

MINUTES

Tuesday, May 27, 2014

Mr. Christopher B. Hayden, Vice Chairperson called the Tuesday, May 27, 2014 meeting of the Community Planning Commission to order at 7:30p.m. in Room 8 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
Neal Rooney
Warren Pearce

STAFF

PRESENT:

Danielle McKnight, Planning Administrator
Debra Savarese, Administrative Assistant

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

3 Gifford Way – Minor Modification

Mr. Rooney arrived at 7:34pm.

Mrs. McKnight stated that the Developer, Max Hatziliades has requested a modification to the approved subdivision plan by installing permeable pavers instead of the approved pervious asphalt, for a portion of the driveway.

Mr. Hayden stated that he is not in favor of making this change. He believes that the amount of porosity in asphalt pervious pavement is at least 30%, if not more, and the one that is being presented this evening will not afford that much pervious area.

Mrs. McKnight stated that Dave Giangrande of Design Consultants, Inc. brought in a sample paver that he thought would be adequate for this area.

Mr. Pearce stated that the problem he would be questioning is what will be underneath it.

Mrs. McKnight stated that Dave Giangrande did review everything that was submitted by LJR Engineering and he is not comfortable with the paver the developer is suggesting.

Mr. Pearce stated that they cannot put pervious pavement down because it is not that thick.

Mr. Hayden stated that the approval requires 18” to 36” of prepared area.

Mr. Pearce stated that the proposed pavers are not suitable for driveways.

Mrs. McKnight stated that she would give the Developer the information that was discussed this evening and if he wants to pursue the issue she will schedule him for the June 17th meeting.

Mr. Mills arrived at 7:45pm.

Minutes

Mrs. Romeo moved, seconded by Mr. Pearce and voted 5-0:

that the Community Planning Commission vote to approve the May 13, 2014 minutes as amended.

Mrs. Romeo moved, seconded by Mr. Pearce and voted 5-0:

that the Community Planning Commission vote to approve the May 13, 2014 Executive Session minutes as written.

Flash Road, Roadway Improvement – bond reduction

Mrs. McKnight stated that there were some items that were included in the bond estimate that were not part of the roadway improvement and the developer has requested that the bond be reduced.

Mrs. Romeo moved, seconded by Mr. Pearce and voted 5-0:

that the Community Planning Commission vote to accept the May 14, 2014 report from Design Consultants, Inc. and that the amount of \$171,497.44 be established as sufficient to ensure the completion of the Flash Road, Roadway Improvement. (Previous bond amount \$227,503.69)

Zoning Board of Appeals

2 Foley Drive – On the petition of Christian Diamond for a special permit to raise six (6) chickens for eggs, lawn fertilizer and pest control.

- The Community Planning Commission supports the request provided the applicant adheres to all requirements of the zoning bylaw and the chickens do not present a nuisance to abutters.

5 Southwick Road – On the petition of Richard Lytle for a home occupation special permit for a mobile glass installation business.

- The Community Planning Commission recommends asking the applicant about how deliveries will be handled. (timing, etc.)
- The Community Planning Commission supports the application provided the applicant adheres to the requirements in Section 200-42 of the zoning bylaw.

104 Central Street – On the petition of Carl Cherwek for a variance for an addition per the setback requirements.

- The plan provided contains contradictory information; it is noted that the new addition is 14'x27', but this does not take into account the shaded black area that is an additional 4 feet wide.
- The plan appears to have been altered since the surveyor stamped and signed it.
- The community Planning Commission recommends exploring extending the house to the rear instead of the side.

35 Elm Street/ Thomson Country Club – P.U.D. Special Permit modification - P.H. 8:00pm

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

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

Mr. Hayden asked how far from the sidewalk would the sign be placed.

Ted Perry of the Thomson Country Club stated that it would be 20'.

Mr. Mills stated that there was not enough detail given and would prefer that an engineering plan be submitted.

Ted Perry stated that he was not the person who initiated that permit process, but he did believe that a detailed plan was submitted, if not to the planning department, but to the Building Department when they applied for a building permit.

Mrs. McKnight stated that the Planning Department was not in receipt of an engineered plan.

Mr. Hayden stated that the commission is somewhat under duress because the sign has already been built, and they are aware that signs are not cheap. So if the commission wanted to request that the size of the sign be changed it would be hard to do.

Ted Perry stated that the proposed sign is going to be 8' high, due to the drop in the elevation and the size of the sign is 2½' x 8'L. Basically, it is the same square footage as the as the original sign that was located across the street before they sold the property.

Mr. Hayden stated that the sign is a much different configuration from the original sign and a "private only" is also to be added to the bottom. Will the sign be lit?

Ted Perry stated that they are proposing that lighting be added at the bottom.

Mrs. McKnight stated that she does not recall information being provided for lighting.

Mr. Hayden stated that he does not understand why they would need lighting for a golf course that will not be open at night.

Charlie Hannon of 10 Krystin Lane stated that the reason they thought of putting lights on the sign was because when they had the country club across the street people did not know where the golf course located, so they thought that this would help to identify the area.

Mrs. McKnight stated that she reviewed the documents and did find that lighting was submitted with the application.

Mr. Hayden asked if they knew what the elevation was from the sidewalk to where they were proposing the sign.

Ted Perry stated that it is approximately 4'.

Mr. Pearce asked if there were any future plans to put a clubhouse on the property.

Charlie Hannon stated that there was a discussion, but at this time no. The lights would be most helpful when they have early morning tournaments in the fall.

Mr. Pearce stated that he is okay with having indirect lighting on the sign, but the lights should be turned off at 10:00pm. He would also suggest that the lights be placed at the top of the sign so that they would be directed toward the ground.

Mr. Rooney stated that he does not see a problem and would recommend approval for the sign and lights.

Mrs. Romeo stated that she approves the signage and lighting.

Dick Gerardi of 31 Cleek Court stated that he does not oppose this proposal.

Mrs. Romeo moved, seconded by Mr. Rooney and voted 5-0:

that the Community Planning Commission vote to approve the request to modify the PUD Special Permit for the Thomson Country Club to allow signage and lighting subject to the following items being submitted to the Planning Department: 1) scale drawing with dimensions, 2) locus plan and 3) lighting plan.

AICP

Mr. Mills informed the commission that the Planning Administrator, Danielle McKnight passed the AICP exam.

Planning Administrator Update

Medical Marijuana workshop

Mrs. McKnight asked the commission what they would like to do in regard to scheduling another workshop and discussing the issue with the Board of Selectmen.

Mr. Mills stated that he will set up a meeting with the Board of Selectmen

Mrs. McKnight stated that she knows that the Selectmen would like to meet with them in June and the warrant article will be due in August for the October Town Meeting.

Flash Road

Mrs. McKnight stated that the Town Engineer sent her an email stating that he recently spoke to abutters of Flash Road. The abutters have asked that the roadway plan be slightly changed to leave the road the way it is now because there is a very sharp turn onto Old Andover Road. The Town Engineer stated that he is fine with leaving the road the way it is. Another abutter asked if curbing could be added, the Town Engineer is agreeable to this, but this would be a decision that Mr. Petrosino would need to agree to do.

Mr. Hayden stated that curbing was not possible because of the country drainage.

Mr. Pearce stated that if curbing is put into one particular area then the drainage would need to be moved to another area. He believes that there is a wetland in this area so this could be done, but someone would need to look at this and make a decision. The problem with this location is that if you try to follow the layout there is a really sharp turn which means that large trucks have a hard time making some of those corners and over the years they have been driving over this abutter's property. This abutter may not care, but it does not mean that the next owner of this property won't care.

Mr. Hayden stated that if the changes are made a new plan would need to be submitted.

U-Mass Students

Mrs. McKnight stated that U-Mass students have done a study on the Ipswich River Watershed and she thought that the commission would be interested in reading it and will add it to the dropbox.

MAPC Meeting

Mrs. McKnight stated that she attended a meeting that is part of a series of sustainable development and the topic of discussion at this meeting was green roofs. She found this topic to be interesting discussion and thought that it might be a good discussion at a future development meeting.

Adjournment at 9:20PM

Respectfully submitted,

Patricia Romeo, Clerk