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Town of North Reading  
Massachusetts

Community Planning

TOWN CLERK  
NORTH READING, MA

## MINUTES

**Monday, April 8, 2019**

Mr. Warren Pearce, Chairperson called the Monday, April 8, 2019 meeting of the Community Planning Commission to order at 3:30p.m. in Room 9 of the North Reading Town Hall, 235 North Street, North Reading, MA.

### MEMBERS

PRESENT: Warren Pearce, Chairperson  
William Bellavance, Vice Chairperson  
Christopher Hayden., Clerk

### STAFF

PRESENT: Danielle McKnight, AICP  
Town Planner/Community Planning Administrator

Mr. Pearce opened the meeting at 3:30pm.

**325 Main Street – Site Plan Review – cont. Public Hearing 3:30pm**

The CPC members briefly discussed observations made during a site visit of 325 Main Street earlier. Comments included the following:

- Mrs. McKnight should let Conservation Agent, Leah Basbanes know about various items dumped in and around the wetlands behind the building.
- There are items around the site the Building Inspector, Gerry Noel should be made aware of, such as boats, vehicles parked, a shipping container, and dumping of various items and debris.
- The site is being used as a storage yard.
- The abutters are all commercial; there is no impact on neighbors.
- There is storage of building materials with no fence.

Mr. Pearce stated that none of the problems observed on the site were related to Mr. Hurley's proposal for new retail space and café. There is no more impact that would be caused by the new space that what is currently on the site already.

Mr. Hayden stated there are now simply questions to be answered about the septic.

Mr. Pearce stated the fact was that it was just prepackaged food being sold and there would be no septic system impact. This is low impact compared to anything else there.

Mr. Bellavance stated they will need adequate lighting, the parking restriped, and the dumpster needs to be fenced.

Mr. Pearce stated that if they were going to be open until 10:00pm they would need better lighting; it's lit but there are lots of shadows.

Mr. Bellavance stated that their engineer should look at lighting.

The CPC members would like to see the site cleaned up so people can walk around safely.

Mr. Hurley stated that he would get the lights turned on at night.

Mr. Hayden moved seconded by Mr. Bellavance and voted 3-0: (Mr. Carroll absent)

that the Community Planning Commission vote to grant the requested continuance of the public hearing for 325 Main Street until Monday, April 16, 2019 @ 8:00PM.

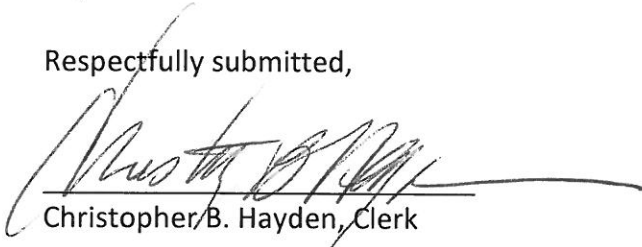
**Other Business**

The CPC will meet on May 14<sup>th</sup> with Mr. Heffron to discuss future development of that site. CPC members requested that Select Board members be invited, and if Mrs. McKnight could also invite those running for CPC and Select Board at the May 7<sup>th</sup> election.

Mrs. McKnight will provide a draft of the Master Plan from MAPC with her comments soon. Among the recommendations in the draft will be that the town seriously considers a more central location for the Town Hall. Mr. Hayden said this recommendation was also made in the 2004 Master Plan.

Adjournment at 5:00PM

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Christopher B. Hayden", is written over a horizontal line.

Christopher B. Hayden, Clerk