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Town of North Reading
Massachusetts

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Community Planning

MINUTES

Tuesday, August 30, 2022

Mr. Christopher B. Hayden, Chairperson called the Tuesday, August 30, 2022 meeting of the Community Planning Commission to order at 7:32p.m. in Room 14 of the North Reading Town Hall, 235 North Street, North Reading, MA.

MEMBERS

PRESENT:

Christopher B. Hayden, Chairperson
Warren Pearce
Jeremiah Johnston

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.

197 Main Street – minor modification

Mrs. McKnight stated that the building inspector, Gerry Noel told her that there's going to be an application to the ZBA to request a Special Use permit for landscaping. He wants the applicant to come to the CPC first because there's outdoor storage involved and he wanted to see if the CPC would modify the site plan first, to see if the outdoor storage could be permitted in that way before it moved on to the CPC.

Mr. Russell Howse of House Corp. stated that there are two site plans that show the property. One plan shows all of the property and the other plan was blown up to show the area that he's looking for the special permit. He has a new tenant (North Shore Enhancement / landscaping company) who would like to have some outdoor storage. The area is adjacent to the dumpster. He submitted pictures to the planning department showing the area. There is a very high natural buffer between his property and the property that abuts.

Mr. Hayden stated that the area is 30' deep. How wide is it?

Mr. Howse stated that it goes no more than 30' into residential.

Mr. Hayden stated that his concern is looking at the picture with the truck trailer and then the material that's stored there is behind everything and he is worried about the security. He asked if there is a 6' fence around the property, or just partially.

Mr. Howse stated that the entire property is covered with a fence except the where the natural buffer zone is. If North Shore Enhancement wants to put a fence up they can, but he doesn't think that there is going to be anything of value stored there.

Katrina Eddy of North Shore Enhancement stated that with all of the current security she is not concerned.

Mr. Pearce stated that a fence should be added to define the area.

Mrs. McKnight stated that a Special Use permit is still needed from the ZBA.

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

that the Community Planning Commission vote to grant the requested minor modification and approved the plans entitled, "As-Build Plan, 197 Main Street, North Reading, Massachusetts, Assessors Map 26, Parcel 20; dated October 11, 2010; drawn by O'Neill Associates, and all subsequent approvals.

250 and 250R Haverhill Street – named private way - discussion

Mr. Robert Weadick owner of 250 Haverhill Street was present.

Mr. Dave Estes of 250R Haverhill Street stated both he and Mr. Weadick, owner of 250 Haverhill Street approached the CPC a couple of years ago to make 250 and 250R Haverhill Street a private way. There were a couple members on the board that felt that they didn't have a wide enough driveway that was approximately 16', at that time. They also had some wetland issues that they resolved and they increased the driveway.

Mrs. McKnight stated that if the CPC does agree with naming the way so that it can be used to change the property's address, her recommendation would be that the plan be revised to show the new way as its own parcel, and ownership clearly stated in an approval and on the properties; deeds, as the Assessor has advised this would be necessary.

Mr. Pearce asked how much square footage is in each of the two lots.

Mr. Estes stated that they each have 2.75 acres and there is a turnaround.

Mr. Pearce stated that a plan will need to be submitted showing this change, along with a turnaround. The paperwork / deed will need to show that this is an independent piece of land, but both owners have right-a-way to it.

Mr. Hayden stated that the owners will be able to name it because it's a private road.

Mr. Estes stated that the name of the road will be Penny Lane.

Town Meeting Warrant - recommendation

Article 14 - Appropriate Money for Survey and Wetland Delineation on Town-Owned Land located within Affordable Housing Zoning Overlay District (57 Haverhill Street, 44-46 Oakdale Road, and 7 St. Theresa's Street)

To see if the Town will vote to raise by taxation and appropriate, or appropriate by transfer from unexpended funds remaining in Warrant Articles of previous years, or appropriate by transfer from any available funds, or borrow a sum of money to survey and delineate wetlands in the vicinity of properties located within the Affordable Housing Overlay District, specifically 57 Haverhill Street, 44-46 Oakdale Road, and 7 St. Theresa's Street, including all costs incidental and related thereto; or what it will do in relation thereto.

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

that the Community Planning Commission vote to support Warrant Article 14 for wetlands delineation and engineering work for the Affordable Housing Overlay District properties at town meeting.

Zoning Board of Appeals

25 Maple Road – On the petition of Smith Sons Plumbing and Heating Inc., represented by Attorney Joseph Keyes, to appeal the decision of the building commissioner for a single lot exemption.

- The CPC supports the decision of the building inspector.
- If 25 Maple Road should come before the CPC for a Determination of Access, they anticipate requiring street improvements such as paving and the extension of the water main.

Adjournment at 8:25PM

Respectfully submitted,
Ryan Carroll, Clerk

A handwritten signature in black ink, appearing to be 'R. Carroll', written in a cursive style.