



Town of Reading

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Community Planning and Development Commission

CPDC MINUTES

Meeting Dated: December 12, 2011

Location: Selectmen's Meeting Room

Time: 7:30 PM

Members Present: John Weston, Chair; David Tuttle; and Charlie Adams

Members Absent: Nicholas Safina

Also Present: Jean Delios, Town Planner; Jessie Wilson, Staff Planner and Recording Secretary

Brad Latham, Latham Law Offices
George Zambouras, Town Engineer
Mehmet Sahin, Falcon Graphics
John Zaeder, eCars
Dan Enxing, eCars
Joe Calareso, Calareso's Farm Stand

There being a quorum the Chair called the meeting to order at 7:40 PM.

Sign Application, Calareso's Farm Stand

Mr. Weston requested the applicant present their application for a free standing sign at Calareso's Farm Stand. Joe Calareso's represented Calareso's Farm Stand, presented the sign application noting that the sign will be made with high density foam and will be low-set. The location of the sign is 15' from the curb and 13' from the exit drive and meets all the setback requirements. Mr. Weston asked if the sign was included in site plan review. Mr. Calareso stated that the location of the sign was included in the original site plan approval but nothing else. Mr. Weston expressed concern with the location and the proposed height of the sign as it relates to sight distances. Mr. Calareso said that the sign is pulled back far enough to see the oncoming traffic and should provide enough visibility from both sides. Mr. Weston again states his concerns for sight distancing. Mr. Tuttle believes the sign is well placed. Mr. Calareso further indicated that the proposed landscaping around the sign will be low-set and will not obstruct any views. Ms. Delios told the Board that the Town Engineer had a chance to look at the proposed sign and that he was to look into the MUTCD standards. Mr. Weston tabled the item to later in the meeting to allow the Town Engineer to provide input on the application.

Sign Application, 75 Haven Street – CTC Gold Refinery

Mr. Sahin, from Falcon Graphics represented the business owner of CTC Gold Refinery located at 75 Haven Street. Mr. Tuttle asked Mr. Sahin what signage is there currently. Ms. Delios indicated that there is nothing there currently and the sign board area is black. Mr. Weston provided comments from absent member Mr. Safina. Mr. Safina had suggested the sign have a darker background and possibly gold lettering, which would make it more in line with the context of the area. Mr. Safina also discouraged the

placement of the phone number on the sign. Mr. Weston agreed with Mr. Safina's comment and indicated the Board generally discourages the placement of phone numbers on the wall sign directly. Mr. Sahin asked if the phone number could be placed within the window. Ms. Delios told Mr. Sahin that the planning department would work with him to come up with a window sign design that is consistent with what is allowed. Mr. Tuttle stated that he also agreed with Mr. Safina in that a darker background with gold lettering would be better suited. Mr. Sahin indicated that those revisions are ok and he will work with his client to make the changes. Mr. Weston suggested approving the sign application with a condition that the sign will be revised with a dark background and gold lettering which shall be approved by the Town Planner.

On a motion by Mr. Tuttle, seconded by Mr. Safina, the CPDC provisionally approved the sign application with a dark background with gold lettering as to be approved by the Town Planner. Motion carried 3-0-0.

Flagpole and Lighting Installation, 281 Main Street, eCars

Mr. Weston indicated that this item is for the approval of a minor modification of an approved site plan for the installation of a flag pole. He noted that the flagpole is to be installed near the existing display area. Mr. Latham verified that the flag will be 8' X 12' and the pole foundation will be 3-feet in the ground. He further noted that flags do not fall under site plan review. Mr. Weston agreed with Mr. Latham, but indicated the main issue was regarding the proposed and existing site lighting. Mr. Enxing verified that the flag must be illuminated from sundown to sunrise. Mr. Weston stated that the Board does not want to regulate the lighting for the proposed flag, but the existing lighting for the display area was not approved as part of the original site plan review. Mr. Latham verified that the lights were not approved, but can be directed only on the display cars as to not spill over to the adjacent sites.

Mr. Tuttle reminded the Board that the flag cannot exceed 4' X 6' in accordance with ZBL 6.2.4.0 if the flag is to be considered exempt under signage. The Board discussed whether they have jurisdiction to approve a larger flag as the applicant has proposed. Mr. Tuttle verified that they can approve a larger flag at their discretion.

Ms. Delios wanted a better description of the existing lighting for the entire site. There is a lot of existing lighting on the site and she wanted to make sure it was consistent with that was approved. Mr. Latham provided a letter from the applicant's lighting consultant stating the lights are consistent with the approved plan. It was noted that this does not take into account the two ground lights for the display area. The Board further discussed the lighting plan. Ms. Delios reminded the Board that the approved site plan decision conditions that no lighting spill-over to adjacent properties and that the lighting was to be extinguished after closing. Mr. Zambouras mentioned that the existing lighting condition can be reviewed against the approved photometrics and could be changed if needed. There was a discussion regarding security lighting. Mr. Enxing indicated there is a wall pack on the back of the building.

The Board discussed their regulatory jurisdiction and determined that they have limited jurisdiction over the flag installation but would like to consider it a minor modification to an approved site plan. Mr. Latham stated that if the two existing ground lights for the display area and the proposed light for the flagpole are too intense, he is confident they can be modified. Mr. Weston suggested that a field measurement be taken after all the lights are installed to ensure the levels are consistent with what is

approved and there is no spillage onto abutting properties. This would be a condition of the minor modification. Mr. Latham was agreeable to his suggestion. Mr. Weston also indicated that they would need to approve the larger flag as the applicant has requested and that the minor modification would be for the site lighting and the location of the flagpole.

On a motion by Mr. Tuttle, seconded by Mr. Weston, the CPDC determined the changes to the site plan for the location of a flagpole and installation of a ground light are minor modifications. Motion carried 3-0-0.

On a motion by Mr. Tuttle, seconded by Mr. Weston, the CPDC approved the minor modification as discussed with the condition that the applicant provide a revised and verified photometric as-built to ensure consistency with the approved site plan. Motion carried 3-0-0.

ANR, 26 County Road

Mr. Zambouras indicated to the Board that the plan has frontage along a private way, but the Town maintains it as a public way because there are already 8 or 10 properties along that road.

On a motion by Mr. Tuttle, seconded by Mr. Weston, the CPDC endorsed the ANR plan as presented. Motion carried 3-0-0.

Surety Bond Approval, Reading Woods – 1 Jacobs Way

Mr. Weston asked Mr. Zambouras if the estimate included material and labor. Mr. Zambouras indicated that this is only for Phase I and that the Town agreed to bond each phase. The Town Engineer suggested that the bond amount be increased from the applicant's original estimate. Mr. Zambouras suggested an amount of \$1,582,802.00.

On a motion by Mr. Tuttle, seconded by Mr. Adams, the CPDC approved the bond in the amount as indicated by the Town Engineer. Motion carried 3-0-0.

Subdivision Endorsement, Reading Woods – 1 Jacobs Way

Ms. Delios indicated that the appeal period had expired which now allows for CPDC to endorse the plan which was previously approved.

The Board members each signed the plan.

South Main Street Design Guidelines

Mr. Weston and the Board agreed to table this item to the next CPDC meeting in lieu of absent member Nick Safina. Mr. Zambouras did indicate that MassDOT should be consulted regarding the sidewalks.

Town Planner Updates

Ms. Delios indicated that the last Bi-Weekly update for 2011 will be sent out. She noted that Calareso's construction is moving along. eCars has their final walk-thru for their occupancy permit scheduled for December 13, 2011. She said that the solution which was agreed upon at tonight's meeting regarding the lighting will not hold up the occupancy permit. Perfectos is close to closing if not already closed. The DRT meeting was held for the MF Charles building and went well. Ms. Delios is expecting a site plan review application after the New Year. The applicant is likely going to seek a waiver for residential parking requirements. 30 Haven Street is also moving along. The foundation is done and the steel is almost complete. They are finalizing the logistics plan for the modular units and will come from North Reading and turn right on Washington , then travel down High Street and up Haven Street.

Approval of November 28th CPDC Minutes

The Board postponed the approval of the November 28th CPDC minutes to the next CPDC meeting agenda.

Adjournment

On a motion by Mr. Tuttle, seconded by Mr. Safina, the CPDC voted to adjourn at 9:20 PM by a vote of 4-0-0.

Respectfully Submitted,

Jessie Wilson

Recording Secretary