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Town of North Reading
Massachusetts

Community Planning

TOWN CLERK
NORTH READING, MA

MINUTES

Tuesday, January 17, 2017

Mr. Warren Pearce, Chairperson called the Tuesday, January 17, 2017 meeting of the Community Planning Commission to order at 7:00p.m. in Room 5 of the North Reading Town Hall, 235 North Street, North Reading, MA.

MEMBERS

PRESENT:

Warren Pearce, Chairperson
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. Pearce informed all present that the meeting is being recorded.

Minutes

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

that the Community Planning Commission vote to accept the minutes of December 20, 2016 as written.

J.T. Berry/1054 Lowell Road – Rezone - Discussion

Parking Spaces

Mrs. McKnight stated that she has had discussions with Attorney Jon Eichman, Town Counsel and also met with Pulte Homes of New England LLC. Attorney Eichman stated that their recommendation would be to have the board look at the lower half of Lowell Road, everything in Industrial Office, and to put an overlay, not removing any of the currently allowed uses in Industrial Office, but to just add an overlay that would include multi-family use. She did a draft that would accomplish this and wanted to get feedback from the board. Attorney Eichman asked her to provide any information the town has documenting our need for multi-family housing so we can ensure the zoning proposal is appropriate. The town does have multi-family overlay next to it (Edgewood apartments). Last year, the MAPC study did a whole residential market analysis that made a strong case for the town needing multi-family housing, particularly smaller units.

Mr. Hayden asked about the research that the broker did for the town.

Mrs. McKnight stated that she did send this to Town Counsel.

Mr. Pearce stated that Pulte Homes of New England recently sold three homes in Reading. The reason that he mentions this is that they should reach out to Reading and ask how well Pulte worked with the town.

Mrs. McKnight stated that she would be meeting with the Reading planning staff and would ask them.

Mr. Pearce stated that they really need to make the case for this zoning change. If we don't, we will be back to looking for a commercial use.

Mrs. McKnight stated that 102 Lowell Road is being contemplated for an RFP, but there will be restrictions on the property to keep as commercial.

Mr. Pearce stated that if they do the overlay 102 Lowell Road is going to be subject to having a housing proposal submitted.

Mr. Bellavance stated that the EDC has restricted it to only accept proposals for Industrial Office, allowed or special permit category. If a residential RFP is submitted, it will be rejected.

Mr. Pearce stated that this overlay would legitimize the Edgewood apartments, to some extent. He would think that by including them essentially town line to a specific point which is actually residential after that, as well, it will be zoned residential.

Mr. Hayden stated that it is from the wetlands to Lowell Road to the residential from Wilmington.

Mr. Cody started that the town line is a good stop.

Mr. Hayden stated that his issue is the age restricted is an average of 1.5 spaces per unit.

Mrs. McKnight stated that she can change it, but noted that the reason it was included was that it exists in the Affordable Housing overlay.

Mr. Hayden stated that if it is a two bedroom, it is fine.

Mr. Pearce stated that calculating it out to two cars per unit probably solves the issue. Basically when this is done there is always a certain level of overflow of parking that is available.

Mr. Hayden stated that when he looked at the Pulte Homes proposal it did not show an overflow of parking.

Mrs. McKnight stated that the planning board can make it two parking spaces. The developer would need to provide an additional 90 parking spaces to meet this.

Mr. Pearce stated that they do need to consider visitor parking, but this could be addressed in the site plan review.

Mr. Cody asked if there are studio apartments do they need one or two spaces.

Mr. Hayden stated that there are no studio apartments proposed.

Mr. Hayden stated that the multi-unit apartments located at 113 Haverhill Street have two parking spaces, one in the garage and one in the driveway. They also have visitor parking, but there are never any spaces available.

Mr. Cody stated that the occupants probably don't want to park both cars because they would have to move one to get to the other.

Mr. Hayden stated that it is also possible that they use the garage for storage.

Mrs. McKnight stated that with the parking requirement of two spaces per unit applies to every zoning district with the exception of the Affordable Housing and J.T. Berry overlay. The board does not need to change anything about the parking spaces if comfortable with the two parking spaces, but if the board thinks that they will need more parking for visitors they should be told.

Mr. Pearce asked if they should put this in the overlay or in the site plan.

Mr. Hayden stated that he thinks that it should be in the overlay.

Mrs. McKnight stated that it would be most appropriate to zone for two units and if the board wants the visitor parking it should be discussed at the site plan review meeting.

Mr. Hayden stated that a single car garage should not be counted as a parking space.

Mr. Pearce stated that he would also prefer to have the two parking spaces outside of the unit.

Mrs. McKnight stated that the proposal shows underground parking.

Height Requirement

Mrs. McKnight stated that the board had previously discussed raising the height limit in the Industrial Office Overlay District to 80'. Pulte Homes' proposal is 56', but they would be more comfortable with 60'.

Mr. Hayden stated that 80' would be better for the Industrial Office District, but 60' on this site because it is residential

Mr. Cody stated that he also believes that it should be 80' because they will only end up changing it again.

Mr. Pearce stated that the higher the density, the higher the value and the higher the value, the higher the tax income.

Mrs. McKnight questioned if there was a risk that 80' might be too much for the residents of the town to vote on.

Mr. Hayden stated that they can do 60' now and then when the other changes are being made for the Industrial Office they can propose 80'.

The consensus of the board is to propose the height limit of 60'.

Charles Street Ext. – Partial Bond Release

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

that the Community Planning vote to accept the January 11, 2017 report from Design Consultants, Inc. and that the amount of \$28,407.50 be established as sufficient to ensure the completion of the Charles Street Ext. (previous off-site bond amount \$54,610.83).

Pedestrian Committee

Mrs. McKnight stated that the Town Clerk, Barbara Stats has asked what the CPC intends to do with the Pedestrian Committee, since they are not currently meeting – did we want to dissolve it?

Mr. Pearce asked if there have been any current meetings.

Mr. Hayden stated that they have not met for quite a while.

Mr. Veno asked if this board should abolish the committee, or if it should be the Board of Selectmen.

Mrs. McKnight stated that this board created the committee, so they can abolish it.

Mr. Cody asked what this committee did.

Mr. Pearce stated that the committee reviewed areas where sidewalks were most needed in the town.

Mrs. McKnight stated that they now have the Complete Streets Advisory Committee which is sort of the mechanism for building sidewalk projects into the capital planning process. Although this is not a substitute for having people physically go around the town.

Mrs. McKnight stated that she will ask the town clerk what motion should read to dissolve the committee.

Main Street – Wastewater Committee

Mrs. McKnight stated that she placed a draft proposal into the dropbox for the board to review. She would like to know if the board has any suggestions or changes. She had envisioned this being a request for price and non-price proposals, where not taking the lowest bid, but being able to evaluate the criteria and what the board likes.

Mr. Hayden stated that that would be the best way to go.

Mr. Pearce stated that he liked the "requirement that proposers have real life experience with doing this kind of work".

Recreational Marijuana - Discussion

Mr. Hayden stated that the board should probably start looking at this, but the law is going to change.

Mrs. McKnight stated that it has already been delayed by the legislature for six months and no one can open a recreational marijuana shop for some time.

Mr. Pearce stated that if someone already has a medical marijuana shop, they can sell recreational Marijuana.

Mr. Bellavance stated that it is still not in effect until 2018.

Mr. Hayden stated that these shops have a right to a license. If a town has 10 liquor licenses, then 10% would be allowed for marijuana stores.

Mr. Cody stated regardless, the board is still going to have to deal with it.

Mr. Pearce stated that to some extent they are going to make changes, but they can't violate the intent of the law.

Mr. Hayden stated that they are probably going to put more parameters around it like they did with the Medical Marijuana Dispensary bylaw.

Mr. Pearce stated that he does not recall seeing anything in the medical marijuana bylaw in regard to THC levels.

Mr. Cody stated that they regulate the growth facilities not the stuff grown in someone's home.

Mr. Pearce stated that that makes it highly likely that the people that sell recreational marijuana will make a higher quality than the medical marijuana facilities.

Mr. Bellavance stated that there are so many things that are going to be changed. Right now they are talking about restricting for recreation the percentage of THC in the product. So the board can discuss it, which is a good idea, but there are going to be changes made and then they will have to make those changes.

Mrs. McKnight stated that the board can discuss allowing it in the same exact areas as the medical marijuana.

Mr. Pearce stated that we could allow it in the same area zoned for medical marijuana, but is that it.

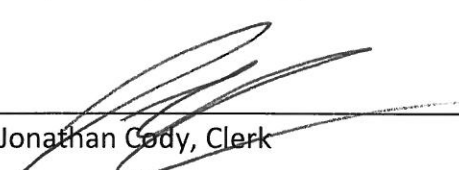
Mr. Bellavance asked if the Board of Selectmen had the ultimate say over the permit.

Mr. Hayden stated the Board of Selectmen has the authority for both recreational and medical marijuana.

Mrs. McKnight stated that they will not know the answer to some of these questions until the State releases the regulations.

Adjournment at 8:50PM

Respectfully submitted,



Jonathan Cody, Clerk