

MAXWELL ARCHITECTS, LLC

PLANNING / PROGRAMMING / DESIGN

December 8, 2014

Jesse Wilson
Town of Reading
Planning and Zoning
16 Lowell Street
Reading, MA 01867

RE: 186 Summer Avenue
Site Plan Review Questions

We offer the following responses to the questions asked in various departmental review communications we received. We can easily elaborate on any of these answers this evening at the Site Plan Review Meeting should you do desire.

Criterion Operation

Total number of active clients is 363 children and their families

These children are all under the age of three

Typical sessions are from 9:15 to 11:45 am, 12pm to 1:30 pm and 12:30 to 2:30 pm

Largest scheduled sessions presently are Tuesday and Thursday from 9:15 am to 11:25 am with 29 children between all classrooms

Largest possible use of the building is 32 children in two groups of 16 with one parent presently sessions are a minimum of 7 children and a maximum of 12 children

At most, three sessions happen simultaneously

Program hours are 8 am to 4:30 pm Monday through Friday

Individual staff members come and go throughout the day for materials, office time, to and from home visits

Typical number of staff in the building at one time is 7 to 9 with other staff coming and going as described above.

There is virtually no evening or weekend use of the building

Electrical Service

400 Amp Panel

300 amp circuit breakers

120/208 3 phase service

4 wire

Ideally it will be underground from the closest available utility pole and will trench directly to a new meter and service panel on the rear of the historic house and then feed sub-panels in the house and school addition



Site Lighting

All fixtures are Dark Sky Compliant

Height of school addition

Proposed addition height to ridge is 32'-6" and is noted on Sheet A-201 to the right hand side of the addition as we note the ground, floor and roof levels.

Landscape Plan

We can shift ginkgo trees to accommodate enlarged snow storage area as requested by the Town Engineer.

Perimeter Fencing: we will use either 6'-0" high wood stockade fence as existing along the southeast edge of the property or white or almond PVC fence and can make this decision with the input of the abutting neighbors.

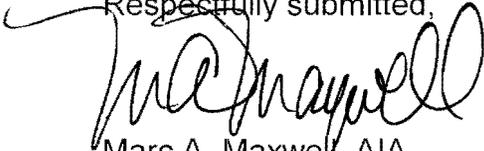
Playground fencing 4'-0" black chain link fence

At our meeting with neighbors, they requested we increase the length and coverage of privacy fencing along the south side of the property and we will accommodate this request to better shield the neighbors to the south from view and headlights.

Site Engineering

Jack Sullivan of Sullivan Engineering Group, LLC will answer the site engineering questions and comments directly.

Respectfully submitted,



Marc A. Maxwell, AIA
Maxwell Architects, LLC
Architect for Criterion Child Enrichment, Inc.

Cc: Robert Littleton, PhD/Criterion
John Fernandes/JP Law
Kenneth Margolin/Law Office of K. P. Margolin, PC
Jack Sullivan/Sullivan Engineering Group, LLC