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TOWN CLERK'S OFFICE
NORTH READING, MASS.

Town of North Reading
Massachusetts

Community Planning

MINUTES

Tuesday, March 19, 2024

Mr. Warren Pearce, Chairperson called the Tuesday, March 19, 2024 meeting of the Community Planning Commission to order at 7:32p.m. in Room 14 of the North Reading Town Hall, 235 North Street, North Reading, MA and via Virtual Meeting (Zoom participants may call 1-301-715-8592, meeting code 9854300926, or visit <http://us02web.zoom.us/j/9854300926>).

MEMBERS

PRESENT:

Warren Pearce, Chairperson
David Rudloff, Vice Chairperson
Ryan Carroll, Clerk
Jeff Griffin
Jeremiah Johnston

STAFF

PRESENT:

Danielle McKnight, AICP
Town Planner/Community Planning Administrator
Debra Savarese, Administrative Assistant

Mr. Pearce informed all present that the meeting is being recorded.

146-150 Park Street – Senior Housing Authority – endorse plan

Mr. Rudloff moved, seconded by Mr. Griffin and voted 4-0: (Mr. Carroll absent)

that the Community Planning Commission vote to endorse the plans entitled, “Site Plan, 1818 on the Commons, (Senior Housing Facility), 146-150 Park street, North Reading, MA 01864”; dated August 23, 2022, last revised August 28, 2023; drawn by Hayes Engineering, Inc.

Roll call vote: Mr. Johnston, Mr. Rudloff, Mr. Griffin and Mr. Pearce favor, none opposed.

210 Main Street - discussion

Mr. Charlie Watson of Pinnacle Carpentry stated that he is the general contractor that applied for the permit to redo the facing at 210 Main Street. (Sample was shown to CPC – veneer stone with variations). There are three or four owners for this property and one of them wanted it to look more like a castle. He does have rendering (see file) and he is trying to keep it as tasteful, as possible because the building is located on Main Street.

The consensus of the CPC is that they approve the rendering shown this evening.

Minutes

Mr. Rudloff moved, seconded by Mr. Griffin and voted 4-0: (Mr. Carroll absent)

that the Community Planning Commission vote to accept the minutes dated February 6, 2024 as written.

Roll call vote: Mr. Johnston, Mr. Rudloff, Mr. Griffin and Mr. Pearce favor, none opposed.

Mr. Carroll arrived at 7:55PM.

Zoning Board of Appeals

122 Marblehead Street – On the petition of Laurie Truesdale for a special permit to raise chickens.

- The CPC does not object to the application but recommends considering any impacts to neighbors.
- No rooster should be allowed.

22 Wright Street – On the petition of Sean O'Halloran for a variance from the side yard setback to build an attached two-car garage with second floor master suite addition.

- Is the addition over the leach field? This should be vetted by the Board of Health.
- The proposed addition goes nearly to the property line, which is excessive.
- Is there a hardship?

8 Burditt – On the petition of Nicholas Catino for a home occupation special permit to run his office for his junk removal business out of his residence.

- The CPC does not object to the application, provided all provisions of §200-42, Home Occupations, are adhered to.

2 Fieldcrest – On the petition of Joseph Mustone on an appeal of the decision of the building commissioner for the denial of rehabilitating the second dwelling on the property.

- The CPC supports the decision of the Building Inspector.

Lucas & Abigail Way – OSRD Special Permit Permit – P.H. 8:00PM

Attorney Jill Mann stated that presented a PowerPoint. (See attached)

Mr. Pearce asked Attorney Mann how they can keep vehicles from entering onto Amber Road and parking in front of the Romeo property.

Attorney Mann stated that they do not have any right to do that. The property in front of the Romeo's dwelling does not belong to them and never has. That property belongs to DCR.

John Bobrek stated that some barricades could be left in that area.

Mr. Pearce suggested that they petition DCR.

Mr. Rudloff stated that he has a question regarding the OSRD and bylaws. Section 10, item 1 – "Residential structures shall be oriented toward the street servicing the premises and not the required parking area. When the open space residential development will include a mix of housing types, the developer shall seek to place single-family houses towards the perimeter of the site, especially where it abuts residentially zoned and occupied properties." He would like Attorney Mann to respond to this regarding the proposed duplexes.

Attorney Mann stated that essentially it does try to get us to use the interior, so where they're putting the multi-families that is the desired area to try achieve this.

Mr. Rudloff stated that he is talking about the four duplexes to the south that are upfront. There is a buffer of some degree to the north with the ledge cropping.

Attorney Mann stated that is why they did it and they brought the houses completely forward on the roadway and they thought they were providing such deep lots (over 300' deep) that they were providing enough separation and would even be willing to increase the buffer behind. The point is to truly maintain as much distance as possible and that was the whole intent with the multis because they felt that those were more differentiated use than the duplex units, such as this. The Arsenault property located across the street will have a whole row of trees to create a buffer between that home and then the use. If they were to put more multi-families in the back the amount of traffic would be exactly the same thing.

Mr. Griffin asked if the southernmost property, all the way to the left, appears to be a lot smaller than the other properties.

Attorney Mann stated that it is smaller. In the definitive they may be able to alter the shape, but right now it gives them more flexibility.

Mr. Carroll stated that he is still trying to understand the use and rights around Amber Road. What is by-right-for the public.

Attorney Mann stated that she had to go through the title for it because for them to proceed she needed to be sure that Mr. Bobrek had certain rights to the road. Amber Frey owned all of the property and she granted DCR Amber and Priscilla Road. Amber thought that DCR would create the ways and she would not have to do that, or pay for it and she would then have all of these ANR lots. Amber required that she had access rights and the right to develop. But, DCR didn't put the roadway in. Amber and her successors had the right to put the roadways in however they saw fit in order to create a subdivision, but, it's subject to getting permits from DCR and all the other requisite permits from the Town. She never looked at the title for Arsenault and Romeo, but when she looked at the decision. It would appear that they were given full rights to use Amber Road in whatever way they see fit. But, DCR has the right to maintain it as open access, so no one has the right to block the way.

Tom Romeo owner of 253 Haverhill Street stated that he is concerned with the following:

- Yield Plan - No waivers are necessary.

Attorney Mann stated that waivers are requested under the OSRD because the whole intent is to create lots that are much smaller than required, so the Yield plan and OSRD plan are two totally separate animals. The Yield plan which is a Conventional plan shows full compliance with a dimensional requirements of the RA District.

- The Health and Conservation regulations are all within the Town's bylaws?

Attorney Mann stated that they are part of the bylaw. With a Yield plan a wetland can cross a wetland. It's called a limited project especially subdivisions. It's a policy that was enacted in 1997.

- Have the 22 lots all passed the perk tests?

Attorney Mann stated that they have not passed perk tests because each of the lots are not perked. They will be done when the definitive plan is submitted to the CPC.

- No rights to Amber Road because DCR will not let them.

Attorney Mann stated that they have rights to restore the road, but cannot alter it.

- Yield plan shows Amber and Priscilla Road being developed. How can the Yield plan show 22 lots on road that cannot be improved?

Attorney Mann stated that the actual subdivision plan will not show or have anything to do with these two roads. They have the right to use those roadways to develop subdivision roadways.

- His conversation with DCR is that they are not happy with the current owners of the properties and were reluctant to issue construction permits.

Attorney Mann stated that it's the same situation as a subdivision approval. They don't have to have subdivision approval for a Yield plan, they just need to show that they comply. DCR cannot deny them the right to that permit.

- Who will maintain Amber and Priscilla road?

Attorney Mann stated that she doesn't know what North Reading's position is, but in any town where the public is not permitted to utilize the road, the town is not allowed to. Massachusetts Finance Law does not allow them to maintain the road and use public money, unless the public has access rights. If the town does not maintain then it would be the responsibility of the people who live on the road to maintain it.

- Suggests to the CPC that there are a lot of unanswered questions to access, maintenance and rights to build.
- Vernal pool close to one of the proposed roads.

Attorney Mann stated that if they are too close and the Conservation Commission wants them to move the road further away they will do that.

Mr. Carroll moved, seconded by Mr. Rudloff and voted 5-0:

that the Community Planning Commission vote to continue the public hearing for 7 Charles Street and 249 Haverhill Street until Tuesday, April 2, 2024. @ 8:00PM.

Planning Administrator Update

3A/MBTA Communities – warrant article (vote re: submittal)

Discussion moved to Select Board meeting.

Sewer update

Select Board meeting on April 1, 2024

Adjournment at 10:03PM

Respectfully submitted,
Ryan Carroll, Clerk

A handwritten signature in blue ink, appearing to be 'Ryan Carroll', is written over a horizontal line.

**HAVERHILL STREET
CHARLES STREET
OPEN SPACE RESIDENTIAL SUBDIVISION**

SPECIAL PERMIT - Article X

- 26 Unit Open Space Residential Subdivision
 - 14 Lots with a mix of single family, two family and multifamily homes
-



RESPONSES TO BOARD COMMENTS:

1. Petitioner realigned the intersection of Haverhill Street and Lucas Lane to further enhance the existing safe sight distance.
2. The OSRD is in keeping with the intent and spirit of the Open Space Residential Development Regulations, to create and protect conservation areas, wildlife habitat, and forested areas. The development shows smaller lot sizes, reduced setbacks and more compact style of homes such as duplex structures and multifamily structures.
3. The OSRD will protect in perpetuity more than 65% of the land area of the Property as open space.
4. Petitioner revisited the conventional subdivision rules and regulations and modified the Yield Plan to eliminate the need for waivers.
5. During the Subdivision approval process, Petitioner will provide a full stormwater management plan and report for the OSRD.
6. Petitioner will restore the wetland areas that were disturbed during the clearing and grading of the DCR's property and will restore the active portion of Amber Road to its prior condition.
7. The Petitioner will create access to open space and to Harold Parker Forest over its trails.
8. Petitioner will create a condominium association to own, manage and maintain all open space, public parking areas, and trails and will grant a conservation restriction over the Open Space to the Town.
9. The OSRD will maintain a 50' no disturb strip along all lots that abut land of others.



RESPONSES TO ABUTTER CONCERNS:

1. Amber Road and Priscilla Road will not be used by the Petitioner and will not be part of the OSRD. Notwithstanding, Petitioner is proposing to restore Amber Road from its intersection with Haverhill Street to the end of the active portion of Amber Road.
2. Petitioner will restore the surface of Amber Road to redirect stormwater to the exiting catch basin that is maintained by the Town.
3. Petitioner will fix the driveways that intersect with Amber Road and the roadway apron for Haverhill Street.
4. During the Subdivision approval process, Petitioner will provide a full stormwater management report for the OSRD demonstrating that it will not redirect water to the abutters located at 255 and 253 Haverhill Street.
5. The clearing of Amber Road and Priscilla Road was conducted under the auspices of DCR and an Order of conditions.
6. The trailer on Amber Road does not belong to the Petitioner, Petitioner will ask for it to be removed.
7. The fencing at the end of the active section of Amber Road is not controlled by the Petitioner.
8. The public parking area located off of Lucas Lane will be maintained by the condominium association.

2013

DCR – ROWs
Amber Road &
Priscilla Road



2013-2014 Aerial Imagery
Property Tax Parcels



2021 Aerial Imagery
Property Tax Parcels



Intersection of Haverhill Street and Amber Road





253 Haverhill Street

255 Haverhill
Street



View looking toward Haverhill
Street just beyond driveways for
253 and 255 Haverhill Street



End of the active
section of Amber
Road



CITY PLAN NOTICE

1. BASE MAPS OF THE PROJECT SITE IS THE RESULT OF A LARSEN SURVEY DATED 1994 OF LAND BY LARSEN SURVEY, INC. OF 1548 EAST STREET, TOWN OF DARTMOUTH, MA 01928.
2. BASE MAPS OF 1 CHARLES & 218 HENRIETTA STREET WAS COMPILED BY LARSEN SURVEY AND SURVEY OF DARTMOUTH, MA.
3. THE LARSEN SURVEY WAS COMPILED BY LARSEN SURVEY, INC. OF 1548 EAST STREET, TOWN OF DARTMOUTH, MA 01928.

ZONING TABLE - RESIDENTIAL ZONE				
Lot Area	Frontage	Setback	Front Yard	Side Yard
Minimum	50' 0"	10'	25'	10'

1. 100' 0" BY 100' 0" AREA
2. 100' 0" BY 100' 0" AREA
3. 100' 0" BY 100' 0" AREA
4. 100' 0" BY 100' 0" AREA



1. All roadways are less than 1,000' in length. Roadways greater than 500' have a looped water main.
2. All roadways have a 66' wide ROW and a paved surface of 28' and have room for sidewalks.
3. All Lots maintain minimum Lot Frontage and Area for RA District.
4. All Lots comply with the dimensional requirements of the RA District and contain a building envelope.
5. Each Lot that abuts a lot that is not included in the OSRD maintains a 50' no disturbance area.
6. There is one limited frontage lot that has an area of 120,000 SF, 50' of frontage, and a diameter circle of 250'. Its driveway is only 265' long.

10 0 100 200 FEET
SCALE = 1"=100'



BOBREK

PO BOX 2142
DARTMOUTH, MA 01923
WWW.BOBREK.COM

CITY PLAN

ABIGAIL WAY &
LUCAS LANE OSRD

PROJECT NO. 0

DATE: 03/24/2024

BY: [Signature]

FOR: [Signature]

DATE: 03/24/2024

BY: [Signature]

FOR: [Signature]

DATE: 03/24/2024

BY: [Signature]

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FOR: [Signature]

DATE: 03/24/2024

OPEN SPACE:

1. More than 50% of the Property is included in the Open Space Parcel.
2. The Open Space contains no structures or exclusive use areas, it includes the common septic system for Lucas Lane and permitted Stormwater Management Systems and access trails.
3. The entire Open Space is contiguous and is separated only by ROW/Streets.
4. Substantially all Open Space is undisturbed and preserves all onsite wetlands and a substantial portion of the wetland buffers as well as the areas of the Property with steep slopes.
5. The Open Space provides connectivity and preserves wildlife corridors to the Harold Parker State Forest.
6. Create multiple points of access to the Open Space
7. Create enhanced access to Harold Parker State Forest
8. Provides 5 public parking spaces
9. The Open Space will be owned and maintained by a Condominium Association.
10. The Open Space will be protected in perpetuity by a Conservation Restriction granted to the North Reading Conservation Commission.

GENERAL NOTES

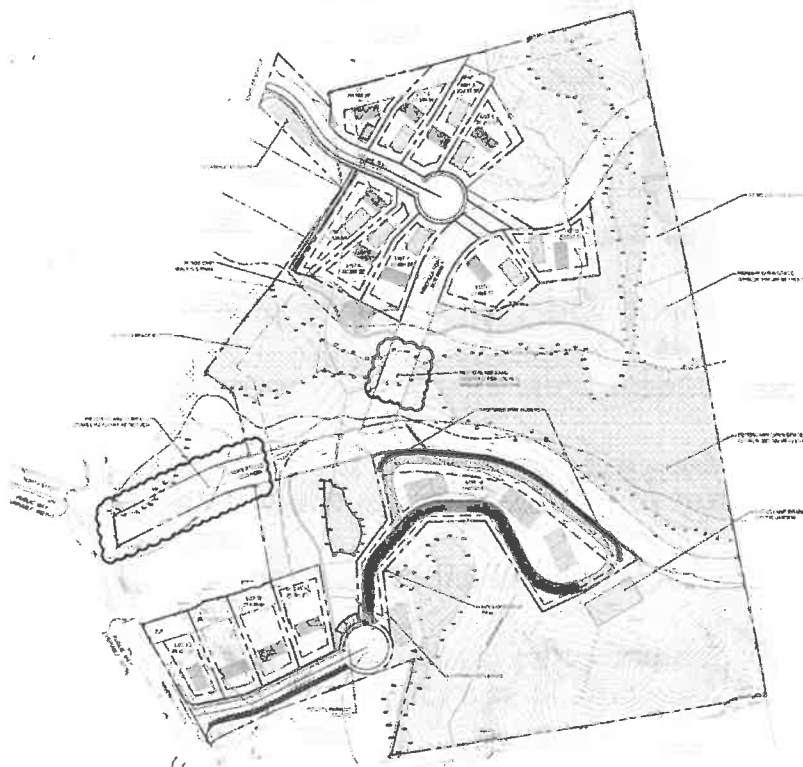
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2. BASE MAPS OF 7 QUARTER & 288 HAYHOLE STREET WERE COMPLETED BY L. H. HANCOCK, A.C.T. 178 EAST STREET, TOWNSHIP 10, RANGE 10, SECTION 10, T10N R10E S10E.
3. THE PLANNING & SURVEYING COMPANY, L.P. BY ORDER OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HENNING, A.C.T. 178 EAST STREET, TOWNSHIP 10, RANGE 10, SECTION 10, T10N R10E S10E.
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JOHN F. HENNING, A.C.T. 178 EAST STREET, TOWNSHIP 10, RANGE 10, SECTION 10, T10N R10E S10E.

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BOBBER

PO BOX 1111
DANVERS, MA 01923
WWW.BOBBER.COM

ABIGAIL WAY & LUCAS LANE OSDR

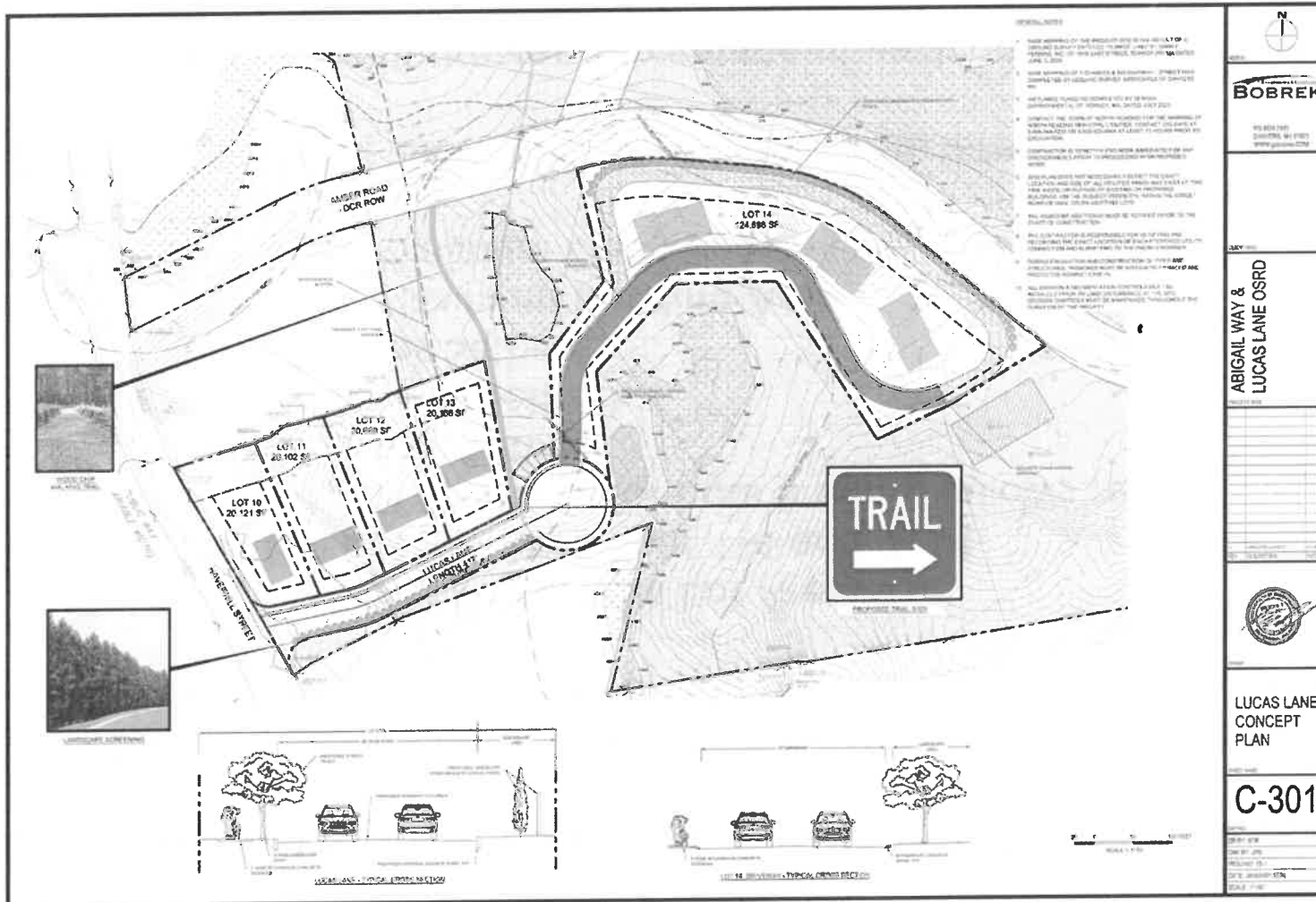
OPEN SPACE CONCEPT PLAN

C-300

DATE: JANUARY 2011
SCALE: 1"=100'

ABIGAIL WAY is a 450' long subdivision roadway with 9 single family home lots

1. 2 lots have 20' of frontage that cross over a DCR right of way
2. All lots require a waiver from dimensional requirements
3. Access to the Open Space Parcel



LUCAS LANE is a 417' long subdivision roadway with 5 lots

1. 4 duplex townhouses lots
2. 1 lot with three (3) multifamily buildings with three (3) residential dwellings

The Multifamily lot is accessed by one common driveway and will be designed with a fire access that provides 360° access to the Buildings

3. All lots require a waiver from dimensional requirements
4. One common septic system for all Units
5. Access to the Open Space Parcel

WAIVERS:

§200-50(B)(3)[j] to allow slopes with a grade of 25% within the Open Space

§200-50(C)(7) allow a reduction of all dimensional requirements (subject to 50' perimeter buffer and no waiver for lots bordering on existing home sites) as follows:

20,000 SF minimum Lot Area

80' Lot Frontage Lots 1-4 and 7-14

20' Lot Frontage for Lots 5 and 6 (allows reduce disturbance)

20' Front Setback

12.5' Side Setback

25' Rear Setback

10% Maximum Building Area

30% Minimum Open Space

§200-51(A)(7)(b)[2] allow 35% Multifamily Structures (3 Unit Buildings)

§200-50.B.3.i allow a greater percentage of wetland in the Open space than the percentage on the Property *(Required if the Primary Open and the Secondary Open Space are combined.)*

NOTE:

- DESIGN SPEED 30 MPH

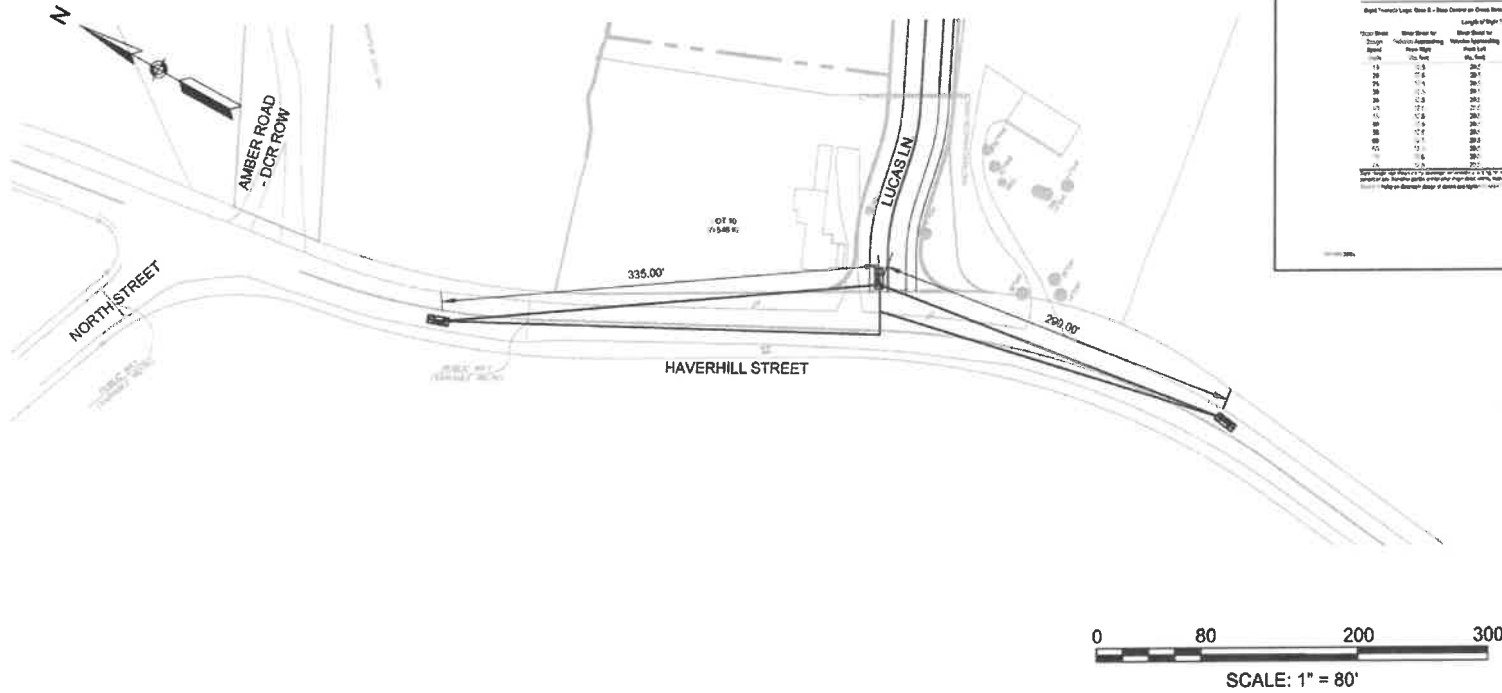
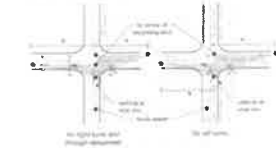


Exhibit 3-11
Right Triangle Case B
Sight Triangle Diagram



Right Triangle Case B - Sight Distance on Cross Street

Design Speed (mph)	Vehicle Approaching From Driveway (ft/s)	Vehicle Approaching From Main Road (ft/s)	Length of Sight Triangle (ft)	Sight Distance for Left Turn (ft)	Sight Distance for Right Turn (ft)
15	15.0	15.0	22.5	150	150
20	20.0	20.0	30.0	200	200
25	25.0	25.0	37.5	250	250
30	30.0	30.0	45.0	300	300
35	35.0	35.0	52.5	350	350
40	40.0	40.0	60.0	400	400
45	45.0	45.0	67.5	450	450
50	50.0	50.0	75.0	500	500
55	55.0	55.0	82.5	550	550
60	60.0	60.0	90.0	600	600
65	65.0	65.0	97.5	650	650
70	70.0	70.0	105.0	700	700
75	75.0	75.0	112.5	750	750
80	80.0	80.0	120.0	800	800



SIGHT DISTANCE ANALYSIS (LEFT TURN FROM DRIVEWAY)

LUCAS LANE
NORTH READING, MASSACHUSETTS

PM: W. F. LYONS
DESIGNER: —
SCALE: 1" = 80'
DATE: 02/19/2024

FIGURE 1
SHEET 1 OF 1

**HAVERHILL STREET
CHARLES STREET
OPEN SPACE RESIDENTIAL SUBDIVISION**

SPECIAL PERMIT - Article X

- 26 Unit Open Space Residential Subdivision
 - 14 Lots with a mix of single family, two family and multifamily homes
-



RESPONSES TO BOARD COMMENTS:

1. Petitioner realigned the intersection of Haverhill Street and Lucas Lane to further enhance the existing safe sight distance.
2. The OSRD is in keeping with the intent and spirit of the Open Space Residential Development Regulations, to create and protect conservation areas, wildlife habitat, and forested areas. The development shows smaller lot sizes, reduced setbacks and more compact style of homes such as duplex structures and multifamily structures.
3. The OSRD will protect in perpetuity more than 65% of the land area of the Property as open space.
4. Petitioner revisited the conventional subdivision rules and regulations and modified the Yield Plan to eliminate the need for waivers.
5. During the Subdivision approval process, Petitioner will provide a full stormwater management plan and report for the OSRD.
6. Petitioner will restore the wetland areas that were disturbed during the clearing and grading of the DCR's property and will restore the active portion of Amber Road to its prior condition.
7. The Petitioner will create access to open space and to Harold Parker Forest over its trails.
8. Petitioner will create a condominium association to own, manage and maintain all open space, public parking areas, and trails and will grant a conservation restriction over the Open Space to the Town.
9. The OSRD will maintain a 50' no disturb strip along all lots that abut land of others.



RESPONSES TO ABUTTER CONCERNS:

1. Amber Road and Priscilla Road will not be used by the Petitioner, and will not be part of the OSRD. Notwithstanding, Petitioner is proposing to restore Amber Road from its intersection with Haverhill Street to the end of the active portion of Amber Road.
2. Petitioner will restore the surface of Amber Road to redirect stormwater to the exiting catch basin that is maintained by the Town.
3. Petitioner will fix the driveways that intersect with Amber Road and the roadway apron for Haverhill Street.
4. During the Subdivision approval process, Petitioner will provide a full stormwater management report for the OSRD demonstrating that it will not redirect water to the abutters located at 255 and 253 Haverhill Street.
5. The clearing of Amber Road and Priscilla Road was conducted under the auspices of DCR and an Order of conditions.
6. The trailer on Amber Road does not belong to the Petitioner, Petitioner will ask for it to be removed.
7. The fencing at the end of the active section of Amber Road is not controlled by the Petitioner.
8. The public parking area located off of Lucas Lane will be maintained by the condominium association.

2013

DCR – ROWs
Amber Road &
Priscilla Road



2013-2014 Aerial Imagery
Property Tax Parcels



2021 Aerial Imagery
Property Tax Parcels

GENERAL NOTES

1. NAME MAPPING OF THE PROJECT SITE IS THE RESULT OF A GROUND SURVEY CONDUCTED BY LAND BY DANN I. PERKINS, INC. OF 1048 EAST STREET, WENSBURY MA 01810 JUNE 3, 2020.
2. NAME MAPPING OF 7 CHARLES & 345 HAWTHORN STREET WAS COMPLETED BY LESLIE SURVEY ASSOCIATES ON JANUARY 20, 2021.
3. WETLANDS FLOODING COMPLAINTS BY DEBORAH ENDRICH-MITAL OF ROUNLEY MA DATED JULY 2023.
4. CONTACT THE TOWN OF WORTH READING FOR THE MAPPING OF WORTH READING MAPS. SURVEY & CONTACT 240-846-1111. ABAH 144-7291 OR 1-800-528-4444 AT LEAST 72 HOURS PRIOR TO ELEVATION.
5. CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO PROCEEDING IN THE PROJECT WORK.
6. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME UNDER OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS ON THE SUBJECT PROPERTY WITHIN THE 8' BUFFER MARGIN OF ANY ON OR ADJACENT LOTS.
7. THE ADJACENT ADJUTERS MUST BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECONSTRUCTING THE EXISTING LOCATION OF EACH PROPERTY UTILITY CONSTRUCTION AND SUBMITTING TO THE ENGINEER FOR REVIEW.
9. DURING ELEVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST COLLAPSE.
10. ALL ELEVATIONS & DIMENSIONS ARE TO BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

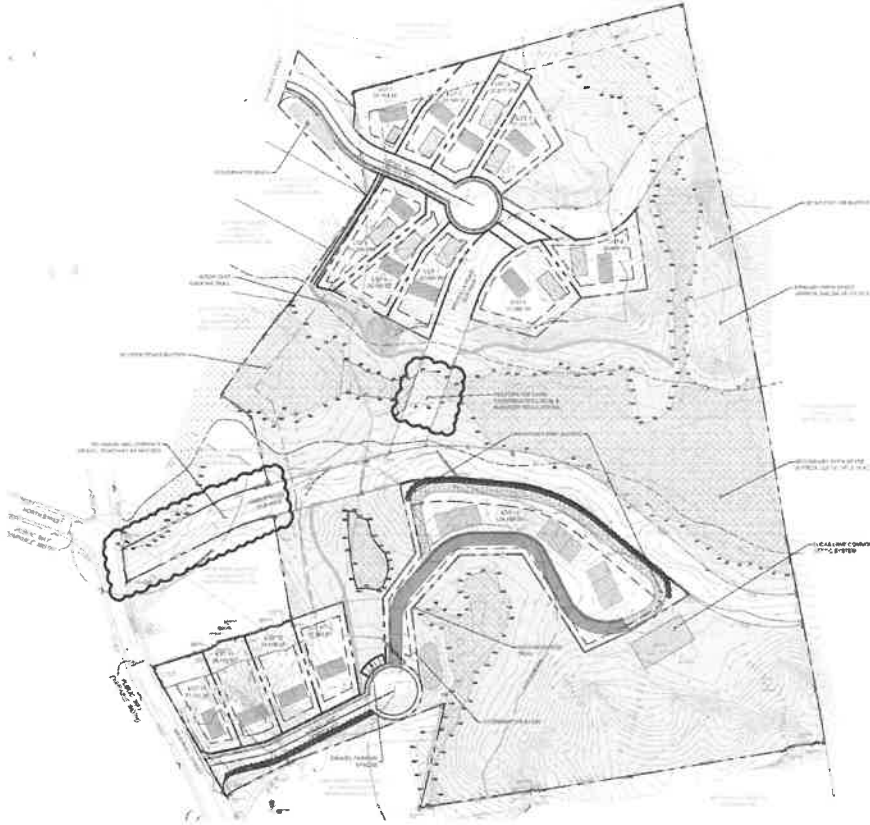
PERMANENT ELEVATION - IMPROVED & CONVEYANCE				
Lot Area	Permanently Improved Area	Sub Area	Sub Area	Sub Area
45,000 sq. ft.	350 sq. ft.	20 sq. ft.	40 sq. ft.	10 sq. ft.

1. LOTS 5 & 6 PROVIDE 24' OF FRONTAGE.

OTHER NOTES

1. OPEN SPACE UNIT CALL: 22 LOTS 1 & 2 - 26 LOTS PERMANENTLY UNDER OSRP. LOTS 5 & 6 - SINGLE FAMILY DWELLINGS - 30%. LOTS 7 & 8 - TWO FAMILY DWELLINGS - 30%. LOT 14 - THREE FAMILY DWELLINGS - 30%.
2. PLUS WITH READING ZONING BY LAW 750 C THE C-300 IS AUTHORIZED TO HAVE ANY MINIMUM OPEN SPACE REQUIREMENTS PROVIDED IN NO EVENT SHALL BE DIMINISHED BY THE ABOVE. BELOW 30% OF THE REQUIRED YARD.
3. CUL-DE-SAC ARE UNUSUAL FOR PROPERTY LINE TO PROPERTY LINE.

OPEN SPACE CALCULATION	
Lot Area	1,776,511.00
Required Area	215,402.00%
Proposed Open Space Area	899,397.00
Proposed Open Space Area	918,372.00
Required Area	215,402.00%
Proposed Open Space Area	36,717.00%



SCALE: 1"=100'



BOBREK

PO BOX 1118
GAINESVILLE, FL 32609
WWW.BOBREK.COM

DATE: 01/10/24

ABIGAIL WAY & LUCAS LANE OSRP

NO.	DATE	DESCRIPTION
1	01/10/24	ISSUED FOR PERMIT



OPEN SPACE CONCEPT PLAN

C-300

DATE: 01/10/24
SCALE: 1"=100'



Intersection of Haverhill Street and Amber Road





253 Haverhill Street

255 Haverhill
Street



View looking toward Haverhill
Street just beyond driveways for
253 and 255 Haverhill Street



End of the active
section of Amber
Road



GENERAL NOTES

1. BASE MAPS OF THE PROJECT SITE IS THE RESULT OF A GROUND SURVEY ENTITLED "PLAN OF LAND BY DONALD W. PRINCE, INC. OF 1011 EAST STREET, TOWNSHIRE, MA DATED JUNE 1, 2008."
2. BASE MAPS OF 7 CHAIRS & 218 HAVENHILL STREET WAS COMPLETED BY LERLAND SURVEY AND ASSESSMENT OF LANDS, INC.
3. NO FLANDERS PLANS COMPLETED BY GEORGE ENVIRONMENTAL OF TOWNSHIRE, MA, DATED JULY 2002.

ZONING TABLE - RESOURCE & ZONE				
Lot Area	Frontage	Side Yard	Front Yard	Setback
Minimum	40.00' 10'	10'	25'	10'

1/4" = 10' FRONTAGE
 1/4" = 10' SIDE YARD
 1/4" = 10' FRONT YARD
 1/4" = 10' SETBACK



1. All roadways are less than 1,000' in length. Roadways greater than 500' have a looped water main.
2. All roadways have a 66' wide ROW and a paved surface of 28' and have room for sidewalks.
3. All Lots maintain minimum Lot Frontage and Area for RA District.
4. All Lots comply with the dimensional requirements of the RA District and contain a building envelope.
5. Each Lot that abuts a lot that is not included in the OSRD maintains a 50' no disturbance area.
6. There is one limited frontage lot that has an area of 120,000 SF, 50' of frontage, and a diameter circle of 250'. Its driveway is only 265' long.



BOBREK

PO BOX 2185
 DARTMOUTH, MA 01923
 WWW.GLOBE.COM

CLIENT: BOBREK

ABIGAIL WAY &
 LUCAS LANE OSRD

PROJECT: 1101

REV. DESCRIPTION DATE



PREPARED BY

YIELD
 PLAN

SHEET NAME

C-200

DRAWN BY

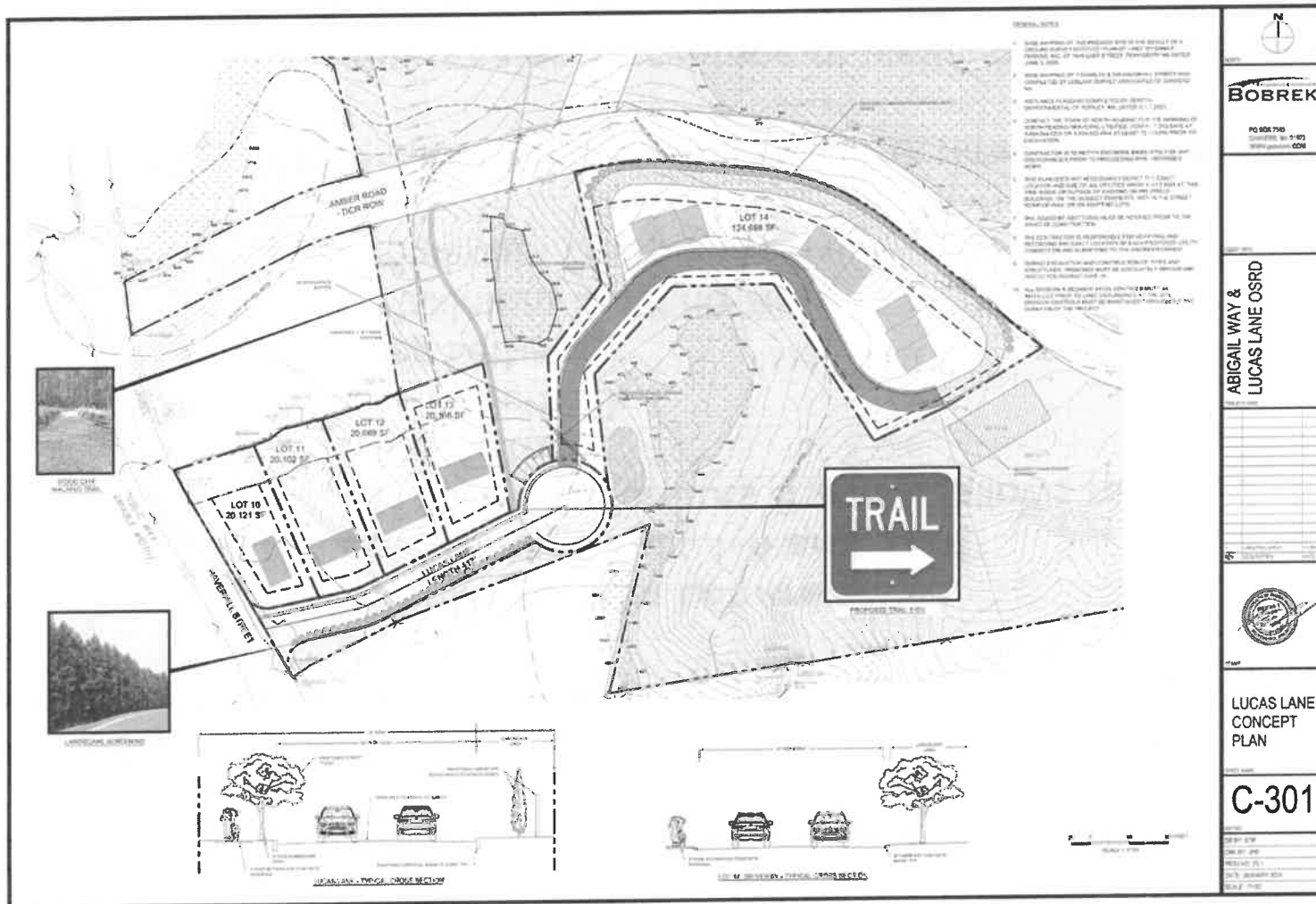
CHECKED BY

PROJECT NO.

DATE

SCALE

1" = 100' 1" = 100'



LUCAS LANE is a 417' long subdivision roadway with 5 lots

1. 4 duplex townhouses lots
2. 1 lot with three (3) multifamily buildings with three (3) residential dwellings

The Multifamily lot is accessed by one common driveway and will be designed with a fire access that provides 360° access to the Buildings

3. All lots require a waiver from dimensional requirements
4. One common septic system for all Units
5. Access to the Open Space Parcel

WAIVERS:

§200-50(B)(3)[j] to allow slopes with a grade of 25% within the Open Space

§200-50(C)(7) allow a reduction of all dimensional requirements (subject to 50' perimeter buffer and no waiver for lots bordering on existing home sites) as follows:

20,000 SF minimum Lot Area

80' Lot Frontage Lots 1-4 and 7-14

20' Lot Frontage for Lots 5 and 6 (allows reduce disturbance)

20' Front Setback

12.5' Side Setback

25' Rear Setback

10% Maximum Building Area

30% Minimum Open Space

§200-51(A)(7)(b)[2] allow 35% Multifamily Structures (3 Unit Buildings)

§200-50.B.3.i allow a greater percentage of wetland in the Open space than the percentage on the Property *(Required if the Primary Open and the Secondary Open Space are combined.)*

WAIVERS:

§200-50(B)(3)[j] to allow slopes with a grade of 25% within the Open Space

§200-50(C)(7) allow a reduction of all dimensional requirements (subject to 50' perimeter buffer and no waiver for lots bordering on existing home sites) as follows:

- 20,000 SF minimum Lot Area

- 80' Lot Frontage Lots 1-4 and 7-14

- 0' Lot Frontage for Lots 5 and 6 in the alternative can create a private roadway extension to create frontage for Lots 5 and 6 (waiver allows reduced disturbance)

- 20' Front Setback

- 12.5' Side Setback

- 25' Rear Setback

- 10% Maximum Building Area

- 30% Minimum Open Space

§200-51(A)(7)(b)[2] allow 35% Multifamily Structures (3 Unit Buildings)

§200-50.B.3.i allow a greater percentage of wetland in the Open Space than the percentage on the Property *(Required if the Primary Open and the Secondary Open Space are combined.)*

NOTE:

- DESIGN SPEED 30 MPH

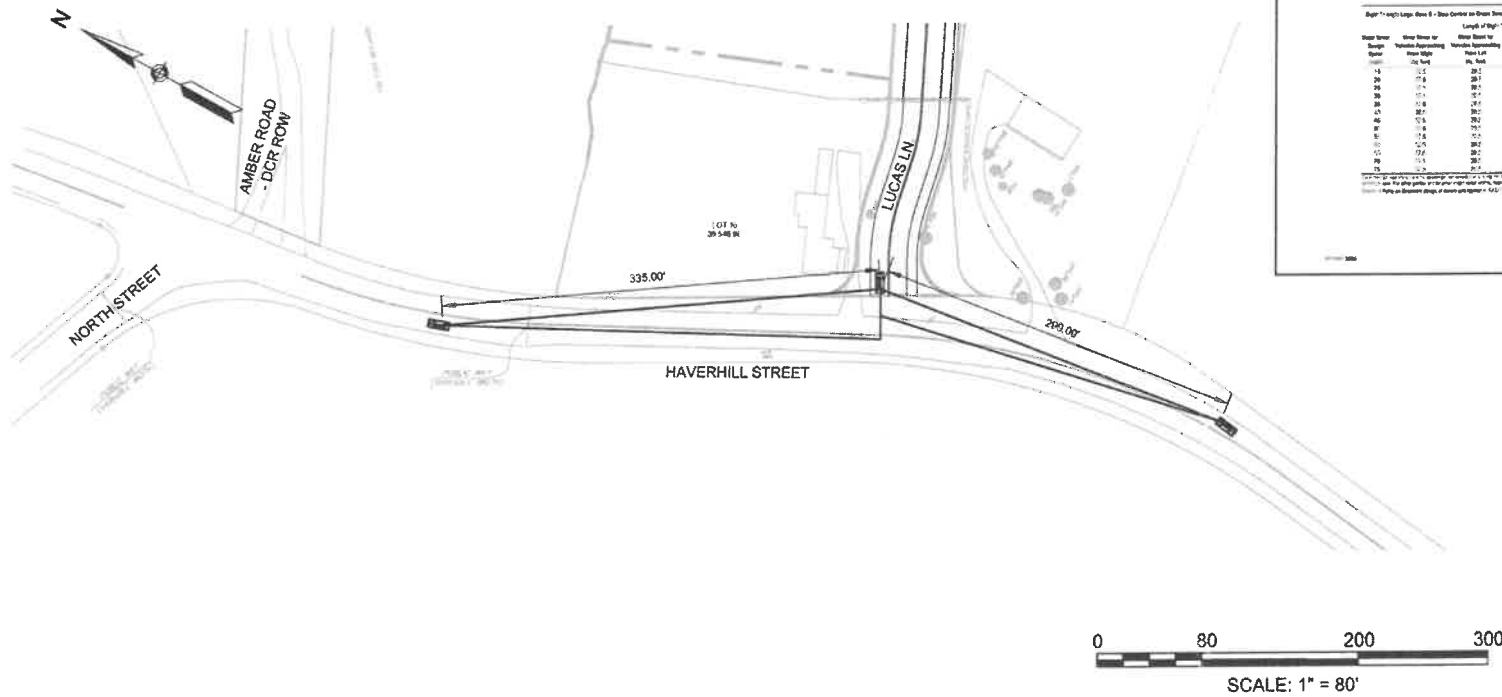


Exhibit 3-11
Sight Triangle Case B
(Perpendicular Sight Triangle)



Table 3-11.1: Sight Triangle Case B - Base Distance to Stop Line

Vehicle Speed (mph)	Vehicle Height (ft)	Base Distance (ft)	Vehicle Height (ft)	Base Distance (ft)
15	5.0	20.0	5.0	4.7
20	5.0	26.7	5.0	6.3
25	5.0	33.3	5.0	7.9
30	5.0	40.0	5.0	9.5
35	5.0	46.7	5.0	11.1
40	5.0	53.3	5.0	12.7
45	5.0	60.0	5.0	14.3
50	5.0	66.7	5.0	15.9
55	5.0	73.3	5.0	17.5
60	5.0	80.0	5.0	19.1
65	5.0	86.7	5.0	20.7
70	5.0	93.3	5.0	22.3
75	5.0	100.0	5.0	23.9
80	5.0	106.7	5.0	25.5
85	5.0	113.3	5.0	27.1
90	5.0	120.0	5.0	28.7
95	5.0	126.7	5.0	30.3
100	5.0	133.3	5.0	31.9



SIGHT DISTANCE ANALYSIS (LEFT TURN FROM DRIVEWAY)

LUCAS LANE
NORTH READING, MASSACHUSETTS

PM: W. F. LYONS
DESIGNER: ---
SCALE: 1" = 80'
DATE: 02/19/2024

FIGURE 1
SHEET 1 OF 1