



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

JULIE D. MERCIER
Community Development Director
Phone: (781) 942-6648
Fax: (781) 942-9071
jmercier@ci.reading.ma.us

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; **We have already met with 2 families that are direct abutters and have meetings with 2 more tomorrow. The meetings were productive.**
2. Street level perspectives (close-up and at a distance) of the proposed building; **Our architect is working on putting the building into a 3D modeling program to see different views, we hope to have something by Tuesday and we will bring to our meeting as a Power Point presentation on 3/17**
3. Clarification of architectural plans – 19 v 20 units affordable – be prepared to address this in the absence of updated plans; **20 affordable**
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?; **We are still internally working on our parking information; we have reached out the 30 Haven and awaiting information**
5. Plan for overflow and guest parking; **We will have guest parking in the building and still working on a plan for overflow parking. I imagine this will change as we make changes to the building.**
6. Data regarding percentage of tenants likely to commute via MBTA – based on similar developments in similarly suburban communities (could include 30 Haven); **Will plan on discussing this at the 3/17 meeting; We have also requested a chart from our Traffic Engineer**
7. Other 40B projects of similar density that the Applicant's team has been involved with; **Projects we have worked on are in the original Project Eligibility application**
8. Landscaping strategy if abutters are not amenable to providing the screening on their own properties; **We will prepare detailed Landscaping Plan in the near future and after we have had discussions will all our direct abutters; the ones we have spoken to so far are amendable to screening on their property as well**
9. Initial thoughts on snow removal process; **Will plan on discussing this at the 3/17 meeting and as we progress we will provide a Snow Removal Plan.**
10. Locations for trash and recycling, as well as trash truck maneuverability through the site; **This topic was initially discussed at the first meeting and the architect is prepared to continue discussion on it at**

the 3/17 meeting with some additional ideas. This detail will probably change as we make design changes and will be one of the last items worked through

11. Proposed emergency access route(s) – external and internal to the building, and including responses to comments provided by the Fire Department; See attached letter
12. Sewer/Water/Stormwater Drainage – will existing services handle this additional capacity or will new infrastructure be required?; and- We are working with the Town DPW/Engineering on this and will wait further comment from Peer Review Consultant
13. Disruption during construction – location of laydown areas, etc.- To be discussed at a Later date but we will eventually provide a Construction Management Plan.

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.