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Town of North Reading
Massachusetts

Community Planning

TOWN CLERK
NORTH READING, MA

MINUTES

Tuesday, March 21, 2017

Mr. Warren Pearce, Chairperson called the Tuesday, March 21, 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: Warren Pearce, Chairperson
William Bellavance, 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. Pearce informed all present that the meeting is being recorded.

Minutes

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

that the Community Planning Commission vote to accept the minutes of March 7, 2017 as written.

173 Marblehead Street – Retaining wall

Mr. Pearce stated that only half of the plan is in the dropbox. They need to have the whole plan to comment on.

Mrs. McKnight stated that she would need to get the plan from the building department and rescan it into the dropbox.

3 Wren Circle – Minor modification

Mrs. McKnight stated that she reviewed the submitted plan and found that the easement was not noted on the plan, so it did not have to be modified. They only provided documents for the easement to be recorded.

Mr. Hayden asked if the Conditional Approval is referenced on the plan. If so, the plan will need to be modified.

Mrs. McKnight stated that she will have the plan modified and bring it back to the next meeting for approval.

20 Main Street – Plan Endorsement

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

that the Community Planning Commission vote to endorse the plans entitled, "Site Plan for CVS pharmacy store, #1143, Eastgate Plaza – 20 Main Street, North Reading, MA 01864-1298"; dated 9/13/2016; last revised 3/13/2017; drawn by RJ O'Connell & Associates, Inc.

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

Mr. Cody read the public hearing notice into the record.

Attorney Jill Mann stated that she is representing Asset Redevelopment Co. The proposal is for a seven lot subdivision including one 1 existing lot. They have received comments from the town departments.

Mr. Chris Sparages of Williams & Sparages stated that the proposal involves combining two existing lots, resulting in approximately ten acres of land that will be subdivided into seven lots with one existing. 10 Mount Vernon Street currently has two historically significant structures and an accessory standalone garage. The applicant intends to preserve the existing home, barn and garage. The layout of the roadway and a portion of the cul-de-sac will have a slight horizontal curve. They will be requesting a waiver from "Section 350-14.B(3) requires a tangent of 150 feet in length to separate all reverse curves on principal and secondary streets, and in place thereof, permit no tangent to separate reverse curves." The name of the roadway "Eaton Circle" was chosen for the historical significance of the existing homestead.

Mr. Veno asked how wide the roadway is going to be.

Chris Sparages stated that they have a 50' layout and the pavement width of 28' is centered on the 50'.

Mr. Veno asked if there is a proposed sidewalk.

Chris Sparages stated that a 5' wide sidewalk is proposed for the right side of the roadway.

Mr. Bellavance stated that he likes the creative design of the lots, but the rear of lot 7 is more or less being landlocked with the 6' drop into the drainage easement, is there any way that this can be re-designed.

Chris Sparages stated that it is in the wetland area and did not think that it was a problem, but they can shift the lot line to make the opening wider.

Mr. Cody stated that because it is in the wetland area there is no advantage to do this.

Mr. Hayden asked how much upland is lot 7 have going to have with the detention area.

Chris Sparages stated that there are approximately 22, 000 sq. ft. of upland area. One of the primary reasons for this design is that they are saving the historical structures on the property.

Mr. Hayden asked how square footage of upland area is on lot 1.

Chris Sparages stated that it is all upland with 42,000 sq. ft.

Mr. Hayden stated that there is 2,000 sq. ft more of what is required for lot size. He believes that this plan has one too many lots for the topography that they have to work with.

Mr. Cody stated that they are working with what they have. There are a significant amount of wetlands and they are allowed to maximize what they have for lots.

Mr. Pearce referenced the Planning Department's (3/17/2017), Towner Engineer's (3/17/2017), Water Department's (3/17/2017), Conservation Commission's (3/7/2017), Fire Department's (3/2/2017), Police Department's (2/28/2017) and School Department's (2/27/2017) memos into the record.

Mr. Bellavance asked that the lot lines be marked with monuments or bounds, so that the potential buyer knows where they are.

Attorney Mann stated that this would be done.

Melissa Umano of 22 Mount Vernon Street stated that she is concerned with the stormwater management.

Mr. Pearce stated that the stormwater management has not been completed at this time. It has been submitted to the town engineer and Design Consultants for review. The developer needs to prove that the drainage from the property is no greater than what it currently is.

Chris Sparages stated that they will be collecting run-off from the pavement and the high point of the road is up near the cul-de-sac, the water will flow to catch basins to a small infiltration basin and then into a larger basin that is being designed as a constructive pocket wetland. This will hold the water back and let it out slowly to the wetland area.

Joyce Wells of 1 Cobblers Lane stated that her property borders lot 2. The elevations are very high and she wanted to know if this is going to change.

Chris Sparages stated that they are not proposing to change the elevations or remove any trees in the rear of the property. He did want to point out that prospective buyers may want to make changes to the property.

Melissa Ehrental of 4 Mount Vernon stated that she would like to see one less house proposed to preserve the nature of the property. She did want to know if a gas line was going to be installed.

Chris Sparages stated that they do not have plans to run a gas line, but the neighbors could ask the gas company if they would do it.

Mr. Pearce stated that if all of the homes were to be supplied with gas, the gas company may do it for free.

Melissa Ehrental stated that if they did run the gas line for the subdivision, she can assure them that there are plenty of residents on Mount Vernon Street that would like to have gas and this may bring the costs down. She would also like to know when construction would start and how long would it last.

Chris Sparages stated that it depends on the permit process, but they would like to start as soon as possible.

Attorney Mann stated that once the project starts it will probably be 18 months to two years to build out.

Melissa Umano asked if a retaining wall could be constructed to separate her property from the new lots.

Mr. Cody stated that these two properties abut the wetlands and there is a no build.

Chris Sparages stated that the pocket wetlands are not very deep. He would review the placement of a fence and get back to the board know.

Darren Mini of 13 Mount Vernon Street stated that he has the following concerns:

- 1) Will there be any blasting on the site.
- 2) During construction will the road conditions be minimal.
- 3) Eaton Circle has a downward pitch and wanted to be sure that the water did not run onto his property.
- 4) His house is directly across from where the roadway is going to be placed and wanted to know if there was any way that the road could be moved enough so that the headlights from the cars coming and going from the subdivision would not be intrusive.

Mr. Pearce stated that he would be notified by the town when the water service was constructed.

Chris Sparages stated that in the series of test holes that were dug throughout the site, they dug down 10' below the surface and did not hit any refusal, so he does not believe that they will need to do blasting. The water drainage should have no impact on his property.

Mr. Hayden suggested that plantings could be placed on Mr. Mini's property to deflect the headlights.

Mr. Sparages stated that he would speak to Mr. Mini in regard to plantings.

The public hearing was continued to April 18, 2017 at 8:00pm.

Planning Administrator's Update

Warrant Articles - submitted

- 1) Funding for Master Plan
- 2) Zoning Amendment to address the portion of the Main Street Overlay.

Lowell Road/JT Berry Site

A Development Team meeting is scheduled on March 24th with Pulte Homes of New England. Mr. Pearce and Mr. Bellavance will attend the meeting with her.

Housing Production Plan

Prioritization Plan

Hillview Country Club - signage

Mrs. McKnight stated that a common victualler's license application for (Teresa's Tavern) is being circulated for comment. She was unsure if she should make any comment because of the controversy over the new sign on the building. The CPC asked her to comment that they felt the sign did not comply with the town's zoning bylaw.

Adjournment at 9:30PM

Respectfully submitted,



Jonathan Cody, Clerk