



Town of Reading
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Reading, MA 01867-2683

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To: Zoning Board of Appeals / Board of Selectmen / Community Planning and Development Commission / Development Review Team staff
CC: Matt Zuker & Ken Chase, MKM Reading / Geoff Engler, consultant
From: Julie Mercier, Community Development Director
Date: May 10, 2016
Re: Reading Village 40B – Status Update

At their meeting of March 17, 2016, the Zoning Board of Appeals (ZBA) continued the Public Hearing for the Comprehensive Permit Application for Reading Village at 39-41 Lincoln Street and 2-12 Prescott Street. The Board heard presentations from the Town's 3 peer review consultants (TBA Architects, Nitsch Engineering, and Green International), had discussion and public comment, and voted **to continue the hearing to their meeting of May 12, 2016, in the Great Room at the Pleasant Street Senior Center.**

At the March 17th hearing:

- The Applicant stated that plan revisions – based on Board, public, and peer review feedback – will be made prior to the May 12th hearing.
[No new information has been received from the Applicant to-date.]
- The Board requested a continuance from the Applicant to extend the 180-period; the Applicant expressed willingness to grant a continuance to the Board at a later date in the process if needed.
[It has been 56 days since the last hearing.]
- The Board authorized Town staff to seek a quote from Nitsch Engineering for a Water and Sewer Capacity Analysis.
[Town staff solicited a quote from Nitsch Engineering, but the additional work was delayed because the Town did not receive a check from the Applicant until late April. To complete their study, Nitsch is waiting for additional information from the Applicant; it is anticipated that the analysis will be finalized and the findings will be presented at a future meeting.]
- The Applicant agreed to provide their Phase I and Phase II 21E Site Assessments to the Town.
[The Site Assessments were provided to the Town on May 2nd.]

Town staff continue to provide the following support:

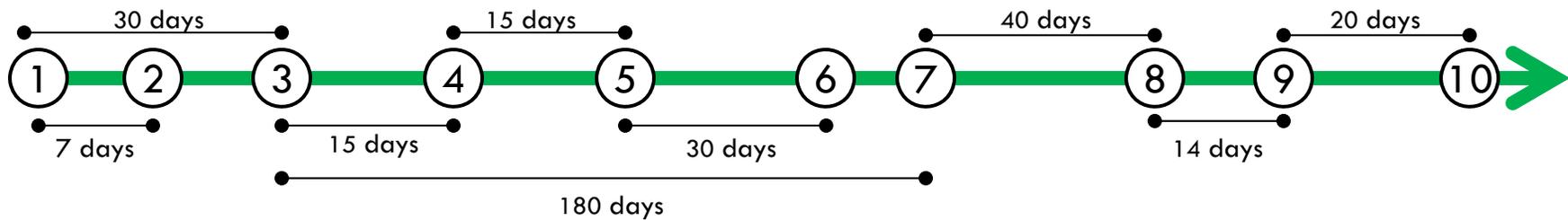
- Continued documentation of correspondence from abutters.
- Maintenance of a spreadsheet to track the Applicant's responses to concerns.
- Coordination with the Town's 40B Consultant (Beals & Thomas, Inc.).
- Uploading of documentation to Town website: <http://www.readingma.gov/planning-division/pages/reading-village>

Timeline: Status and Next Steps

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- Hearing Opened – February 4, 2016
- Halfway Point (90 Days) – May 3, 2016
- Hearing to be Closed (180 Days) – August 1, 2016
 - Unless Applicant has provided written consent to extend
- ZBA Decision to be Rendered – September 12, 2016
 - 40 Days after close of Public Hearing
- Decision Filed with Reading Town Clerk – September 26, 2016
- Applicant Filing Deadline for Appeal to HAC – October 17, 2016
 - Applicant may file appeal with HAC if they feel the ZBA wrongly denied or imposed requirements that make the Project “uneconomic”
 - As long as municipality has not met Statutory Minima or Safe Harbor requirement (Reading has not)

Timeline



①	②	③	④	⑤
Comprehensive Permit Application Date (Day 0)	ZBA Distributes Application to Local Boards/Committees/ Departments	Initial Public Hearing Must Be Held	ZBA to Determine Whether to Deny Based on Statutory Minima/Safe Harbor	Date By When Applicant Must File Response to DHCD

January 7, 2016

January 13, 2016

February 4, 2016

Not Applicable

Not Applicable

⑥	⑦	⑧	⑨	⑩
DHCD Must Issue Decision	Public Hearing Must Close	ZBA Must Render Decision	Date By When ZBA Must File Decision With Town Clerk	Date By When Applicant May File Appeal with HAC

Not Applicable

August 1, 2016

September 12, 2016

September 26, 2016

October 17, 2016