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Town of North Reading
Massachusetts

Community Planning

TOWN CLERK
NORTH READING, MA

MINUTES

Tuesday, February 7, 2017

Mr. William Bellavance, Vice Chairperson called the Tuesday, February 7, 2017 meeting of the Community Planning Commission to order at 7:31p.m. in Room 14 of the North Reading Town Hall, 235 North Street, North Reading, MA.

MEMBERS

PRESENT: William Bellavance, Vice Chairperson
Jonathan Cody, Clerk
Christopher B. Hayden
Joseph Veno

STAFF

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

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

28 Hollywood Terrace – discussion

Mrs. McKnight stated that the owner, Walter Manuel of 28 Hollywood Terrace has a title issue with his property. The property was made up with three parcels. Lots 1 and 2 have no issues with the title, but lot 3, previously known as lot 253, 24 Hollywood Terrace does. The property was taken by the Town for non-payment of taxes on November 19, 1921. Walter Manuel is trying to sell this property, but the title is preventing him from selling as no title insurance company will insure the property. The Town Administrator's office is working with the town's tax title attorney, who suggested that the easiest solution would be to remove this parcel from the other two parcels. Twenty years ago this went to the ZBA because they wanted to be sure that this did not create a zoning issue with this property. The ZBA did not grant the variance because it was in Land Court. As far as they know it is no longer in Land Court. The property has the required frontage on a dirt road, but she cannot say for sure if lot 3, with 40' of frontage was removed would leave 40' + 86' for the frontage because the alignment of the dirt road which comes up closer to the house. She would like to know if the board would consider an ANR.

Mr. John Magazzu stated that the septic was done in October of 2016 and he has a copy of the as-built plan.

Mr. Hayden stated that the plan shows Lots as 1, 2 and 3. Is this what the designation is for the town?

Mrs. McKnight stated that she believes that it is taxed and assessed as one lot, but the title shows it as 3 lots.

Mr. Magazzu stated that the clarification is in the deed. It was built and lived as lot 1 and 2 until 1994 when lot 3 was added to the property by someone that did not have the right to do so.

Mr. Bellavance stated that he does not have an issue with this, as long as the building inspector approves the lot line change.

Walter Manuel stated that he has been trying to get this cleared up, but has been unable to do so. He would like to sell the property and cannot do this until this lot is removed from the other two.

The consensus of the board is that an ANR application should be submitted to the Planning Department for review.

Minutes

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

that the Community Planning Commission vote to accept the minutes of January 17, 2017 as written.

Board of Selectmen/Zoning - discussion

Mr. Bellavance stated that he attended the Board of Selectmen meeting on February 6th and ultimately the CAS Foundation was voted down for various reasons. The Board of Selectmen are in favor of a Medical Marijuana facility, but not recreational.

35-37 Main Street (SPR) P.H. 8:00PM

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

Mr. Matt Waterman of Landtech Consultants stated that the 2.81 acre parcel currently has two existing buildings with 139 parking spaces. It is in the Highway Business District and abuts a residential neighborhood, in the rear. They are proposing a three-story storage unit building with mixed use (retail). The retail will be located in the front of building on the first floor. They will need to submit an application to the Zoning Board of Appeals for a variance on parking. The North Reading Zoning Bylaw required 120 parking spaces. They are proposing 49 spaces. 36 spaces allocated for retail and 13 spaces for the storage facility.

Easement

The board had asked that an easement be given, so that the McDonald parking lot could be accessed from their property. At this time the easement would not be feasible for the McDonald site, but they will provide a permanent easement for future use.

Mr. Hayden stated that a walking path should be provided at this time.

Attorney Mark Bobrowski stated that if the easement is going to be used for the public, it will need to go to Town Meeting for approval. Maybe they can ask McDonalds if they want to make it a private easement they will not have to go to Town Meeting.

Mr. Hayden stated that he would also like to see an easement on the opposite side, for possible future use.

Traffic Count

The traffic will be increased by approximately 70 vehicles per day.

Open Space

The maximum building area allowed under the bylaw is 70% and they are at 27½ %. Open Space minimum street requirement is 50%, this can be reduced to 20% if the board chooses, as long as the cross-connection, permanent easement and pedestrian access through the site are provided. The building coverage open space is 31% and they will be increasing this to 36%. Additional open space under the Highway Business District and Site Plan Overlay has been provided with a planting strip to provide greenspace along the front of the building.

Landscaping

A landscape plan was submitted this evening.

Lighting

Achitectural LED lights will be provided. Two post lights at the entrance and other lights will be set around the building with shielding. A photometric plan has been submitted.

Misc.

A bike rack will be placed in the front, left corner of the property. A mail station has been added for the retail space and storage facility. Preliminary sign detail plan was submitted.

Stormwater Management with low impact development was done. The town engineer does have some issues and they are working with him to address the drainage system.

Mr. Bellavance asked if the Police Department had any issues. They stated that abutters were concerned with vehicles using Kingston Road to bypass the lights on Main Street.

Mr. Veno stated that he did not understand how Kingston Road is being impacted by this proposal.

Mrs. Savarese stated that she was also informed of this by the Town Engineer and believes that the police department is speaking about the 20 Main Street proposal.

Mrs. McKnight stated they were concerned with the traffic, but nothing else has been submitted. She will follow-up to see if there are any other issues.

Mr. Jonathan Hall of Arenhall Corp. stated that Deputy Chief Galvin of the Fire Department has no problem with the plan as long as there is access on three sides of the building and the radius works for the fire trucks.

Mr. Hayden asked what would be in the rear of the building.

Mr. Hall stated that two exit/entrances will be provided for emergency use only. The landscaping for the rear of the building will be grassed.

Mr. Veno stated that if a walking path is put in, people will probably leave there cars at 35-37 Main Street and he wanted to know if this would be an issue.

Mr. Hall stated that he spoke to a few of the abutters in regard to a sidewalk from his site to Damon Street and they were against it.

Mr. Cody stated that it would be better to remove the request for the sidewalk from the proposal.

Kathleen Scanlon of 12 Gould Street stated that she does not have any opposition to the proposal and she wanted to have some items clarified. She is against with the sidewalk access and believes that her neighbors would also be against this. She has concern with the lighting in the rear of the building and wanted to be sure that the light does not spill over onto her property.

Mr. Hall stated that the proposed lighting will be placed on the will be LED and shielded to prevent the lighting from spilling onto the abutting properties.

Kathleen Scanlon stated that her property is already fenced in, but wanted to know if any fencing is proposed.

Mr. Hall stated that the abutter at the end of her street has requested fencing. He is more than happy to provide fencing if any other abutters should request it.

Mr. Bellavance stated that he would like to hear more about the signage.

Mr. Waterman stated that a detail sheet was provided to show a small sign for the self-storage facility.

Mr. Hall stated that they are unsure what type of signage will be used for the retail at this time.

Mr. Waterman stated that it is going to be a back-lit sign, white with green trim.

Mr. Bellavance stated that he does not like back-lit signage.

Mr. Hayden stated that he also prefers externally lit signs. He suggested that they look at the signage used at the Horseshoe Restaurant, The Great American Tavern and Ryers store. He also pointed out that the dumpster will need to be screened. He also suggested that the lighted sign be shut off from 11:00pm to 7:00am.

M. Waterman stated that the dumpster will be enclosed by a 6', vinyl fence with a concrete pad.

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

That the Community Planning Commission vote to grant the requested continuance of the public hearing for 35-37 Main Street until Tuesday, March 7, 2017 @ 8:00pm.

Zoning Articles

Mrs. McKnight stated that she put draft copies of the warrant into the dropbox and asked the board to review it and let her know if any changes should be made before the public hearing.

Mr. Hayden asked if the Town Clerk was in approval of it.

Mrs. McKnight stated that the Town Clerk coordinates sending it to the Municipal Code Book editors for their approval.

Mrs. McKnight stated that the following changes were made:


- 1) Residential Multi-family (RM District) – (113 Haverhill St.) This is the only part of town that is zoned multi-family. The bylaw needed to be changed to clarify that the provisions only apply to that district.
- 2) Overlay for Berry Property and the abutting properties. It explains that the underlying zoning is still intact, but the overlay overrides it for multi-family development.
- 3) Mr. Prisco wanted to be sure that the Planning Department communicated with the Police and Fire Departments in regard to the separation of buildings. Currently, in the Industrial Office District the separation between buildings is a bit wider.
- 4) Article 3 – Clarification to make changes to Industrial Office
- 5) Eliminate provision for retail space needs to be 50,000 sq. ft. or more.
- 6) Article 4 – Changes to word usages and definitions.

Article 6- Recreational Marijuana.

Mr. Bellavance stated that the election data shows that 52% voted against and 48% for it.

Adjournment at 9:20PM

Respectfully submitted,


Jonathan Cody, Clerk