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**Town of North Reading**  
Massachusetts

*Community Planning*

## MINUTES

**Tuesday, June 20, 2017**

Mr. William Bellavance, Chairperson called the Tuesday, June 20, 2017 meeting of the Community Planning Commission to order at 7:36p.m. in Room 14 of the North Reading Town Hall, 235 North Street, North Reading, MA.

### MEMBERS

PRESENT: William Bellavance, Chairperson  
Warren Pearce, Vice Chairperson  
Jonathan Cody, Clerk  
Christopher B. Hayden

### 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.

### **Minutes**

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

that the Community Planning Commission vote to accept the minutes of April 16, 2017 as written.

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

that the Community Planning Commission vote to accept the minutes of May 16, 2017 as written.

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

that the Community Planning Commission vote to accept the minutes May 22, 2017 as written.

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

that the Community Planning Commission vote to accept the minutes of June 5, 2017 as written.

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

#### **Overlay District/Map Amendment**

Mrs. McKnight stated there was a defect with the legal notice mailings for the Main Street Mixed Use Overlay zoning changes. She is going to check with Town Counsel to see if there is a way to remedy it.

Mr. Cody stated that the applicant for the Heffron property could start the approval process, but he does not believe that they are prepared at this point to do that.

Mrs. McKnight stated that they could start, but she does not believe that the board can give an approval with the zoning change.

Mr. Pearce stated that they should be told that they can start the process.

113 Haverhill Street

Mrs. McKnight asked if the board checked the landscaping at 113 Haverhill Street.

The consensus of the board is that they are satisfied with the landscaping.

Charles Street Ext.

Mr. Cody stated that he recently signed Conservation Commission Enforcement Violations for this project because the owner was given a time limit to complete certain projects and they have not been done.

Mrs. McKnight stated that the other issue is that the owners of 3 Charles Street want to sell their home, but there is an open Order of Conditions on the property. The Conservation Commission is waiting for a Certificate of Compliance and the as-built plan.

197 Main Street/Andrea's Pizza – Site Plan Review

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

Mr. Russell Howse owner of 197 Main Street stated that Andrea's Pizza is relocating to the existing building from 35 Main Street. The inside of the building will be modified to accommodate this pizza shop. There will be no new exterior construction.

Mr. Bellavance asked what type of exhaust would be used.

Russell Howse stated that captive air will be used.

Mr. Cody asked if there would be any change in the current signage.

Mr. Howse stated that the only change would be the naming on the sign.

Mr. Hayden stated that there are 11 parking spaces in the front of this building.

Russell Howse stated that there are a total of 85 parking spaces on the site.

Mr. Bellavance stated that he would like the lighting to be externally lit.

Mr. Hayden stated that the lighting used for the free-standing sign at 265-271 Main Street is what the board would prefer.

Mrs. McKnight stated that an abutter of Shirley Avenue came to the office with concerns about an existing outdoor light shining onto his property and wanted to know if there was anything that could be done to change this.

Russell Howse stated that he can adjust the lighting to prevent it from spilling over to other properties.

Peter Easler of 5 Plymouth Street stated that he has a few concerns. He was looking at the North Reading Zoning Bylaws and found that shield is required if it is over 50 watts. He knows that there are four lights on the building and there is one that shines all night into his back yard.

Mr. Bellavance stated that lighting from another property should not be spilling onto other properties.

Peter Easler stated that this has not been a problem because the former proprietor was not open late, but Andrea's Pizza will be open until 11:00pm, seven days a week.

Russell Howse stated that he will change the lights to LED on the side of the building.

Peter Easler stated that there is also a bylaw in the Overlay District section 340-10 Landscape Design - "Buffers between residential and commercial uses are required. A stone or brick wall six feet in height with gates is to be provided whenever there is construction or parking within 50 feet of the property line. There are also supposed to be evergreen trees and bushes planted every 15 feet.

Mr. Pearce stated that this overlay was designed for new construction. It is not a law that is applicable to this.

Mr. Bellavance stated that this is only a change of use.

Peter Easler stated that this is a big change in use.

Mr. Bellavance stated that the owner of 197 Main Street is willing to work with making corrections on the site, but this is not a new construction.

Brandon Bell of 7 Plymouth Street stated that he is concerned with the parking spaces. He believes that there is an area where a parking space could be eliminated which would make this site safer and less congested. He would also like to have trees planted between his property and 197 Main Street for buffering purposes.

Russell Howse stated that there was a weekend that the new occupants of the gym had an open house and the parking lot was quite full, but other than that he finds the parking to be adequate.

Mr. Pearce stated that the parking space that Mr. Bell pointed out is a handicap space and if removed would need to be relocated.

Mr. Hayden stated that the dumpster needs to be enclosed and the hours of pick-up should be determined.

The consensus of the board is that the hours for dumpster pick-up are between the hours of 9:00am and 10:00am.

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

that the Community Planning Commission vote to approve the plan entitled, "Site Development Plan, #197 Main Street, North Reading, Massachusetts"; dated October 18, 1999; drawn by Robert E. Anderson. Subject to the terms and conditions of the Certificate of Conditional Approval dated June 21, 2107.

#### 104 Lowell Street

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

Mark Mastroianni representing Pulte Homes of New England stated that the site is currently owned by the Town of North Reading and is the former site of the JT Berry State Hospital. The town acquired the property from the Commonwealth of Massachusetts. An RFP proposal was put out for development of this property and his company was selected. The proposal is for 450 units of senior housing, condominiums with age restricted/ over 55 years. They have filed all three applications with the Planning Department: Site Plan Review, Special Permit for Floodplain and Special Permit for Aquifer Protection. They filed under the 43D – Expedited Permitting process, since the site was designated as a priority development site. They have filed applications with the Conservation Commission and MEPA for an ENF, and will be filing with DEP for a groundwater discharge permit.

Matt Leidner of Civil Design Group, LLC stated that the project site consists of 34.21 acres on the southerly side of Lowell Road (Route 62) abutting the Edgewood Apartment complex. The project includes 450 for sale one and two-bedroom condominium flats contained within nine 50-unit "garden style" buildings. Each of the nine buildings will contain four habitable stories over a basement level dedicated to underground parking. (see attached Project Narrative for more detailed Information)

Mr. Pearce asked how the parking spaces get allocated and how many spaces are under the buildings.

Mark Mastroianni stated that there are 50 spaces under each building. The homeowner has an option to purchase the underground parking space. If they don't want the space there are spaces located outside.

Matt Leidner stated that each building has a mixture of one and two bedroom units and a clubhouse is also proposed. Martins Landing will be accessed from Lowell Road via an existing privately owned and maintained driveway currently utilized by the Edgewood Apartment complex, which will be used as a shared access drive. There is an existing paved access drive on the northwest corner of the site that will be preserved as a gated secondary means of access for emergency vehicles. Since both access points already exist, no new or modified curb cuts are required for the project.

The project will utilize municipal water and a private on-site wastewater treatment and septic system for wastewater disposal, which is currently undergoing review by the Massachusetts Department of Environmental Protection.

Mark Mastroianni stated that they would be asking for a waiver regarding the accessory building (clubhouse) because of its location on the front part of the site rather than the rear.

Matt Leidner stated that they have designed a very comprehensive system for the Stormwater Management. They are treating this as a new development and meet the new development standards under DEP. They went a step farther and mitigated the volume of runoff.

Mr. Hayden asked what type of siding would be used for the buildings.

Mark Mastroianni stated that it would be vinyl.

Mr. Pearce stated that he is concerned with the traffic that this project would generate. Route 62 already gets heavy traffic.

Mark Mastroianni stated that Robert Michaud, P.E., Managing Principal of MDM Transportation Consultants, Inc. did the traffic study. He studied 5 intersections, Lowell Road - North Street, Lowell Road - and the site entrance, Lowell Road-Woburn Street and the both the North and South bound ramps to Route 93. He found no safety concerns.

Mr. Pearce stated that it would be nice to talk to Robert Michaud and ask questions.

Mark Mastroianni stated that they would have him attend the next meeting.

Mr. Hayden asked about Robert Michaud's 2015 traffic counts. He knows that people 55 and over still work and will be driving.

Mr. Pearce stated that the problem that he has encountered is the lights in Wilmington at the end of Rte. 62, before Route 93. The solution may be to contact the State or Wilmington, whoever is responsible for the lights and ask them if they can change the timing.

Mr. Cody moved, seconded by Mr. Pearce and voted 4-0:

that the Community Planning Commission vote to grant the requested continuance of the public hearing for 104 Lowell road until Tuesday, July 18, 2017 @ 8:30PM.

Adjournment at 9:30PM

Respectfully submitted,

  
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Jonathan Cody, Clerk