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Massachusetts

Community Planning

TOWN CLERK
NORTH READING, MA

MINUTES

Tuesday, August 21, 2018

Mr. Warren Pearce, Chairperson called the Tuesday, August 21, 2018 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:

Warren Pearce, Chairperson
William Bellavance, Vice Chairperson
Christopher B. Hayden
Jonathan Cody, Clerk
Ryan Carroll

STAFF

PRESENT:

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

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

Cottage Street – paving discussions

Mr. Bill Smith of Smith Sons Plumbing & Heating, Inc. stated that when he met with the board to discuss roadway improvements, they agreed to a 5' wide easement along the right side of the road. At first they were not going to do any hot top on the roadway, but Mr. Pearce suggested that it be done. They agreed to pave the road to the first and second houses that they were constructing. Susan & Jason Cavallaro of 6 Cottage Street, along with other neighbors were under the impression that the road was not going to be paved at all. They approached Mr. Smith and asked him if there was any way that the plan could be modified to not pave. He would like to present this modification to the board. They would like to run the hot top from Marblehead Street, past the first house to the Vasapoli Property (113 Marblehead Street).

Susan Cavallaro of 6 Cottage Street stated that they have lived at this property for approximately 17 years and have never complained about the present road conditions. This would mean a lot to them if they could keep the road as dirt.

Bill Smith stated that they will pave 16' wide to Vasapoli. There will be a slight spot where the roadway pavement ends to the second driveway of the new construction.

Mr. Pearce stated that a prior DPW director wanted to pave all of the roads because it would cut back on maintenance costs, but the town would also receive money from the state for all paved roads.

Mr. Bellavance stated that he would like to have the road paved, but is fine with the proposal.

Mr. Cody stated that he would like to see it all paved, but if the abutters don't want it, there is no reason to make Mr. Smith put the money out.

Jason Cavallaro of 6 Cottage Street stated that he does not want the road paved.

Ryan Carroll stated that if the people on the street are willing to maintain it will the DPW have a problem with it not being paved.

Jason Cavallaro stated that he fills in the holes when needed.

Mrs. McKnight stated that the plan does not show pavement, so there is no plan to reference in a motion.

Mr. Pearce suggested that the board give a consensus tonight and Mr. Smith have Williams & Sparages Engineering add the notes to a plan showing these changes.

Mr. Cody asked why the town is taking care of private ways.

Mr. Bellavance stated that there was a big discussion at Town Meeting about paving private ways.

Mr. Pearce stated that the overriding concept is that it's a safety issue.

Minutes

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

that the Community Planning Commission vote to approve the minutes of July 31, 2018, as written.

Planning Administrator's Update

MAPC

MAPC has been working on dates and these are the ones that seem to work for everyone:

- 1) Last working group meeting September 12th or 13th.
- 2) First community forum September 26th or 27th or October 30th.

Housing Production Plan

The Housing Production Plan was approved by the State.

GIS

The new GIS Coordinator, Stephen Lutterman has started working and has informed her that a new software upgrade is greatly needed. IT is assisting in the upgrade. She had him review the pilot area for the flyover and he thinks it looks really good and she informed WSP and they are going to complete the base area map.

The Greens

Mrs. McKnight spoke to Mark Clark of the Water Department and he informed her that he is unable to make the requested changes at this time and will need to wait until the Andover connection has been made, to reconsider this request.

Mr. Bellavance stated that he has no issue with the water, but he does with the trash request.

Warrant Article

A Warrant Article was submitted to Town Meeting regarding the Open Space & Recreation Plan Parks & Recreation has to do this every seven years and the last one was done in 2013, so they have until 2020 to do the next one. In the past this has been managed by the planning department. She spoke to the Town Administrator, Mike Gillberto who told her that it would be preferable for this to be on the October warrant rather than June.

35 Cedar Street – Definitive Subdivision – P.H. 8:00PM

Mrs. McKnight stated that the applicant has requested an extension. A new plan has been submitted and sent to Design Consultants for review.

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

that the Community Planning Commission vote to grant the requested continuance of the public hearing for 35 Cedar Street until Tuesday, September 18, 2018 @ 7:45PM.

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

that the Community Planning Commission vote to adjourn the meeting.

Adjournment at 8:30PM

Respectfully submitted,



Jonathan Cody, Clerk