



RECEIVED

2022 NOV -4 AM 10:56

TOWN CLERK'S OFFICE
NORTH READING, MASS.

Town of North Reading
Massachusetts

Community Planning

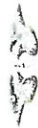
MINUTES

Tuesday, August 16, 2022

Mr. Christopher B. Hayden, Chairperson called the Tuesday, August 16, 2022 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
David Rudloff, Vice Chairperson
Ryan Carroll, Clerk

STAFF

PRESENT:

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

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

146, 148 and 150 Park Street – Senior Housing Overlay discussion

Attorney Brad Latham submitted a Site Planting plan to the CPC members and Mrs. McKnight. The site plan shows the three lots that are included in this particular property for the Senior Housing Overlay District. It also shows a large portion of the property that is not being touched and he wanted to put that in proper perspective. The historic home located on the property is being moved slightly, and the relocation is slightly different from what it was before. It will be the same distance as it's been historically from Park Street, but it's shifting northerly. This is being done for a number of reasons: 1) The home will be put on a new foundation that will preserve the life of this home because it's currently on a rubble stone foundation. 2) It improves the sight distance of the driveway. 3) The emergency access will be located on the northeast side. The fire code requires access to two sides and there's really access to three plus sides. 4) Vegetation, fencing and ample parking spaces are proposed. As you enter into the driveway and look down to the south, to the right you'll see there four parking spaces that are 10' from the lot line and should be 20'. No abutters are impacted by this and they will request a zoning variance from the Board of Appeals.

Mr. Rudloff stated that it was mentioned that the historic house is not being moved into the same position. What was the position of the house, previously? He would like to see the impacts to what was originally proposed.

Attorney Latham stated that it was approximately 10' farther south and 7' or 8' farther east.

Mr. Bruce Wheeler stated that it was a little bit further away from the road. They will look at the last proposal to see if the sight distance was better. But, they do need to keep in mind that they need space to put in the septic system and space for parking because they don't want to maximize the impervious in the buffer zone to create exterior parking.

Mr. Rudloff asked if the front bump out with the bay windows and the arch pediment is historic to that house in any way because that would give four extra feet and now would be the time to remove anything that may not be historical.

Mr. Hayden stated that the wings may be, but that's a Historic District Commission decision.

Mr. Carroll asked what the proposed occupancy for the new construction is and how many parking spaces are proposed.

Attorney Latham stated that there will be 50 units, with no more than two bedrooms per unit.

Mr. Wheeler stated that there's 1.75 parking spaces per unit.

Mr. Hayden asked if there is a wall, close to the lot line, where the four parking spaces are proposed. If there is a wall there, how much lower is the drop-off?

Attorney Latham stated that there is a retaining wall in that area and it's approximately a 2' to 3' drop off.

Mr. Hayden stated that he doesn't think that the proposed parking spaces are going to be a detriment because the retaining wall is already there to maintain the property next door.

Mr. Wheeler stated that there has been a historic cooperation back and forth between the original owners and the town.

Mr. Carroll asked with the flood zone being as close as it is what kind of grade change will there be.

Mr. Wheeler stated that from the existing grade, down to the wetlands, is a 12' drop off and the grade will stay the same.

Eaton Circle Subdivision – bond reduction

Mr. Carroll moved, second by Mr. Rudloff and voted 3-0: (Mr. Pearce and Mr. Johnston absent)

that the Community Planning Commission vote to accept the August 11, 2022 report from GM2 Associates, Inc. and that the amount of \$68,820.13 be established as sufficient to ensure the completion of the Eaton Circle Subdivision.
(Previous bond amount \$176,321.71)

Shay Lane Subdivision – bond reduction

Mr. Carroll moved, second by Mr. Rudloff and voted 3-0: (Mr. Pearce and Mr. Johnston absent)

that the Community Planning Commission vote to accept the August 11, 2022 report from GM2 Associates, Inc. and that the amount of \$159,341.88 be established as sufficient to ensure the completion of the Eaton Circle Subdivision.
(Previous bond amount \$239,520.60)

Grand legacy subdivision - / Woodcutter Lane – wall discussion

Mrs. McKnight stated that the CPC requested at their last meeting that a rendering of the wall be submitted for them to review.

The consensus of the CPC is that they are satisfied with the rendering of the wall. The developer should ensure all required permits are received.

MBTA Communities Housing Regulations

Mrs. McKnight stated that the final regulations have been released by DCHD. The updates to the regulations don't really change anything for the Town of North Reading. There were some issues and concerns that they had about how the town could possibly come into compliance with the regulations and they were hoping that there would be something done differently. There were a lot of changes made to the regulations, but a lot of those changes really applied to other communities and not to us because there was some easing of regulations around bus and commuter rail communities, and for those communities that have an MBTA stations, how much of their land area around the station had to be devoted to the district. They loosened up that which makes a lot of sense because for all those communities it was going to be really hard for them to meet, but none of the things that they were grappling with, are really any different. In order to achieve compliance North Reading would still be looking at finding a district with 50 acres, or more, and this could be anywhere in the Town.

Mr. Rudloff asked if North Reading is considered an adjacent small town.

Mrs. McKnight stated that they're adjacent community but they don't count as a small town. DHCD did say that they were going to release a tool that will help communities figure out if they're compliant in each of these measures. That tool is going to be released in the fall and they've said that there will be some technical assistance available. She will apply for whatever is available, so that they can have some help and some guidance with this because it's going to be a big job. There is going to be an online information seminar on September 8th @ 1:00pm.

Mr. Hayden stated that the Select Board wants to comply because if they don't they will lose grant money.

Mrs. McKnight stated that they are probably going to have to find a couple of sites that they will want to consider to allow multi-family housing where they have not zoned for that previously and they will need to revisit their requirements for special permitting for site plan review. At least for some zoning districts because any districts with a requirement of a special permit will not count for this at all.

Zoning Board of Appeals**33 Lakeside Blvd.**

The CPC's comment is that the proposed addition is very close to the pond and will require a Floodplain Special Permit.

Minutes

Mr. Carroll moved, seconded by Mr. Rudloff and voted 3-0: (Mr. Pearce and Mr. Johnston absent)

that the Community Planning Commission vote to accept the minutes dated July 19, 2022 as written.

Economic Development Committee – Appoint CPC member

This discussion was moved to the next CPC meeting.

Affordable Housing Overlay District – Funding for wetland delineation

Mrs. Gonzalez stated that the Select Board discussed an article for town meeting about the Affordable Housing Overlay District lots. They would like to see that come up again and there are some ideas that they have, but they would like to meet with members of the CPC to gain some knowledge of these lots before the October Town Meeting.

Mr. Rudloff asked if they were thinking of doing their own survey of the properties.

Mrs. Gonzalez stated that they would like to hire someone to do the survey instead of having an outside source do it.

Mrs. McKnight stated that she did listen to that meeting and it sounds like they were talking about submitting an article that would pay for the wetlands delineation and surveys which will not be a lot of money. She thinks might actually break the stalemate and move the project forward.

Mrs. Gonzalez stated that maybe they don't have to meet for that, but would hope that the CPC would co-sponsor the article.

Mr. Rudloff stated that they do want to get affordable homes built and it would help to have the wetlands known and delineated and surveyed. That way we really know what they're getting and what's right.

Mr. Hayden stated that basically the Select Board could do a transfer of land for Habitat for Humanity to build the property for the town and the first year the town was going to make more money in tax revenue than what they would have made as empty lots.

Mrs. Gonzales stated that the Select Board was on board with that. She thinks there were just too many questions last time to be on the same page as the CPC.

Mr. Hayden asked if the Conservation Agent, Leah Basbanes flags wetlands.

Mrs. McKnight stated that she does, but it would be a conflict of interest if she flagged for North Reading.

Mrs. McKnight stated that she could write a memo stating that the CPC is in support / co-sponsor of this article.

Mr. Carroll stated that he would like to see that include some mechanism to recoup the cost. It was then clarified that the Town would likely be donating the land so the delineation costs would likely not be recouped.

Accessory Dwelling Units

Mrs. Gonzalez stated that the Select Board is also interested in seeing the ADU bylaw.

Mr. Hayden stated that they were going to discuss it at tonight's meeting, but two members are absent, so they're going to move the discussion to the next meeting. The CPC is not going to have this ready for the October Town Meeting, but are looking at submittal for either the June or October 2023 Town Meeting.

Planning Administrator Updates

Economic Development Committee

Mr. Gilleberto, Town Administrator attended the EDC meeting this evening and gave an update on the wastewater.

Adjournment at 8:50PM

Respectfully submitted,
Ryan Carroll, Clerk

