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**Town of North Reading**  
*Massachusetts*

*Community Planning*

TOWN CLERK  
NORTH READING, MA

## MINUTES

**Tuesday, June 18, 2019**

Mr. Warren Pearce, Chairperson called the Tuesday, June 18, 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  
Ryan Carroll, Clerk  
Christopher Hayden  
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.

**20 Main Street/CVS – Curb Cut Discussion**

Mr. Pearce stated that there are a couple of possibilities to make this access point safer.

Mr. Bellavance stated that he would like to hear the concerns of the police and fire department, so that he can understand it better.

Fire Chief Don Stats of the North Reading Fire Department stated that the tractor trailers cannot make the turn without going into on-coming traffic.

Mr. Hayden stated that his concern is that the fire and police department are requesting changes be made to a plan that was already reviewed and approved. These two departments were sent memos from the planning department asking if they had any concerns to address them at that time. The response memos showed no concern with the access/egress of the site.

Mr. Pearce stated that at the time of review and approval there was no clear plan for the access and egress of the trucks.

Mr. Pearce stated that it was always stated that the trucks would leave the site by Main Street. They could place ballads between the two lanes and change the radius on the easterly corner.

Mr. Hayden stated that that may be an issue for vehicles travelling from the west on Park Street and turning left onto the site.

Chief Stats asked if that would give enough swing for the trucks travelling east, to not go into on-coming traffic.

Mr. Pearce stated that he's not sure if that would prevent a truck from going into on-coming traffic.

Chief Stats stated that the ballads really need to be done.

Mr. Hayden stated that the placement of two ballads is on the original plans

Mr. Rudloff asked if a speed bump would work.

Mr. Bellavance stated that it could be changed to a "No Truck Entrance".

Mr. John Klipfel, North Reading Town Engineer stated that if this is narrowed down, there will not be enough area for the wheelchair ramp. The police chief's issue is that vehicles are driving crossing over the yellow line.

Lieutenant Mark Zimmerman of the North Reading Police Department stated that the police chief does not want vehicles crossing over into on-coming traffic to enter or exit the site.

Mr. Hayden stated that this concern was brought up at the public hearings by him and Mr. Venio, but they were not supported by anyone else. He doesn't think that the trucks should be using this entrance.

Mr. Klipfel stated that the CVS building was designed along with a truck path, for them to use this access point.

Lieutenant Zimmerman stated that if the truck route is changed to enter on Main Street, there is still a problem because they removed the island at the Main Street curb cut. Vehicles coming northbound, trying to cut the corner to beat the traffic is coming into the exit lane because the island is gone. If this is made into a truck entrance there will be more issues because the truck is going to swing into the exit lane.

Mr. Rudloff stated that vinyl pylons could be placed at the Main Street access point.

Mr. Bellavance stated that it's a little ridiculous to say that they're not going to cross over a double-line. He sees trucks crossing over double-lines to get onto a site, all day long.

Mr. Pearce stated that were going to do this a stop sign needs to be put in. However, this gets done; it needs to accommodate a 53' truck. He would like a traffic engineer to review the options of changing this access/egress.

Mrs. McKnight stated that she is meeting with Brian Dundon, the civil engineer for this project, on Friday morning, to discuss the changes to this site.

Mr. Carroll asked where the stop sign is located on the original design.

Mr. Pearce stated that they may be able to move the stop sign up enough to actually get a truck all the way off.

Chief Stats asked if a stop sign could also be placed on the other side.

Mr. Bellavance stated that this would be more dangerous.

Mr. Hayden stated that will make it more congested.

Mr. Bellavance stated that people do not pay attention to signs on a property.

Lieutenant Zimmerman stated that he doesn't think that these changes will make any major impact to the traffic.

The consensus is to make the access/egress on Park Street, one lane out and one lane in.

### **Minutes**

Mr. Hayden moved, seconded by Mr. Rudloff 4-0: (Mr. Bellavance abstained)

that the Community Planning Commission vote to approve the minutes of May 14, 2019 as written.

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

that the Community Planning Commission vote to approve the minutes of May 23, 2019 as written.

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

that the Community Planning Commission vote to approve the minutes of June 3, 2019 as written.

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

that the Community Planning Commission vote to approve the minutes of June 4, 2019 as written.

### **77 Elm St./9 Fairview St. – Definitive Subdivision – P.H. 8:00PM**

Mr. Hayden 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 77 Elm Street/9 Fairview Street until Tuesday, July 16, 2019 @ 8:00PM.

### **265-271 Main Street – Signage Discussion**

Mrs. McKnight stated that the new owners, Phillips Edison & Company of the plaza would like to add two additional signs to the site.

The Consensus of the Community Planning Commission is that they do not want any additional signs on the property.

### **Planning Administrator Updates**

#### **Eaton Circle**

The developer has agreed to place a temporary fence around the detention pond.

The consensus of the Community Planning Commission is that a permanent fence should be constructed around the detention pond, before completion of the project.

#### **Edgewater – Amazon Storage**

Mrs. McKnight received a routing slip, for a building permit to place storage lockers for Amazon on the site. The CPC does not usually comment on permitting for this site because it was a 40R that went through the ZBA. She does not see any reason to have it come to the CPC for review, but wanted to get input from the CPC.

The consensus of the Community Planning Commission is that they are in agreement with this permitting.

#### **35 Main Street – drainage**

An abutter on Damon Street stated that she realizes that there has been more rain than usual this spring, but she is concerned with additional flooding in her basement and wanted to know if the drainage could be reviewed to see if there was any way to fix this problem.

Mrs. McKnight stated that she would look into this.

### **Re-organization of Officers and Liaisons**

Mrs. McKnight called for nominations for the Chair.

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

that the Community Planning Commission vote to elect Mr. Pearce as Chairperson for a one year term.

Mrs. McKnight then handed the gavel to Mr. Pearce who called for nominations for Vice Chair.

Mr. Pearce stated that he would like to recognize Mr. Hayden and Mr. Bellavance for all the work that they have been doing for the CPC and EDC.

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

the Community Planning Commission voted elect Mr. Bellavance as Vice Chairperson for a one year term.

Mr. Pearce called for nominations for clerk.

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

the Community Planning Commission voted to elect Mr. Carroll as Clerk for a one year term.

### **Re-organization of Liaisons**

#### **Board/Committee:**

Select Board  
Commission on Disabilities  
Conservation Commission  
Economic Development Committee  
Finance Committee  
Historic District Commission  
Historical Commission  
Housing Partnership Committee  
Land Utilization Committee  
Metropolitan Area Planning Council  
Recreation Committee  
School Committee  
School Building Committee  
secondary, elementary  
Wastewater Advisory  
Zoning Board of Appeals  
4<sup>th</sup> of July Committee

#### **Representative:**

Warren Pearce  
Ryan Carroll  
David Rudloff  
William Bellavance  
Christopher Hayden  
Christopher Hayden  
Christopher Hayden  
Ryan Carroll  
David Rudloff  
William Bellavance  
Ryan Carroll  
William Bellavance  
William Bellavance  
  
Warren Pearce  
William Bellavance  
Warren Pearce

### **Zoning Board of Appeals**

Mr. Bellavance stated that there are two cease and desists for Home Occupation at 231 Central Street and 7 Oakland Road.

**66 Winter Street – discussion**

Mr. Pearce stated that both he and Mrs. McKnight attended a Select Board meeting to discuss 66 Winter Street. They received confirmation that they would be able to use the \$50,000.00 to begin a plan for re-development and wastewater treatment of this property.

Mr. Bellavance stated that the some of the EDC members would have liked to participate in the Select Board meeting to discuss this issue.

Mr. Pearce stated that the EDC members should participate, but what they needed to do last night was the first step. The next step is to get a plan together and get the abutters and other committee's on board with this.

Mr. Carroll stated that what he got from last night's meeting was their aversions, the purchase of land, out right, for any sort of town use for that expenditure which is a perceived draw from that cash value, for future sewer and then the idea that were going to try to do a treatment plant which is a direct town expense, which he thinks is part of the sell, but more importantly, what he thinks that they didn't understand was that this was an overall vision for multiple parcels that we don't control yet, but the part seemingly fits for future control. So, he thinks that this plan almost has be like a larger development plan, but also showing them that the interest only option, and exploring that further and Mr. Heffron being the key. Because he honestly thinks that the best way forward is the long term play. Stop & Shop is 2 to 3 years out and the sewer is 5 to 10 years, but if were putting in town hall and starting the project within 5 years and completed in 6½ years, putting sewer in, or even a septic. This is the bridge to get there without spending 2 million today.

Mr. Hayden stated that the lease sale option could be passed on to our assignees.

Mr. Pearce stated that one of the problems with this town is that there is not a commercial tax rate. If the town were to own this property and develop it, they would have a source of income similar to the Hillview, without restrictions. When we start to formulate a plan for this area, we can look at the feasibility of this area and sewerage.

Mr. Bellavance stated that the conversation of sewer was brought up at the EDC meeting and that it's only about 3 to 5 years out, before it hits the town line.

Mr. Pearce stated that most of the infrastructure is in place. There is a force main at the Andover line, near the pump station.

Mrs. McKnight stated that there were some items discussed at the meeting that she should have made clearer, in the beginning of the Select Board Meeting.

- 1) Town meeting appropriation money not to be used for acquisition of the property.
- 2) This is a Master plan for the area, a phased plan that looks at all of the properties, but phases in the properties as they become available.
- 3) The idea would be to look at the re-development concept plan for the area, assuming there will be a sewer solution. If this turns out to be a package treatment plant in the interim because the sewer is going to take too long, we would also need to look at a future conversion.

Mr. Pearce stated that he did tell them that engineering wise, that all the piping would be at an elevation, so that they would be able to hook up to the sewer pipe in the street, with no problem.

Mr. Carroll stated that the model should be built as a sewer model.

Mr. Pearce stated that there the possibility of having something more conventional exist. Mr. Heffron has had engineers look at the site and that site with the three buildings that he wants to put on the site with mixed-use, can still be supported with a conventional style system.

Mr. Carroll stated that he doesn't think that moving the town hall to this property is going to be a big sell, unless the rest of the parcel is developable.

Mr. Hayden asked if the planner was able to research any of the three ideas that they had.

Mrs. McKnight stated following:

- 1) Boston City Hall plaza plan is renting to private vendors. It's a complex relationship that they have going and they are also putting a tremendous amount of money into it.
- 2) Wellesley has a 50 year ground lease for an athletic facility developed by a private developer.
- 3) Middleton is paying 3.5 million dollars for 52 acres and will be putting all of their municipal buildings there.

Adjournment at 9:40PM

Respectfully submitted,

  
Ryan Carroll, Clerk