



## Town of Reading Meeting Minutes

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### Board - Committee - Commission - Council:

#### Community Planning and Development Commission

Date: 2023-04-10

Time: 7:30 PM

Building: Town Hall

Location: Hybrid Meeting – Zoom and Select Board Meeting Room

Address: 16 Lowell Street

Session: Open Session

Purpose: Hybrid Meeting

Version: Final

Attendees: Members: Heather Clish, Chair; John Weston, Mark Wetzel, Tony D'Arezzo – Associate, Pamela Adrian (remote)

**Members - Not Present:** None

#### **Others Present:**

Community Development Director Andrew MacNichol, Senior Planner Mary Benedetto, Peter Seibold, Kris Asgeirsson, Chere Asgeirsson, Schneider, Bob Judge, Maryjane Judge, Joe McDonagh, Andrew Pandolph, Emily Fox

**Remote:** Patricia Calabrese, Maureen McHugh, Karina Melki, Chris Calabrese, Rachel Poulin, Kevin Kelly, Jackie McCarthy, Gina Buckley, Danielle Seibold, Fadi Murphy, Jose Sanchez, J Jingoian, Joey Fonseca, Gina Buckley

**Minutes Respectfully Submitted By:** Mary Benedetto

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### Topics of Discussion:

#### **MEETING HELD IN THE SELECT BOARD ROOM AND REMOTELY VIA ZOOM**

Ms. Clish called the meeting to order at 7:34 PM.

Mr. MacNichol gave an overview of the hybrid meeting set up and procedures.

#### **Continued Public Hearing, Preliminary Subdivision Application** **0 Annette Lane, Peter Seibold**

Mr. Andrew Pandolph presented on behalf of Peter Seibold. He went over their revised waivers per the Commission's requests at the previous meeting. They presented their proof-of-concept plan with a 60-ft radius cul-de-sac that would be accessed by the driveway—it would mean a slightly smaller lot, but would still create the necessary frontage. Mr. Weston brought it up to clarify for those in attendance that the cul-de-sac fits on the lot as a proof-of-concept as they requested, but that it isn't going to be discussed as they don't intend to have them actually build a cul-de-sac.

Mr. Pandolph moved the discussion on to the revised actual plan and the proposed construction of the boardwalk for public use between Annette and Applegate Lanes. It spans the edge of the wetland buffer zone and allows for pedestrian traffic. Added proposed snow storage and the final design and location would be based on input from Conservation Commission. Driveway as proposed is 19' wide, minimum of 64,000 lbs, and wide enough to accommodate a fire truck and ambulance side-by-side.



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Mr. Wetzel asked if there would be fill used at the end of the road. Mr. Pandolph stated that the final grading plans would be included as part of a Definitive application and that any grading would be done so there is no water running offsite and impacting the neighbors.

They opened it up for public comment.

Mr. Bob Judge, neighbor at 10 Annette Lane spoke. His biggest concern was the extension of the road and even going only 30 ft straight forward what the land is like there. Brought up the requested waiver to fit within the existing 50 ft roadway and confirmed that he did not like the cul-de-sac proposal. He brought up concerns about the roadway right near the property line. Absolutely doesn't want a raised road. He brought up concerns about the wetland definitions. He was very worried about what this might do his property values. Reiterated that he doesn't want to see a raised road.

Ms. Emily Fox who lives at 78 Martin Road spoke. She brought up the environmental impact report waiver request as the area is like a real bog. Her yard floods every time it rains even with a French drain system. The Commission members discussed that flooding is handled by the Conservation Commission while an environmental impact report is broader and larger. She asked about wild animals and if the Commission will consider those things and they indicated that is outside their purview. Mr. MacNichol indicated that the site is of a size that will require a stormwater report.

Mr. Gary Poulin spoke from the Zoom – he is a direct abutter. He asked how they will determine what is under the hill on site. Mr. Pandolph indicated that all these questions will be answered in the Definitive Plan and that they intend to work with the grades as much as possible and that they will have to do soil testing as part of their process in order to make the Definitive Plan. He also asked about the walkway boardwalk and stated that he thinks it might be worse than what is there now. People can walk across it now and putting a pathway in there without money for maintenance, he doesn't think it's worth it without money for maintenance because it would fall into disrepair very quickly over 5-10 years. Ms. Clish indicated that if the boardwalk does get built she wants all the parties to have a clear plan for long-term maintenance and who is responsible for it.

Mr. Chris Calabrese spoke from Zoom (at 17 Deborah Drive) and was in favor of the boardwalk idea and would like it to be a connection between the two roads. He brought up concerns about how open the site will be after construction, obviously the construction of the road and house will remove some but what about a yard, etc.? Mr. Pandolph said they will try to keep as many trees as they can, as wooded as possible, and that will be determined partially with Conservation.

Ms. Chere Asgiersson from 70 Martin Road spoke in person, asking about adequate access for emergency vehicles and that previously concerns with the site were based on public safety. She brought up the prior decisions around the prior attempts to build at this site. Mr. MacNichol confirmed that staff went through many of the prior cases and that the prior plans that were declined were based on frontage and denials were based on the prior definition of frontage. He stated that concerns existed about drainage and driveways and similar concerns but nothing specific to public safety. Mr. Weston brought up that current case law indicates that we can't take the wetlands into account and deny it based on that point, it's just based on if it meets the criteria. Ms. Asgiersson reference Mr. Buckley's comments from the prior meeting about fire access. She had also submitted photos of the current site conditions that Mr. MacNichol brought up for the Commission to look at one by one. Mr. Pandolph confirmed that all the questions about the trees will be answered during the Definitive Plan and their work with the Conservation Commission.



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Ms. Patricia Calabrese spoke from Zoom, she lives at 17 Deborah Drive, she stated there was no benefit to approving an extension to Annette Lane, that all of their privacy would be removed, and that this is going to be a stepping stone to removing all of the privacy, wetland, and nature in the community and that it is going to be like living in a city.

Mr. Buckley spoke from Zoom and raised his questions about the fire safety and that other towns wouldn't allow you to have a driveway like that. Ms. Clish indicated that while they don't have a comparison to prior decisions or other towns, they do know that the Fire Department has signed off on the Preliminary Plan and the requirements for the driveway. Commission members reiterated that the Definitive plan will have more detail and that the Fire Department will approve it again in the final plan.

Mr. Weston went into detail about what the Commission is doing here and what the Preliminary Approval is about, and that the focus is simply on whether this fits the regulations. Ms. Clish reiterated for the members of the public that all of their concerns have been heard by them and the developer and that they will be considered once the plan gets to the Definitive stage.

Mr. MacNichol went through the draft decision in detail. Mr. Wetzel brought up a question about upgrading utility sewer from 6" to 8" pipe.

There was a discussion amongst Commission members around the waivers for sidewalks, street trees, and deciding whether to include them now. They added language in trees/landscape about screening trees as a condition, rather than street trees.

Ms. Adrian stated she was in favor of an environmental impact report. There was a discussion amongst Commission members about what is included in an environmental impact report vs. what is covered and addressed by the Conservation Commission, the result of the conversation being the Commission members felt comfortable waiving the environmental impact report.

***Ms. Clish made a motion to close the continued public hearing for 0 Annette Lane. The motion was seconded by Ms. Adrian, the motion was approved 5-0-0.***

***Mr. Weston made a motion to approve the requested waivers for 0 Annette Lane as conditioned. Mr. Wetzel seconded the motion and it was approved 5-0-0.***

***Ms. Clish made a motion to approve the Preliminary Subdivision Application for 0 Annette Lane with the new lane Annette Extension, as amended. Ms. Adrian seconded the motion and it was approved 5-0-0.***

### **Continued Public Hearing, Site Plan Review** **431 Main Street, Chase Bank LLC**

Mr. Joey Fonseca presented from Zoom going over some of the changes that were made from the prior hearing. Started with a discussion about entrance/exit and the directional islands which they are limiting in height to 4 inches and are completely sloped. They discussed the revised pedestrian walkways across the driveways to make it more pedestrian friendly. Mr. Fonseca brought up that the Fire Department was still opposed to the raised islands in the driveway.

They proposed a new monument sign for the front instead of the reuse of the existing gas station sign. Based upon prior comments about capturing and treating up to the 25-year





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storm event they sent in a revised stormwater management plan, and now eliminated runoff onto Washington St.

Mr. Wetzel stated that he still didn't like that there isn't a door facing Main or Washington St. He also brought up the concrete curbs and that concrete curbs aren't the Town standards and asked about when this intersection would be improved by the Town. Mr. MacNichol indicated that while it is on the list it isn't in the immediate schedule within the next year to address. The Commission members discussed the desire to have an activated streetscape more than a landscaped building. Ms. Clish and other Commission members discussed what they want from the streetscape. There was a discussion amongst the Commission members about the location of the building on the site, the location of the door, and what options would exist if the door were located elsewhere and what it would mean for the site plans.

Mr. Kevin Kelly spoke on Zoom about the revised elevations and the interior layout. He confirmed that only one entry can be allowed based on the square footage of the building and its nature as a bank and minimizing security risks. The entrance was sited based on the location to the handicap parking space, and discussed that the sidewalks are truly designed for pedestrians and their experience. There was a discussion reviewing the interior layout and the point was made that the public spaces and conferences rooms are going to be what you can see through the windows—there will be activity visible.

The Commission raised questions about elevations and which sections remained as they were. There was a discussion of which windows are see-thru vs. reflective and what the materials of the sections of the building are.

Mr. Fonseca reviewed the landscaping plans with the Commission. Mr. D'Arezzo asked them to review the changes to their stormwater system and Mr. Fonseca explained the new design is to treat a 25 year storm and that is based on guidance from the Town Engineering. Mr. D'Arezzo inquired as to what they are planning to do to separate the second lot from the neighboring house. Mr. Fonseca indicated that it will just be a grassy lot between them. Mr. D'Arezzo asked what is separating the lighting on the bank lot from the neighboring house. Mr. Fonseca reviewed the lighting plan showing that it would be zero by the time you get into the adjacent parcel behind the bank and he also indicated that there is currently screening shrubbery on the lot in the landscaping plan. Mr. Fonseca also stated that any vegetation in the rear of the second lot would remain. Mr. Weston summarized that there should be some kind of buffer between the commercial space and the abutting residential space. Mr. Fonseca confirmed that the planting plan has 5-6 ft plants at planting time. Mr. D'Arezzo asked how high they would grow and Mr. Fonseca said he could get back to them on that point.

Mr. Kelly confirmed that the lights on the rear are up and down lights, but they could be just angled down. Ms. Clish indicated that the Commission does want the lights on the rear to be facing down only. Mr. Kelly said that they can make all the lights down light that are dark sky compliant on the residential side. There was a broader discussion of where lighting is on the outside and the lighting plan was reviewed. The Commission members discussed the desire for street lights, or lights on the street side. Mr. Kelly confirmed that with all the glass and given its use as a bank there will be lights on 24 hours within the building and would throw off light on the front street sides.

The Commission moved on to discussing the sign package and Mr. Weston brought up that the sign package includes items that obviously are not being put in place in Reading and he would have appreciated a clean sign package. They discussed the monument sign and that it will require a special permit through CPDC. Mr. MacNichol indicated one process option



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was that the CPDC can discuss and conditionally approve the signs here today and then the applicant can later submit the sign permit application and they can approve it as long as it is the same. However, the monument sign is required to go through the special permit process so it will require them to come back either way for that one sign, so there isn't a huge reason to discuss it in detail since it has to come back anyway. They can wait and do all the signs later and the Commission and applicant agreed. Mr. Fonseca confirmed that they will remove inappropriate items from the sign package.

Mr. MacNichol asked if sidewalks will be ADA compliant and Mr. Fonseca explained the layout of the sidewalks and that the cross at the drives is actually up at the level of the sidewalk with a drop down to the street then, that they are all flat. The Commission members all commented favorably on this design for pedestrians.

Mr. Weston asked for more detail on the mountable islands, given the Fire Department comments, and staff agreed that they can take the detail back to PTTTF for approval because the Commission is going to keep them in the site design.

Mr. D'Arezzo asked about snow storage. Mr. Fonseca indicated that small amounts of snow storage can happen on site but that in the event of larger storms it would likely be taken offsite. Mr. Weston inquired as to the parking requirements and it was confirmed that 11 are required and they are providing 15 and no loading zone is required.

Mr. MacNichol inquired about what they do for trash removal since there is no trash enclosure on the plans. Mr. Fonseca confirmed that there is no trash enclosure as almost all trash is taken by a third-party vendor to shred and the remainder taken by cleaning staff.

Mr. Weston asked to make sure there was a condition within the decision about maintenance of the empty lot. Ms. Adrian asked if there was a construction management plan yet and Mr. Fonseca stated they aren't that far yet, but there is the empty lot behind that can be used as a staging area for construction and he confirmed there shouldn't be many lane closures due to construction, probably only when they're working on curbs or utilities.

They started to discuss the conditions on the decision and then opened it up for public comment.

Mr. Fadi Murphy on Zoom asked about who would be in charge of the environmental cleanup. Mr. Murphy asked who would be paying for the environmental remediation, the owner or Chase Bank? Mr. Fonseca indicated he didn't know who would pay for it but that all of the necessary cleanup and removal of the gas tanks would be taken care of as needed. Mr. Murphy asked is there only 1 handicap space? Mr. Fonseca stated that yes, only one is required. Mr. D'Arezzo asked them to clarify the size of all the spaces and Mr. Fonseca reviewed that they are all 9' by 18' except for the handicap space.

Mr. D'Arezzo stated that he was fine with voting on the approval today but that he would not want to vote on the sign package until they revised the sign package to remove the pages that are not appropriate. Mr. MacNichol indicated that he could just include the two signs the Commission was fine with and condition the rest on later CPDC approval.

Mr. MacNichol asked the Commission that if staff takes the islands back to the PTTF and it's decided that islands still aren't appropriate than what at a minimum would the CPDC accept? Mr. D'Arezzo and Mr. Weston stated that at a minimum textured pavement for the turning area, but they would prefer to go with a sloped granite or concrete option and Ms. Clish agreed.



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Mr. Weston asked to clarify where they ended up with the sign package and it was decided to remove the signage from the package and just wait until the applicant could come back for their special permit.

Mr. MacNichol presented the draft decision and the Commission reviewed the draft decision. Mr. D'Arezzo requested to add in the conditions for not closing Main St at peak hours the same as 459 Main St. Mr. Wetzel asked to require they update their construction management plan as their construction timeline is updated. Mr. D'Arezzo asked for specific language referring to the landscaping height between Chase and the neighboring house.

***Mr. Weston made a motion to close the public hearing for 431 Main St. Ms. Adrian seconded the motion and it was approved 5-0-0.***

***Mr. Weston made a motion to approve the Site Plan Review decision for 431 Main St, as amended. Mr. Wetzel seconded the motion and it was approved 5-0-0.***

### **Continued Public Hearing, 40R Plan Review 25 Haven Street, 25 Haven Street LLC**

Mr. D'Arezzo read the request for a continuance of the public hearing, submitted by the Applicant, into the record.

***Mr. Weston made a motion to accept the request for continuance per the letter dated March 21 and move to the next meeting date on Monday May 15, 2023 at 9:30pm. Ms. Adrian seconded the motion and it was approved 5-0-0.***

### **Other Business**

**Veterans Way Bond Reduction Request** – Mr. MacNichol indicated this agenda item would move out to 5/15 because of lack of response from the applicant.

**Oakland Road Update** – Mr. MacNichol brought up that they had found a program for housing production that they will be applying for, that would get them some grant funding so they can start the public engagement process for Oakland Road at a higher, broader level that is more holistic. The Commission was supportive of pursuing the grant to be able to ask the public what is the best use for the site.

**MBTA Communities Update** – Mr. MacNichol discussed the partnering with CHAPA and Abundant Housing. Indicated he expects to present a scheduled at the next meeting for engagement.

**Select Board Update** – The Select Board has asked for a CPDC update in their May or June hearing. The next meeting would be May 23 and they asked to put prep for Select Board update at the next meeting. Mr. D'Arezzo also indicated we could add another meeting and that if we had to get together for an executive session they could also do some Select Board planning.

**Board Reorganization** – Will choose a new chair in July. Need to choose a Secretary. Mr. D'Arezzo didn't hear about moving over from Associate to full-time member yet.

***Mr. Weston nominated himself to be the new Secretary. Ms. Clish seconded the motion. Roll call vote 5-0-0 and it was approved. John Weston is now the Secretary for the CPDC.***





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### **Executive Session: GC Fodera Contracting, Inc., v. CPDC (459 Main St Litigation)**

Mr. Weston made a motion to enter Executive Session under Purpose Three, relative to the litigation involving 459 Main Street, because an Open Session may have a detrimental impact on the litigating position of the public body, and to invite Community Development Director Andrew MacNichol and Senior Planner Mary Benedetto and to adjourn the meeting at the conclusion of the Executive Session. Ms. Clish seconded the motion and it was approved 5-0-0.

### **Adjournment**

***Mr. D'Arezzo made a motion to adjourn at 11:22 PM. Mr. Weston seconded and it was approved 5-0-0.***

### Documents Reviewed at the Meeting:

- Preliminary Subdivision Application, 0 Annette Lane
  - Preliminary Subdivision Plan Set, dated 3/28/23
  - Letter from Robert Galvin re:Requested Waivers, dated 4/3/23
  - Alternate Proof of Concept Plan, dated 3/28/23
  - Draft Decision, dated 4/10/23
- Site Plan Review Application, 431 Main St
  - Elevations, dated 3/31/22
  - Revised Plan Set, dated 4/2/23
  - Memo from Bohler Engineering to Community Development Director, dated 4/3/23
  - Stormwater Report, dated 4/10/23
- 40R Plan Review, 25 Haven Street
  - Request to Continue hearing, dated 1/30/23