



RECEIVED
BARBARA STATS

2019 MAY 22 AM 9:24

Town of North Reading
Massachusetts

Community Planning

TOWN CLERK
NORTH READING, MA

MINUTES

Tuesday, April 22, 2019

Mr. Warren Pearce, Chairperson called the Monday, April 22, 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
Ryan Carroll

STAFF

PRESENT:

Danielle McKnight, AICP
Town Planner/Community Planning Administrator

76 Concord Street – continued public hearing

Mr. Pearce requested that the plans show the furthest extent toward the street where any of the display items will be parked so as not to interfere with sight lines.

Mr. Hayden asked that the plans show exactly what trees will be removed and put in, and where. There should be a basic landscaping plan with the names of plantings.

Mr. Bellavance said he would like a better understanding of the lighting in the front, side and parking lot for customers. What kind of lighting, and how will it be spread out? He requested a photometric plan and said the lighting should be shielded.

Mr. Pearce said only part of the site lends itself to level parking – is any grading proposed? The applicant's attorney, Christopher Swiniarski, stated that only finish grading is proposed, some stump removal, etc.

Mr. Bellavance said once the trees are gone, the rusty HVAC unit on the roof will be prominent. Could they paint it?

Mr. Pearce said there was once a swale required on the former site plan. It's not there now – the water is not following any path. A lot of material has been placed in and around the buffer area and is washing right into the wetlands. Cement bags are broken, etc. There is a lot of material being used to fill the wetlands. The previous site plan also shows a wetland replication area that doesn't seem to be there now.

Mr. Hayden read Leah Basbanes' (Conservation Agent) memo dated April 16, 2019. The project's engineer, Ting Chang, said she was meeting with Leah the following day to review the plan.

Mr. Pearce said the site plans should show the replication area that was previously required.

Ms. Chang said they want to restore the swale in the back to redirect the water properly.

Mr. Pearce said the grass and soil in the swale would have been what was providing treatment to the water. He also noted the encroachment on the property goes way back to the wetlands on the abutting property.

Ms. Chang said she will be discussing with Ms. Basbanes that they are considering doing a determination of applicability rather than an NOI, or simply asking the Conservation Commission to issue a violation notice requiring the current owner to fix the conditions. She asked how the Con Com's activities will impact the CPC decision.

Mr. Pearce said everything the CPC approves is subject to following the Conservation Commission's requirements. He would also like to communicate the CPC's support of the change proposed to this property.


Mr. Bellavance said he also noticed a lot of puddles and potholes on the property, and they'll probably want to fix that up. He asked if the portable office was going away. Mr. Swiniarski said yes.

Mr. Hayden moved, seconded by Mr. Bellavance and voted 4-0:

that the Community Planning Commission vote to continue the public hearing to May 21, 2019 at 8:00 p.m.

Adjournment at 4:05 p.m.

Respectfully submitted,



Christopher B. Hayden, Clerk