



## Town of Reading Meeting Minutes

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### Board - Committee - Commission - Council:

#### Community Planning and Development Commission

Date: 2023-07-10

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; Mark Wetzel; Tony D'Arezzo, Hillary Mateev, Tom Armstrong

**Members - Not Present:** John Weston

#### **Others Present in person:**

Community Development Director Andrew MacNichol, Senior Planner Mary Benedetto, Aziz Alahalimi, Kellie Walsh, Michael & Heather Soracco, Mike & Kate Menzie, Jeffrey Brem, Eirinn Keogh, Paul Frazier, Jim, Andrew Dolben, Gary Juffre, Jeff Wicks,

#### **Remote Participants:**

Ahmad Ghazawi, John J, Tracy Fitzgerald, Farouk Youssef, John Peterson, Michael Salamone, Joyce, Shannon Kerr, Steve, Tracy, Othmane Habbouli, Jalal, Maureen Mclellan, Peter Nicolaidis, Marianne Downing, Susan Coram, Giovanni Fodera, Khalid Kanane, Jonathan Barnes, Jack, Kyle Vangel, Maria, Sarah Brukillacchio, Ray, Lorraine Willwerth, Val Sachetta, Amanda, KK

**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 7:31 PM.

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

#### **Sign Application Permit** **680 Main St, Venetian Moon**

Mr. John Peterson, the sign mechanic, attended on Zoom to present on behalf of the applicant. He briefly covered the proposal and the Commission viewed the rendering.

Mr. D'Arezzo asked to confirm the total frontage of the building and Mr. Peterson confirmed it was 60 ft. Mr. D'Arezzo asked to confirm that the sign would be unlit and Mr. Peterson confirmed that it would be unlit and that the existing lighting would be taken down.

The Commission opened it up for public comment and there was none.

***Mr. Wetzel made a motion to approve the Certificate of Appropriateness for the sign for Venetian Moon at 680 Main St., as amended. Mr. D'Arezzo seconded and it was approved 5-0-0.***



## Town of Reading Meeting Minutes

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

Mr. D'Arezzo read the request for a continuance into the public record.

Mr. Wetzel inquired if the CPDC could have two public hearings open for the same parcel. Mr. MacNichol responded that proof of ownership had been provided for the new application, which allowed them to submit the new application for site plan review while this 40R application is still continuing.

Mr. Jonathan Barnes asked from Zoom the same question that Mr. Wetzel had asked and added if it would be an issue for both plan options to exist at the same time. Mr. MacNichol confirmed that both applicants can exist on parallel tracks and that this 40R application will likely be withdrawn when the sale of the building finally goes through.

***Mr. D'Arezzo made a motion to accept the request for continuance dated June 29, 2023 and move it to the next meeting date on Monday August 14, 2023 and extend the 120-day period until September 2023. Mr. Wetzel seconded the motion and it was approved 5-0-0.***

### **Public Hearing, Site Plan Review** **25 Haven Street, North American Foundation of Islamic Services**

Mr. Wetzel read the legal notice into the public record.

Mr. Othmane Habbouli and Mr. Farouk Youssef, the architect, presented from Zoom. Mr. Youssef went over the existing plans and indicated that the building is a historical building. He reviewed the proposed plans, exits, new elevator, stairs, and overall flow of the site plan. He added a curved area on the first floor for the Imam to stand, an office for the Imam, and a conference room. They will be removing some of the windows due to privacy concerns but the first-floor exterior will remain similar, though the windows will be reduced in size. He will be using clap-board siding on the upper floors, but continuing the element of the brick through a brick veneer and reviewed the exterior elevations. Mr. Youssef also went over the site plan at a high level as the civil engineer wasn't in attendance, in general they plan to add more parking and handicap parking.

Mr. MacNichol stated that religious uses are a protected use under Massachusetts General Law and therefore the scope of site plan review is limited. Ms. Clish confirmed and reiterated for the public that the Dover amendment applies to buildings that are for religious or educational purposes and limits the scope of the CPDC inquiry.

Mr. D'Arezzo asked about the columns that will be inside and asked if those will be acceptable for the religious use on the first floor. Mr. Youssef stated that they didn't think it was practical to remove them. They recently hired a structural engineer and are planning on having them evaluated and larger steel columns put in instead. The columns will stay, but may be in a slightly different form. Mr. D'Arezzo and Mr. Wetzel commented that with the building being from 1920 that it seemed unlikely that the foundation will support two more floors and that they would be interested in learning what the structural engineer finds.

Mr. D'Arezzo asked about the landscaping in the parking lot and if they plan to cut down trees. Mr. Youssef indicated that they do not intend to cut down trees if they do not need to, they want to leave as much as possible.



## Town of Reading Meeting Minutes

Mr. D'Arezzo asked about the elevator being in the middle of the floor and how that will work for them in the long run. Mr. Youssef indicated that in the long-run they would like to close up the second and third floors and build it out; at the very least to add a small partition or other items for classes.

Mr. D'Arezzo asked if the mechanicals will be located on the roof. Mr. Youssef indicated that some of them will be on the roof, but there is also a mechanical room proposed. They are still fleshing out the details as they do not yet have a mechanical engineer and structural engineer on board to finalize these items. Mr. D'Arezzo inquired if they don't expect additional space between the floors to be needed for HVAC and Mr. Youssef indicated that they could go up to 45 feet in height if they decide they need additional space between floors and will finalize the plans soon.

Mr. Wetzel asked if they intend to replace the sidewalks. Mr. Youssef said the sidewalk will stay where it is, and that they won't be removing any space from the sidewalk. Mr. Wetzel clarified that he was asking if they plan to repave them if their work requires them to work on the sidewalk.

Mr. Armstrong asked if any approvals have already been granted by Fire Dept, etc. Mr. Youssef indicated that they intend to comply with all required codes and they intend to comply once their plans meet that level of detail but they haven't yet submitted them for approvals.

Mr. Armstrong requested that a structural engineering report be made part of the public record once it is available.

Mr. Armstrong asked what relation their plan had to the historic building aspects. Mr. MacNichol indicated that the building is on the historic list, but the only impact will be if they have to demolish the entire building, they will be subject to a demolition delay. Mr. Youssef stated they don't intend to demolish the building, but it will depend on the structural engineer.

Ms. Mateev asked for clarification on if the second and third floors will be fit out later. Mr. Youssef stated that the final build-out will depend on the client but that any later build-out will be to building department requirements.

Ms. Mateev asked for clarification on the elevations and which side faces which way. Ms. Clish also asked for clarification on which side of the building elevation faces which street and after discussing, she asked about the blank wall proposed without windows and asked if there was a solution to having it be less imposing. Ms. Mateev asked about how close the nearby buildings are and how close the windows on the second floor are to other buildings. Mr. Youssef indicated that he could do a motif in the brick, but that putting windows on the south elevation doesn't make a lot of sense given that side of the building is where the toilets and mechanicals are located. Ms. Clish followed up on the idea of a motif or something that could be done with the brick, something that would be more visually interesting and said that would be good. Mr. Youssef stated that he could consider some other design on the exterior but that windows wouldn't make sense. Ms. Clish asked for something that would add some visual interest. On the elevations, Ms. Mateev clarified that on the two elevations, on the south and west one side has the clap-board but the other shows all brick. Ms. Clish clarified for the applicant that the two elevations don't show the same items. Mr. Youssef stated he plans for all of it to be clap-board. Ms. Mateev asked if they could put a continuous header or continuous footer onto the windows to create some visual interest. Mr. Youssef said he is not opposed to changing and tweaking, but the concept that has been conveyed is where they will go. Ms. Clish asked if the clap-board and



## Town of Reading Meeting Minutes

what color they will be using. For now, Mr. Youssef has just put it on as color, they intend to use a tone that will blend in with the brick. The green is just for presentation and to differentiate.

Mr. Wetzel asked about parking. Mr. MacNichol clarified that 1 parking space is required for every 300 sqft, but they have the exception with the nearby public parking lots. Mr. Wetzel asked what the usage will be like and when they will be using the parking. Mr. Habbouli confirmed that their usage will not be during the day, most of the activities happen in the evenings and weekends after 3pm. They do have a prayers on Friday 1pm-2pm. Mr. Wetzel asked what kind of occupancy they have. Mr. Habbouli stated 50-70 people usually attend, usually 30-40 cars at their current location, 50 cars max, so they anticipate not too many people having to park on the street. Ms. Clish asked about what parking options are nearby and there was a discussion that the train station lot is usually pretty empty on the weekends. Mr. MacNichol indicated early morning to mid-afternoon is resident only and it is unregulated after those times and parking regulations are only Monday to Friday.

Mr. Wetzel asked about if the fire department had reviewed the plans and what kinds of aspects including the drainage system would be reviewed, since the roof drainage is included in the proposed drainage plan but the parking lot is not. Mr. MacNichol clarified that all departments have reviewed the plans and are aware of the information that will be needed ahead of any building permitting and occupancy.

Ms. Clish asked if for a project like this we would expect to receive reports from Engineering or the Fire Department. Mr. MacNichol stated that at this point there isn't a lot to report on, and given the limited scope of site plan review the CPDC should not expect additional reports from staff.

Mr. D'Arezzo indicated to the applicant that the property to the south could be redeveloped up to the lot line--the property between the applicant and the train station. He indicated that the applicant may want to consider this in their plan. Mr. Youssef asked for clarification of what they were discussing and the Commission members discussed the elevations shown and that the neighbor could feasibly develop up to the lot line and therefore the windows may not be feasible in the long-run. Mr. Youssef stated that is a problem for the future and that they won't worry about it now.

The Commission opened it up for public comment. Mr. Ahmad Gazzawi spoke from Zoom—he's a resident in Reading and wanted to thank Farouk and Othmane for putting this proposal together and he's very happy that there will be a mosque in Reading and he's looking forward to taking his kids there.

Mr. Jonathan Barnes spoke from Zoom. He welcomed the applicants to the community. He's a member of the historical commission and he spoke on the architectural aspects of the building and that he hopes that the exterior of the building will be preserved as much as possible. He stated that although there isn't that much left of the original exterior, it's unclear from the plans if they intend to preserve what is remaining. He hopes they will look at what it looked like in the past and retain what exists today. He also asked about lighting features and mentioned historical lighting features and if they will be retained or restored. He hopes they will be able to keep as many of the historical features as possible. He invited the applicant to attend a meeting of the Historical Commission. Mr. Youssef stated that he would be happy to attend a meeting of the Historical Commission. Mr. Youssef indicated that he tried to keep as much as possible and he is trying to and is happy to maintain as much as possible from the existing building. Mr. Barnes asked him to look at a few of the elevations together.





## Town of Reading Meeting Minutes

Ms. Sarah Brukillacchio spoke from Zoom, she is also a member of the Historical Commission and she wanted to read a few paragraphs about the architect of this building—George Sidebottom. He lived in Reading and designed 8 public buildings. She discussed the history of the building as related to RMLD and she spoke about its art deco history. The light fixtures, the transoms, the sheet metal accents, she would love if any of those items could be restored closer to what is used to look like. She asked if the applicant would be interested in meeting with some of the downtown neighbors as all the downtown neighbors would like something that blends the houses and buildings together. She would be happy to help set something up with the downtown group of neighbors. Mr. Youssef asked if he could be sent links with details about this historical information. He indicated he doesn't want the building to be a hodge-podge, he intends it to have a good flow and would be happy to meet with any interested groups.

Ms. Clish asked staff what the best next steps should be given the limited scope of site plan review and what they can require for approval. Mr. MacNichol indicated that he would advise the Commission members to review the decision and the conditions and see if they were comfortable approving.

The Commission and staff reviewed the draft decision (8:50pm). The findings were reviewed. There was a question about if the sign would have to come back for review and staff indicated they would need to confirm as typically it would, but with it being a religious use it may not. There was a discussion around trash removal and trash storage and a condition placed on the trash storage location as the current plans indicate no trash enclosure. The applicant stated that they don't plan to have a full-size dumpster, just a smaller 4x4ft trash receptacle. Staff and the Commission reviewed the conditions and noted what elements are still needed for review by staff as the project progresses. There was a discussion on if updates are typically provided throughout construction and staff indicated that they usually receive updates and could pass them along to the CPDC if requested and language was added to the decision.

Ms. Clish made comments that the mosque will be in a very prominent location as a gateway into town both on the train station and by car and though the CPDC can't condition any aspects of design, she hopes they will take the suggestions and requests seriously and meet with the Historical Commission.

Ms. Marianne Downing spoke from Zoom stating that Haven St is going through the lower Haven streetscape improvements and as the project progresses they will be doing updates to the road and it may change the parking and that someone should keep the applicant in the know on this topic, as it may impact the congregants. Staff agreed.

Mr. Youssef stated again that he plans to design a building that will fit in the Town and that he wants to design a building that will fit in with the community.

***Mr. Armstrong made a motion to close the public hearing for 25 Haven St. The motion was seconded by Mr. D'Arezzo, the motion was approved 5-0-0.***

***Mr. D'Arezzo made a motion to approve the Site Plan Review decision for 25 Haven St, as amended. Mr. Wetzel seconded the motion and it was approved 5-0-0.***

### **Continued Public Hearing, Major Modification of Subdivision Application Grandview Road Extension, Michael Salamone**

Mr. Giovanni Fodera presented on Zoom as the project engineer on behalf of the applicant. He reviewed some of the comments from the last meeting and how they worked to address



## Town of Reading Meeting Minutes

all the comments from the CPDC and staff. They removed the pipe for the overflow and rip-rap with the location so near the property line. They added the driveway for Lot 2 into the run-off calculations. The house on Lot 2 will still need a separate dry-well for the house but all the impervious surfaces are included. He indicated that the distance from the house to the detention pond will be at least 10 feet as required. He also discussed that the run-off from House 4 will go under the driveway and will daylight just before entering the detention basin.

Mr. Wetzel noted that the original design had two catch-basins and one was eliminated and only one catch-basin is now in the design and he would really prefer two catch basins. He looked at sheet C4 and pointed out that on Lot 4 if the retaining wall is 6 feet tall it will need to have a fence at the top. He asked if there is any proposed landscaping in the detention pond and Mr. Fodera indicated there is not, it will just be grass. Mr. Wetzel asked about the sewer main shown on sheet C5 and that it has two bends in it, and he asked if they would want to straighten it out. Mr. Wetzel also clarified if the dry-well is just for future use for Lot 2 and Mr. Fodera confirmed that it is.

Mr. D'Arezzo asked if they changed the lot line for Lot 2 in order to remove the easement for Lot 1 and it was confirmed that it had been moved. Mr. D'Arezzo asked how close the shed would be to the new lot line, as it needs to be a minimum of 5 feet from a lot line and it was confirmed that the shed would be five feet from the new lot line. Mr. D'Arezzo asked how the lot lines could be changed if the land was already sold and brought up that they would probably need a new subdivision. Mr. Fodera confirmed that Lot 2 had been sold. There was then a discussion that the Commission couldn't vote on this application if another subdivision change is needed.

Mr. D'Arezzo brought up Mr. Weston's points from the last meeting to make sure that this plan did meet his requested changes for Lot 2 and the Commission members confirmed that the changes did meet his requests including the dry-well and inclusion of impervious surfaces on Lot 2.

Mr. Armstrong stated that he would wish that there would be a notation on the land records related to the drainage for Lot 2 and Mr. Fodera agreed that the deeds will need updated to reference the updated plan. Ms. Clish asked who maintains the detention pond and Mr. Fodera indicated it would be Lots 2, 3, and 4 under the HOA. Mr. Armstrong also asked about snow storage and it was noted this was included in the original decision.

Mr. MacNichol said that it had been overlooked when requesting changes to the lot lines that the original lines had already been recorded and one of the lots had been sold. He stated that he felt the Commission couldn't approve and endorse these plans without resolving the lot line issue first. Ms. Clish stated she believed they should continue this major modification process and then take care of the lot line first. Mr. MacNichol stated he believed it would probably need to take place as an Approval Not Required subdivision or revert back to the old lot lines. Mr. D'Arezzo stated that they couldn't revert back to the old lot lines because the shed being kept by Lot 1 will overlap the lot lines and therefore the originals can't be used either. Mr. MacNichol indicated he didn't believe an easement could overrule the shed location crossing the lot lines.

Ms. Benedetto asked if the Commission could approve the stormwater permit at this meeting but Ms. Clish indicated she was inclined to approve them together and keep the approval tied together. Staff and the Commission agreed that the lot line needed to be addressed before the major modification. Mr. D'Arezzo asked if the Commission could take the ANR, the modification, and the stormwater permit all at the same meeting and Mr.



## Town of Reading Meeting Minutes

MacNichol stated he would check with Counsel. Ms. Clish asked if they could condition it based on the filing of the final ANR in order to be able to streamline it.

***Mr. Wetzel made a motion to continue the public hearing for the Grandview Road subdivision to August 14, 2023 and extend the 135-day period to act to September 14. The motion was seconded by Mr. D'Arezzo.***

The Commission confirmed that the final asks to the applicant were a double-catch basin and to review the sewer design with engineering. The only other items needed will be related to the Approval Not Required subdivision to change the lot lines.

***Approved 4-0-1, with Mr. Armstrong abstaining as he was not present for the prior hearing and therefore was unable to vote.***

### **Public Hearing, Preliminary Subdivision Application 246 Walnut St, Stella Construction**

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

Mr. Jeffrey Brem, the project architect, was in person to present on behalf of the applicant. He gave an overview of site conditions and location. He reminded everyone what a Preliminary Application includes. He went over the point that there is a stream and the wetlands at the edge of the property and that the river and the wetland each have unique requirements as resource areas. He indicated they won't be working at all within the 100 ft buffer zone. The proposal is 3 lots, part is cleared, part is woodland and their future plans will have the edge of the woodlands surveyed. They propose to extend the utilities. He reviewed all the waivers they are requesting in their waiver memo. He indicated they are doing soil testing this week and they expect utilities etc. will be adjusted when they get to the Definitive Plan application but that the house sizes will be pretty similar to what is on the plan given the limited site area.

Mr. D'Arezzo asked which waivers are needed and if they need the 500 ft extension and Mr. Brem indicated they do need that waiver due to the length of the existing street. Mr. D'Arezzo asked about where they would be putting a hydrant and Mr. Brem indicated they would be putting a dead-end hydrant in the cul-de-sac.

Mr. Wetzel asked about a utility box at the end of the road and the applicant wasn't sure what the utility box was. Mr. Wetzel asked about where they are at with Conservation Commission and Mr. Brem indicated that after this Preliminary Plan is approved that he will meet with Chuck the Conservation Administrator and start to work through all the pieces. Conservation isn't brought in directly for a Preliminary application.

Mr. MacNichol explained what the scope of Preliminary Subdivision Application is and that the purview is over the right of way and that it meets our general subdivision regulations.

Mr. Wetzel asked if MassDOT has been involved in the plan and if they were noticed and it was indicated that they were. He stated that in regards to the waivers he wants there to be curbing and sidewalks on at least one side of the street. He was also not in favor of 2:1 grading and he is worried it could impact the resource areas. Ms. Clish asked about 2:1 grading and what is their reasoning for requesting. Mr. Brem indicated that Conservation may prefer them not to build walls and as a result they would need to go to 3:1 grading instead of building walls, but that the final decision on that waiver could come after they go through Conservation.





## Town of Reading Meeting Minutes

Mr. Armstrong asked if the lots abutting are land-locked and it was discussed that they all have road access. Mr. Brem indicated he wants the new road to be a public road and Mr. MacNichol clarified for Mr. Armstrong that the Town will accept roads that come off a pre-existing road even if they do not meet Town standards. Mr. Armstrong asked for some clarification about the wetland lines and limit of bordering vegetated wetlands and the Commission discussed what can and can't be done in a no-build zone. Ms. Clish and Ms. Mateev asked if the stormwater infiltration system can be built in the no-build zone and it was confirmed that it could potentially be placed in the no-build zone. Ms. Clish asked about the topography and it was clarified that it is in fact shown on the map, the other areas are all flat.

Mr. Armstrong asked about a dashed setback line on the map and the no-build zones were discussed. Ms. Clish asked about the fact that the House on Lot 2 is right up against the no-build zone and if it is fine that they may need to excavate and it was confirmed that excavation is okay, just no permanent structures. Mr. Brem confirmed that the house footprints shown on the map are the maximum that could be built.

Mr. D'Arezzo asked the width on the Walnut St and Mr. Wetzel asked if they were going to repave the street soon and staff confirmed the entire street would be paved this summer and Mr. Brem indicated the pavement width was variable but he could get them the exact number.

Ms. Clish asked what staff had asked for and Mr. MacNichol pulled up the proof of concept plan to demonstrate that the 60 ft road would fit, as is required as part of the Preliminary Plan.

Mr. Armstrong asked if the existing subdivision had any conditions that would impact this new subdivision and Mr. MacNichol said he would check and see, although it seemed unlikely.

The Commission opened it up for public comment. Mr. Andrew Dolben of 213 South Street spoke in person, he owns all the properties to the south and east of the site (Lots 4-2, 4-3, 3-16, and 3-17), it's his backyard and contains the river that connects to the Aberjona river. He stated that while he doesn't have any objection to the proposal, but he thinks that it is an aggressive plan and isn't sure how 3 houses will fit. The stormwater plan is his largest concern and he believed the Town should require more than the 100-year storm requirement given the already very wet conditions at the site. In general, for the development he encourages the less pavement the better, and he wants to make sure that the resource areas are well-protected. He discussed his background a bit and that he is also a developer who builds multi-family housing.

Mr. Gary Juffre at 189 South St spoke in person, he noted that the site is very steep. He asked if the Town has any requirements or green initiatives to think about overdevelopment in the Town. He is worried that every piece of land in Reading will be developed. Mr. MacNichol spoke that while sustainability is considered, projects are each taken individually on their merit and every application is reviewed separately. The regulations to do a new subdivision are quite tough and there is not a lot of developable land left and so the discussion of waivers and elements of design are discussed specifically by CPDC for these reasons.

Mr. Jeff Wicks(?) at 230 Walnut St spoke in person – he pointed out that the trees on this lot are the buffer between I-95 and their backyards and so he was concerned about the noise that will impact all the neighbors. Ms. Clish indicated that the developer will need to put in a landscaping plan and should consider noise reduction as part of that plan.





## Town of Reading Meeting Minutes

Ms. Heather Soracco at 235 Walnut St spoke in person, she stated that they have lived in their house for 29 years. They are concerned about the scope of the project and that the land has been a huge buffer on highway noise for the entire neighborhood and that she was very concerned about the land clearing. She believes the proposed sizes of the houses are too large for the neighborhood. They also appreciate the wildlife currently on the site and believe there are vernal pools on the site.

Mr. Dolben came back up and discussed what the utility boxes at the end of the road are for, he stated that they are the transformers for MassDOT for the lights at the interchange. It's a transformer farm for this side of the highway. There was a discussion that Walnut street and South St used to continue through before they built the highway.

Mr. Peter Nicolaides of 143 South St spoke from Zoom and inquired as to how much dredging/filling/pillars will need to be inserted to do the building. Mr. Brem indicated they don't have that info yet. There is no question this will be a fill site with some retaining walls, but they don't know yet until they do the work to get to the Definitive Plan. Mr. Nicolaides asked if the abutters will have an opportunity to negotiate the stormwater drainage proposal. Mr. Brem indicated that there will be detailed reports coming that will provide them with more information. Mr. Brem went through some state requirements regarding drainage and groundwater and indicated that they will meet all the requirements. Mr. Nicolaides asked if a legal document will be shown to the abutters to make sure there isn't any damage to any of the neighbors during construction; if the neighbors will have some kind of legal recourse through the Town. Mr. MacNichol indicated that it was a private matter. Mr. Nicolaides asked if there would be something from the Town, a document that would prove to neighbors that they have recourse. Mr. Brem added that there are bonding requirements that they will have to meet ahead of time and that will provide them with some recourse. Mr. D'Arezzo stated for residents that if they are worried about it that they can document their homes before construction starts in order to know if any damage happens. Mr. Armstrong asked if they intend to do any blasting and Mr. Brem indicated that they will know more after their soils testing but that there are separate rules if blasting is required and that would be a whole other list of requirements. Mr. Nicolaides asked if the houses will stay within the house sizes shown and Mr. Brem confirmed that in this scenario given that the space is so limited the footprints will be where they are shown and will be in the Definitive Plan.

Ms. Amanda Rotondo at 197 South St spoke from Zoom. She had three concerns (1) Wetlands – the area is very dynamic based on the season and wanted to be sure that the dynamism is considered. (2) The sound of highway is very loud in their backyard and can be heard on all these streets, so removing trees won't impact just the direct neighbors but the entire area and (3) adding two houses from a traffic perspective is the wrong direction to go in. The neighbors have been working with the Town to try to have safety items put in place as the area has blind curves and no sidewalks and so the area is already pushed too far and adding more should warrant investigation.

Ms. Clish commented that they are not requesting a waiver for the environmental review and the applicant indicated that they won't request it.

Mr. Paul Frazier from 236 Walnut St spoke in person. His family has been using part of the land as part of their backyard as where the houses will be going is directly behind his home and the project is going to be cutting away part of what they are using as their backyard. They are very worried about the noise buffer for the highway with all the trees removed. He's very worried about air pollution as well with the removal of buffering trees. He also



## Town of Reading Meeting Minutes

noted all the wildlife that live in the backyard, they have deer, river otters, and will bring all those notes to Conservation.

Ms. Clish asked if staff needed more from the applicant before approving and what the next steps should be. Staff indicated that they were good with everything they have now with regards to the Preliminary Plan and considered it complete. Mr. Wetzel asked if a Preliminary Plan would include any drainage design later and it was indicated that anything else would be considered appropriate for the Definitive Plan and not as part of the Preliminary. Mr. Brem, Staff, and the Commission discussed that a Preliminary Plan is non-binding on both sides.

Ms. Clish summarized the primary points from public comments on hoping to keep some of the noise buffering elements from the highway as part of the plan and concerns that the drainage be adequately designed.

The Commission members discussed if they wanted to vote on the waivers right now and which ones were appropriate. Mr. Brem indicated the 500 ft waiver and waivers of the road width to 50ft and 24 ft paved were the only ones he really needs at the moment. Ms. Clish asked if the rest of the Commission members were okay about voting on the 50-ft waiver. Mr. Armstrong summarized that he is fine with the 50ft but not on some of the other items. Mr. MacNichol advised the Commission members that the process would be to approve the decision and the waivers within. Mr. Armstrong asked about the waiver for the length of the road and if that has to do with public safety and Mr. MacNichol stated he checked in with public safety and that they had signed off. Mr. Brem went through the current waiver requests and decided to withdraw the traffic study, the slope, the vertical granite curbing, and sidewalk and will revisit them in the Definitive plan if needed. He requested to keep the waiver for reducing the road width from 60 to 50ft, the length of the dead-end street, and travel width from 30 to 24 ft of the roadway. Mr. Armstrong brought up the width of the road and that it differed from Town standards. He pointed out that the rest of plan questions and waiver questions won't be answered until he gets to Conservation. Mr. D'Arezzo said he was fine with the 500 ft dead-end road length as long as the water line can be tested and made sure to be workable with the possible hydrant being put in.

Staff reviewed the draft decision with the Commission members. Comments were made about adding language about mitigation noise and there was a discussion that the Town does not have a noise ordinance or any legal way to enforce noise concerns. Ms. Clish suggested adding language about noise pollution being a consideration of the landscaping plan and it was amended. Mr. Armstrong indicated he would like the waivers split into those proposed and those approved in this decision as reference for the future Definitive Plan and staff agreed to revise the Decision to include proposed and withdrawn waivers as well as those accepted and voted on.

**Mr. Wetzel made a motion to close the public hearing for the 246 Walnut St Preliminary Subdivision Application. Mr. D'Arezzo seconded the motion and it was approved 5-0-0.**

**Mr. D'Arezzo made a motion to approve the waiver to reduce the required right of way to 50 ft from 60 ft. Mr. Wetzel seconded and it was approved 5-0-0.**

**Mr. Wetzel made a motion to approve the waiver to reduce the cross section of traveled way to be 24 ft from 30 ft. Mr. D'Arezzo seconded and it was approved 4-1-0 with Mr. D'Arezzo voting against.**



## Town of Reading Meeting Minutes

**Mr. Wetzel made a motion to approve the waiver to require a dead-end street to be no longer than 500 ft.**

Mr. D'Arezzo requested an amendment to the proposal and wanted language included that utilities must be proven to be sufficient to support the roadway extension and Mr. MacNichol indicated he was going to put it as a condition of the vote.

**Mr. D'Arezzo seconded the motion and it was approved 5-0-0.**

**Mr. Wetzel made a motion to approve the Preliminary Subdivision Decision for 246 Walnut St, as amended. Mr. D'Arezzo seconded the motion and it was approved 5-0-0.**

### **Continued Public Hearing, Preliminary Subdivision Application 45 Beacon Street, Angelo Salamone**

Ms. Clish read the request to continue the public hearing to the next available hearing date.

**Mr. Wetzel made a motion to accept the request for continuance per the email dated June 21, 2023 and move it to the next meeting date on Monday August 14, 2023 and extend the 45-day period to act to Thursday August 17, 2023. Ms. Mateev seconded the motion. The motion was approved 5-0-0.**

### **Other Business**

**Certificate of Completion Lenetta Lane (Form O)** – Mr. MacNichol summarized that at the last meeting the Commission has approved the reduction of their bond down to \$0 as the project is considered complete. He explained that this Form O is certifying that the road is complete and is the final form for Town Meeting approval of the roadway. The only item remaining for the developer/Town to finish is the striping of a crosswalk across Franklin St and Planning, Engineering, and Conservation believe that the last item will be finished before Town Meeting.

**Mr. Wetzel made a motion to endorse the Form O Certificate of Completion for Lenetta Lane. Ms. Mateev seconded the motion and it was approved 5-0-0.**

**MBTA Communities Update** – Mr. MacNichol summarized that the MBTA Communities survey is out, that Staff is presenting to a number of boards within the next month. He showed them the new webpage of statistics and asked for any comments to be sent to Staff.

### **Vote on New Chair & Vice-Chair –**

**Mr. D'Arezzo nominated John Weston to be Chair. Ms. Clish seconded and it was voted 5-0-0 for John Weston to be the new Chair.**

**Ms. Clish nominated Tony D'Arezzo to be Vice Chair. Mr. Armstrong seconded the nomination and approved 4-1-0 with Mr. D'Arezzo voting against.**



## Town of Reading Meeting Minutes

### **Other Topics -**

There was a discussion on if the new members could vote on the approval of minutes.

Mr. Wetzel requested that future site plan applications include 3D renderings if possible, in addition to or in lieu of elevations. Ms. Mateev requested that applicants show neighboring buildings. Mr. D'Arezzo requested that they be labeled by which street they are facing in addition to the direction.

### **Adjournment**

***Ms. Mateev made a motion to adjourn at 11:23 PM. Mr. Wetzel seconded and it was approved 5-0-0.***

### Documents Reviewed at the Meeting:

- Sign Application Permit, 680 Main St Venetian Moon
  - Application, dated 6/21/23
  - Renderings, dated 2/22/23
  - Certificate of Appropriateness
- 40R Plan Review, 25 Haven Street
  - Request to Continue hearing, dated X/XX/23
- Site Plan Review, 25 Haven Street
  - Site Plans, dated 5/25/23
  - Elevations and Floor Plans, dated 5/31/23
  - Project Narrative
  - Draft Decision
- Major Modification of Subdivision Application, Grandview Rd
  - Plans, updated 6/20/23
  - Memo to Senior Planner, dated 6/20/23
- Preliminary Subdivision Application, 246 Walnut St
  - Plans, dated 6/14/23
  - Proof of Concept Plan, dated 7/10/23
  - List of Waivers Requested, dated 7/6/23
  - Draft Decision
- Preliminary Subdivision Application, 45 Beacon St
  - Request to Continue hearing, dated 6/21/23
- Lenetta Lane Form 0



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pc  
2023 AUG 14 AM 10:44

Town of Reading  
Community Planning & Development Commission

CERTIFICATION PURSUANT TO G. L. c. 39, SECTION 23D OF  
PARTICIPATION IN A SESSION OF AN ADJUDICATORY HEARING WHERE  
THE UNDERSIGNED MEMBER MISSED A SINGLE HEARING SESSION

[Note: Can only be used for missing one single hearing session; cannot be used for missing more than one hearing session. Inquiries concerning this form and your ability to participate in a matter where you missed a single hearing session should be addressed to Town Counsel.]

I, John Weston (name), hereby certify under the pains and penalties of perjury as follows:

1. I am a member of said board.

2. I missed a hearing session on the matter of The Grandview Road Subdivision for the property located at Lots 2, 3, and 4 Grandview Road Ext. which was held on July 10, 2023.

3. I reviewed all the evidence introduced at the hearing session I missed, which included a review of (initial which one(s) applicable):

- a. \_\_\_\_\_ audio recording of the missed hearing session; or
- b. JW video recording of the missed hearing session; or
- c. \_\_\_\_\_ a transcript of the missed hearing session.

This certification shall become a part of the record of the proceedings in the above matter.

Signed under the pains and penalties of perjury this 13 day of August, 2023.

John Weston  
Name John Weston

Received as part of the record of the above matter:

Date: 8/14/23  
By: Mary Benedetta  
Position: Senior Planner