

MINUTES

Tuesday, October 14, 2014

Mr. Daniel Mills, Chairperson called the Tuesday, October 14, 2014 meeting of the Community Planning Commission to order at 7:34p.m. in Room 10 of the North Reading Town Hall, 235 North Street, North Reading, MA.

MEMBERS

PRESENT: Daniel Mills, Chairperson
Christopher B. Hayden, Vice Chairperson
Patricia Romeo, Clerk
Warren Pearce

STAFF

PRESENT: Danielle McKnight, Planning Administrator
Debra Savarese, Administrative Assistant

Zoning Board of Appeals

1 Timber Lane – On the petition of Stephen Hess for a home occupation special permit for a special permit for a product management consulting business D/B/A Impression Science.

The Community Planning Commission has reviewed the above-referenced application and has the following comment:

1. The CPC supports the request, provided the business adheres to the criteria of §200-42.

Minutes

Mrs. Romeo moved, seconded by Mr. Hayden and voted 3-0: (Mr. Pearce absent)

that the Community Planning Commission vote to accept the minutes of September 23, 2014 as presented.

Charles Street Ext.

Mrs. McKnight stated that the Charles Street Ext. should be tabled pending a complete plan. Feedback from Conservation was that wetlands must be shown.

Planning Administrator Update**Country Lane – Name change**

Mrs. McKnight stated that Deputy Chief Galvin prefers that the name of the road be changed for safety reasons. Assessor Debbie Carbone asked that this change be made prior to the new year.

Mr. Mills stated that this item should be put on the next agenda for discussion.

EDSAT

Mrs. McKnight stated that the EDSAT meeting will be at the Hillview Country Club on November 14th at 8:30am, with Barry Bluestone as moderator.

Citizens Planner Training Collaborative

Mrs. McKnight stated that she will be attending a seminar for “How to Hold the Perfect Public Hearing” on October 21st in Burlington and wanted to know if any members would be interested. They are requesting a head count, so she will send a copy of the registration form for anyone who may be interested in attending.

Mr. Pearce arrived at 7:50pm.

35 Cedar Street

Mrs. McKnight stated that an inquiry was made in regard to purchasing two parcels of Town owned land, which would be combined with parcel 5 (35 Cedar Street) and wanted to know if the board could advise her on the history of the property.

Mr. Pearce stated that he believes one of the parcels was taken by the Town for non-payment of taxes. The property is technically grandfathered and that is why the Town put a restriction on the property that it would remain unbuildable. The property needed the additional area to accommodate a septic system.

318 Haverhill Street/Definitive Subdivision – P.H. 8:03PM

Mr. Pearce recused himself from the discussion and left the table to join the audience.

Mrs. Romeo read the public hearing notice into the record.

Jack McQuilken of JM Associates stated that the proposal is to subdivide the existing 10 acre parcel. The existing home and barn will remain and two new single family homes with driveways will be constructed. The property is located in the RA District and Aquifer Protection District. The Right-of-Way will be 215 feet long and has been designed in conformance with the Subdivision Design Standards, however waivers shall be requested due to the small scope of the project. The drainage system has been designed to conform to the Stormwater Management regulations.

Thomas Parker of 318 Haverhill Street stated that the property had approximately 15 acres when purchased. He is keeping 5 acres of the land and will continue to reside there.

Mr. Hayden read the Fire Department's 10/7/2014 memo into the record. He asked if a hydrant would be put in place for the new homes.

Jack McQuilken stated that in lieu of a fire hydrant, a sprinkler system would be added to the construction of the new homes.

Mr. Mills read the Town Engineer's 10/3/2014, Water Department's 10/7/2014, Conservation Commission's 10/2/2014 and Building Department's 10/3/2014 memos into the record.

Mrs. McKnight stated that the Fire Department was unaware of the cul-de-sac not being paved and she is awaiting their feedback after letting them know that this would be the case.

Mr. Hayden stated that the Fire Department will want the easement and the grass strip dividing the two driveways to remain open to allow a large vehicle access, such as a fire truck.

Jack McQuilken stated that a stipulation can be added to the covenant to not allow the grass stripped area to be built upon. (ex. fence)

Mr. Hayden stated that Jack McQuilken should meet with the Fire Department to discuss paving the access easement.

Jack McQuilken stated that he would set up a meeting with them.

Mr. Mills asked if the Fire Department commented on the grade.

Jack McQuilken said the Town Engineer stated in his memo that grade beyond the cul-de-sac does exceed the design standards for roadways which is 9%. It approaches 15%, and he did suggest the turn-around be located within the cul-de-sac; approximately 150' from the Haverhill Street.

Mr. Mills asked if there would be enough sight distance from the roadway.

Thomas Parker stated that the existing wall is low enough that the site distance should be good but said he would check this.

Mrs. Romeo stated that there is a parcel on the plan marked as parcel A and she knows from past experience that the DPW will not want to take possession or maintain this property. It should be deeded to one of the abutters.

Jack McQuilken stated that they would check with an abutter or it can be retained by the current owner.

Mrs. Romeo stated that there is no explanation for the water installation on the plan and the 2' water depth is not adequate.

Jack McQuilken stated that the scale is misleading. The water depth is 5'.

Mrs. Romeo stated that she is not in favor of overhead utilities.

Mr. Hayden stated that the separate utilities will take up space. A transformer would be more suitable for the area.

Mr. Mills asked if the retaining walls would be visible to abutters. He also wanted to know what type of material would be used to construct the walls.

Jack McQuilken stated that 4', Shea walls would be constructed.

Thomas Parker stated that the walls cannot be seen with the leaves on the trees.

Mr. Hayden stated that the abutters should be informed that a wall is going to be constructed.

Mrs. McKnight read the requested waivers into the record. (See attached)

Thomas Parker asked if Arden or Longhill could be used for the name of the lane.

The consensus of the commission would be to discuss this at the next meeting.

Bill Bellavance of 323 Haverhill Street stated that he is concerned with the limited sidewalk turn, water lines should be engineered, so that his water pressure does not drop and that the wildlife in the area has access to the wetlands and the river which are located in the rear of the proposed development.

Mr. Mills stated that the curbs would be transitioned, the Water Department has reviewed the proposed plan and has asked for a detail regarding the water line and culverts will be constructed for the wildlife.

Mrs. Romeo moved, seconded by Mr. Hayden and voted 3-0: (Mr. Pearce recused)

that the Community Planning Commission vote to continue the Public Hearing until October 28, 2014 @ 8:30pm.

Mr. Pearce rejoined the meeting.

7 Anthony Road - discussion

Ken Lania stated that a preliminary proposal for a nine lot subdivision was shown to the commission in 2011. They have since revised the plan and will be submitting a proposal for a six lot subdivision with an affordable lot in the front of the property. The new configuration does give more room for country drainage. The drainage design is 90% completed and will be submitted with the plans. The length of the roadway will be approximately 983', but the water main loop will still be required, no waiver is needed. The sloping of the roadway will remain the same.

Mr. Hayden stated that he is concerned with country drainage for a road of this length.

Lee Dicky stated that his mother-in-laws property is located at 31 Anthony Road and would like to know if this will impact the value of her home.

Pamela Fitzmeyer Dicky stated that she has seen red markers placed on her mother's property and would like to know what they are for.

Ken Lania stated that because the property is registered land they are required to travers the land, which is to mark the original land before the property was previously subdivided to create homes on Anthony Road.

The consensus of the commission is that the developer should set up a Developmental Team meeting with the Town.

Cont. Planning Administrator Update

Mrs. McKnight stated that she would set up the meeting.

J.T. Berry Property

Mrs. McKnight stated the Phase I environmental assessment will soon be underway for the property and the Town is working with DCAMM to meet the State requirements.

Mr. Pearce stated that this will probably require a Phase II as well.

MAPC Meeting

Mrs. McKnight stated that she attended a MAPC meeting with the Town Administrator to discuss North Reading's planning efforts and how we can better utilize MAPC's services.

Traffic Counts

Mr. Mills stated that he would like to have a traffic count done on Rte. 28. The funds that were received from Federal Realty for the Starbucks construction in lieu of doing a traffic study can be used for this.

Candidates

Mrs. McKnight stated that they have received some resumes for the opening on the board and would be setting up a meeting for the interviews. She will inform the commission of the date.

Adjournment at 10:00PM

Respectfully submitted,

Patricia Romeo, Clerk