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**Town of North Reading**  
Massachusetts

Community Planning

TOWN OF NORTH READING OFFICE  
NORTH READING, MASS.

**MINUTES**

**Tuesday, December 6, 2022**

Mr. Christopher B. Hayden, Chairperson called the Tuesday, December 6, 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  
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.

### **Minutes**

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

that the Community Planning Commission vote to accept the minutes dated November 1, 2022 as written.

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

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

that the Community Planning Commission vote to accept the minutes dated November 15, 2022 as written.

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

### **Zoning Board of Appeals**

3 Linwood Avenue – On the petition of Jeffrey Gannon for a special permit to raise chickens. The petitioner is also requesting a variance for the setback of the chicken coop.

1. the CPC does not object to the application provided any impacts to neighbors are considered
2. The CPC recommends that no roosters be allowed.

3 Shenandoah Road – On the petition of Jayson Salter for a home occupation special permit for his handy man business.

- The CPC doesn't object to the proposal as long as the Home Occupation regulations in the Zoning Bylaw are adhered to (Section 200-42).

### **Planning Administrator Updates**

#### **Shay Lane subdivision**

Mrs. McKnight stated that there are no issues with the subdivision at this time, but 9 Shay Lane has started to put in a Pickleball court and the Board of Health is taking some enforcement action now because of the quite substantial changes in grading that they have done, and to make sure that there's no negative impact on the septic system. So right now there have been

negative impacts to the stormwater, but potentially worse than that it can be affecting the septic system.

Mr. Pearce stated that the problem is that it's on a private lot at this point and in order to object to it we would need to show harm and the harm would have to be as a result of the work that they did and that would have to be brought by a neighbor or somebody else, and in this case the Board of Health.

#### MBTA Communities Housing - discussion

Ms. McKnight stated that the application has been submitted to the State and the right now the town is in compliance. In the meantime, the State has released their compliance tool that they are supposed to use to enter in all of the information to be compliant. But, they may need some technical assistance and consulting help. She is going to meet with the GIS coordinator and whoever else is going to be involved in this. This is going to be a long process and she doesn't expect to have it finished for a few months.

Mr. Pearce stated that he knows that their failure to comply in whatever way we can would affect our ability to get grants. But, do they have any grants in process that would be endangered.

Ms. McKnight says the one that would be in danger if they didn't comply would be Mass Works which they have Mass Works funding at different stages right now. They have two awards that have already been made with work that's already been completed, so that one would be fine. There is a second Mass Works award related to the design of sewer which is expected to be requested soon. So, they want to stay in compliance during that period. They could also possibly ask for more grant money next year or the year after.

Mr. Hayden stated that he thinks the housing grants are being very affected. He recently read an article in the Boston Globe about it. There is a town larger than North Reading that has affordable housing and they are going to lose approximately \$90,000 because they are not in compliance. Because of this article he thinks that there is going to be a little more push back by the State to give some variances or do something different.

Mrs. McKnight stated that Woburn is losing their housing authority money this year, though she had understood that it was supposed to be communities that were supposed to be the ones penalized for not complying, not housing authorities.

#### Accessory Dwelling Units

Mrs. McKnight stated that she has edits from the last discussion they had and will make those edits to their draft bylaw and can put it on a January agenda.

Mr. Pearce requested that she speak to the building inspector before she makes the edits to be sure that he is okay with all of the changes, and then send the changes to the CPC to review.

Carpenter Drive – feasibility study

Mrs. McKnight stated that there was a grant funded project looking at the feasibility of using Carpenter Drive. Most of the work was done last year and we had a community meeting. It hasn't moved forward and she doesn't know where the Select Board stands on it. The working group that they had has done as much as they can without taking it to the next level, and what they do have is soil testing, concept plans from DCI, and the draft RFP that can be put out whenever the Select Board is ready to move forward on the project. All of it needs to be compiled into a report to be submitted to the State for the grant reporting which is due at the end of the month and she is pulling that together.

Mr. Pearce asked if what they saw is still valid and if there were no updates or changes as a result of the soil testing. Ms. McKnight said there have been no updates.

Mr. Hayden stated that the abutters were concerned about water issues.

Mrs. McKnight stated that she believes the abutters were more concerned about the emergency access road that the consultants were recommending we put through Parsonage.

Mr. Hayden stated that they don't want to do that and that's why that lot was saved because of the timber growing there. He stated his opposition to the access road.

**146-150 Park Street – Senior Housing Overlay District – cont. P.H. 8:00PM**

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

that the Community Planning Commission vote to continue the public hearing until January 3, 2023 @ 8:00PM.

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

Adjournment at 8:33PM

Respectfully submitted,  
Ryan Carroll, Clerk

