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Town of North Reading
Massachusetts

Community Planning

TOWN CLERK
NORTH READING, MA

MINUTES

Tuesday, December 15, 2020

Mr. Warren Pearce, Chairperson called the Tuesday, December 15, 2020 meeting of the Community Planning Commission to order at 7:30p.m. via Virtual Meeting (Zoom, participants may call 1-301-715-8592, meeting code 9854300926.

MEMBERS

PRESENT:

Warren Pearce, 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.

Mr. Pearce read the Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the North Reading Community Planning Commission IS BEING CONDUCTED VIA REMOTE PARTICIPATION. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen to this meeting while in progress may do so by calling in 1-301-715-8592 and meeting code 9854300926.

35 Cedar Street – Plan endorsement

Mr. Carroll moved, second by Mr. Rudloff and voted 4-0:

that the Community Planning Commission vote to endorse the plan entitled "Definitive Plan, Cedar Street Extension, #35 Cedar Street, North Reading, MA." Dated 4/26/2018, revised 9/11/2018; drawn by Williams & Sparages.

35 Cedar Street – Request for site opening bond waiver

Mrs. McKnight stated that Michael & Lisa Brogan are requesting that the site opening bond in the amount of \$5,000.00 be waived. This bond is separate from the security bond for the subdivision because they have submitted covenants.

Mr. Pearce asked if this bond covers any of the initial work on the site.

Mrs. McKnight stated that it usually covers damage to public property, but DPW requires a street opening bond that would cover something similar. She doesn't know of an instance where they have actually used a site opening bond and it is usually returned to the applicant.

Mr. Pearce stated that it primarily covers public utilities or public areas.

Mr. Michael Brogan of 35 Cedar Street stated that digging will be done near the current location of the fire hydrant which is basically in the woods. There is no sidewalk and the existing cul-de-sac will not be disturbed.

Mr. Pearce stated that in the case where you would be coming in off of an existing street, cutting into a sidewalk, that's the intent of the bond, to protect the infrastructure, as the site is opened. So, it appears that this site doesn't have any of those issues and the CPC could waive the bond.

Mr. Carroll moved, seconded by Mr. Rudloff and voted 4-0:

that the Community Planning Commission vote to waive the \$5,000.00 site opening bond required for the 35 Cedar Street subdivision.

239 North Street – Site Plan Review – P.H. 7:30PM

Mr. Hayden read the public hearing notice into the record.

Mr. Ethan Davis of Dana F. Perkins, Inc. stated that he is representing the Benevento Family Limited Partnership. The proposal is to raze the existing farmhouse, garage and shed. The applicant is proposing to build a personal office with an attached garage and warehouse. The footprint is approximately 6000s.f. The building will be used by their client and his family, to conduct personal business, as well as store personal vehicles on the site. This office is not an extension of the operations that are held in Wilmington, and nor is the quarry operations going to be extend into North Reading, from Wilmington. This building is solely for the family to conduct business outside the operations in Wilmington, as well, as deal with other clientele that they may have. The proposed building will be serviced by public water, a private septic system, a private chamber and infiltration system to attenuate runoff and promote groundwater runoff charge and a small parking area. The new construction will disturb under 1 acre of the 97.5 acres of land. The plans have been revised over the past several months, based on comments from several departments, as well as a peer review that was required by the town engineer.

Mr. Thaddeus Siemasko produced colored plans of the building that showed natural materials, cedar shingles, stone arch between the office building and garage. The building is approximately 35' tall, but the eve line is 15'. Both buildings can be accessed by walking through the area where the cupola is located. The building is set back from the road and the length of the storage facility is heading back down to the right, so the visual impact is pretty minimal.

Mr. Pearce stated that the explanation of the actual use of the building was somewhat general about what was going to be stored in the garage/warehouse.

Mr. Davis stated that the sons like to do work on pick-up trucks and cars. It's not going to house equipment that's going to be needed for the operations in Wilmington. So, he doesn't think that employees from the Wilmington site will be coming to this site, to get equipment. He doesn't know if they'll be storing classic cars, motorcycles, or things of that nature.

Mr. Pearce stated that it does appear that there may be a possibility of mechanical work being done because of the MDC trap and tight tank being added.

Mr. Davis stated that the MDC trap and tight tank were requested by the applicant, but he's unsure of what will actually be worked on.

Mr. Siemasko stated that he had known the Benevento Family for quite a while and in the past they have had car collections and he imagines that maybe some of those cars will be on the site. They are a fairly active family and he thinks that there will also be snowmobiles, but from what he understands is that this is not related to the Wilmington operation. Mr. Benevento has other businesses and will have meetings at 239 North Street with these businesses.

Mr. Pearce asked if the garage door(s) on the right side of the building are operational.

Mr. Siemasko stated that it is one large door and is operational. The height doesn't allow for more than a normal vehicle. It's a 60' wide door.

Mr. Hayden stated that one of the departments asked what the height of the archway is. Because there's only one way to the back parking and that is through the archway. He's reading the drawings and it looks like it's 10' 4", at the height of the vertical, not in the center of the arch.

Mr. Siemasko stated that it's 13', in the middle and drops down to the 10' 4".

Mr. Hayden stated that he doesn't know what type of fire apparatus could get through the archway to get to the back.

Mr. Davis stated that's why they added a fire suppression line and hydrant at the front of the building and the buildings are fully sprinkled. We have with the fire code that once you reach the building, the rest of the building is accessible within the limits, in the fire code.

Mr. Hayden asked if the ambulance can get through that.

Mr. Pearce stated that the ambulance can absolutely get through and one of the smaller fire engines. The fire department addressed this in their memo and it looks like they didn't object.

Mr. Carroll stated the entrance to the right on North Street has a small planting area, is the area around that intended to be grass.

Mr. Davis stated that it will be grass. The new entrance is farther to the west, so the sight lines is much better with the proposed entrance, but he did make sure that that proposed landscaping area is set outside the sight line.

Mr. Hayden stated that this is a piece of industrial land that could get sold at any time. So, we have to look at this property, not as a family, it has to be done correct, because this is the first and last time that we get to do this. We need to make it safe, not just for now, but for later.

Mr. Pearce asked Mr. Hayden if his point is that the property could be sold, with garages on it and it could be easily be sold to become a car repair shop, or something else that could become a lot more noisier and impact the neighborhood.

Mr. Davis asked if that would require a change of use and bring them back to this board.

Mr. Pearce stated that it is zoned industrial and depending what kind of use they put in there. If it met the industrial criteria for industrial, then it would be allowed.

Cherie Pothier of 236 North Street stated that she has lived at this address for 42 years and is well aware of the sound that the Benevento Company makes. All day long, the blasting that has cracked her windows and walls. The question she has with this new building is: Are there going to be diesel trucks coming to this site? Because she hears machinery from the Benevento's, it doesn't matter what time of year, even at 3:00am, while she's sleeping and this is going to be a whole lot closer. Are there going to be engines running all the time while they're working on stuff, that's a big concern and another concern is that right now there is a tree line between the town hall and that property. Are those trees going to go away? Is the big hill going to be taken down, so they'll have wider open space? Are they going to use floodlights, parking lot lights, what is going to be used for lighting? Is it just going to be cars and snowmobiles stored in the building? Are chemicals going to be stored there? This is generally a quiet neighborhood even though it's between Rte. 62 and Rte. 28.

Mr. Davis stated that he completely understands. He does think that the whole point of them building the office is for them to get away to a quieter place. They do have other businesses and business people that they're dealing with that don't necessarily have anything to do with business in Wilmington. He doesn't think that noise will be a big issue. Even though there is a garage he thinks the whole point of this is the office aspect. As far as the trees and hill, the lot line kind of straddles the middle of that hill. So, a good portion of the trees are on the town property and the fence, for all intent purposes is the lot line. They're proposing a retaining wall on that side of the garage, so the grading won't have to cut into the hill, as much. Some trees will be taken down, but the bigger trees, to the right of the fence should stay. They're not proposing any floodlights on poles. There are going to be lights at the rear entrance of the doorway of the office and they're going to be hidden in the soffits. There will be wall packs at the exterior door that's required by code.

Mr. Siemasko stated that the strategy is that wherever possible to conceal the source of the light, so the entrance way that's covered will have recessed lights and any doors that have a

covering will have a gentle glow of light. The code does require that they put a light at exterior doors.

Cherie Pothier stated that she is concerned with the traffic. Coming out of that area is a death trap and there is no sign stating "No Heavy Trucks". Are they going to have heavy trucks, or a ton of traffic?

Mr. Davis stated that he has driven down North Street and didn't see any signs either, but he did look at Google maps and they do have one, at both end of that portion of North Street. They will not be bringing down heavy trucks and the building is only 9' tall and would not fit into the garage. He doesn't think that there will be heavy traffic from this new construction.

Cherie Pothier asked if they would ever entertain the idea of leasing out the other portion of the building to someone else that could cause an issue, or is it going to be strictly for them.

Mr. Davis stated that he thinks it's going to be strictly for them. No discussion of leasing the building to anyone else has been brought to his attention.

Mr. Siemasko stated that if they were going to lease it out they would have thought about putting more toilet rooms, or subdivide the space. There is only one toilet room that is in the office. Also, code would not allow it.

Cherie Pothier asked the CPC to remind the Benevento's that this is a residential area and also to find out what the hours of business are going to be.

Phyllis Sachar of 200 Martin's Landing stated that she is new to the town. Do they have a proposal for the 97 acres, behind the proposed office and garage?

Mr. Davis stated that there is 97.5 acres, but a good portion of that are wetlands and with all of the codes and regulations there is not much that they could do with the remaining property. The wetlands are under the jurisdiction of the Conservation Commission and DEP. They would need to file with them, if they decided to do something more.

Mr. Rudloff asked Mr. Davis if doing this project cuts off any further access from North Street.

Mr. Davis stated that this is the main upland access for that whole parcel. He hasn't fully investigated how big, or how far this parcel goes, but this is the way in.

Phyllis Sachar asked why they don't build this on the property in Wilmington.

Mr. Davis stated that he believes the Benevento's want to build it on this property because right now the property is doing nothing for them and not all of their business has to do with the operations in Wilmington facility.

Phyllis Sachar asked what type of trucks will be going in and out of this property.

Mr. Davis stated that there will be no large trucks because trucks are not allowed on North Street and the garage is not big enough for large trucks and they want to conduct their other business in a quieter area.

Mr. Rudloff stated that what might help her would be to show the elevations.

Phyllis Sachar stated that she understands that he want to get away from the noise, she would also like to get away from the 4:30am to 11:00pm noise, but that's probably not going to happen.

Mr. Davis stated that if there are issues with this property they should contact the Benevento Family.

Mrs. McKnight stated that there are a couple of minor issues that were noted on the peer review from Design Consultants, Inc. that need to be clarified. 1) Additional explanation of the area to ensure that less than an acre is being disturbed 2) recommending a condition that a structural engineer will be needed when the retaining wall is designed and permitted. She will also ask if any conditions should be put in place for stormwater management. She would recommend that more information about the lighting be put on the plan. She also spoke to Deputy Galvin who was asking for additional information about the entryway and give more information about the turning radius.

Mr. Rudloff asked what happens if they start construction and want to make changes to the plan.

Mr. Pearce stated that if they make any changes that are substantial, they would need to come back to the CPC for a major or minor modification.

Mr. Hayden and Mr. Rudloff would also like to have more information on the lighting.

Mr. Siemasko stated that they will submit all the specs for the lighting.

The public hearing continued to 1/5/2021 @ 7:30pm.

CPC Vice Chairperson – discussion and vote

Mr. Carroll moved seconded by Mr. Rudloff and voted 4-0:

that the Community Planning Commission vote to nominate Mr. Hayden as Vice Chairperson of the Community Planning Commission.

Notify Select Board of CPC vacancy and request to fill interim position

Mr. Carroll moved seconded by Mr. Rudloff and voted 4-0:

that the Community Planning Commission vote to notify the Select Board of the vacancy on the CPC created by Bill Bellavance's resignation and to recommend the Select Board that the seat be filled by appointment in the interim.

Planning Administrator updates**Main Street - Redesign**

Mrs. McKnight stated that she has been working with the town engineer to get TEC under contract to do the Main Street redesign. TEC has worked with Abacus, in the past and Abacus has reached out to TEC to be sure that they are coinciding with each other's design.

Central Street sidewalk

Mrs. McKnight stated that she submitted a capital request for \$170,000. to supplement the construction costs from Park Street to Quimby Road because the Central Street sidewalk continues to be a struggle. The Complete Streets program will pay up to \$400,000. of the next segment, but they require the town to pay for almost all of the police detail and construction management.

June Town Meeting

1. Citizen's petition for the Concord Street properties to rezone from Residence A to Industrial Office.
2. 5G zoning and general bylaws.

Budget submittal

Mr. Pearce asked if she would be looking for money for the EDC.

Mrs. McKnight stated that this is a conversation that she would like to have with the EDC, when they meet in January. They didn't ask for money this past fiscal year, but they did carry over money from the prior year.

Mr. Pearce stated that maybe they should leave that out of the budget and work on getting the \$170,000. for the Central Street sidewalk.

Microenterprise

A couple more businesses qualified for the Microenterprise loan and a few more businesses are working on it.

Main & Central Street

Mr. Carroll stated that he spoke to a couple of developers and got similar feedback. Given the current market planet, for something with a lot of, what they called potential pain points it would be difficult to get a developer to the table, at this stage. The more of those pain points we can identify and alleviate and/or provide answers, the clearer picture were going to be able to give to developers to solicit proposals. Specifically, what they talked about was utilities. Is there enough electrical supply to the site - what would the upgrades have to be - if there is any upgrade would the town be involved - package plant – potential sewage – natural gas – civil site conditions – soil – level of interest and acquisition costs to complete the project.

Adjournment at 8:27PM

Respectfully submitted,
Ryan Carroll, Clerk

A handwritten signature in dark ink, appearing to be 'Ryan Carroll', written in a cursive style.