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Town of North Reading
Massachusetts

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NORTH READING, MA

Community Planning

MINUTES

Tuesday, February 16, 2016

Mr. Christopher B. Hayden, Chairperson called the Tuesday, February 16, 2016 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: Christopher B. Hayden, Chairperson
William Bellavance, Vice Chairperson
Patricia Romeo, Clerk
Warren Pearce
Joseph Veno

STAFF

PRESENT: Danielle McKnight, Planning Administrator

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

Charles Street Ext. – status of construction

Mrs. McKnight stated that she did not have a chance to speak to the DPW Director, Mr. Dick Carnevale, but an application was submitted to the DPW for a drain layer's license for this project. We knew that they were missing references from other towns.

Mr. Hayden stated that the attorney said that they were going to be called in.

Mrs. McKnight stated that she does know if there is anything else that DPW needs. She did get a request from DPW to reimburse the other funds, approximately \$30,000.00 for the emergency work. She and Mr. Hayden had a conversation on the phone with Attorney Gill on Friday, to go over everything. Attorney Gill requested that the board not vote on that amount of money, yet. He asked that this vote be held until the public hearing on April 5th and they agreed.

Mr. Pearce asked what the amount of the bond is.

Mrs. McKnight stated approximately \$81,000.00.

Mr. Pearce stated that there are a couple of things that need to happen and he mentioned it before when he asked Mr. Carnevale if all the repairs would be considered permanent. The board should authorize payment to do a camera inspection of the entire drain line, before the road is re-paved.

Mr. Hayden stated that Mr. Tim Zanelli walked the entire 36" and it is going to be new all the way down. The only drains that will not be replaced are the first two 18" street drains that run up Charles Street and come back to the new 36" pipe that will go to the outlet.

Mr. Zanelli asked if they were speaking about the condition of the existing 36" pipe.

Mr. Pearce stated that yes, because of the humps and places where things could get hung up.

Mr. Zanelli stated that he would check the quality of the pipe before the road was paved.

Mr. Pearce asked if the board was going to allow the road to be paved without checking this pipe.

Mr. Hayden stated to pull it all out again is going to be expensive.

Mrs. McKnight stated that the current bond only covers doing the work once. It is not to say that it is not important.

Mr. Hayden stated that to do this it will cost another \$40,000.00

Mr. Pearce stated that he is not concerned with the costs, as he is about having the job done right.

Mr. Hayden stated that they saw pictures and a video last week. Mr. Carnevale and Mr. Soraghan were satisfied with it.

Mr. Pearce stated that when something is left that may not be quite right. Things move underground, so at what point does it suddenly become a problem and the board says should have fixed it when it was easy. If Mr. Carnevale is willing to sign off saying that what is there is sufficient and permanent, then it can be finished, but if there is any question about the work that has been done, a complete camera inspection should be done. It is not just that particular thing; he is going back to the Charles Street Ext subdivision. There are so many places on that site where the water has to be captured and collected, what a horrific amount of water that is up there that made that site so unbuildable for years. That being the case, to not be diligent about what is put downstream, is a big mistake.

Mr. Hayden stated that he agreed.

Mrs. McKnight asked what the does the board want to do at this point.

Mr. Pearce stated that when he goes to a town to work he needs to provide a bond, as well. Not just for the work that he is doing, but a bond for street opening and crossing. It occurs to him that this town has a habit of getting a bond from someone and when something goes wrong the town ends up having to pay and there is no bond to collect against.

Mrs. McKnight stated that the DPW does not have a bond, only planning department.

Mr. Pearce stated that they should have a bond. He believes that a step was missed and where is the protection, if they don't do what he is saying. If they do what he is saying and get a good solid feel for the fact that whatever little flaws might be there, are not fatal flaws and will not be fatal flaws in the next twenty years, fine. But, if the board does not get that, it might be better to do something now, than letter.

Mrs. McKnight stated that the line T.V. should happen.

Mr. Pearce stated that either that, or a visual/physical inspection, but it should be filmed. This should only be a day of labor/work.

Mrs. McKnight asked who should manage this, the planning department or the DPW.

Mr. Pearce stated that DPW is going to be responsible for the care and maintenance of this in the future, like all drains and streets. So, it should be their job to be sure what goes into the streets is good.

Mrs. Romeo asked why the drain was inspected years ago.

Mr. Pearce stated that it was leaking in so many places and the problem was that further up the hill the water would come right up through the cracks in the street. He knows how much water is up there and that is why he is so adamant about this.

Mrs. Romeo stated that when it was inspected, nothing was solved.

Mr. Pearce stated that they did it because they were looking at the Charles Street Ext. and wanted to make the replacement part of the job and we did. This subdivision was approved about four or five times. When the subdivision was first approved the street was not really looked at. But, the second time around the residents came in and complained and he had seen the water coming up through the street and then this was when they looked at the pipes.

Mrs. Romeo stated that the whole field was so flooded it could be skated on and it actually came to the edge of Amber Road.

Mr. Pearce stated that there are a lot of springs up there and that is why there is such an elaborate drainage plan in place.

Mr. Hayden stated that there is a very large wetland pooling area on this site and that is why all of the detention ponds are being put into the wetlands.

Mr. Pearce stated that his fear is that we get the 100 year storm every ten years, or so, and get them a couple of years in a row. This is why Mr. Ogren of Hayes Engineering did the right in the way he designed the pipe going down the street. The problem is if the pipe is not put in right, what is the point?

Mrs. McKnight stated that she will speak to Mr. Carnevale to see if he will sign off or would prefer to do the inspection with a camera.

Mr. Pearce stated that he was not at the last meeting and wanted to know if the board is allowing the current contractor to continue work on the road.

Mr. Hayden stated no, the DPW will not allow this. Mr. Bruno is required to get a new drain layer to finish the job and they were informed that an application was filed with the DPW, but nothing more has occurred.

Mr. Michael Eastman stated that his residence got flooded on January 10th. He is very glad Mr. Zanelli represented the town on January 15th, because somebody had to step in there and do the needed fixes. He has heard many times that this is only going to be temporary; tonight he is hearing that it is going to be permanent. He is very encouraged to hear what Mr. Pearce had to say because his thoughts have been very similar to his. He does have a little problem getting through to different people, the anxiety that he is going through to make sure that he is heard. Mr. Zanelli did a good job, but it is temporary and he believes that Mr. Zanelli would tell you that based on what he has seen. Mr. Zanelli has also responded to him where other town officials haven't. He put a curving back into Charles Street that Mr. Ivester knocked out. Not was not only knocked out, it was further blown away by the underwater pressure that was coming down through the breached 18" pipe. That 18" pipe is still breached and is coming off of the site from the new extension. What is it going to take for this board to understand that? Mr. Zanelli went in there because he knew he had to make a temporary fix to put sandbags down there, but that is not the right material to make sure no more water comes down the 18" line. This is a temporary fix, it is not permanent. Charles Street is a wreck right now and it needs to be attached to the new road. Mr. Hayden stated that the board has no jurisdiction over somebody that has done sub-standard work on Charles Street, who knows what he has done to the extension. He thinks that the town needs to pay attention to Mr. Pearce's advice and have a camera go all the way up to Deerfield Place, because who knows what quality is on the extension.

2 Mid Iron Drive

Mrs. McKnight stated that this cannot be addressed this evening, even though the elevation drawing was submitted because the request to modify the Special Permit was not.

Mr. Hayden stated that revision A.3-1 for an elevation. What was originally approved did not have the two little side wings on the Thomson Club. The plumbing inspector was doing an inspection and noticed that there was a bathroom upstairs. He was told that the bathroom on the first floor would be used, but the problem with that is that the golf store does not want them to use this bathroom because the store is not always open. The way to fix it was to add two little dormers beside the main dormer, but they were not on the original design. He and Mrs. McKnight went to the site and spoke to the contractor. Mr. Hayden told him to go ahead with the change, but the planning department needs to have the correct elevation and the request for a minor modification.

31 Nutter Road – bond release

Mrs. McKnight stated that the developer has requested that the bond be released. She spoke to Mr. Dave Giangrande of Design Consultants, Inc. and he told her that everything could be released, but \$1,650.00 should be held two growing seasons for the trees.

Mrs. Romeo moved, seconded by Mr. Pearce and voted 5-0:

that the Community Planning Commission vote to accept the February 12, 2016 report from Design Consultants, Inc. and that the amount of \$1,650.00 be established as sufficient to ensure the completion of 31 Nutter Road. (Previous bond amount \$37,260.30)

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

that the Community Planning Commission vote to release the \$5,000.00 Site Opening bond for 31 Nutter Road.

383 Park Street/Shay Lane – Definitive Subdivision – cont. P.H. 8:00pm

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

that the Community Planning Commission vote to continue the public hearing for 383 Park Street/Shay Lane Definitive Subdivision until March 8, 2016 @8:00pm.

Planning Administrator UpdateHousing Production Plan

Mrs. McKnight stated that the board had previously discussed doing a Housing Production Plan. She recently drafted a grant application to a program that would pay \$15,000.00 for the plan. She would like the board to review the draft and give her any input that they think may be helpful.

Rahnden Terrace – bond release

Mrs. McKnight stated that she needs to speak to the town engineer in regard to the bond and can't recommend its release yet.

Mr. Hayden asked if she found it if the last house on Rahnden Terrace had rights to the road.

Mrs. McKnight stated that she received certification from Benevento's attorney showing that this property does not have rights to the road. So the street acceptance is valid and will be asking the Board of Selectmen to accept the easements.

291 Main Street – Site Plan Review/Retail Bldg. – cont. P.H. 8:00PM

Mr. Tony Capachietti of Hayes Engineering stated that the town engineer has been on vacation so they were unable to meet with him. One site issue that he was able to resolve was the residential use within 50' of the parking area. They went to the site and field located the old motel that is now an apartment building. It is 50' 8" from the face of the existing retaining wall, supporting the parking area and this will be shown on the plan.

Mr. George Delegas, AIA of REM Central, LLC stated that he did not attend the last meeting, but was told that the board would like the architecture of the building should be more traditional, specifically colonial. A new architectural picture was submitted to the board.

Mr. Pearce stated that he liked the break in the roof.

Mr. Delegas stated that he studied some of the architecture on Main Street and found that there were various types of architecture. He did not think that the board wanted to make all the buildings on Main Street colonial, otherwise, everything down Main Street would have sloped roofs with cupolas and dormers. They are looking to compliment the building, but not copy them and this was his motivation to come up with something similar. Mrs. McKnight had a conversation with the owner who was not too happy about the changes, but Mr. Delegas went back to the drawing board that the owner and this board would approve. He added colonial with classical details in the front and front sides, but it would not be practical to put windows on the rear or rear side of the building where the parking lot is located. A 3 1/2' parapet was added around the building to shield the rooftop units and awnings will be added to the front and sides of the building. The building is setback and there are a group of trees that buffer this side of the building, so there would be no reason to add glazing to this side.

Mr. Hayden stated that the property to the right, to the south may change. It is a large piece of property and the trees may go away. All he is seeing is a box for a building. He does not understand what the issue is to have a cluster of colonial buildings together. At one time that is all they built. There is all glass in front of the building; there are no spaces in between.

Mr. Delegas stated that there are similar buildings on Main Street.

Mr. Hayden stated that the buildings located down Main Street are in a different overlay. The board is asking for different materials, so that this section has a look and another area of Main Street has a different look. Shingles and clapboard are more the design that the board is looking for in the overlay district.

Mr. Pearce stated that squares could be added that are trimmed out like windows, but are not actual windows.

Mr. Delegas stated that he thought the board wanted actual windows and does not see a problem putting faux windows.

Mr. Hayden stated that the problem with the front windows is that it is all glazing, there is no architectural detail, and it's just glass.

Mr. Delegas stated that he will work on the front and sides and submit a new architectural drawing.

Mrs. Romeo stated that the bottom illustration is an absolute open invitation to graffiti.

Mr. Hayden stated that he does not see a lot of detail in the overhang.

Mrs. Romeo stated that her initial reaction was that she felt demeaned and insulted. They have an overlay district and the requests made for the building by the board were totally ignored and in what they expected in this area. The board is now presented with a brick box with glass which had no relationship to anything in that area. We do not need colonial per se. She is a historian and she is very involved in historical activities in town. But, we can have little touches that echo the culture and heritage of the town without being too sentimental, but we do not need to do this to save money. When you say that you can bring the linear affect a little bit, she can see that that might work somewhat. The blank spaces can be problematic in terms of maintenance and invitation to the younger citizens in town because we have had some damage in the past.

Mr. Veno stated that he likes the top picture better than what he has seen.

Mr. Delegas stated that they did not come empty handed, but it is obvious that we need to do a little more. The graffiti is not an issue because they are open quite late and will have surveillance cameras. They did have a version to bring the lines down to try to create a color affect, but was not sure if the board would approve.

Mr. Hayden stated that definition is good and the curve should also be brought up, because he is looking at glass.

Mrs. Romeo stated that glass also invites a lot of signage inside the store.

Mr. Pearce stated that the columns should be made wider and bring the bottom of the building up to make smaller windows.

Mr. Hayden stated that they should look at the Starbucks and Winter Hill Bank because they did a very good job.

Mr. Hayden asked if there was a question about the traffic.

Mrs. McKnight stated that they did, but Mr. Soraghan has been on vacation for two weeks.

Mr. Hayden asked if this request also came from the Police Department.

Mr. Pearce stated that the police department is looking at the traffic situation.

Mrs. McKnight stated that there were some additional items that the board wanted to discuss. Snow removal and the handicap sign should be added to the plan. The other items were discussed this evening. Mechanical equipment being screened, raising the parapet, architecture.

Mr. Hayden stated that if cornices are going to be added, make them big. The color does not have to be yellow, use some historic color to make it stand out.

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

that the Community Planning Commission vote to continue the public hearing for 291 Main Street/Retail Bldg. until March 8, 2016 @ 8:00pm.

Planning Administrator Update – cont.

Rte. 28 – Grant Project

Mrs. McKnight stated that there is not enough money in the budget for MAPC to host another Advisory Committee meeting. They are in the budget for a final presentation and talk about recommendations and this is the final report. She thought that the Advisory Committee did not have much of a chance to give their input in smaller group, focused discussion. She suggested to MAPC that she would schedule a meeting for this committee to meet about what was discussed at the workshop, some of the recommendations that have been made and what direction we want to see this go in. She can then give this feedback to MAPC before they finalize everything.

GIS Flyover

Mrs. McKnight stated that the Consortium Group has been given a couple of options, but don't know what they want to do yet. In the meantime, she decided to see if costs have come down enough to use what money is already budgeted to do a whole stand-alone flyover on our own.

If that is possible, she may suggest this as an option.

Mr. Hayden stated that the Consortium Group needs to make a decision.

Mrs. McKnight stated that different towns got different quality imagery. Part of the struggle that they are having is that some towns got terrific data, because they were flown first, and other towns got crummy data. This town was flown mostly within the dates that it should have been, but one of the flyover days was late enough in May that there was leaf on action and some towns are in that position and others have not, that is why it has been difficult for them to say yes or no. The negotiations with the company that did the flyover have been very long and a little contentious and that is why they do not have an answer yet. She did get an offer from Kim Honetschlager, GIS manager for the Town of Reading and prior GIS manager for this town to meet and discuss the flyover images because she has seen samples. She did say that it is not horrible, but it is not perfect. So, Mrs. McKnight thought "The town is going to spend all of this money (45,000.00) buying the data and not be able to do it again for 10 years. Because there are leaves on the images we might not be able to get everything." She welcomed Mrs. Honetschlager's advice, but she did contact a couple of companies who do this work that she had spoken to previously when she was originally preparing to get quotes. Costs do come down and there is \$45,000.00 + 8,800.00 in the budget to do this flyover. If we can find someone to do the flyover and do all of the work, just for this town with that amount of money, which was impossible two years ago, because it was, double that. If we can get someone to it for that amount of money and have control over it, she would do it.

J.T. Berry - R.F.P.

The second R.F.P. went out and is due back on February 22, 2016. They have received a number of requests for the proposal.

Adjournment at 10:00PM

Respectfully submitted,

A handwritten signature in cursive script that reads "Patricia Romeo". The signature is written in dark ink and is positioned above a horizontal line.

Patricia Romeo, Clerk