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Town of North Reading
Massachusetts

Community Planning

TOWN CLERK
NORTH READING, MA

MINUTES

Tuesday, March 19, 2019

Mr. Warren Pearce, Chairperson called the Tuesday, March 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
Ryan Carroll

STAFF

PRESENT:

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

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

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 March 5, 2019 as written.

Planning Administrator Update

Hearthworks/250 Main Street – Porch enclosure

Mrs. McKnight stated that the owner of Hearthworks would like to enclose the existing 7'x 40' porch with glass to use as a display area. She was uncertain if this change would trigger a Site Plan Review.

Mr. Hayden stated that it's taking it from outside space to inside sale space.

Mr. Pearce asked if it's going to be 4-season. He believes that it would trigger a review of some kind.

Mrs. McKnight stated that she believes it will be used year round.

Mr. Hayden stated that it could be a minor modification.

Mr. Pearce stated that if there is a prior Site Plan Review for this site, it could be modified.

The consensus is if there is a prior Site Plan Review it can be modified. If not, then they will need to submit an application for a new site plan review.

Fire Department/Fire Code

Mrs. McKnight stated that she received a request from Deputy Galvin regarding a change in the fire code for "20' wide driveway providing access from the road to the front door of the building if it was more than a 50' distance". Since then, there was a lot of push back and controversy and the fire code is now changed and no longer requires this. He would like to know if the CPC would consider incorporating this requirement or something similar into the Subdivision Regulations, or other Site Plan Regulations. The concern is that the fire equipment is being damaged if it is a long driveway and there is no sprinkler system.

Mr. Pearce stated so what they want is a 20' wide access to a building.

Mrs. McKnight stated that as long as it's up to 50', if it's more than that a sprinkler system would be required. It would not be an automatic; they would be open to some kind of regulation where there was some discretion involved with a case by case.

Mr. Pearce stated that the problem he sees with this is that there are already approved 18' roads in town. This would in fact force a new standard for unaccepted roads. The CPC has always wanted 20' roads, so, they would have no objection to it, but there may be some alterations to what has been previously approved.

Mrs. McKnight stated that the dimensional requirement for driveways could be added to our regulations. The sprinkler is questionable.

Mr. Hayden stated that that would be the Fire Department's purview when looking at this. It would be their requirement.

Mr. Pearce stated that they should hold a public hearing to let the people speak and ask questions.

Mrs. McKnight that a workshop should be held first to allow Deputy Galvin time to get more information about this.

Dumpster discussion

Mrs. McKnight stated that the Board of Health Director, Bob Bracey has asked that approval of dumpster enclosures only be constructed with washable surfaces.

Mr. Pearce stated that the CPC recently approved a wood dumpster enclosure for the new CVS and the Board of Health informed them that this type of material is not allowed. The CPC has traditionally allowed wooden enclosures because they are noise absorbing. It was recommended that it could be vinyl or a chain link with the plastic fillers.

Mr. Carroll arrived at 7:47pm.

Mrs. McKnight stated that for the future she would change the Conditional Approval's to read that dumpster enclosures would be subject to the Board of Health approval.

Mr. Bellavance asked if the Board of Health can define what material is cleanable.

Mr. Pearce stated that he also would like to know if epoxy painted on the inside with a soft wood on the outside be acceptable.

Mr. Hayden stated that there are basically four options: wood, PVC, chain link with slats, brick and concrete.

Mrs. McKnight stated that the other issue is dumpster location. Once the applicant gets approval from the CPC they are supposed to get Board of Health approval and they also have control where the dumpster can be placed. She will communicate this to the applicant and let them know that if the Board of Health makes changes to the dumpster location they will need to inform the CPC of this change.

Mr. Pearce stated that they do need to see the change because it could impact something else on the site, such as, traffic issues.

Mr. Hayden stated that it could also impact the abutters.

Mrs. McKnight stated that the Fire Department also requested that a 6' fire lane stripe be added in front of CVS building.

77 Elm Street & 9 Fairview Street – Definitive Subdivision – 7:45PM

Mr. Hayden moved, seconded by Mr. Bellavance and voted 4-0:

that the Community Planning Commission vote to grant the requested continuance of the public hearing for 77 Elm Street & 9 Fairview Street until Tuesday, April 2, 2019 @ 7:45PM.

35 Main Street - Signage

Mr. Matthew Waterman of Landtech Consultants stated that the requested changes were made to the free-standing sign. Gold lettering was added, the manual reader-board was changed to black-out with white letters and the lighting was changed to LED.

Mr. Hayden moved, seconded by Mr. Carroll and voted 4-0:

that the Community Planning Commission vote to approve the requested minor modification, consisting of the signage plans entitled, "Exhibit Proposed Freestanding Sign, North Reading Storage Solutions, 35 Main Street, North Reading, MA"; dated 2/20/2019; drawn by LandTech Engineering. Subject to the terms and conditions of the Certificate of Conditional Approval dated May 19, 2017 by the CPC for 35 Main Street are to remain in effect.

36 Erwin Rd. / 2 Shasta Dr. – ANR

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

Attorney Jesse D. Schomer stated that the applicants propose to divide these two lots into three buildable house lots, one of which would be a limited frontage lot.

Mr. Hayden stated that it has the area and frontage, but it's narrow and most of the upland, unless they cross the driveway that they will be giving an easement on, is not reachable because it's across all the wetlands. The proposed construction of the house is going to be in the small triangle that is mostly uphill.

Attorney Schomer stated that the location of the new house has already been approved by the Conservation Commission and the Board of Health approved the septic. The building itself will comply with all setbacks, lot area and height.

Mr. Hayden stated that the issue he has is that if these lots are ever sold, the new owners will never know where their lot lines are. When a subdivision is built, pipe bounds are always put in the rear of the lot and granite in the front. He would like to ask that concrete or stone bounds be put in and signs put up to show where the wetlands are located.

Attorney Schomer stated that the wetlands do cross the new lot, but the majority is located in the lower half of the property.

Mr. Hayden stated that he is talking about the wetlands that come up to the driveway.

Attorney Schomer stated that that is also a drainage area which created the wetlands. They have no intention of disrupting it.

Mr. Jack McQuilken stated that they could add the iron pipes.

Mr. Bellavance asked if there would be a common driveway. He would also like to know who is going to maintain and plow the road.

Attorney Schomer stated that there would not be a common driveway. The plan is to have a driveway easement going across the new lot to the existing lot (36 Erwin Rd.). The new house has a separate driveway.

Shannon Caruso-Delisle of 36 Erwin Rd. stated that to get to her property the road needs to be plowed.

Mr. Pearce stated that a legal document needs to be created to provide "access without fault".

Attorney Schomer stated that at legal document allowing an easement and maintenance of the road will be completed.

Ronald Fagner stated that he is a direct abutter to the proposed changes and he is concerned with allowing changes to the lot lines with existing structures and that they were also allowed to withdraw their petition from the ZBA.

Mr. Pearce stated that an ANR does not give them any rights to build, but changing lot lines with structures is allowed.

Judy Spurr of 32 Erwin Road stated that there is a holding pond behind her house. It comes down over and under the hill where they are proposing to build. How are they going to prevent the drainage from changing?

Mr. Pearce stated that he is sure that the engineer will work on the drainage. He would advise the abutter's to ask the engineer or developer to explain how they will construct the drainage.

Mr. Hayden moved, seconded by Mr. Bellavance and voted 4-0:

that the Community Planning Commission vote to endorse as "Approval-Not-Required"; the plan entitled "Plan of Land, #2 Shasta Drive & #36 Erwin Rd., North Reading, MA 01864"; dated February 5, 2019; drawn by JM Associates.

66 Winter Street - discussion

Mr. Pearce stated that on March 18th at a Select Board meeting he informed the board that there is a real estate opportunity for a municipal use on 66 Winter Street. He stated that the Select Board doesn't think the Town should be developing property, but a subcommittee should look into it. They would also like to wait until the new board has been selected to discuss this property. He would like to set up a strategy meeting with the developer to discuss the possibilities for this site.

Mr. Bellavance stated that he does feel that there is an opportunity and they don't want to miss it. He believes that the CPC has enough information and knows what the people of this town want. After last night's meeting with the Select Board he believes that they were agreeable and would like to have more information brought to them. After reading the warrant article previously passed for "funds to re-develop concept plans, including and not limited to water treatment options for a section of Route 28, in the vicinity of Rte. 62" his interpretation of this is that it allows the CPC to basically design that area with this money and they can include the Stop & Shop parcel. The reason he includes the Stop & Shop parcel is because they will sell this property if the conditions are right.

Mr. Pearce stated that the 103 Main Street property may also want to be included into this plan.

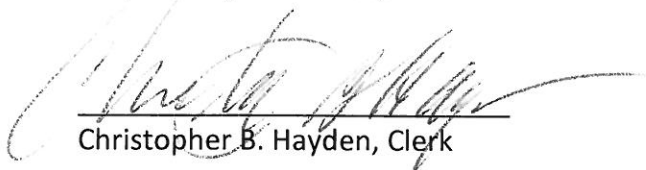
Mrs. McKnight stated that she did speak to the owner of 103 Main Street a couple of years ago he would like to attend meetings regarding wastewater solution and the possibility of doing something different with his property.

Mr. Hayden stated that re-designing that whole area would be a good idea. They also need to bring the Economic Development Committee into the discussions. They need to know the value of the property, commercially. This way if they move the town hall they would be able to sell 235 North Street, to compensate.

It was decided that Mr. Pearce would speak to the owner of 66 Winter Street about coming in for a discussion about the property at an upcoming meeting.

Adjournment at 9:15PM

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Christopher B. Hayden", is written over a horizontal line.

Christopher B. Hayden, Clerk