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Town of North Reading
Massachusetts

Community Planning

TOWN CLERK
NORTH READING, MA

MINUTES

Tuesday, December 23, 2019

Mr. Warren Pearce, Chairperson called the Monday, December 23, 2019 meeting of the Community Planning Commission to order at 3:30p.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
David Rudloff
Christopher Hayden

STAFF

PRESENT:

Danielle McKnight, AICP
Town Planner/Community Planning Administrator

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

35 Main & 14 Damon Streets – ANR

Mr. Hayden commented that this takes care of an encroachment issue.

Mr. Bellavance asked if both parties had signed the application; Ms. McKnight said yes.

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

that the Community Planning Commission vote to endorse as “Approval-Not-Required”, the plan entitled “Plan of Land – ANR, 35-37 Main Street, North Reading, MA.; dated December 4, 2019; drawn by LandTech Consultants.

Mr. Rudloff joined the meeting at 8:00 PM.

291 Main Street – SPR/Special Permit (Signage Master Plan) – cont. P.H. 8:00PM

George Delegas presented updated plans and showed detailed signage on the plot plan. He explained how each sign met the required size thresholds. The New sign for the dentist will be 39.7 SF. The dentist also has half of the central section of the building, but they are only being given that right side of the building for their signage.

Mr. Rudloff asked for clarification on how the sign lettering and image were calculated. He commented that he didn't like how the tooth image and lettering looked, graphically.

Mr. Hayden noted that if the dentist left, that building becomes three units again. The pylon works because there are three spaces. Mr. Delegas said if they change how it's allocated, they would need to change it. Mr. Hayden said that just replacing each sign would just go through the building department because the master signage plan will be approved already.

Mr. Hayden and Mr. Bellavance asked about the hours of sign lighting. It was agreed that the sign lighting could go on one hour before opening of the individual businesses and go off one hour after closing, and this would be a condition of approval.

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

that the Community Planning Commission vote to approve the requested Special Permit for a Signage Master Plan for the property located at 291 Main Street. The approval includes expansion of the size of signage normally allowed by the zoning bylaw, as permitted pursuant to Section 200, Article 14.

Adjournment at 4:00 PM

Respectfully submitted,

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

Ryan Carroll, Clerk