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Community Planning

TOWN CLERK
NORTH READING, MA

MINUTES

Tuesday, May 21, 2019

Mr. Warren Pearce, Chairperson called the Tuesday, May 21, 2019 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 Hayden., Clerk
David Rudloff

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

that the Community Planning Commission vote to approve the minutes of April 8, 2019 as written.

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

that the Community Planning Commission vote to approve the minutes of April 16, 2019 as written.

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

that the Community Planning Commission vote to approve the minutes of April 22, 2019 as written.

Railroad Avenue - Discussion

Mrs. McKnight stated that Richard & Nancy Cresta, owners of 1 & 3 Railroad Avenue wanted to informally discuss with the CPC some ideas that they have for potential development. It's a little unusual; there are three units at 1 Railroad and one unit at 3 Railroad Avenue. They met with the building inspector and wasn't entirely sure what to make of the zoning questions, because these are more than single family house lots. So, they are looking to redevelop in a way that may have to do with townhomes or condominiums.

Mr. Richard Cresta stated that they purchased 1 Railroad in 2012 and 3 Railroad in 2014. They met with the former Building Inspector, James DeCola and talked about being able to rebuild the 4 units and he was comfortable with that. They explored a couple of pieces of town-owned land that abuts the properties; they had some civil engineering work done just to see what they could with the property, but before he goes into any additional expense he wanted to see if it was possible to purchase the town-owned land and if this wasn't the case then he doesn't need to further explore that.

Mrs. McKnight stated that the purchase of the town-owned land would be the Select Board who would make the decision, but the thought was to talk a little bit about ideas and feedback.

Richard Cresta stated that he and his wife were thinking about doing a walking path, for seniors or utilizing the Ipswich River on the back part of the property for some potential educational purposes.

Mr. Pearce asked if the town does not sell the property what would the plan be.

Richard Cresta stated that he would rebuild the existing 4 units.

Mr. Bellavance asked if he would consider a restriction to add affordable housing.

Richard Cresta stated that he would be interested in the affordable housing.

Mr. Hayden stated that the lots need to have frontage to make them legal lots.

Mr. Pearce stated that they could extend the Multi-Family zoning from 113 Haverhill Street to the end of Railroad Avenue and this would need to go to Town Meeting for approval.

Mrs. McKnight stated that the building inspector was unsure about the lots being grandfathered.

Mr. Pearce stated that grandfathering would only be for the existing houses that are there. He's speaking about the town-owned land. If the zoning change was approved at town meeting then he would be within his right to bring a plan forward.

Richard Cresta asked if he just wanted to re-build the existing homes would he be allowed to do that.

Mr. Pearce stated that he would need to apply to the building inspector who would then apply his rules and regulations having to do with grandfathering.

Mr. Michael Cresta stated that when they spoke to the former building inspector a couple of years ago, they would be allowed to re-build three of the houses. He suggested that the board should do a site visit to see the property.

Mr. Pearce stated that they would not be allowed to re-build the house that is in the wetland area.

Mr. Hayden stated that they would be allowed to put the three homes back on the existing foundation.

Mrs. McKnight stated that the Land Utilization Committee are working on a Rail Trail feasibility study and they are going to be looking at the properties along the rail bed and will be looking for a way to acquire those strips of land, or at least easements. So if there was a way to incorporate some pieces of the rail bed to save that, but also maybe to use some of the land for development.

Michael Cresta asked if 113 Haverhill Street has a walking path.

Mr. Hayden stated that it's in the old layout of Railroad Avenue and the town owns it.

Mr. Pearce recommends that they talk to the LUC to see what type of plan they have and also see if the Select Board is interested in selling the property. If the possibility exists, it will still need to go to Town Meeting for rezoning.

77 Elm Street/9 Fairview Street – Definitive Subdivision – cont. P.H. 7:45PM

Attorney Jill Mann stated that they have updated the plans and responded to DCI's comments and are now waiting for another response from them. She want to know if Mr. David Rudloff was going to read and sign the Mullen rule, so that he would be able to be a voting member on this project, since he was not a member of the board when the public meetings began. In regard to the DCI response they have updated the plans and Stormwater report. The one item that they did make changes to, but have not yet added to the plan was the levelling or the roadway because they are waiting to see if any other changes need to be made. The request for the cul-de-sac waiver is being removed because they have decided to loop the water. At the last meeting the request to enter through Fairview Street was mentioned. There are two reasons not to do this: 1) there is a jurisdictional wetland at the top that would have to be impacted and filled, partially, 2) the existing residents who don't necessarily want to have deal with people coming in and creating a roadway. Snow storage was also commented on by DCI, but it's a subdivision roadway and they don't provide for storage, there is an ability to plow into the center and then to the side because there are shoulders, this is the typical standards. This is more site plan related than subdivision related. The electric plan was also requested by DCI, but this is not usually submitted until later in the process. They would like to get an opinion from the board in regard to the access easements for the drainage. DCI requested that the access way be put at the rear of Lot 7, but the issue is that they would have to clear and create more of disturbance. The basins don't have any structures to them, so they don't require large equipment to get to them. There is a provision in the bylaw that states that monitoring systems need to be provided for the basins that are above 5,000 sq. ft. None of the basins proposed are above 5,000 sq. ft. and the monitoring wells really serve, there's no purpose whatsoever to them and these particular soils are so permeable and perfect for drainage, so they're going to request a waiver for that.

Mr. Pearce asked if they're under 5'000 sq. ft., why do they need a waiver.

Mr. Chris Sparages of Williams and Sparages stated that its one monitoring well per 5,000 sq. ft. and Stormwater Management handbook for infiltration basins states that monitoring wells are to be installed in the bottom of them, but then it doesn't tell you what you're supposed to do with them. So, it's one of these things where it tells you to put one in, but it doesn't serve a purpose because it's not part of operation maintenance.

Mr. Pearce stated that they should speak to the town engineer about this because he is going to be the one to give a recommendation/approval on this.

Attorney Mann stated that DCI also requested a landscape plan, but they are not providing one because this is not a requirement for a subdivision.

Mr. Hayden stated that the drainage plan shows and or HCP/ductile iron pipe to be used. This is a 20 year lifetime in the ground.

Mr. Sparages stated that these pipes will get more than 50 years. The purpose of showing it this way is because different DPW's have different requirements. The City of Peabody refuses to allow them to use HCP.

Mr. Hayden would like to have the ductile iron pipe removed from the drainage plan. He would also like to have a detailed retaining wall submitted.

Mr. Hayden stated that the oil/water separator will require maintenance and a Homeowners Association should be drawn up to maintain this.

Mr. Sparages stated that a Homeowners Association is not being proposed. The developer will be responsible until such time that the road is turned over to the town.

Mr. Pearce asked who is going to maintain. The DPW director should be informed of this to see if the town is going to take responsibility for the maintenance. It might be necessary to redesign it to a detention pond or a raingarden because it should not be the responsibility of the town to maintain. If it's in the deed of the homeowner the town will have recourse and be able to enforce.

Mr. Tom Laquidara of 85 Elm Street stated that the retaining walls are shown to be 20' high. How are they being constructed? He also wanted to know if there the 20' easement could be used for anything.

Mr. Sparages stated that it's either going to be a gravity block wall system or at that height it could be a boulder wall, with the rocks being used from the site.

Mr. Pearce stated that the easement cannot be used because it's used by the town for maintenance.

Mr. Joe Malik of 5 Fairview Street stated that the drainage from the hill has been marked. Is there a setback from the house, from where the area is?

Mr. Sparages stated that is a bordering vegetated wetland.

Mr. Hayden stated that there is a setback from the wetlands that needs to be maintained.

The public hearing was continued to June 3, 2019 @ 8:00PM.

75 Concord Street – Site Plan Review – P.H. 8:00Pm

Mr. Hayden stated that they failed to put in a pad and enclosure for the dumpster. The Board of Health requires that it be a cleanable surface, not wood. He would also like to have the two front lights shielded.

Attorney Chris Swiniarski stated that this will be noted on the plan.

Mr. Bellavance asked if the HVAC unit could be painted and the site sign should be externally lit.

Mrs. McKnight stated that the Conservation Commission agent has been working with the project engineer and owners and is satisfied with the work being done on the site. She had a conversation with Ms. Chang of Nobis Group a couple of weeks ago in regard to the Fire Department's request that the plan comply with the fire code access. Ms. Chang confirmed that it does, but she would like to have an email sent to her for the file. Ms. Chang agreed

The public hearing was continued to May 29, 2019 at 3:30pm.

Re-organization of Officers & Liaisons

The consensus of the CPC is to wait until the next meeting when all of the board members are present.

Planning Administrator's Update

20 Elm Street – 40B

There will be no zoning change at town meeting regarding this project. They met with the developers who agreed to look at some alternative scenarios.

Riverpark Improvement Plan

The intersection improvement project plans came in and no DOT approval is required. We just need to take them through to the next steps. They have requested feedback from the Town.

MAPC - Park & Ride

Mrs. McKnight will be meeting with Travis from MAPC next week to discuss the Park & Ride study. They are close to the end and will have a draft to put into the dropbox for review.

Stormwater Regulations

There are new regulations and the town engineer is working with New England Civil to get the town into compliance and keeping us there for the new MS4 requirements. More detailed reporting will need to be given for construction; this includes subdivisions and site plan review projects.

Guidelines for 5G

Town Counsel has drafted guidelines, but a workshop should be held to discuss what the CPC recommends.

Mr. Bellavance stated that it's going to be near impossible to get coverage. The infrastructure required is enormous and the backbone to support it because there talking speeds into gigabytes. He doesn't think it's going to happen.

Mr. Hayden stated that it's going to be fiber.

Mr. Rudloff stated that it works in Europe because it's so small.

Mr. Pearce stated that he thinks that it's doable.

Mr. Pearce asked if they should get some technical advice.

Mr. Pearce stated that they can have a workshop to review what Kopelman & Paige has sent, but he agrees with Mr. Bellavance that it's going to be awhile before it gets here.

Eaton Circle – Retaining Wall

The wall located on the site has substantial water in there with a steep dropoff. She asked DCI to take a look at it.

Mr. Pearce stated that when the subdivision was constructed at Ashwood and Boxwood the CPC asked them to put up a fence because of the depth of the slope and it was holding water longer than 72 hours. They don't have to do it, but they should be told that the CPC has requested that a fence be put up.

70 Concord Street

Mr. Pearce asked why the town wants to get involved with this.

Mrs. McKnight stated that there has been interest in this property and a meeting was recently held with DEP to find out what would need to be done so that the property could be sold, cleaned up and reused. There have been inquiries from interested potential buyers. Additional information is being requested.

Mrs. McKnight stated that they met with DEP a couple of months ago to see what the town's roll could be and there are ways the town can work with DEP to strike a settlement agreement, where the town's liability is limited.

Mr. Pearce stated that the law is very clear that the last owner is responsible and if the town takes it, we will then be liable.

Carpenter Drive

Mrs. McKnight stated that she has not heard from MHP, but will reschedule the site walk as soon as she does.

Ryer's Store – Additional Parking

Mr. Bellavance asked if something additional was supposed to be happening at Ryer's.

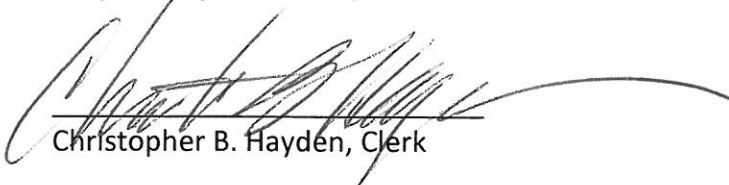
Mr. Hayden stated that they were supposed to be adding additional parking.

Mr. Pearce stated that the CPC did approve permits for the site.

Mrs. McKnight stated that she could review the file, but any permits issued have probably expired.

Adjournment at 9:30PM

Respectfully submitted,



Christopher B. Hayden, Clerk