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NORTH READING, MA

Town of North Reading
Massachusetts

Community Planning

MINUTES

Tuesday, February 26, 2014

Mr. Christopher B. Hayden, Chairperson called the Wednesday, February 26, 2014 meeting of the Community Planning Commission to order at 7:30p.m. in Room 10 of the North Reading Town Hall, 235 North Street, North Reading, MA.

MEMBERS

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

STAFF

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

Mr. Hayden informed all present that the meeting was being recorded.

Minutes

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

that the Community Planning Commission vote to approve the January 21, 2014 minutes as written.

31 Nutter Road – Definitive Subdivision

Mrs. McKnight stated that she has received all correspondence as requested except the \$5,000.00 for site opening.

Jill Mann of Mann & Mann stated that she has the check and proceeded to submit it to the planning department.

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

that the Community Planning Commission vote to approve the plan entitled, “Definitive Plan, #31 Nutter Road, North Reading, MA 01864”; dated October 7, 2013; revised 11/12/2013 and 1/21/2014 drawn by Williams & Sparages. Subject to the terms and conditions of the Certificate of Conditional Approval dated January 21, 2014.

Mr. Pearce arrived.

Zoning Board of Appeals

7 Kingston Street – On the petition of Edward Whittier for a variance and a special permit for an addition per the setback requirements.

The Community Planning Commission supports the petition, provided there is no abutter opposition.

45 Linwood Avenue – On the petition Mark Desimone for a home occupation special permit for a construction business.

The Community Planning Commission does not support issuance or renewal of the requested Special Permit, because the use does not meet the criteria for home occupation special permits per §200-45. More than 300 square feet is devoted to the commercial use, materials are stored outside of the building, and many more vehicles are stored on the site than should be allowed.

340 Main Street – On the petition of Michael Sellitto for a special permit to park landscaping trucks and dumpsters.

1. What kind of dumpsters would be placed on the site, how many, and where would they be placed? Normally dumpsters are not associated with landscaping businesses; clarification on how they would be used should be given. The presence of dumpsters should be expected to increase the noise level on the site.
2. Conditions requiring cleanup of the site are recommended.
3. Conditions requiring a fence to buffer the site from neighbors to the rear are recommended.
4. The property is located with the 100 year flood zone and the Aquifer Protection District. If any storage of chemicals will be associated with the landscaping business, this information should be supplied to the ZBA and, if required, a special permit should also be requested. Conservation should also be notified about the current proposal, in case any filing is required for activities within the flood zone.

50 Mount Vernon Street – On the petition of Jeff Borkowski for a home occupation special permit for a photography business.

The Community Planning Commission supports the request, provided the photography business follows the criteria of §200-42.

19 Sherman Road – Definitive Subdivision

Jeff Wetton of PMA Consultants stated that he is representing the Town of North Reading for the integrated school project. As part of the original Conditional Approval there is a condition that the proposed traffic light to be placed at the access road to the high school should be replicated to the light at the corner of Haverhill Street and Park Street. At that time they had requested that the traffic signal be standard and not ornamental to save on cost. At the time of approval the ornamental light was included into the Conditional Approval, he said, but the Community Planning Commission did offer as a courtesy that they could come back and present a case for possible modification to this item. He is now asking that this condition be modified because the total to go from a basic light fixture to an ornamental will be \$38,236.10. There was a meeting with the light contractor who explained the break-down, one of which is that it will require an extra man's day of work. The original light was \$14,740.00 and the ornamental is \$34,450.00.

Jeff Wetton stated that there could be potential to paint the post and mast of the standard light black to match the other light. This was presented to the SSBC and they made a motion to reject the ornamental light by a 13-2 vote.

Mr. Mills noted that no one from the SSBC is in attendance at this meeting.

Mr. Hayden stated that the commission's Conditional Approval does not say that it has to be funded, just that it has to be installed.

Mr. Mills stated that if the ornamental signals are not there he will be very disappointed, because from day one he made notations at every meeting they had in regard to the traffic signals. The traffic engineer was at these meetings and heard him, and the traffic engineer should have taken the steps to ensure that this was on the plans. He also went to the trailer and viewed the specifications, they were in the specifications that they were to be ornamental. As a resident he attended the Special Town Meeting and voted for the additional funding because one of the items was to have a traffic signal at the intersection. The issue that is very unclear to him is who gave direction to whom, not to include it in the budget.

Jeff Wetton stated that the particular portion for the site buyout went out to bid before the Conditional Approval was finalized and given the cost restraints that they were up against at that time.

Mr. Hayden stated that it is not this commission's fault that a correct cost wasn't used. The original request from this board at meetings was that there should be a traffic light at that intersection for cause, not because they just wanted a traffic light, and this was not even included in the original appropriation for the school because someone was trying to save money and they thought it would not pass, but the town passed it a second time. When the State put the ornamental light at Park and Haverhill Street because it was the Historic District, they also placed an ornamental light at Park and Winter Street because they believed that it belonged there.

Mr. Mills stated he also does not recall that the commission would revisit this item and would like to point out that the color of the pole and traffic control cabinet should be Forest green, not black. This should not be put on the Town, it is a design issue.

Jeff Wetton stated that when the buy-out package was released it was different than the final set of documents, including the ornamental light.

Mr. Hayden asked when the buy-out package was released.

Jeff Wetton stated that it was in November 2012.

Mr. Hayden stated that there was no funding available at that time for the light.

Mr. Pearce stated that what they were trying to do was put together the numbers and send them out to get bids.

Jeff Wetton stated that they were very adamant during the approval process to make the exception not to have an ornamental light. The discrepancy in the buy-out from the sub-contractors point of view, was they provided a price based on a set of documents that included a standard traffic signal because of the early release package.

Mr. Mills stated that when the commission got the latest, maximum, guaranteed price that they voted on in February. Why did it not include the updated information?

Jeff Wetton stated that it was one item among thousands and was an oversight.

Mr. Mills asked who was responsible for the oversight.

Jeff Wetton stated that it was the project team and he takes responsibility for the oversight. He is not here to contest anything that was passed or approved from a year ago. This is just a request to have the Conditional Approval modified to change the ornamental light to a standard light, to avoid extra costs to the Town.

Mr. Mills stated that this also leads to the question of why they are now in a rush to have this done, when they have had a year.

Jeff Wetton stated that it is a process of finalizing the sub-contractor' scope, because there are items at the intersection that would fall under site finishes. (ie. sidewalks and curbing that were not bought out as part of the original package)

Mrs. Romeo stated that she does not know what has happened to civic pride. It used to be that Towns took a great deal of pride in how their Town looked, in terms of buildings, municipal buildings and so forth. If you go to other Towns and look at their buildings you will find 80 year old buildings, this is not done anymore. Slash anything that smacks of historic, this is the first thing that they aim for and she knows this because she has been on the building committee for the Damon Tavern, library and police station, etc. The Batchelder School was a nightmare and wanted to have them (Historic District Commission) dis-banded because they wanted to replace the slate roof. In the end and they finally prevailed, they won state-wide awards, which would have never been accomplished if not for Historic District standing their ground. Now because this traffic light is only a few hundred feet away and can be seen from the Historic District, they want to dispense with the ornamental traffic light that is continuous with the rest of them; it's not right. They want it to match with the rest of the lights for a continuous view and she does not see why anything that is going to look half-way decent and of a historic nature and cohesive with the Town has to go first. Mr. Mills and this commission have talked about this from the beginning. She spent many hours with Reading Light to come to a conclusion for the street lights that are located in the center of Town.

Michael Prisco of 12 Bishops Way stated that on behalf of the Secondary School Building Committee he would like to say that he did speak to some of the members and they all agreed that it would be nice to have this ornamental light. He is unsure who is responsible and does not understand how, but this is the situation. There is a contingency budget and it should not have to come out of that budget because it has been part of the plan since day one. He is speaking as a resident and board member to the selectmen. They have already asked the taxpayers/residents of this Town for a second time to contribute to this project and they cannot do it again. They are now talking about another \$40,000.00 that should have been in the plans. They have already used 40% of the contingency money and are not done with the high school yet and when they start opening up the Middle School, they don't know what they will find. They need to save the

rest of the contingency money for any unexpected items. In Jeff's defense he was not in his current role at the beginning of this project, he came later and had to pick up where the last person left off. SSBC and taxpayers should not be responsible for this extra money. He does agree that there should be consistency in the Town, but he would like the commission to reconsider forcing this cost on the Town. If there is money left over they could consider using some of it for beautification to the poles.

Mr. Hayden stated that once the light is up, it's up.

Mr. Mills stated that these lights are going to be up for 40 years.

Mr. Hayden asked Mr. Prisco, as a businessman or homeowner, if he put together a spec for a house or building and the contractor mis-bid it, but accepted the job with those specs would he expect this to be done without a cost overrun.

Mr. Prisco stated that he would not expect to pay more.

Mr. Hayden stated that this is what the commission is concerned with. PMA has come back constantly for more money, when they miss stuff. The SSBC should not allow this.

Mr. Prisco stated that he would relay this information to them.

Mr. Hayden stated that he is disappointed that there is no one from the SSBC at this meeting.

Mr. Mills stated that he is also upset that no one showed from the SSBC. There are lots of things that are a nice part of the project that could be taken away (ie. trees, landscaping and textures), but this is not what it was earmarked for. The money that they thought they were getting was for this ornamental light fixture.

Mr. Prisco stated that he understands that it was part of the original project and was included in the override. No one is disagreeing, they just didn't buy it. When it was voted on, they didn't know that they were not buying it.

Mr. Pearce stated that we did buy it, but we are not getting it.

Mr. Mills stated that this board is being made to look bad; we are the enemy because we want this now.

Mr. Pearce asked Jeff Wetton how many school projects his company and Gilbane have built.

Jeff Wetton stated that he has built about 10, and Gilbane has done a lot.

Mr. Pearce stated that in order to get additional projects these companies need referrals and advertising. His suggestion is that PMA and Gilbane get together and split the additional costs.

The Town could possibly put a plaque stating that they donated it to the Town and this could become a part of their advertising or presentation to the next project. He believes that the additional cost could be lowered if they were to shop around. This would also make a good headline to the Town's people, who are not of good opinion of what has been occurring on this project.

Jeff Wetton stated that it is a possibility and he would bring it back to PMA and Gilbane to get their opinion.

Mr. Prisco stated that he appreciates the commission trying to find a solution.

Mr. Hayden asked if the furniture and supplies for the schools are being bought from the State.

The consensus of the commission is to not modify the Conditional Approval.

Jeff Wetton stated that they will proceed with ordering the ornamental light and maintain the schedule. The cost end of it will be sorted out at a later date.

Planning Administrator Update

GIS Flyover

Mrs. McKnight stated that she spoke to the prior North Reading GIS Coordinator, Kim Honetschlager. Kim had originally been one of the representatives for the group that wanted to do the regional flyover. By the time that she found out about this, there was no free money (approx. \$10,000.00) to join in with the other communities. So, she and the Assessor, Debbie Carbone presented to the Capital Improvement Committee, their request for the flyover funds, but left the meeting with the sense that there was not a lot of interest in funding it.

Mr. Prisco stated that this came up at their budget discussion and he believes that they are going to allow it.

Mr. Pearce stated that he also thought that they were going to get it.

Mr. Hayden stated that the Chairperson of the Finance Committee told him that they were not going to vote for it.

Mrs. McKnight stated that it would have been her preference to go with the regional, but told Kim that they would not be able to fund it. Kim called her back and told her that there were no guarantees, but it might be possible to get a contract on the side because they are photographing all of the communities around North Reading and will probably include North Reading. However, it will not include all of the processing and would cost approx. another \$30,000.00, to have the base maps made. unless we ask for less, such as contours.

Mr. Prisco stated that the Finance Committee makes a recommendation, but the Board of Selectmen makes the decision. So it is important for him to have the information and he can present it.

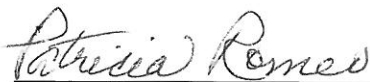
Mrs. McKnight stated that this should be done every 10 years in order to keep the data current. The revenue that the Town would receive from this information would pay for the flyover in the end.

Town Meeting

Mrs. McKnight stated that the State is proposing new legislation regarding the Site Plan Review appeals process. She would recommend that this commission wait for these changes.

Adjournment at 9:55PM

Respectfully submitted,



Patricia Romeo, Clerk