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Town of North Reading
Massachusetts

Community Planning

TOWN CLERK
NORTH READING, MA

MINUTES

Tuesday, July 30, 2019

Mr. Warren Pearce, Chairperson called the Tuesday, July 30, 2019 meeting of the Community Planning Commission to order at 7:32p.m. in Room 10 of the North Reading Town Hall, 235 North Street, North Reading, MA.

MEMBERS

PRESENT: Warren Pearce, Chairperson
William Bellavance, Vice Chairperson
Christopher Hayden
David Rudloff

STAFF

PRESENT: Debra Savarese, Administrative Assistant

OTHERS

PRESENT: Richard Wallner, Select Board

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

Minutes

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

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

291 Main Street/Retail Plaza – Site Plan Review/minor modification

Mr. George Delegas, AIA of REM Central, LLC presented plans to the board. The building is currently a shell, but they have a dental office under agreement.

Mr. Pearce asked if the Board of Health would need to be notified.

Mr. Delegas stated that they have already received an approved septic plan from them.

Mr. Hayden stated that the difference is there are four parking spaces per 1000 sq. ft., instead of three.

Mr. Pearce asked if 2000 sq. ft. was going to be set aside.

Mr. Delegas stated that they may have a bank going in, but no agreement has been signed. They need to have ten parking spaces and they have thirty-two.

Mr. Hayden stated that if a bank does reside in the building they are probably going to want a drive-thru ATM.

Mr. Pearce stated that he is concerned with the vehicles queuing at Dunkin Donuts to the site.

Mr. Delegas stated that they are widening the curb cut at Dunkin Donuts to allow more cars to enter the site.

Mr. Hayden stated that he thought there was talk about putting a gate to divide the two properties, but decided not to do it because it makes it an easier egress to leave the property.

Mr. Delegas stated that if vehicles are parked on the Retail Plaza property and the tenants complain they will block it, so that this is not allowed.

Mr. Hayden asked how many bays will there be in the building, if approved.

Mr. Delegas stated that there will be two.

Mr. Bellavance asked if there is any relief needed for parking.

Mr. Delagas stated no.

Mr. Rudloff stated that this is for a change of use. Is the only discrepancy the parking?

Mr. Pearce stated partially, there is no issue with the parking; it's just that there is a new calculation for the parking based on the use.

Mr. Hayden stated that this Use is allowed in this zone.

Mr. Bellavance stated that he does not remember a signage plan.

Mr. Delegas stated that they will be submitting a building permit for signage on the building. They are going to use the existing free-standing sign, but will change the Dunkin Donuts to smaller letters and add the two tenants to the sign.

Mr. Bellavance stated that he would like the signage to be externally lit, or possibly the same as the sign at the 265-271 Main Street.

Mr. Bellavance stated that a stop sign and stop line be added be added to the plan. (see plan for marked area)

Mr. Rudloff asked the board why they asked the applicant do a traffic study in 2016 for the retail facility.

Mr. Pearce stated that they wanted a traffic study done for the proposed uses which was three retail spaces and the Dunkin Donuts, instead of a bank. It also gave them the opportunity to say that the queuing was going out onto Main Street.

Mr. Hayden stated that they had them do it again in 2016 because of all the accidents.

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

that the Community Planning Commission vote to approve the requested minor modification for the previously approved site plan for 291 Main Street, in order to allow a change in use to allow a dental office to occupy a portion of the new commercial building. Subject to the terms and conditions of the Certificate of Conditional Approval dated May 21, 2016, as amended this evening.

Old/New Business**66 Winter Street - discussion**

Mr. Rudloff asked the board if they received the link that Mr. Carroll sent regarding the project in Everett, Mass.

Mr. Pearce stated that he read the whole article and Everett owns that lot. His concern is that if they redevelop that they have to leave some amount of parking there.

Mr. Rudloff stated that his impression is that they want to keep the parking in the back, it's the front which is all private landowners that have signed off on a non-binding letter of intent to say that they are on board with whatever Everett wants to do.

Mr. Pearce stated that every time he talks to people they don't seem to understand that 66 Winter Street could be developed and built and all of the sewerage handled on the site without a treatment plant. A large standard septic system will handle that entire site because the conditions that exist under that site are sand and the fast perk. A treatment plant would only be needed if the other smaller properties surrounding it are incorporated into the plan.

Mr. Rudloff stated that some Select Board feedback has been "why are we developing or making the assumption of developing private land" and that is the same kind of thing that Everett was facing and their approach was to go out first and have a meeting with the property owners.

Mr. Pearce stated that the difference is that this particular piece of property is kind of a keystone piece that gives us the big enough of the pieces and is wide open to give us a blank pallet.

Mr. Rudloff stated that with Mr. Heffron being the top signer on this non-binding, he's the one pushing it.

Mr. Pearce stated that he is moving ahead. He is not the only one making the decision and if he goes forward with putting a plan together and gets an approval, he will sell it. The path he wants is through the town and he is willing to make some fairly serious concessions. But he fears that the town does not want to do this. This was done with the Hillview and it can be done with this property.

Mr. Rudloff stated that when the Select Board say that we are developing private property by using public funds to plan a master layout, we can say they're right, but we had a meeting with the all of the property owners and we have overall buy off on a development and what we are now going to do master plans.

Mr. Pearce stated to develop that plan, to bring to people requires some funding.

Mr. Rudloff stated that Everett didn't do that. They had plans designed for them in Boston that were very conceptual.

Mr. Pearce stated that the time frame does not work. We would need to convince Mr. Heffron to hold on and that will take a commitment from the town.

Mr. Bellavance stated that at the EDC meeting he asked the members where they stand with 66 Winter Street and it was ultimately that there was not enough information to make a decision. He is willing to spend the \$50,000.00 to come up with a plan for the area. The EDC is having an event in October and the CPC is invited to attend and make a presentation. All of the business/property owners will be invited and we are going to talk about the incentive programs, RMLD will also do a presentation.

Mr. Rich Wallner stated that people are getting inaccurate information.

Adjournment at 8:30PM

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Ryan Carroll', is written over a horizontal line.

Ryan Carroll, Clerk