



Town of Reading
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To: Matt Zuker & Ken Chase, MKM Reading / Geoff Engler, consultant
CC: Zoning Board of Appeals / Board of Selectmen / Community Planning and Development Commission / Development Review Team staff
From: Julie Mercier, Community Development Director
Date: February 9, 2016
Re: Reading Village 40B – Additional Information Requested

At their meeting of February 4, 2016, the Zoning Board of Appeals (ZBA) opened the Public Hearing for the Comprehensive Permit Application for Reading Village at 39-41 Lincoln Street and 2-12 Prescott Street. The ZBA heard presentations from the Applicant's consultant team, provided initial feedback of their own, and then heard comments from neighbors.

The Applicant is scheduled to present the project to the Board of Selectmen (BOS) on February 23, 2016; members of the Community Planning and Development Commission (CPDC) will be present at this meeting as well.

Based on feedback received from the Board and the public on February 4, 2016, Town staff are of the opinion that certain additional information will aid in the upcoming presentation to the BOS, and respectfully request that the Applicant consider providing the following:

1. Update on progress re: meetings with neighbors;
2. Street level perspectives (close-up and at a distance) of the proposed building;
3. Clarification of architectural plans – 19 v 20 units affordable – be prepared to address this in the absence of updated plans;
4. Per unit parking space comparison between 30 Haven and Reading Village – with and without the commercial space, which is exempt from parking due to the nearby public parking lot – do 30 Haven residential leases include or decouple parking spaces?;
5. Plan for overflow and guest parking;
6. Data regarding percentage of tenants likely to commute via MBTA – based on similar developments in similarly suburban communities (could include 30 Haven);
7. Other 40B projects of similar density that the Applicant's team has been involved with;
8. Landscaping strategy if abutters are not amenable to providing the screening on their own properties;
9. Initial thoughts on snow removal process;
10. Locations for trash and recycling, as well as trash truck maneuverability through the site;
11. Proposed emergency access route(s) – external and internal to the building, and including responses to comments provided by the Fire Department;
12. Sewer/Water/Stormwater Drainage – will existing services handle this additional capacity or will new infrastructure be required?; and
13. Disruption during construction – location of laydown areas, etc.

Additional information shall be provided to Julie Mercier, Community Development Director, as soon as possible but no later than 5:00 PM on Monday, February 22, 2016.