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NORTH READING, MA

Town of North Reading
Massachusetts

Community Planning

MINUTES

Tuesday, August 1, 2017

Mr. William Bellavance, Chairperson called the Tuesday, August 1, 2017 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: William Bellavance, Chairperson
Warren Pearce, Vice Chairperson
Jonathan Cody, Clerk
Christopher B. Hayden
Joseph Veno

STAFF

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

Mr. Bellavance informed all present that the meeting was being recorded.

271 Main Street – Site Plan Review – P.H. 8:45PM

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

I move that the Community Planning Commission vote to approve the plan entitled "Atlantic Plaza, Freight Farm Exhibit, 265-277 Main Street, North Reading, MA"; drawn by Bohler Engineering. Subject to the terms and conditions of the Certificate of Conditional Approval dated August 1, 2017.

Minutes

Mr. Cody moved, seconded by Mr. Hayden and voted 5-0:

that the Community Planning Commission vote to accept the minutes of July 18, 2017 as written.

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

that the Community Planning Commission vote to accept the minutes of June 27, 2017 as written.

Mr. Cody moved, seconded by Mr. Hayden and voted 5-0:

that the Community Planning Commission vote to accept the minutes of June 20, 2017 as written.

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

that the Community Planning Commission vote to accept the minutes of June 13, 2017 as written.

Mr. Cody left the meeting at 7:36pm.

10 & 12 Mt. Vernon Street/Eaton Circle Subdivision – P.H. 8:00PM

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

that the Community Planning Commission vote to accept the endorse the plan entitled, "Eaton Circle, North Reading, MA"; dated 2/10/2017; last revised 7/17/2017; drawn by Williams & Sparages. Subject to the terms and conditions of the Certificate of Conditional Approval dated July 19, 2017.

157 Main Street – Bond Release

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

that the Community Planning Commission vote to release the Site Opening Bond in the amount of \$5,000.00 for 157 Main Street/Firestone.

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

that the Community Planning Commission vote to release the Performance Guarantee Bond in the amount of \$14, 700.00 for 157 Main Street/Firestone.

Zoning Board of Appeals

271 Main Street

On the petition of Federal Realty Investment Trust for a special permit to work within the Aquifer Protection District.

- 1) The CPC conducted a Site Plan Review and issued an approval for this project at its meeting on August 1, 2017.
- 2) The CPC supports the applicant's request for a Special Permit under the Aquifer Protection District Bylaw.

23 Turner Drive

On the petition of Nicholas Amato for a variance for the location of a detached shed..

- 1) The CPC recommends considering any impacts to neighbors.

11 Voke Street

On the petition of Carrie Brollier for a home occupation special permit to be a teacher of the deaf.

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

Mr. Bellavance once again informed all present that the meeting was being recorded.

Nichols Street – Definitive Subdivision – cont. P.H. 8:00PM

Luke Roy of LJR Engineering stated that he would like to give an update, since they last met with the CPC. At the time they had previously responded to the DCI peer reviewer's comments and just that evening they received the second review back. Since that time they have revised the plans, drainage analysis and provided a revision letter to the CPC. They are now awaiting the third review.

Summary:

Updated plan: Having the agreement of the abutting neighbor on the slope easement they now have eliminated the short section of the retaining wall and now have a sloped area over the right-of-way line which is a 15'w easement area, temporary to allow for grading.

Mr. Hayden asked if there were a lot of trees that would be taken down.

Luke Roy stated that in that area there is brush and small vegetation, but it has not been surveyed at this time.

Roadway Improvement Plan: Notation for existing Nichols Street for catch basins in front of #16, repair grates and build up to be flushed to roadway.

Address DCI comments:

- 1) Provided additional calculations on forebay areas
- 2) Revised drainage calculations to not include ex-filtration in certain areas, based on the forebays.
- 3) Added roof drains systems to all of the proposed homes.

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

that the Community Planning Commission vote to grant the requested extension of time in which to file a decision on the Nichols Street – Definitive Subdivision Plan until August 18, 2015 and to continue the public hearing until Tuesday, August 15, 2017 @ 8:00PM.

68 Elm Street & 6 Stump Avenue – Determination of Access – P.H. 8:00PM

Mrs. MrcKnight read the public hearing notice into the record.

Ben Osgood of TTI Environmental stated that he is representing LRC Builders. The applicant proposes to re-align the two lots so that one has frontage and access on Elm Street and the other would have frontage and access on the adjacent Marylynne Road. The plans depict the upgrade of Marylynne Road from its current width of 10' to 18' paved way with an 18' wide 40' long turn around which would also service as the access point for one of the proposed lots. Marylynne Road currently services one existing home on Wakefield Street with a mailing address of 64 Elm Street.

Mr. Pearce asked if it would remain a private way.

Ben Osgood stated that it would remain private.

Mr. Bellavance asked if Stump Avenue would be going away

Ben Osgood stated that they don't go away, they exist and there may be people that have a right to pass over them, but in reality no one would ever develop them.

Mr. Pearce asked how big the layout is.

Ben Osgood stated that they are 40', they are asking for a 20' paved surface.

Mr. Hayden asked how the Wakefield Street residents will access their property.

Ben Osgood stated that the access will be the same.

Mr. Hayden asked if any of the abutters have rights to the other roads.

Ben Osgood stated that he did check the deed of 25 Riverside Drive.

Mr. Hayden stated that the deeds for all of the abutters need to be checked.

Mr. Pearce stated that they don't need to check all of the deeds as long as they leave the access accessible.

George Perkins of 26 Riverside Drive stated that that he has been in the area since 1947. Gradually the area has been blocked off by driveways and materials, but he still walks through the area. He produced a December 1927 plan that shows Marylynne Avenue as Southwick Avenue.

David Ellms of 24 Riverside Drive stated that there are wetlands in the vicinity of this project and he is concerned that this new development will make the water issues worse. He also wanted to know if there was a possibility that a third home could be built on this property.

Ben Osgood stated that they could add an infiltration system to help slow the flow of water onto his property and also stop the flow from entering into the wetlands.

Brian Duchak asked if anyone in the town would have to have on their deed to use a paper road.

Ben Osgood stated that only people that live in this area can use it as a right-of-way.

George Perkins stated that in 1952 the culvert was removed for the installation of water pipes and was never replaced.

Don Putney of 20 Riverside Drive stated that the re-construction of Rte. 62 has caused the increase of water flow and is germane to these abutters.

Ben Osgood stated that they can raise the driveway up to control the water from Rte. 62.

David Ellms stated that there are a lot of trees at the rear of the property and he is concerned that if the buyers take down these trees it will cause more water flow.

Ben Osgood stated that they could put a restriction in the deed that would not allow the trees to be removed.

Kathy Austin of 21 Riverside Drive stated that the road is not 40'w and they need to be sure that the fire trucks are able to get down the road.

Ben Osgood stated that the roadway will be 20w and this is sufficient width for a fire truck.

Mrs. McKnight stated that the town engineer has requested a drainage report for this site.

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

that the Community Planning Commission vote to grant the requested continuance of the public hearing for 68 Elm Street and 6 Stump Avenue until Tuesday, August 15, 2017 @ 8:15PM.

104 Lowell Road – Site Plan Review – P.H. 8:00PM

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

that the Community Planning Commission vote to grant the requested continuance of the public hearing for 104 Lowell Road until Tuesday, August 15, 2017 @ 8:30PM.

Planning Administrator's Update

Charles Street Ext. – Mrs. McKnight stated that Michael Bruno came into the office to let her know that he is still waiting for a new bond amount from DCI. He also stated that there are some delays related to RMLD and he needs to get an electrical contractor to pull the wires through a conduit. He understands that he needs to have electricity in the street available to those lots at the time of lot release and that this is going to be a real problem because he needs to get the lots released to sell them. He feels RMLD is delaying him.

Mr. Bellavance suggested that she contact Tom of RMLD to see if they have contractors they work with who they recommend to pull the wires.

Warrant Articles – Mrs. McKnight stated that the deadline to submit warrant article is August 21, 2017.

Signage - Schedule a signage workshop for the fall.

Adjournment at 9:30PM

Respectfully submitted,



Jonathan Cedy, Clerk