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Town of North Reading  
Massachusetts

TOWN CLERK  
NORTH READING, MA

*Community Planning*

**MINUTES**

**Tuesday, July 12, 2016**

Mr. Warren Pearce, Chairperson called the Tuesday, July 12, 2016 meeting of the Community Planning Commission to order at 7:00p.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  
Jonathan Cody, Clerk  
Joseph Veno  
Christopher B. Hayden

**STAFF**

**PRESENT:**

Danielle McKnight, Planning Administrator

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

**Workshop – Industrial Office (I/O) zoning changes**

Fran DeCoste of TR Advisors stated that the Class A office space has a limited amount and is mainly located on Concord Street. The brokers that he has talked to about the site just don't see that location. He has maps to show where the offices are that follows along Rte. 93 and 128 very closely, so some of the brokers comments were that if Gutierrez could not get the site done back 10 or 15 years ago, it will be difficult for anyone else to come in and look at it as specific office use. They have had other uses interested in the site (recreational use) that fall under the current zoning. They have talked about this with the committee, although the use is favorable, but will not give the town the economic return that they are looking for. As far as tax revenue, they have shown some comparisons. The facility that was built in Taunton has been assessed at 10 million dollars.

Mr. Pearce asked what type of facility was built.

Fran DeCoste stated that it is an indoor recreational facility, 200,000 sq. ft., with outside fields. This is one interest under the current zoning that they have on the site. He can talk about some of the other interests that they have on the site if the commission would like to hear it.

Mrs. McKnight stated that they are going to be discussing this at the July 18<sup>th</sup> meeting with the Board of Selectmen.

Mr. Pearce stated that the reason that he asked the question is because it has occurred to him that before they change the zoning of this property, the only change that would produce any kind of result as proven by the fact that other half of the property went residential, is zoning that would include mixed-use, residential with commercial and so they are at least going partly back into a residential situation, again. If that is the highest and best use, and the best the town is going to do, than that is what it is, but it certainly wasn't in the original plan. If they have to mix residential in order to get enough commercial to make it viable as a tax producer, than that is what they have to do.

Fran DeCoste stated that the zoning mixed uses that they looked at, for example; with this recreational use, they drive a lot of traffic especially on the weekends. So, there is a potential for a co-location with a hotel. This facility has a lot of weekend tournaments, from people who travel a distance, so there is potential for that use there, or maybe a restaurant, hotels are probably a better co-location. The real estate market is driven by what is really hot and where the money is going. Looking at a residential use, he has had a lot of interest with assisted living and senior with restricted age housing, but is not allowed under the current use. But, some of this can help to bring retail to the site. They have talked to retail brokers and they have said that if the town could get some type of anchor that could make the site more vibrant.

Dan Mills of 5 Green Meadow Drive stated that his opinion would be that they have a captive audience with the residential use that is there now. He cannot see anything else needing additional residential that you are not going to get from the existing use there, today.

Mr. Pearce stated that under the Smart Growth issue that the State put forth, by combining residential with commercial in a multiple story building, both attraction and customers are provided. They were told by MAPC that the Town could use more customers, and if they have more customers, they can support more businesses that will help the Town with the economic growth.

Dan Mills stated that residential is very hot right now, but he does not see that the additional residential use – if you look at Market Street in Lynnfield – they do not have residential connected with the commercial.

Fran DeCoste stated that when he talks about mixed uses for the site, he is not necessarily talking about the same building. Scattered uses complement each other.

Dan Mills asked how many units are being estimated as residential.

Fran DeCoste stated that that is going to be driven by the market, but the MAPC report stated that the Town needs about 675 housing units within the next five years and approximately 250 units need to be rental.

Mr. Pearce stated that those residential units provide people and those people will spend their money in North Reading.

Fran DeCoste stated that when he looked at all of the new apartment projects built within five miles of the location, over the last ten years. Out of the ten, Edgewood was performing significantly below some of the surrounding properties. This location does not have what it needs to attract the millennials (younger renters) because there is not town center or current activity for transit. So, he does not believe that another 250 apartments is going to happen at that site. But, he does think the other residential uses, such as an Alzheimer's care facility, assisted living or age-restricted are in demand.

Mr. Hayden stated that there is a 55+ on Mt. Vernon Street and they had a really difficult time getting the sales and the people that are there are moving because they cannot get the money back.

Fran DeCoste stated that the developer who contacted him about doing age restricted is a very strong regional developer that has a lot of interest in this market.

Mr. Pearce stated that they would have to modify the zoning to put those uses in place.

Fran DeCoste stated that the age-restricted housing is usually done with 4 or 5 units per acre density, which would only be about 50 to 60 units on the site, is what the market could absorb.

Mr. Pearce stated that the rest of the site would then be dedicated for services to those units. Retail spaces could be added to the first floor, and then doctors, podiatrists, dentist etc.

Fran DeCoste stated that it is very challenging to do retail on the first floor. On a smaller scale it is a little easier and when we talk to the developing community and see what the flavor is for doing it here. Mix of uses for example: One of the natural ways to look at the site is to look at the larger lot for some type of residential development and that smaller lot as an out parcel or pad site for a commercial use that is complimentary.

Mr. Pearce stated that if there was assisted living located on the parcel people visiting may want a hotel or restaurant.

Fran DeCoste stated that it would be a complimentary use to the hotel because the hotel is going to be pulling off the office market on Rte. 93, but if there are other uses to compliment it, it will help their business more.

Mr. Pearce asked if he had recommendations on the modification for the I/O District.

Mrs. McKnight stated that she sent the same recommendations to Fran that she sent to the board. She did have discussions with Fran who gave her feedback.

Fran DeCoste stated that he thought the recommendations that Mrs. McKnight sent to him were good. He feels that it is almost a game changer for the site because of the challenges in the commercial market. Although, they do have the recreation user that could step up and have the capability to use the whole site.

Mr. Pearce asked if he was actually told that they would use the whole site.

Fran DeCoste stated that they want the larger site.

Dan Mills asked Mrs. McKnight what the actual recommendation was.

Mrs. McKnight stated that she would like to discuss the possibility of creating two zoning districts from what is currently I/O on Concord Street and I/O on Lowell Rd. They should consider calling Concord Street I/O 1 and Lowell Road I/O 2, for example (or some other name). This would allow new changes to occur only in I/O 2, so Concord Street would not be affected. The properties that would be affected by the changes would be the Berry property (102 and 104 Lowell Rd.), the Edgewood apartments (though only to the underlying zoning – the 40R district would not be changed), 96 Lowell Rd. (Rita Mullin Park), 96R Lowell Rd. (town owned

property containing the water facility), and 239 North Street (the 97.5 acre Benevento property). She placed a map showing these properties in the Dropbox. She suggested they discuss revisiting the maximum building coverage (currently 50%) and height limit (currently 4 stories or 50 feet), and possibly eliminating the maximum FAR (currently 2.0) to see if we would like to allow more density. She is not suggesting they eliminate all three or increase what's allowed dramatically, but it is worth exploring whether they would like more to be built on the site. FAR is probably not needed if they have building coverage, height and parking controls.

Mr. Pearce stated that there is also the issue of wastewater on this site. Hotels and assisted living require a lot of water, so it would probably require an on-site treatment plant.

Mr. Hayden stated that they are probably thinking that they have to build their own treatment plant. The Economic Development Committee is also thinking about talking to the owners (Lincoln Properties) to see if they might be able to combine or build a bigger treatment plant.

Mr. Pearce stated that what they have is a package plan, which is an expandable plan, which could easily use the drain fields that are available on the other property. So they could expand the plan and have the additional drainage that has already been tested and approved.

Mrs. McKnight stated that they need to leave the wastewater easement area, as part of the Lincoln Properties that they use, but there are other easement areas running to the town property that are initially approved for wastewater, but they take up such a huge portion of the site that the thought is to convey the property without restrictions on it.

Mr. Pearce stated that what was initially planned for that area is that it would be a parking area, for the business that goes in there and underneath would be all of the drain fields for the wastewater treatment plant. They also did a taking from New England Power for a treatment plant.

Mrs. McKnight stated that in terms of the approach to the zoning, as far as concerns about water and wastewater. She knows that in the past that things could not be accommodated, so maybe they would not want to see them in the zoning, but with developers coming in and making their own way, they may have a solution. In her own opinion she does not think that it is necessary to zone them out.

Mr. Pearce stated that there is adequate area there to initially do a good part of Rte. 28 and that site. So, if they convey whole thing to that site, as far as the rest of the town is concerned they no longer have a discharge center that the town itself could use and would then be forced to go to Lawrence sewer district or MWRA, because that is the only area on this side of town that has a discharge area.

Mrs. McKnight stated that this has been thinking, since those were in the form of easements which then are extinguished once the town owned the property the easement goes away. So, the thought was to convey the property without restrictions, other than the restrictions for the Lincoln property.

Mr. Hayden stated that if the town holds onto it, then there goes the use of the property. He understands, but someone may not want to buy the property with those restrictions. Maybe this was one of the issues and that is why Gutierrez did not sell it to Lincoln Properties. Also, from what he has heard he does not think that the Board of Selectmen wants to get into wastewater treatment.

Mr. Pearce stated that that has been clear for the last twenty years.

Mr. Bellavance stated that he agrees with Mr. Hayden. He also highly doubts that the town wants to get involved with a wastewater treatment and does not believe that the town has the money. He foresees putting infrastructure in and putting the money into Rte. 28 and tying into Lawrence and then possibly tying Concord Street into the MWRA.

Mr. Pearce stated that he wants to be sure that everyone is clear on the point that if they give up the property, they give up the chance for a wastewater treatment plant for any other type of development that may come up on Rte. 28 that could create economic development in an area that otherwise going to be relegated to small parcels, tiny businesses and no real growth potential. He is wondering how the plan will be because they have worked on a plan/program for the past 15 years with the support and encouragement of the town.

Mr. Hayden asked what plan he is referring to.

Mr. Pearce stated that it is a plan to sewer the town, both Concord and Main Street.

Mr. Hayden stated that they are never going to tie into the MWRA, because they could actually tie Concord Street in now.

Mr. Pearce stated that he disagreed.

Mr. Hayden stated that the MWRA has already stated that they could.

Mr. Pearce asked how they were going to do that.

Mr. Hayden stated that he did not know how, but it would not cost the town anything because it would be a betterment for the businesses already located on Concord Street.



Mr. Pearce stated that when they had the people from Wilmington come to the meeting they stated that they did not have the capacity.

Mr. Hayden stated that Wilmington does not own it, the MWRA does. If the MWRA says that they can do it and the State allows it, DEP has to allow the Town to take water out of the aquifer and take it away. If the town gets all of its water and is no longer using wells, in 3 years they are going to allow it to happen because the town will be getting more water, than the Town is taking out.

Mr. Pearce stated that what they were told by the MWRA is that they did not have the infrastructure in the ground to handle the capacity.

Mr. Hayden stated that may have changed.

Mr. Bellavance stated that his understanding is that if they were to tie into the Concord Street they would have to make up the gallons probably in Winchester, but it is possible.

Mr. Hayden stated that is correct. They would need to make repairs in Winchester.

Mr. Bellavance stated that he did have a conversation regarding sewer, with the people who work for MWRA and they will only allow Concord Street to hook up. He has attended meetings of the Board of Selectmen and has heard that the City of Lawrence does want the town to tie in with them.

Mr. Pearce stated that Lawrence wants to run the pipe directly to the pumping station from Rte. 114 to Rte. 28.

Mr. Bellavance stated that there are other options, but it is up to someone to find out what the costs would be, fine tuning it and presenting it.

Mr. Pearce asked if they wanted to discuss the changes to the zoning.

Mrs. McKnight stated that she would like some feedback and some direction in fine tuning this and how they want to handle this at the Town Meeting. Her thought was to not touch Concord Street. So, in order to not touch Concord Street they would need to create another zoning district. They would just divide them into 2 zoning districts.

The zoning changes to this newly created district could be as follows (for discussion):

- Allow more than one use to occur on each lot and within individual buildings by right but with site plan review
- Eliminate the maximum 2.0 FAR requirement

- Eliminate the requirement that uses are restricted to closed buildings
- Increase maximum stories (currently 4) and/or maximum height (currently 50)?
- Allow for a greater maximum building area (currently 50%)
- Eliminate the following from the list of prohibited uses and add to the list of permitted uses OR special permit uses (for discussion): Operators of apartment buildings, Operators of dwellings other than apartment buildings, Condominium managers/cooperative apartment manager, Services to dwellings and other buildings; Private households. (Also for discussion: discuss whether any affordability component should be required for multi-family residential.)
- Eliminate the following from the list of prohibited uses and add to the list of permitted uses: Drive-in motion picture theaters, Bowling centers, Commercial sports, Membership sports and recreation clubs, Archery ranges, bowling instruction, day camps, water slides, Residential care, Bars and restaurants owned and operated for members of organizations only. (Also remove amusement parks because they are already also allowed by special permit and "amusement and recreation services" is allowed by right.)
- Add to the list of special permit uses (or permitted uses): medical office.
- Add to §200-69, Off Street Parking and Loading an appropriate parking space requirement for medical offices.
- Add to the list of permitted uses (in addition to those uses listed above): all residential uses, including multi-family housing and apartments, senior living, 55+, assisted living.
- Add self-storage to list of permitted uses?
- Eliminate the provision that "all uses or combinations of uses within this division (G) must occupy a minimum 50,000 square feet of building space. No shopping centers or malls with less than said 50,000 square feet are permitted in the I/O District," and keep all of the uses listed after that in the list of permitted uses.
- Clarify B. 2 (notes) to say whether 1.5 stories of garage parking counts toward the height requirement or not (it's clear it does not count toward the number of stories, but height is ambiguous).

Mr. Hayden stated that he does have one question in regard to Main Street and having a 60' structure (5 stories) and it is smaller in an I/O District. Especially for this one because the closest buildings around are already 4 stories with 50'. He thinks that they may be shortening themselves in there and should allow whoever goes in to go taller.

Mr. Pearce stated that he does not have a problem with having taller buildings.

Mr. Cody stated that he also likes Mrs. McKnight's idea about incorporating the height restriction into the parking. Maybe start at the top parking level and go from that point just to increase the parking capacity,

Mrs. McKnight stated that they are talking about under building parking. Just to clarify, you are allowed to do a story and half of parking and then start counting the allowed number of stories.



She does not believe that you need a limitation on the number of stories, just the height limit.

Mr. Hayden stated that if they want to put in 10' floors because there building super class anything, let them do it.

Mr. Bellavance and Mr. Cody agree with Mrs. McKnight's changes to height limitation.

They consensus is that the height should be limited at 80' and no stories limitation.

Mrs. McKnight asked what the board thought about allowing mixes of uses on the site without the need for a special permit, but only with Site Plan Review. This would also be for mixing of uses within buildings, as well as separate buildings.

Mr. Cody stated that from the outside special permits look a lot scarier.

The consensus of the board agrees.

Mrs. McKnight asked if they need FAR if they have control of parking and height.

Mr. Bellavance stated that FAR is to control density.

Mr. Pearce stated that they want density.

The consensus of the board agrees.

Mr. Hayden stated that he does agree with Mr. Pearce that 531190 should remain. In Prohibited Uses. (Operators of Residential Mobile Home Sites)

Mrs. McKnight stated that she agrees, but they should eliminate restrictions to enclosed buildings.

The consensus of the board agrees.

Mr. Pearce stated that if they are going to build a 10 million dollar property (recreational use) that will produce revenue.

Mr. Cody agreed and stated that people traveling into town will also need a hotel as Mr. Pearce stated.

Mr. Hayden stated that the traffic impact would not be that impactful during the week because people would be coming on the weekends.

Mrs. McKnight stated with the current zoning for greater maximum building area. So, currently you can only build on 50% of the site.

Mr. Cody stated that you need to give them the options they can possibly have. It does not mean that they are going to use all of them.

Mr. Hayden stated that when you give them that much density they still do a nice job on the property. We have always worried that they are going to take away all of the greenspace in town.

Mr. Pearce stated that he asked the people that are considering the recreational use for this property if they were going to clear cut and they told him that they would be doing that.

Mr. Hayden stated that they are going to clear cut where they can because if they do the whole site it will be worthless. The back side of the property, the important environmentally side is not going to get clear cut.

Mr. Pearce stated that there is also a section in Wilmington that they won't clear cut.

Mrs. McKnight stated that it is not part of the site anymore.

Mr. Bellavance suggested that it be changed to 65%.

Mr. Cody suggested that it be 70%.

The consensus of the board is to change it to 65% by right, anything over that will need special permit approval.

Mrs. McKnight asked the board what they thought about the uses for residential that were previously prohibited.

Mr. Veno stated that he thought the board was not going to restrict residential.

Mr. Bellavance stated that there is already residential beside it (Edgewood), so he highly doubts anyone is going to put residential on this site, but if the money is there, it is all about the money.

Mr. Pearce stated that if the board had allowed it, Lincoln Properties wanted the whole site to be residential.

Mr. Cody stated that the board should put a mixed-use on the site. This will allow residential and commercial.

Mrs. McKnight stated that to require commercial as part of a residential development could become tricky because they will be coming in for variances.

Mr. Bellavance stated that he sees this more on Highway Business, but not on this site.

Mr. Pearce stated that he would not like to encourage residential at this time because it appears that the business climate is a little more favorable now, than it was when The Gutierrez Company owned it. If a proposal for residential comes through they will deal with it then.

Mr. Cody stated that they could make it a special permit, so why limit anybody.

Mr. Pearce gave the board a scenario of what might take places. He stated that the town is responsible for the care and maintenance of this property. Ten years go by and the town has spent 3 million dollars taking care of this site and someone comes in and wants to put residential on it, the town may be so tired of taking care of it that they decide to sell it.

Mr. Cody stated that it may make sense at that time to sell it to someone to put residential on it.

Mr. Hayden then gave another scenario. He stated that if someone comes in and has a minor component of residential that they can do.

Mrs. McKnight stated that Fran DeCoste has not given her the market analysis, yet, but he will have it for tomorrow's EDC meeting. What he has told her so far, is that residential is coming out very strong and that the town is not going to get office space on this site. He does see very strong interest in senior and assisted living, 55 and over, types of residential, potentially other kinds of residential and mixed use. Retail is a little tougher; office space is dead and some other possible types of recreational uses.

Mr. Cody stated that he understands what Mr. Pearce is saying and does not want to close the door. But could they allow just a certain type of class, such as 55

Mr. Pearce stated that they are not closing the door and they could restrict 55 and over, but what is the concept going to be. What services are they offering to the town, when another bite comes out of the school, police and fire departments?

Mr. Hayden stated that what the market research is showing us is that we are not going to get commercial. They do not have highway access.

Mr. Cody stated that the assisted living and 55 and over are not going to impact the schools. The police and fire department are going to get calls, but it will not be as demanding and taxing

on the town. No one is going to fill it with assisted living. It will be partial assisted living and commercial use.

Mrs. McKnight stated that they might want to revisit the idea of requiring a commercial component in a residential mixed use development.

Mr. Pearce stated that they can invoke the Smart Growth initiative and say that they want a mixed use development.

Mr. Cody stated that if they did that they may only get a tiny portion of commercial on the site.

Mrs. McKnight stated that the way it works is that you have percentages of space by floor area.

Mr. Bellavance stated that a buildable area could be 10% for residential.

Mrs. McKnight stated that the board does not have to answer this question tonight. They can wait until they receive the market analysis report from Fran DeCoste.

The board agreed that they would prefer to review the market analysis and what the Board of Selectmen has to say.

Mrs. McKnight asked if medical offices should be added.

The consensus was to add medical offices.

Mrs. McKnight asked what should be done about self-storage.

The consensus of the board was to prohibit self-storage.

Mrs. McKnight asked if the provision that the 50,000 sq. ft. minimum for shopping centers, malls, retail be eliminated.

The consensus of the board was to eliminate that provision.

#### **Workshop – Highway Business (HB) zoning changes**

Mrs. McKnight stated that she also included in the Dropbox the section of MAPC's Route 28 study that contains their recommendations for zoning changes for the board to consider in an attempt to remove obstacles to redevelopment. She also reviewed the Highway Business section of the zoning bylaw and noted items for discussion. These, plus the MAPC recommendations, are below. The board will also want to check to be sure the changes stay

consistent with the Main Street Overlay section of the Site Plan Review regulations. Most of these changes can be accomplished without also changing the Main Street Overlay regulations, with the exception of open space requirements and setbacks, if the board chooses to change those.

Proposed changes to HB zoning:

- In the vicinity of Rt. 28 between Lowell Rd. and Winter St. (the properties included in the focus area of the MAPC study), create a new district (HB 2), and leave the rest of HB unchanged (to be discussed).
- Add mixed-use development to the purpose statement

Mr. Bellavance stated that he agrees on the Highway Business. They should put the zoning out there to allow it.

Mr. Hayden stated that they have to do that.

Mr. Cody asked if they are restricting the type of mixed use or how much mixed use or residential.

Mrs. McKnight stated that she thinks that it should be left up to the developer.

- Allow more than one primary use on a lot by right with no special permit required

Mr. Hayden stated that they have to do site plan review. The commission approves.

- Eliminate the maximum FAR (currently 2.0 is allowed), and the corresponding opportunity for a higher FAR if excess parking is provided

The consensus of the commission is to approve the change.

- Clarify that permission to do drive-up windows and outdoor storage of materials is given by the CPC as part of the site plan review process (currently it's not specified)

The consensus of the commission is to approve the change.

- Keep the maximum height of buildings at 60 feet, but eliminate the limitation to 4 stories

The consensus of the commission is to approve the change.

- Eliminate the following from the list of Prohibited uses:

- Adult book stores (this is allowed by special permit under certain conditions and with mandatory setbacks from sensitive uses within HB, so it should not be listed as “prohibited”)

The consensus of the commission is to approve the change.

- Operators of apartment buildings
- Operators of dwellings other than apartment buildings

Mrs. McKnight stated that she would look up the definition and send it to the commission.

- Massage parlors/Turkish baths/steambaths/nude dancing etc. (These fall under the Adult Uses bylaw), though we will need to discuss whether tattoo parlors should be eliminated or left in the Prohibited list. We also may want to leave Escort services in the Prohibited list.)
- Private households

Mr. Hayden stated that tattoo parlors are legal in Massachusetts and should not be eliminated.

Mr. Pearce stated that escort services and massage parlors should not be eliminated.

Mrs. McKnight stated that she would review the Adult Use Bylaw to see what it specifically allows.

Mr. Pearce stated that she should do some comparisons and he believes that a lot of these items will remain in, unless the commission does not want to have tattoo parlors.

- Eliminate the following from the list of Special Permit uses:
  - Automobile repossession service (already listed in Prohibited uses)
- Add the following to the list of Special Permit uses:
  - Adult uses as specified in §200-45, Adult Uses, of the Zoning Bylaw
- Consider adding self-storage to either the list of permitted, special permit or prohibited uses (currently it is not listed, and we receive many inquiries about whether they are allowed)
- Add the following to the list of Permitted uses:
  - Hotels and motels

The consensus of the commission is to add hotels and motels to special permit.

- Multi-family dwellings (MAPC recommending allowing both multi-family and townhouse development. However, our zoning definition of DWELLING, MULTI-FAMILY covers both, as follows: “A building or group of buildings containing four (4) or more dwelling units and including apartment house, garden apartment house and townhouse. Each unit may be owned by a separate owner.”)



- Assisted/senior living, 55+ etc.
- Consider allowing other residential, such as single and two-family houses?
- Discuss whether any dimensional or density controls should be included for multi-family housing, such as a maximum lot area per dwelling unit; or simply leave it as needing to go through the site plan review process
- Discuss the following recommendations from MAPC study:
  - Consider reducing front and side yard setbacks
  - Consider requiring a greater proportion of parking in the rear of buildings (this may be difficult to achieve on 28 at the present time but could be a good goal for the future – or we may simply want to address this in site plan review)
  - Provide density bonuses for consolidation of lots that are less than 20,000 SF; and creation of usable open space with seating along the streetscape
  - Amend the minimum open space requirements to be 30% for townhouses, 20% for mixed use/multifamily residential and 10% for retail/office. The current requirement is listed not in the HB zoning but in the Main Street overlay and is 50% of landscaped green space.
  - Allow for shared parking strategies for complimentary uses (daytime and nighttime parking; weekend and weekday parking)
- In §200-69, Off Street Parking and Loading, change the requirement for parking calculations for mixed uses to simply be the total of the need for the various uses computed separately. Currently, mixed use seems to require an extra spot for every 600 SF of development in addition to that, though the wording is unclear.

### **383 Park Street – Definitive Subdivision – cont. P.H. @ 8:16pm**

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

that the Community Planning Commission vote to grant the requested continuance of the public hearing for Shay Lane/383 Park Street subdivision until Tuesday, July 19, 2016 @ 8:00pm.

### **Rahnden Terrace – Bond Release**

Mr. Cody moved, seconded by Mr. Veno and voted 5-0”

that the Community Planning Commission vote to release the \$5,000.00 site opening bond for Rahnden Terrace.

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

that the Community Planning Commission vote to release the remaining \$10,749.75 from the Tripartite Agreement for Rahnden Terrace held by People’s United Bank.

**Minutes**

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

that the Community Planning Commission vote to accept the minutes of May 17, 2016 as written.

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

that the Community Planning Commission vote to accept the minutes of May 23, 2016 as written.

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

that the Community Planning Commission vote to accept the minutes of June 6, 2016 as written.

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

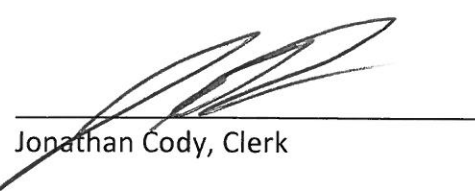
that the Community Planning Commission vote to accept the minutes of June 21, 2016 as written.

**Lawrence Road Subdivision**

Mrs. McKnight stated that the developer came to the planning department to ask what should be planted on the paper street (Cabot Road). He did suggest grass and bushes. She informed him that he could ask the abutters what would their preference would be. The consensus of the CPC was this would be acceptable.

Adjournment at 10:30PM

Respectfully submitted,

  
Jonathan Cody, Clerk