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Town of North Reading  
Massachusetts

Community Planning

TOWN CLERK  
NORTH READING, MA

## MINUTES

Tuesday, June 4, 2019

Mr. Warren Pearce, Chairperson called the Tuesday, June 4, 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:

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

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

### **75 Concord Street**

The CPC voted to approve the Site Plan on June 3, 2019.

### **35 Cedar Street - discussion**

Mr. Michael Brogan of 35 Cedar Street stated that the approved plans were given to two engineers who returned them saying that it was too much work for such a small job. Is there anything that could be reduced, such as the road or cul-de-sac.

Mrs. Lisa Brogan of 35 Cedar Street stated that they reached out to DCI to see if they had any suggestions to reduce the costs, but they were told that this is the approximate costs for the project (90,000 to 100,000).

Mr. Brogan asked if the cookie cutter State rules apply to every size lot.

Mr. Pearce stated that the problem is that with every size subdivision someone is always looking to see if they can change something by cutting corners and saving money. The problem is that if we do that it becomes the new law and new rule, if we let one person do it, we have to let everyone. There are in some cases, mitigating circumstances, there may be a physical possibility, due to ledge or some other thing, where another applicant would not have the same impediment, so, it could be justified in making a change. If the problem is primarily a financial one, we can't make an adjustment for that, without making it universally available for every other developer, until it finally collapses and there are no rules left.

Mr. Brogan stated that the cul-de-sac is huge and wanted to know if there was a way to make an adjustment to it.

Mr. Hayden stated that the cul-de-sac is to give frontage to both lots. If you don't have frontage, you don't have a buildable lot and there is no way to get around that. The waivers that were given allow for country drainage and the road is as narrow as it can be, because the ladder truck needs to be able to get down it.

Mrs. Brogan stated that the condition to put in a sprinkler system is very expensive and there is a fire hydrant close to the property.

Mr. Hayden stated that plastic piping is cheaper than using steel for the sprinkler system.

Mr. Pearce stated that they cannot override the opinions of the experts and this would also set precedent if they did. He told them that they could get an opinion from an engineer about

changes to the cul-de-sac, but they need to be careful not to make a change that may eliminate the frontage.

#### **Dogwood Lane – Bond Release**

Mrs. McKnight stated that Mr. Rowe met Dave Giangrande from DCI on site to check the sandfilters and she was told that they are good. She would like to get a letter from DCI stating that it's okay to release the bond before the CPC releases it. The as-built plans also need to be corrected by making changes to the inverts.

Mr. Pearce stated that that they could vote to hold \$5,000.00 for the remaining items, but release the rest of the money.

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

that the Community Planning Commission voted that the amount of \$5,000.00 be established as sufficient to ensure the completion of the Dogwood Lane Subdivision. (previous bond amount \$28,193.00)

#### **77 Elm Street/9 Fairview Street – cont. P.H. 8:00PM**

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

that the Community Planning Commission vote to extend the deadline for final action on the 77 Elm Street/9 Fairview Street (Grand Legacy) Definitive Subdivision from June 12, 2019 until August 30, 2019, at the request of the applicant. The applicant's attorney, Jill Mann, made such request in a letter dated May 28, 2019.

Mr. Hayden moved, seconded by Mr. Bellavance and voted 3-0: (Mr. Carroll & Mr. Rudloff 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, June 18, 2019 @ 8:00PM.

#### **66 Winter Street - discussion**

Mrs. McKnight stated that the Select Board will meeting on June 17, 2019. She asked if we wanted to request an Executive Session to discuss the value and price of the property.

Mr. Pearce stated that they should hire a consultant to put their vision on paper. This is really no different than the purchase of the Hillview County Club. It generates money and the money goes to the town to pay for the fields and other related things. They are probably not going to get a grant like they did for the Hillview, but once this development is completed and revenue is generated, it will not be restrictive like the Hillview.

Mr. Hayden stated that the revenue for the Hillview became restrictive from the grants, which works out fine because it goes to an area the town does not have to fund anymore. The City of Boston is going to be redoing Government Center and private vendors will be allowed to use the area and this will generate income for the city. We should reach out to them to see how and what they are doing to reach this goal.

Mrs. McKnight stated that she will reach out to see what they are doing. She will also speak to Middleton about their experience because they are purchasing the golf course and they have a great need for municipal buildings.

Mr. Dan Mills of 5 Green Meadow Drive stated that Wellesley owns a piece of land and are leasing it out for a larger scale sports center.

Mr. Bellavance stated that he reviewed the warrant article that allowed for the \$50,000.00 and believes that it guides it to the construction of this site.

Mr. Hayden stated that it should still be sent to Town Counsel to review before they use the money.

Mr. Pearce stated that the without owning this property, it's not feasible to put the package treatment plant in, because we have no place to put it.

Mr. Bellavance stated that the Master Plan should be brought into this. They may also look at the Facilities Master Plan differently if they know that this property is going to be provided.

Mr. Mills asked if there has ever been a discussion to see what could be done with the current Town hall property.

Mr. Pearce stated that if the town hall is moved to that site they would also need to talk about the future possibilities of use for 235 North Street, which could be sold for another kind of development.

#### **5G Design Guidelines - discussion**

Mr. Pearce asked if they were just going to adopt what Town Counsel has put forward.

Mrs. McKnight stated that they should with the exception of a few blanks regarding the dimensional requirements. She asked Town Counsel that in terms of the blanks is there certain dimensions that the CPC is allowed or required to do.

Mr. Bellavance stated that he cannot vote to adopt regulations without understanding them.

Mr. Pearce stated that they had someone come in and give a class when cell towers were first coming in and they should do this with the 5G.

Mr. Hayden stated that Select Board should also attend.

### **Reorganization of Officers & Liaisons**

The CPC will vote on June 10, 2019.

### **Planning Administrator's Update**

#### **Master Plan**

Mrs. McKnight stated that she sent all of the items to MAPC, they have not had a chance to incorporate them into the draft, but she wanted to know if she should ask if they put up a slide at Town Meeting saying that they expect to have a Master Plan draft soon, to send out to the public. Also, Carlos will be attending one more meeting and this was going to be a final presentation of the draft, but with extra time built for him to make additional changes based on the feedback.

Mr. Hayden stated that he should come to one of our meetings and invite the Select Board.

Mrs. McKnight stated that they suggested an extension through October and they would plan to have the meeting the CPC sometime in September. If they want to have another meeting, she could attend the Select Board's August meeting and present the draft to them for comment.

Mr. Pearce asked if the public would also be invited, if so, it should be after the summer.

#### **Park & Ride**

Mrs. McKnight stated that she met with Travis from MAPC and he would like to add another site for your consideration that is more centrally located, along Main Street.

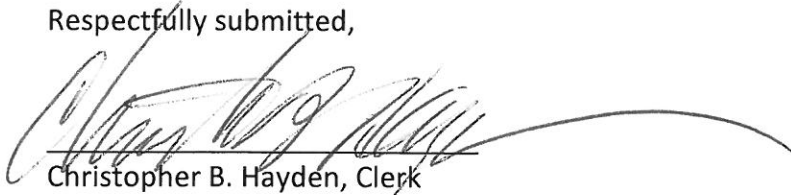
Mr. Hayden suggested 76 Main Street (postal facility) and 3 Main Street (Lobster Claw Restaurant).

Mr. Mills suggested 197 Main Street.

Mrs. McKnight said that 20 Main Street was originally suggested by she had them take it out. However, the CPC thought this may be a good site after the construction is completed.

Adjournment at 9:30PM

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Christopher B. Hayden", is written over a horizontal line. A long, sweeping horizontal line extends to the right from the end of the signature.

Christopher B. Hayden, Clerk