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Town of North Reading
Massachusetts

Community Planning

MINUTES

Tuesday, September 20, 2022

Mr. Christopher B. Hayden, Chairperson called the Tuesday, September 20, 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
David Rudloff, Vice Chairperson
Ryan Carroll, Clerk
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.

35 Cedar Street – Extension of subdivision approval

Mr. Rudloff moved, seconded by Mr. Pearce and voted 5-0:

that the Community Planning Commission vote to grant the requested extension of time to complete the 35 Cedar Street Definitive Subdivision (including the binder, utilities and drainage) for one year until 10/2/2023.

Mr. Hayden asked for a roll call vote: Mr. Rudloff, Mr. Pearce, Mr. Hayden Mr. Johnston and Mr. Carroll in favor, none opposed.

Mr. Hayden asked Mrs. McKnight to inform the owners (Michael and Lisa Brogan) that they need to start construction this year because this is the 2nd extension for this subdivision.

Mr. Pearce stated that what has happened with this is that the whole cost of doing business went through the roof, and then there was the pandemic.

Mr. Hayden stated that in the letter to Mrs. McKnight the Brogans stated that they were getting ready to cut trees and once they do that they have changed everything for water, so they need to get the roadway in, along with catch basins and operable drainage.

Minutes

Mr. Rudloff moved, seconded by Mr. Pearce and voted 5-0:

that the Community Planning Commission vote to accept the minutes dated August 16, 2022 as written.

Mr. Hayden asked for a roll call vote: Mr. Rudloff, Mr. Pearce, Mr. Johnston Mr. Carroll and Mr. Hayden in favor, none opposed.

Mr. Rudloff moved, seconded by Mr. Pearce and voted 5-0:

that the Community Planning Commission vote to accept the minutes dated August 30, 2022 as written

Mr. Hayden asked for a roll call vote: Mr. Rudloff, Mr. Pearce, Mr. Carroll, Mr. Johnston and Mr. Hayden in favor, none opposed.

Zoning Board of Appeals

Mrs. McKnight stated that not all of the ZBA's applications are as complete as they normally are. Kathy Morgan of the ZBA wanted to get them to the CPC, so that you would be able to comment on them before the next ZBA meeting.

407 Main Street – On the petition of Kevin Coiro for a Special Permit to raise 6-10 chickens.

- The CPC recommends considering any impacts on neighbors
- Roosters should not be allowed

37 Southwick Road – On the petition of Jeffrey Miller for a Home Occupation / Special Permit for a digital products and experiences, and create multimedia business.

- The CPC does not object to the request, provided the business adheres to the criteria of §200-42.

197 Main Street – On the petition of Katrina J. Eddy for a Special Use Permit to run a landscaping business.

- CPC granted the request for minor modification at their August 30, 2022 meeting.

340 Main Street – On the petition of David Addario for a Special Use Permit for an auto care business.

- Is being withdrawn

33 Lakeside Blvd. – On the petition of Maxim Millovanov for variance to add to the existing deck on the northerly side of the existing house and add steps to the back of house.

- Not enough information

MBTA Communities Housing - discussion

Mr. Hayden stated that this discussion should be continued to the October 4th workshop meeting.

Planning Administrator Updates

1. Meeting to discuss Information articles for town meeting will be held on September 28th. CPC is co-sponsoring to allocate money for the delineation of wetlands and survey the properties in the Affordable Housing Overlay District.

Adjournment at 8:00PM

Respectfully submitted,
Ryan Carroll, Clerk

A handwritten signature in black ink, appearing to read 'Ryan Carroll', is written over the typed name.