



HEADQUARTERS
READING FIRE DEPARTMENT
Reading, Massachusetts 01867

GREGORY J. BURNS, Chief
757 Main Street
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TO: Ms. Jessie Wilson, community Development Administrator

FROM: Chief Gregory J. Burns

DATE: November 24, 2014

RE: 186-190 Summer Avenue Site Plan

I have reviewed the proposed site plan dated November 6, 2014 that was submitted for 186-190 Summer Avenue. The cover sheet of the plans bears the stamp of a Registered Architect and signature of Mr. Marc A. Maxwell. The proposed project features renovation of the existing structures and the creation of a new addition.

The site plan as presented will provide sufficient access for fire and emergency medical vehicles. This is determined based upon the review of the documents submitted; use group of the facility, all buildings will be equipped with a full fire sprinkler system and the number of occupants that are anticipated to occupy the structure. Please note, If the site plan or proposed scope of the project changes, this may impact the site access requirements.



Town of Reading
16 Lowell Street
Reading, MA 01867-2683

JEAN DELIOS
Community Services Director /
Town Planner
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To: CPDC
CC: Robert Littleton, Jr. President of Criterion Child Development
Jack Sullivan, P.E. Sullivan Engineering Group, LLC
Marc A. Maxwell, AIA, Maxwell Architects, LLC
Bob LeLacheur, Town Manager
Reading Historical Commission
George Zambouras, Town Engineer
From: Jean Delios, Assistant Town Manager – Community Services
Jessie Wilson, Community Development Administrator
Date: December 2, 2014
Re: Site Plan Review: 186-190 Sumer Avenue, Criterion Child Enrichment

The Planning Staff has reviewed the Site Plan Review Application for the proposed improvements at 186-190 Summer Avenue. Below is a summary of comments.

Materials reviewed include:

- Site Plan Review Application and Supporting Documents
- Civil Drawings Sheets 1-5 prepared by Sullivan Engineering Group, LLC dated October 9, 2014 lastly revised November 5, 2014.
- Architectural Drawings, Sheets A-101 –A-901 prepared by Maxwell Architects LLC, dated November 6, 2014.
- Landscape Plan, Sheet L-101 prepared by Maxwell Architects, dated November 6, 2014.
- Site Lighting Plan, Sheet 1 of 1 prepared by VISUAL dated November 2, 104.
- Existing Plans, Sheets EX-101 – EX-201 prepared by Maxwell Architects, dated November 6, 2014.
- Drainage Calculations, prepared by Sullivan Engineering Group, LLC dated November 5, 2014.

Site Lighting Plan, Sheet 1 of 1

1. Are the proposed lighting fixtures for the site dark skies compliant?

Proposed Exterior Elevations, Sheet A-201

1. The building height is identified for the existing barn structure and the existing house. However it is not identified for the new addition. This should be identified on the plans.

Proposed Landscape Plan, Sheet L-101

1. The plan identifies a row of 6 Ginkgo 'Autumn Gold' trees along the southern side of the property. Consider shifting that storage area so that it is not within the area of new tree plantings so as to not damage the landscaping.

Proposed Site Plan, Sheet A-101

1. The plan identifies the repair of existing perimeter fences at the rear of the site. What is the material of these fences?
2. Are there any other fences or screening proposed for the site?
3. What is the proposed color of the chain link fence around the playground area?
4. The Site Plan indicates a total of 32 students. Is this the total number enrolled at the proposed facility? Or is this number based on students per class? Please clarify.

Other

1. Parking Demand Study – It is recommended a parking demand study be provided that evaluates the proposed number of parking spaces and the peak hourly trips (including overlap) based anticipated class scheduling and facility operations.
2. In connection with the comment above, please provide a class schedule. The Site Plan Application indicates there are “sessions” to occur in the morning. How many sessions occur at a time? How many students are there per session?
3. The plan identifies porous pavement that will be integral to the drainage system for the site. What is the plan for maintenance of this pavement?
4. The Applicant must submit a plan that identifies the combining of the lots (Map 15 and Lots 294, 295 and 296). The site plan is based upon the combining upon these lots.

Please feel free to contact Community Development Administrator, Jessie Wilson at 781-942-6648 or jwilson@ci.reading.ma.us with any questions or comments.

Wilson, Jessie

From: Peter Price <pprice@RMLD.com>
Sent: Monday, December 01, 2014 10:03 AM
To: Wilson, Jessie
Cc: Laurie Ann Sylvia
Subject: RE: 186 Summer Avenue - Proposed Criterion Child Enrichement

Hi Jessie,

There wasn't any information regarding the electric service in the package that I received. I will need to know the electric service requirements (voltage, size, electric panel location, overhead or underground, etc.) before I can give any detailed comments.

In general,

1. The meter will be located outside in a RMLD approved location
2. The service will originate at pole 46 Summer Street
3. If the developer chooses to install an underground service, the owner will be responsible for the installation.
4. The RMLD will need load information.
5. The customer will need to make application for the new service with the RMLD Customer Service Department.
6. The customer's electrician will need to apply for a RMLD utility authorization number before beginning work on the new service.

Thank-you
Peter Price
Chief Engineer
Reading Municipal Light Department
230 Ash Street
Reading, MA 01887
781.944.1340 main
781.942.6429 direct
781.944.7387 fax

From: Wilson, Jessie [<mailto:jwilson@ci.reading.ma.us>]
Sent: Monday, November 24, 2014 12:51 PM
To: Burns, Greg; Tirone, Charles; Keating, Bob; Clay, Ruth; Zager, Jeff; Peter Price; Zambouras, George
Subject: 186 Summer Avenue - Proposed Criterion Child Enrichement

Hi All,

This is a reminder for any comments for the proposed Child Enrichment facility at 186 Summer Avenue. The CPDC will be reviewing this at a public hearing on December 8th. I previously requested comments by today, but I understand that this week is a holiday. However, please submit them by Tuesday of next week.

Best,

Jessie

Jessie Wilson
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Town Hall Hours:

Monday, Wednesday, & Thursday : 7:30am - 5:30pm

Tuesday 7:30am - 7:00pm & CLOSED on Fridays

Memo

To: Jessie Wilson, Community Development Administrator
From: George J. Zambouras, Town Engineer
CC: CPDC Members
Date: September 24, 2014
Re: 186-190 Summer Avenue – Criterion Child Enrichment

The Engineering Division has reviewed the Site Plan application for the improvements proposed at 186-190 Summer Avenue and offers the following comments.

Materials reviewed:

- Site Plan Review Application and Supporting Documents
- Civil Drawings Sheets 1-5 prepared by Sullivan Engineering Group, LLC dated October 9, 2014 lastly revised November 5, 2014.
- Architectural Drawings, Sheets A-101 –A-901 prepared by Maxwell Architects LLC, dated November 6, 2014.
- Landscape Plan, Sheet L-101 prepared by Maxwell Architects, dated November 6, 2014.
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- Drainage Calculations, prepared by Sullivan Engineering Group, LLC dated November 5, 2014.

General Plan Comments

- Handicap ramps and parking spaces have been relocated as suggested at the DRT meeting
- Site lighting photometric plans indicate zero spillage along the property line except for a small area with levels at 0.1 fc in the vicinity of the driveway entrance, which is acceptable.
- Two additional “No Parking Signs” should be considered, one near the entrance and one before the crosswalk. The additional signage will enable a clear understanding to motorist that no parking is permitted along the entire length of the access driveway.
- Given the extent of parking area; the snow storage area provided is of insufficient size to accommodate the volume of snow that could be realized during a heavy winter season. Additionally site grading should be modified to reasonably contain snow melt within the site, especially during periods of rapid snow melt.

Hydraulic Calculations

The hydraulic calculations as presented do not properly model the existing and post site conditions and are required to be revised to incorporate the comments below.

- The standard design storm required by the Town is the 25-year storm event. This scenario was not modeled.
- The existing soils are of Hydraulic Soil Group “A” the calculations should reflect the correct soil group to enable correct modeling of proposed runoff and required storage volumes.
- Additional input factors such as classifying the existing grass and woods areas as “Fair” should be verified.
- The modelling of class “A” soils will require an extension of the time span to capture all of the runoff volume. This is evident in the hydrograph for post sub-catchment 2S.
- The model does not properly address the Tc to simulate the travel time through the porous surface and base. Please refer to the HydroCAD support page and/or UNH Stormwater Center for guidance in modelling porous pavements.

Additionally I have concerns of utilizing porous pavement as the sole means for stormwater management. Porous pavements are relatively new and their use has typically been a supplement to other stormwater management systems. It is also well known that the life expectancy of pavements is far less than conventional systems and will require complete replacement to maintain its effectiveness. As designed, if there is a loss in the efficiency or failure of the porous pavement or its base, there are no controls to regulate site runoff to abutting properties. I would strongly recommend that the use of porous pavement as the sole method of stormwater management be evaluated. One possible alternative is to install inlet structures in addition to the porous pavement that would permit runoff to enter the stone base thereby insuring the management of stormwater should the porous pavement fail.

Stormwater Operation and Maintenance Plan

No Stormwater O & M plan has been provided and will be required. The plan shall include features such as; the frequency and reporting of inspections, vacuum sweeping, maintenance, repairs, testing the efficiency and/or proper operation of the porous pavement and the limitations and control of de-icing materials. The plan shall also indicate the responsible party, their contact information and shall require the submission of a report containing the previous year’s inspections, maintenance, repair and testing results to the Engineering Division by January 15th of each year.

Utilities and Permitting

- The sewer service as indicated is inadequate and should be a minimum of 6-inches in diameter to accommodate the expected flows generated and a use of this type. Sewer flows as calculated are incorrect. Classrooms should be calculated at 10 GPD per person and the office space should be calculated at 75 GPD per 1000 sf.
- Any increases in sewer flow shall be subject to the Town’s I/I fee. Payment of the I/I fee shall be due upon application of the building permit.

- Fire and domestic services – The incoming 4-inch line shall be connected by means of a tapping sleeve and valve at the 8-inch water main connection on Summer Avenue. The 4-inch service shall split into the individual fire supply and domestic service just before the property line. Each line should be equipped with a shut of valve at this location, not adjacent to the building as proposed.
- All utilities shall be of materials and installed in accordance with the Department of Public Works Standards and must be installed by a licensed drain layer
- All sidewalk and driveway aprons are required to be of concrete and shall be replaced in accordance with Department of Public Works Standards. No partial cutting of concrete slabs is permitted.
- As proposed six separate street excavations are needed for the project. Due to the number of excavations the Division will require that the area of Summer Avenue encompassing a minimum of five feet beyond the outermost excavations be milled and overlaid. This condition will be a requirement of the street opening permit street.
- Engineering Division shall be notified 72 in advance of excavations to mark out Town owned utilities.
- All utility and site work shall be inspected prior to backfilling by the Engineering Division. The Division shall be notified 36 hours in advance of any required inspections.
- All water, sewer, curb cut, street opening and Jackie's Law excavation permits shall be obtained at the Engineering Department prior to any excavations.
- The Engineering Division will issue a corrected street address number upon application of the building permit. The dual number being used in the site plan application is not correct.
- As-Built drawings shall be provided for all utility and site work and shall be certified by a Registered Professional Engineer or Surveyor. The plan shall be in accordance with Town standards and shall depict all final improvements, utilities and shall be submitted in paper and ACAD electronic format.