a homeowner has if they are negatively impacted by the development.

Mr. Pearce stated the homeowner should ask the developer to look at the basement and area to see that there is no impact and document it. If it then becomes impacted by the development it can be shown to the developer and would have recourse.

Mr. Hayden asked that the calculation sheet for the site on Elm Street be sent to the planning department. He also wanted to ask if a walking path could be added to the plan to connect the new development with Fairview Street.

Attorney Jill Mann of Mann and Mann, PC stated that she is really hesitant to add this because it would be putting a walking path through someone's back yard.

Mr. Bellavance asked that police department be contacted by the planner and request the accident and speeding reports for this area.

Attorney Jill Mann stated that they can add more speed signs.

Mr. Hayden stated that this is a state road and goes by state standards

Mr. Pearce stated that they can check with the police department and see if speed signs can be added.

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

that the Community Planning Commission vote to grant the requested continuance of the public hearing for 77 Elm Street & 9 Fairview Street until Tuesday, March 5, 2019 @ 8:00PM.


Town Owned Land

<u>Map/Parcel</u>	<u>Location</u>
8/193	5 Audubon Rd.
8/209	8 Audubon Rd.
8/144	86 Burroughs Rd.
9/54	55 Old Andover Rd.
9/58	1 Bear Road
78/17	23 Riverside Dr.

The consensus of the board is that they have no interest in these parcels.

Adjournment at 9:30PM

Respectfully submitted,


Christopher Hayden, Clerk