



RECEIVED
BARBARA STATS

2019 SEP 13 AM 10:27

Town of North Reading
Massachusetts

Community Planning

TOWN CLERK
NORTH READING, MA

MINUTES

Tuesday, August 20, 2019

Mr. Warren Pearce, Chairperson called the Tuesday, August 20, 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

STAFF

PRESENT:

Danielle McKnight, AICP
Town Planner/Community Planning Administrator
Debra Savarese, Administrative Assistant

OTHERS

PRESENT:

Richard Wallner, Select Board

Mr. Pearce informed all present that the meeting is being recorded.

Minutes

The July 30, 2019 minutes did not appear in the dropbox for the CPC to review.

Mr. Bellavance moved, seconded by Mr. Carroll 4-0: (Mr. Rudloff absent)

that the Community Planning Commission vote to approve the minutes of August 6, 2019 as amended.

Mallard Lane Subdivision (waiver for 8" water main)

Mr. Bill Smith submitted copies of the plans for Mallard Lane subdivision, 312, 314 and 318 Haverhill Street. He would like to ask that a waiver be granted for the 8" water main to be changed to two 1½" feed lines, from the 8" main on Marblehead Street. The other plans for Haverhill Street also did similar water mains to the houses that were built. The main reason for asking for this change is that using an 8" main for two houses will not allow the water to circulate enough and it will stagnate at the bottom of the pipe and start to smell. He spoke to both Mark Clark - Water Department and Bob Bracey - Board of Health and they both agreed with these changes. There is also a fire hydrant located within 50' of the driveway and two more hydrants within 300' of the homes.

Mrs. McKnight stated that she spoke to Mark Clark and he does not have a problem with the change.

Mr. Pearce stated that they received a memo from the Fire Department dated 8/20/2019 states "If the hydrant is eliminated they we would be ok provided that any homes built had a residential sprinkler system".

Mr. Smith stated that the sprinkler system was not part of the plan. The houses are only 160' from the road. If the Fire Department objects to this he will withdraw his request.

Mr. Pearce stated that he should speak to Deputy Barry Galvin and explain the fire hydrant situation.

The consensus of the board is if the request for a sprinkler system is added, they will approve the change.

Mr. Smith stated that he will speak to Deputy Galvin and decided whether or not to withdraw and will inform Mrs. McKnight of his decision.

20 Maple Road – Informal Discussion

Mrs. McKnight stated that Mr. Smith came in a few months ago to talk about the timing of the building permit vs. the paving of the road vs. the occupancy permit. At the time that the approval was given the CPC did say that if it turned out that the town was not going to be doing the prep work for the paving, to come back to discuss what changes should be made.

Mr. Bill Smith stated that he is still prepared to pave the road, but is interested in getting the building permit before doing the roadwork. The abutter at 25 Maple also wanted to be informed when the paving would be taking place because he is thinking of paving where they stop to his property. He went to the Town Engineer to ask about the grading and also mentioned that the town widens the road from 12' to 16'.

Mrs. McKnight stated that the original decision stated that the paving had to be done before the building permit was issued. So, she would like to know if the board is ok with having the permit issued first and then the paving.

Mr. Smith stated that he already has the building permit; the issue is the occupancy permit.

Mrs. McKnight stated that she thought only a foundation permit was issued.

9 Main Street – Dunkin Donuts – Informal Discussion

Mr. Dennis Rahilly of REM Central stated that he is representing the owner of 9 Main Street. The purpose for this discussion is to get feedback from the CPC for improvements to the Dunkin Donut's site. Their peak periods are 6:00am to 10:30am at which time the drive-thru car stacking extends into the primary parking lot at the front of the store, making it difficult to park. The proposal is to bring the drive-thru lane deeper into the site because they do have land at the end where they can make the loop. Additionally, six new parking spaces would be added to the rear of site. REM does not anticipate any changes to the storm drainage system. The only grade modification would be in the area in the corner close to the septic field, where they would need to install a liner and a retaining wall. They consulted with Luke Roy of LJR Engineering, Inc. for septic design services. He has inspected the septic plans and will excavate the corner if the septic field to verify the exact location of the system. His initial impression is that the septic field functionality will not be impacted.

Side Notes:

- 1) The bottom right of the plan shows an exit area onto Park Street. The side street is not a conflict to the requested changes, it actually helps.
- 2) The stack of cars that go out to Main Street and it causes quite a bit of a danger.

Mr. Hayden asked how much more impervious area was going to be created with these changes. It may not conform to today's Stormwater Bylaws.

Mr. Rahilly stated that he was unsure, but after doing a preliminary review and several field checks the engineers of REM stated that they did not anticipate any changes to the drainage.

Mr. Bellavance stated that they need to look at the traffic impact and dumpster location with a cleanable enclosure. He would also tell the owners that they should have a meeting with the EDC because there are tax incentives in this town that could potentially be looked at.

Mr. Pearce stated that enclosure needs to be cleanable, such as epoxy coated per the Board of Health rules.

Mr. Hayden asked if a building design was going to coming around. If so, will changes be made to the outside of the building, such as scheme colors?

Mr. Rahilly stated that there will be a motif change inside the building and very minimal changes outside, but it would include color scheme changes, with the canopy and re-branding.

Mr. Hayden stated that the awnings they currently have were not something the board would have approved of.

Mr. Pearce stated that this is a minor modification to the site, but he is concerned with the area of the drive-thru lane that does not have the width to allow a second car to pass if needed.

Mrs. McKnight stated that she would check with the fire department regarding the bypass lane.

Mr. Hayden stated that a stop sign should be added to the front, right side of the parking lot when exiting onto Main Street. He is also concerned that the entering and exiting onto Park Street may cause a problem for the funeral home.

Mr. Pearce stated that it should only be used to exit onto Park Street. A "Do Not Enter" sign should be placed, so the cars do not try to enter into the Dunkin Donuts site from this area.

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

Attorney Jill Mann stated that the last time they were meeting with the CPC they were waiting for a response from Design Consultants Inc. regarding "during construction conditions" as far as storm goes. Peter Blaisdell of Williams & Sparages sent over the calculations and a brief explanation. They received a comment letter back from DCI this evening saying that they agreed with the positions, but made a recommendation that in the decision they condition it on

their inspections of the during construction implementation of the Stormwater protection and this is fine with them.

Mr. Pearce stated that he did review this and has a clearer understanding of the difficulty of coming up with something that is all encompassing, because Mother Nature can be brutal sometimes.

Peter Blaisdell of Williams & Sparages Engineering stated that he didn't know how to do this and when he researched it, he couldn't find anything. The only think they did that was similar is that Peabody asked them to come up with a temporary siltation type plan.

Mr. Hayden asked if the drains were going to be active before as soon as they put binder down.

Mr. Blaisdell stated that the way this works, yes.

Mrs. McKnight stated that although the outstanding issues have been resolved, she has not received a formal letter from Design Consultants, Inc. stating that all the issues have been. DCI did point out that the Stormwater structures in the right-of-way, and the assumption would be that the town would be taking over ownership and the town engineer has made it quite clear that the town does not want to do that. She would like to get some resolution from this tonight.

Attorney Mann asked about this - the town is no longer taking the basins that take the storms from the streets?

Mrs. McKnight stated that they don't want to be going off site to maintain the basins and the structures.

Mr. Blaisdell stated that it was his understanding from the last meeting that the reason they change the subsurface at the entrance to underground was because the town didn't want to take responsibility for the subsurface system, but they would do the others. The applicant will be responsible until the road is acted.

Mrs. McKnight stated that she is not clear what DPW will be responsible for.

Mr. Pearce stated that they have talked about who is responsible for the Stormwater management areas and they talked about setting up a fund to help the DPW with this issue.

Attorney Mann stated that the town receives Chapter 90 funds annually to maintain the roads. It doesn't make sense that some developments will benefit and others won't. If the board had told her that this is what she has to do, this is the policy, she wouldn't have much of a choice.

She doesn't know if the DPW necessarily has the power to do this because they didn't know when they began this project and there is no written policy and all of a sudden this is preference. She understands, but she doesn't know if this is really a legally tenable position.

Mrs. McKnight stated that if they don't have a regulation we can't enforce it.

Mrs. McKnight stated that the last issue to be resolved is the street name.

Mr. Hayden stated that there is a Historic street list with names that they can pick from.

Mr. Pearce closed the public hearing.

WAIVERS:

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

1. Section 350-25c(5) and Schedule A (Typical Cross Section) – Reinforced Concrete Pipe – which requires reinforced concrete pipe to be used for all drainage pipes, and allow HDPE, SCH40 PVC and/or ductile iron pipe for all drainage pipes. **GRANTED**

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

2. Schedule A – Typical Roadway Cross-Section – which requires 3 feet of cover over drain pipe and 12" minimum diameter drain pipe, and allow for drain pipe as shown in the plans. **GRANTED**

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

3. Section 350-14E(4)(a) Cul-de-sac, which requires an outside roadway diameter of at least 100 feet and no circular landscape island, and allow an outside diameter of 100 feet and a circular landscape island as shown on the plans. The center area will be used as a stormwater management area. **GRANTED**

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

4. Schedule F – which requires that the minimum velocity in the pipes be greater than 5 feet per second for the 5-year event and less than 25 feet per second for the 25-year event, and allow velocities of less than 5 feet per second for the 5-year storm event. **GRANTED**

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

5. Appendix C.2.(c)(2) – which requires that laboratory soil textural analysis be performed for each test pit, and allow soil textural analysis as submitted by a Commonwealth of Massachusetts Approved Soil Evaluator contained within the Stormwater Report. **GRANTED**

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

6. Appendix C.E.1(k) – which requires that infiltration flows from recharge structures cannot be subtracted from post-development flow calculations, and allow infiltration flow to be subtracted from the post development peak flow rate calculations. **GRANTED**

Mr. Carroll moved, seconded by Mr. Bellavance and voted 3-0: (Mr. Carroll abstained & Mr. Rudloff absent)

that the Community Planning Commission vote to APPROVE the plan entitled, "Definitive Plan, Grand Legacy, North Reading, MA"; dated January 17, 2019; revised 3/25/2019 and 7/26/2019; drawn by Williams & Sparages. Subject to the terms and conditions of the Certificate of Conditional Approval dated August 20, 2019. As amended this evening.

Planning Administrator Updates

Zoning Board of Appeals

Mr. Bellavance stated that there are two zoning board meetings this week. One is on August 22, 2019 at 6:45PM @ the high school. They are going to be reviewing the 10% low income housing, but there is also an area ratio that ties into all of it. He referenced the GLAM calculation.

Mrs. McKnight stated that there are three ways to achieve safe harbor:

- 1) 10% affordable housing.
- 2) Creating a certain increment of housing every year in accordance with the housing production plan.
- 3) GLAM – General Land Area Minimum – which means that we have 1.5% of the land area in town devoted to affordable housing.

It's an incredibly extensive calculation that the GIS Coordinator, Steve Lutterman has done because it requires a lot of GIS. The State issues guideline instructions for how we do it and we are not anywhere close to it. A few towns have claimed to have met it, but when it goes to the housing appeals court they find things that have to be discounted, so no town has been recognized for it yet. It's really for towns that have hardly any open space, high density and tons of affordable housing area that haven't met the 10%.

Pluff 291-293 Main Street – Retail Space

Mrs. McKnight was informed that they may have a bank tenant under agreement to occupy the remaining space in the building.

The consensus of the CPC is that as long as there is no ATM or drive-thru they do not have to come back to this board.

RFP - Wastewater/Redevelopment Plan

Mrs. McKnight stated that she changed the scope to be the smaller area that they discussed she removed any reference to municipal use.

2 & 4 Tower Hill Road

Mr. Carroll read the Courtesy notice into the record.

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

that the Community Planning Commission vote to endorse as "Approval-Not-Required", the plan entitled "Plan of Land in North Reading, Massachusetts, Middlesex County"; dated August 1, 2019; drawn by LJR Engineering, Inc.

Adjournment at 9:30PM

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Ryan Carroll', written over a horizontal line.

Ryan Carroll, Clerk