

Owner: Johnson Woods Realty Corp.
c/o Glover Property Management, Inc.
8 Doaks Lane
Marblehead, MA 01945

Application for Final Planned Unit Development Residential Special Permit

**Johnson Woods Condominiums Phase II
Reading, Massachusetts**

October 11, 2011



Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
603 Salem Street
Wakefield, MA 01880

Latham, Latham & Lamond, P.C.
Attorneys At Law
643 Main Street
Reading, MA 01867

Grazado Velleco Architects
Little Harbor
Marblehead, MA 01945

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Town of Reading

16 Lowell Street
Reading, MA 01867-2683
Phone: 781-942-9012
Fax: 781-942-9071
Email: jdeslios@ci.reading.ma.us

Community Planning and Development Commission

APPLICATION AND REQUIREMENTS

Site Plan Review Section 4.3.3 of the Reading Zoning By-Laws

Application for PUD-R Special Permit [Section 4.9 et seq.]

Applicability: The following types of activities and uses require site plan review by the CPDC:

- a. Construction, exterior alteration or exterior expansion of, or change of use within an institutional, commercial, industrial, or multi-family structure with four or more dwelling units;
- b. Construction or expansion of a parking lot for an institutional, commercial, industrial, or multi-family structure or purpose.

Exemptions: Site plan review shall not be required for the following:

- a. The construction is solely for the maintenance or repair of the existing structure;
- b. The construction, expansion or alteration of a building or structure does not exceed three hundred (300) gross square feet, or such alteration involves only interior renovation of less than one thousand (1,000) gross square feet;
- c. The construction, expansion or alteration only involves the modification of internal electrical, plumbing or mechanical systems.

This is an application for PUD-R Special Permit and Site Plan Review.

Procedures: Applicants for site plan approval shall submit fourteen (14) copies of the site plan to the CPDC for review, and within three (3) days thereafter request a determination from the Town Planner on completeness of application. The Town Planner shall make a determination of completeness within thirty (30) days of receipt of such application.

Property Address Westerly of West Street Assessor Map 19 Lots 4 and 3

Name of Applicant Johnson Woods Realty Corporation, et al

Address of Applicant 8 Doaks Lane, Marblehead, MA 01945

Email address tedmoore@gloverproperty.com

Phone/Fax numbers 781-639-1113/781-583-0471

Name of Owner (if not applicant) Same as applicant

Address _____

Email _____

Phone/fax _____

Name of Engineer William Bergeron, P.E.

Firm Hayes Engineering, Inc.

Address 603 Salem St., Wakefield, MA 01880

Email bbergeron@hayeseng.com

Phone/fax 1-781-246-2800/1-781-246-7596

Name of Attorney O. Bradley Latham

Firm Latham Law Offices LLC

Address 643 Main Street, Reading, MA 01867

Email bradlatham@lathamesq.com

Phone/fax 781-942-4400/781-944-7079

Name of Architect James Velleco, A.I.A.

Firm Grazado Velleco Architects

Address 10 Doaks Lane, Marblehead, MA 01945

Email jim@grazadovelleco.com

Phone/fax 781-631-4949/781-631-8702

Current Use of the property: Vacant

Proposed Use of the Property Residential

Brief Description of Project Please see the attached addendum that is incorporated herein by reference.

Estimated construction cost of the project \$ 18,500,000.

Proposed Building Size (SF) / Please see the attached materials and plans. Lot size _____ # parking spaces provided _____

List other Permit Requirements (list date of application thereof):

Conservation Commission Order of Conditions - Buffer Zone

Zoning Relief PUD-R Special Permit - CPDC

Public Works Water and Sewer connections

Board of Selectmen None

Board of Health Sign-offs

Historical Commission None

State Permits: DEP None

MHD None

Other Sewer Extension Permit, NPDES, MEPA

21E filing Not Applicable

List of all easements, liens, mortgages, restrictions, or other encumbrances: None that affect the filing

CERTIFICATIONS

The undersigned hereby certifies:

1. That fourteen (14) complete copies of this application and all attachments have each been enclosed in one envelope, have been delivered to the Community Services Department, and have been marked as follows:

One each to:

**Town Engineer
Municipal Light Department
Fire Department
Police Department**

**Building Inspector
Conservation Commission
Health Department**

Two each to:

Town Planner

Five each to:

CPDC

In addition, one (1) full copy is to be delivered by the Applicant to the Board of Health, as a separate but related filing; the Applicant is then to deliver a receipt from the Board of Health to the Town Planner;

2. That he/she has delivered to the Town Planner a certified check for the required Application Fee in the amount of \$ 17,400.00 ;

3. That he/she understands and hereby agrees that, in addition to the Application Fee identified in Paragraph 2 above, if the Community Planning and Development Commission, in the course of its review of this application, determines at its sole and absolute discretion that review of all or any part of this proposed project by (an) outside, independent consultant(s) of the Commission's sole choosing is necessary for proper evaluation of this project or its possible effects on any matter of public interest, that he/she shall immediately provide to the Department of Community Development of the Town of Reading (a) certified checks(s) payable to the consultant(s) in an amount equal to the estimated cost of the consultant services, and that he/she further understands and hereby agrees that the Town of Reading shall issue no Certificate of Occupancy for this project until any and all such consultant fees which have been duly imposed subject to Site Plan Review Rules and Regulations have been paid in full;

4. That he/she understands and hereby agrees that no Building Permit shall be issued by the Town of Reading until this Application is approved or approved with modifications and/or conditions, that no Certificate of Occupancy shall be issued until the project has been duly certified as completed in full accordance with approved plans, or has been bonded to the Town by the Applicant to guarantee such completion, and that the subject property shall not be occupied or used until said Certificate of Occupancy is issued, or such bonding provided;

Please give public notices as required by M.G.L. Chapter 40A.

5. That he/she understands and hereby agrees that pursuant to law, notification of this Application and required public hearing(s) must be placed in a local newspaper at the Applicant's expense.

Johnson Woods Realty Corporation

Applicant's signature by: _____ Date: 10/11/2011
as President

=====
This application is authorized for filing with the Town Clerk:

Town Planner, as Clerk to CPDC _____ Date: _____

PLANS SUBMISSION (14 copies plus digital format)

Preparation of Plans: Applicants are invited to submit a pre-application sketch of the proposed project to the CPDC and to schedule a comment period at a regular meeting of the CPDC. Site plans shall be submitted on 24-inch by 36-inch sheets, or larger if necessary for clarity. Plans shall be prepared by a registered professional engineer, registered land surveyor, architect or landscape architect, as appropriate. Dimensions and scales shall be adequate to determine that all requirements are met and to make a complete analysis and evaluation of the proposal.

Pre-application sketch (optional) _____

Size/Scale of Drawings _____

Locus Plan (at 1"=400', or larger if necessary to show clarity, showing location of property to surrounding area)

At 1"=40' scale or larger if necessary to show clarity, showing location of property to surrounding area:

Existing Conditions Plan

- Grading
- Drainage
- Utilities
- Landscaping
- Impervious surfaces
- Structures
- Resource Areas
- Vegetation
- Ownership of direct abutters

Proposed Site Layout Plan

- Lot boundary
- Structures
- Access drives, connections to street(s)
- Parking/Loading areas (include parking compliance calculation)
- Fencing (include detail)
- Walls (include detail)
- Walkways (include detail)
- Outdoor lighting (include specification)
- Trash receptacle

Grading and Drainage Plan

- 2' contour intervals, spot grades as necessary
- stormwater management locations
- resource area delineation
- floodplain area
- limit of work delineation
- erosion control

Utility Plan

- Sewer
- Water
- Hydrants/fire alarm
- Electric

Architectural Plans

- Floor plans
- Elevations
- Color rendering

Landscape Plan

- Limit of Work delineation
- Existing vegetation proposed to saved and/or removed
- Plant List with key to plan
- Screening
- Parking lot
- Street trees
- Snow storage area
- Recreation area
- Open space area
- Resource area delineation
- Detention/Retention areas

Narrative on phasing of construction, estimated commencement and completion of project
Utilities, drainage and accessways shall be constructed to binder course.

Garden-style buildings shall be built. Townhouse buildings shall be built
based on market conditions.

Site control/permission to pursue permits

Drainage calculations/Compliance with DEP Stormwater Management Regulations

Narrative on Project Impacts:

Municipal services

Water, sewer and electricity are adequate to handle the project.

Wetlands

ADDENDUM TO APPLICATION FOR
PLANNED UNIT DEVELOPMENT – RESIDENTIAL SPECIAL PERMIT
PHASE II AND SITE PLAN REVIEW, JOHNSON WOODS

This application relates to the completion of the residential planned unit development known as *Johnson Woods*. The initial portion (Phase I) of the property has been in the process of development since 2004. This filing relates to the development of the rear of the property (Phase II) that abuts the Reading-Woburn Town line.

Land Area:

The applicant is the owners of the land that is the subject of this application. The property is substantially shown as lot 4 on Reading Assessors Map 19. The lot has 11.6 acres.

History:

The applicant collaborated with the Community Planning and Development Commission (CPDC) for several years to develop the Planned Unit Development-Residential (PUD-R) zoning that overlays the entire 39 acres of what was Longwood Poultry farm. The citizens, CPDC, Town Meeting (passage by nearly a unanimous a vote) and the applicant recognized the benefits and appropriateness of this type of development, which far outweighed a single-family development alternative. Everyone recognized that this long-term development plan for the site, as is allowed by the PUD-R zoning, would be an appropriate use of the land and would avoid the significant demands on the Town's resources that a single-family development would have had. The Town also recognized that the full PUD-R development would result in a net revenue stream to the community. The financial benefits to the Town from this development are described below in the Fiscal Impact section.

With the passage of the PUD-R bylaw, the front portion of the Johnson Woods site (next to West Street), was developed with Phase I of the Johnson Woods Condominium, an attractive residential community. The CPDC issued a Planned Unit Development-Residential (PUD-R) Special Permit to allow Phase I of the overall development plan.

The original PUD requirements for the site placed a seven year development restriction¹ for residential use on the property located within 300 feet of the Woburn/ Reading Town Line.² That seven-year time has expired and it is now time for the completion of the PUD-R master plan.

¹ Therefore, the final development option for the remainder of the site was not possible at the time of the initial approvals.

² The original PUD requirements for the site placed a seven year development restriction for residential use on the property located within 300 feet of the Woburn/ Reading Town Line. At the time the original PUD Zone was being considered the Inwood Office Park located in Woburn along the Reading/Woburn Town Line was approved and being worked on with significant infrastructure improvements. The PUD seven year residential development restriction was imposed in order to encourage the section of Johnson Woods to also be developed as office type or similar uses and use Inwood Drive as the common office park access. As the office market softened the Inwood Office Park was modified to the Avalon Apartment Complex. This site resulted in zoning changes in Woburn to allow the residential apartment use. The site was subsequently rezoned and constructed as the Avalon Woburn Apartment Complex and sold to UDR. This development removed the office option from the Reading land but the seven year restriction was still in place.

Proposal:

By this application, the applicant seeks to continue the development of Johnson Woods consistent with the PUD-R bylaw standards and with the quality of design and construction and the attention to detail as is clearly evident in Phase I of Johnson Woods. The design layout of Phase II is shown on the accompanying plans.

Phase II is consistent with the original objectives and master plan of the PUD-R Zoning. It will have little impact on the Reading infrastructure. It will provide a significant net tax revenue stream to the Community. The roadway network that was established in Phase I of Johnson Woods was laid out and designed to accommodate Phase II.

The site topography slopes gently from elevation 130, at the southerly end, down to the meadow and conservation area at elevation 84. The site is well vegetated with white oaks and scattered evergreens. The main vehicular access will be from the high end of the site by extending the roadway network from Taylor Lane and continue with a curving design down to an emergency exit point on Inwood Drive in Woburn. The townhouses at the northerly end of the site will be accessed by extending Green Meadow drive terminating with a cul-de-sac. Phase II will provide 127 dwellings including one single-family dwelling, 15 of the townhouse units similar to those approved in Phase I and 111 flat-type units in 3 elevator buildings similar to the units provided in the 2 elevator buildings in Phase I. Each of these buildings will house an average of 37 dwellings. The townhouses will be 2 and 3 stories and the flats will be 3 stories high. The townhouses average 3 parking spaces each in garages and surface parking and each elevator building will have an underground garage that will accommodate more than one half of the required parking. The proposed site plan provides ample parking spaces in garages and with surface spaces. The generally north-south layout of the elevator buildings provide excellent solar orientation for the dwellings and are sited to be no closer than 130 feet to off-site dwellings in Woburn and 325 feet to Johnson Woods abutters in Reading. Over 6 acres of the site will be available for new planting, lawn areas, tree preservation, natural open areas, trails, a fitness course and natural wetlands in order to enhance the viewing and enjoyment of the outdoors. The trail system will extend the system commenced in Phase I and continue adjacent to the fitness course and connect to the Town Open Space Land to the north of the site.

The unit break-down is as follows:

Type of Unit	Market Rate Units	Affordable Units	Total Unit Count
Single-family	1	0	1
Townhouse (carriage house)	15	0	15
Garden style (flat), comprised of the following variations:	92 (comprised of the following:)	19 (comprised of the following:)	111
• One bedroom flat	2	7	9
• Two bedroom flat	53	12	65
• Penthouse flat	37	0	37
TOTAL	108	19	127

The sizes of the units vary depending on the style. The size of the garden-style (flats) varies from 1,000+/- square feet to 2,000 square feet, more or less, depending on the unit type and bedroom count. The size of the townhouses (carriage houses) units varies from 2,000 square feet to 2,500 square feet, more or less.

The layout and design that is being submitted by the applicant meets the criteria for the PUD-R special permit and site plan review approval. In that regard, we submit the following:

Parcel Size and Eligibility: The minimum size of a PUD-R parcel must be ten acres. The entire development parcel is 39.4 acres. The area of Phase II is 11.6 acres.

Permitted Uses in PUD-R: PUD-R land may be used for one-family dwellings, two family dwellings, town houses and apartments. The proposal is for town houses and apartments. In addition, the plan provides for the preservation and use of open space, which is an allowed use.

Intensity of Use: The bylaw states that density of land in the PUD-R district that lies within 300 feet of the town boundary shall not average in excess of 11 units to the acre. Consistent with that standard, the plan contains an average of just under 11 units to the acre.

Dimensional Requirements:

Height: in a PUD-R, “the maximum building height as to dwelling shall be 30 feet except that a dwelling that is more than 50 feet from the PUD-R parcel boundary may be 35 feet in height and a dwelling that is at least 150 feet from dwellings that are outside of a PUD and in existence at the time of preliminary PUD plan submission, may have a maximum height of 40 feet, excepting that a dwelling that is within 300 feet of the town boundary may have a maximum height of 70 feet.” Since all of Phase II is within 300 feet of the Town boundary, and the maximum height of the tallest building within Phase II is approximately 47 feet, the buildings are significantly below the permitted height.

Shadow Impact: Between 9:00 a.m. and 3:00 p.m. (EST) from February 21 to October 21, no building may cast a shadow on a dwelling outside of the PUD-R parcel and in existence at the time of the preliminary PUD plan submission. The applicant submits a shadow plan herewith to show that the site layout meets this standard.

Residential Setbacks: The bylaw requires that “[a]ll dwellings within a PUD-R shall be at least 20 feet from the PUD-R parcel boundary, which 20 foot strip shall be landscaped and/or naturally vegetated, except that a dwelling that is between 30 and 35 feet in height must be at least 40 feet from the PUD-R parcel boundary (excluding a parcel boundary that is also a town boundary) and a dwelling that is over 35 feet in height must be at least 50 feet from the PUD-R parcel boundary (excluding a parcel boundary that is also a town boundary). Natural vegetation shall be preserved in the minimum setback along the PUD-R parcel boundaries that abut property used for residential purposes as reviewed and determined by CPDC. Buildings within the PUD-R which contain residential units shall be no closer than 15 feet to each other.”

The proposal has been designed to meet the all of the setback requirements.

Open Space: A PUD-R must set aside 25 percent of its total parcel area as required open space. Required open space must have a minimum dimension of 20 feet (which may include the dimension across a water body) and shall be open to occupants within the PUD-R; access by the general public is desirable.

Over 50% percent of Phase II area is open space. The general public has access to the trail system in Johnson Woods.

Recreation Space: A PUD-R that includes land within three hundred feet (300) of the town boundary must provide a least 15% of land within 300 feet of the municipal boundary for recreational uses, such uses being subject to approval of the CPDC.

The layout of Phase II meets the stated criteria. As well as the overall trail system, Phase II includes a fitness course, physical training area and area for passive recreation, such as bird watching. There is no need for a playground as there are very few children in Johnson Woods.

Private Ways: The roadway network within Phases I and II of Johnson Woods has been laid out to meet applicable standards and to provide for safe and reasonable access for private automobiles, service vehicles and emergency vehicles. The grades of the private ways are between one percent and eight percent and have a minimum center line radius of 75 feet. Private ways ending in a dead end have a cul-de-sac with a minimum curve radius of 45 feet.

The private ways have adequate, alternative vehicles connectors to other private ways or roadways to provide alternative access for emergency vehicles.

The private ways are designed and laid out so that drainage and surface runoff are suitably accommodated.

As required by the PUD-R bylaw, the private ways shall not to be dedicated to the Town, but shall remain private ways. Deeds conveying any portion of the land or a structure shall specify that the private ways shall always remain private ways.

Driveways are designed to provide safe and adequate access to each of the buildings.

Phase II will modify the approved section of Taylor Lane. It is proposed that Taylor Lane be renamed Taylor Drive since it is now a more significant way. The plans show a proposed driveway connection with Inwood Drive in Woburn, However that connection would be only for emergency vehicles and would be gated. Just like the emergency access to Enos Circle and Kelch Road. Both the Reading and Woburn Fire Departments encourage these connections. The proposal also includes the placement of a hydrant at the end of Taylor Drive in the vicinity of an existing hydrant on Inwood Drive. This would allow a water connection between the communities should it ever be required.

The development will be under the umbrella of Johnson Woods condominium association pursuant to Mass General Laws Chapter 183A. As required, the condominium documents will provide for the proper maintenance of the private ways, common open spaces and common facilities within the development. The document shall specify that the condominium association

shall be solely responsible for private way maintenance, snow-plowing, and improvements, for all costs associated with the operation and maintenance of street lighting, and for reimbursement to the Town of all reasonable costs appropriately incurred by the Town relative to such private ways. To the extent utilities are private, legal instruments shall specify that the condominium association shall be solely responsible for the operation and maintenance of said utilities. Such instruments shall provide for the periodic payment by owners within the PUD-R development of adequate amounts to maintain the private ways, private utilities, and open space and drainage systems and shall set forth enforcement rights for collection of said periodic payments.

Landscaping Requirements: It is our goal to save as many as possible of the healthy trees that fall outside of a reasonable construction area around each building, parking area and roadway. The attached conceptual Landscape Plan illustrates these areas. The plan also depicts various smaller areas within the overall construction area, where grading changes have been minimal, that every reasonable effort will be made to save healthy trees. In the case of particularly desirable trees, stone walls will be constructed in order to preserve root structures. In addition to this tree preservation, the new planting will be consistent with the plant and tree selections and placement in Phase I.

The light pole design and spacing will also be a continuation of Phase I.

Stormwater Drainage: The development plans, reports and calculations submitted reflect compliance with the Department of Environmental Protection Stormwater Regulations. The proposed stormwater management plan outlined in the Mitigative Drainage Analysis and shown on the plans will result in significant groundwater recharge measures and that no wetland disturbance is proposed.

Pedestrian Access: The building, driveways, trails and pedestrian accessways afford safe and convenient pedestrian access throughout the site and connecting to the adjacent roadways and/or parcels.

Affordable Housing: The proposal includes nineteen (19) affordable housing units. As required by the PUD-R by-law, fifteen percent (15%) of the total residential units located within 300 feet of the municipal boundary shall be affordable housing units. The affordability restriction will conform to DHCD standards and will be in perpetuity. The method to market the affordable units shall be consistent with section 4.9.6.10 of the Reading Zoning By-law. The system of marketing established for Phase I worked well and will be carried into Phase II. The affordable units will be in the garden-style buildings and will meet the local preference option contained in the Zoning Bylaw [section 4.9.6.10.c], subject to DHCD requirements. The exterior appearance of the affordable units shall be substantially indistinguishable from the market-rate units. [See section 4.9.6.10.d]

Environmental Standards and General Development Guidelines:

The development proposal is consistent with the PUD-R provisions of the Reading Zoning By-law. The proposal will not result in a significant adverse effect. The Applicant submits the following facts:

- (1) Design: The applicant has developed a site design, building design and landscaping of a high quality. As part of its design criteria, the Applicant has avoided regular spacing and building placements. The location of the buildings considers the site topography. The building designs avoid unbroken building facades longer than 100 feet and provide appropriate human scale features, especially at street level. Designs intentionally avoid unarticulated and monotonous building facades and window placement. The designs provide a variety of building heights and varying roofline articulation. The muted color palette established in Phase I will be continued, as will the use of siding materials and windows compatible with fine New England architecture. The roof forms of the townhouses will be a gable design and the elevator buildings will have hip roofs similar to Phase I.
- (2) Traffic: The private ways are laid out to assure adequate and safe traffic flow within the development and nearby areas. Site circulation meets acceptable design standards for private automobiles, service vehicles, and emergency vehicles. The proposal will not have a significant adverse traffic impact.

The conversion of the abutting Woburn site from an office park to apartments has resulted in a significant reduction to the anticipated traffic that had been carried in all the prior studies. In addition, extensive traffic mitigation measures were imposed on the developer of the Woburn apartments. These improvements in the immediate area included a complete upgrade of the West Street and Lowell Street intersection in Wilmington as well as improvements to the Rte 93 access ramps. The result of the change is that there is significantly more roadway capacity now than when the original traffic study was done for Johnson Woods. The Traffic Report being submitted with this application verifies that the projected level of service for the intersection of Johnson Woods Drive and West Street will operate at A and B for the A.M. and P.M. peak hours.

- (3) Environmental Impact: The proposal will not have a significant adverse affect on water quality, air quality, wetlands and the natural environment. The development and design conforms to applicable federal, state and local laws and regulations regarding the environment, such as those concerning noise, air quality, wetlands, water quality and protection from flooding. The development will not result in an increase in the peak rate of storm run-off at the parcel boundary for the PUD as a whole for the design storms, and that there will be no net loss in flood storage capacity for the 100 year design storm. Please see the materials and reports submitted with this application.
- (4) Open Space: 25 percent of the Phase II area qualifies as open space. This meets the applicable standards.
- (5) Utilities: There are adequate utilities and other public works within the design and adequate facilities are available to service the development. The proposal will not have significant adverse impacts on existing public facilities within the Town. Utilities will be underground.

During the approval of Phase I of Johnson Woods, the Town reviewed the West Street water distribution and sewer system in this section of Reading. The result of this investigation lead to the West Street improvements an upgrade of the water main in West

Street as well as the elimination of the dead end water mains on Kelch & Longwood Road and Enos Circle. The sewer capacity was reviewed and also found to be adequate with the two for one mitigation measures imposed. All these improvements are now in place and are adequate to serve the Phase II development of Johnson Woods. It is important to note that the domestic water usage is significantly less than the DEP project requirements due to the use of water saving devices and on the site wells for site irrigation.

The majority of the Phase II section of Johnson Woods will also connect to the existing gravity sewer main in Inwood Drive that serves the Inwood West Apartment Complex.³

- (6) Fiscal Impact: The fiscal impacts from the development of the property were analyzed as part of the CPDC's and Town Meeting rezoning of the property. In fact an original fiscal impact analysis option was performed by Connery Associates, dated February 13, 2002, and outlined the impacts from a 288 unit condominium complex which was approved by the Reading ZBA under the State's Ch. 40B program. The projected tax value of the 288 unit site was estimated to be \$61,500,000.00 with an estimated tax yield of \$830,865.00 when the rate was based upon \$13.51 per \$1,000.

When the approval of the Phase I Johnson Woods project was received in 2004, the number of units in Phase I had been reduced to 166. The Unit mix shifter to larger, empty nester type homes. The constructed portion of Johnson Woods and the ever changing market has resulted in higher unit values than originally anticipated such that the present value of the 87 constructed units is approximately \$44,000,000.00 with an FY 2011 tax yield of approximately \$617,000.00. The projected completion of the approved 166 units in Phase I would add an additional \$40,000,000.00 of value and an additional tax yield of approximately \$550,000.00 based on FY 2011 tax rate of \$13.80 per \$1,000.00. The total build out will result in approximately \$1,170,000.00 tax yield.

The phase II portion of the site has been designed to appeal to a different segment of the real estate market with the majority of the units being located in multistory buildings with elevator access and parking garages under. This will lead to average unit values that are lower than the existing townhouse unit style that are now available. These units also make the transition to the similar size units in the Inwood West Apartment complex adjacent to the site in Woburn.

The Phase II build out is anticipated to add an additional \$40,000,000.00 of valuation to the site. This will result in an additional tax yield of \$550,000.00 based upon the FY 2011 tax rate. Therefore the total build out of Phase Is and II will have a projected tax yield of \$1,720,000, more than twice what was originally projected. This amount is based solely on the real estate tax and does not include excise taxes, permit fees, and state aid reimbursements per dwelling and per population that will result in the added units.

³ This sewer main actually connects to the Reading Willow Street Interceptor sewer that flows under Rte 93 and connects to the MWRA main in Woburn. The Inwood site in Woburn was allowed to connect to this Reading sewer main as a condition of the City of Woburn assistance in obtaining the easement rights to allow the Town of Reading to make the connection to the MWRA sewer located within Woburn.

The existing constructed portion of Johnson Woods currently will have 18 children in the Reading School System this fall. The projected total upon completion of the Phases I and II is anticipated to be in the approximately of 60 students. At an assumed PPE cost of \$10,000 per student, the tax revenues of \$1.72 Million will exceed the estimated education costs of \$.6 Million by \$1.12 Million, resulting in a large incremental surplus for the Town’s budget.

The Town of Reading does provide limited services to the complex in the form of police and fire protection, rubbish collection and the above-referenced education services. However, the condominium is responsible for all road repairs, drain maintenance, utility repairs. The costs for the municipal services provided are well below the estimated tax yield for the full build-out of the site. Therefore, the development will result in a net positive revenue stream to the Town of Reading.

- (7) Parking: 254 parking spaces are required under the PUD-R parking standards. The plan provides for a total of 284 parking spaces, 200 of which are in garages and 84 are surface spaces. The parking exceeds the zoning parking requirements.

PARKING TABLE

Building Type	Number of units	Required Parking	Proposed Surface	Proposed Garage	Proposed Total
Single Family	1	2	2	2	4
Townhouse	15	30	22	22	44
Garden Style-Flats	111	222	70	166	236

- (8) Landscaping: There shall be appropriate landscaping around buildings and in open areas, consistent with the design and approach in the existing developed portions of Johnson Woods.
- (9) Trash: The three garden-style buildings will have trash rooms to which occupants will take their trash. The condominium association shall provide wheeled, hinged top trash barrels and recycling bins that are kept in the trash room. The Association shall see that the closed trash barrels and recycling bins are taken to the dedicated area for pick-up on the day of pick-up. Trash shall not be taken out before that date. The emptied barrels and bins shall be taken back to the trash room on the collection day.
- (10) Lighting: The lighting treatment will be similar to that in Phase 1. Street lights will be the same as were used in Phase 1. No exterior lighting will spill onto other property. In fact, no lighting is proposed within 150 feet of any dwelling off of the condominium site. No flood lights are proposed on the garden-style buildings. Cut sheets showing the lighting fixtures are being provided herewith. Only low intensity lighting is proposed.

Conclusion

The applicant requests that the CPDC issue a PUD-R special permit and site plan approval to allow the site to be developed in accordance with the plans that are submitted herewith. The proposal is an appropriate use of the land, and is the consistent with good land planning and the PUD-R Bylaw. As was determined by the CPDC, Town staff and Town Meeting when they drafted, scrutinized and passed the PUD-R bylaw, the development and use of this site consistent with the criteria of the bylaw will not be detrimental to the neighborhood, or the Town as a whole or the public good. Johnson Woods Phase II will provide various types of housing. It will help the Town meet its affordable housing mandate. It will have a favorable fiscal impact on the Town. Approval will allow the completion of Johnson Woods in an attractive manner and consistent with the layout as anticipated in 2004 by the CPDC, Town Meeting and the bylaw.