



Town of Reading
16 Lowell Street
Reading, MA 01867

Julie D. Mercier
Community Development Director
Phone: 781.942-6648
Fax: 781.942-9071
Website: www.readingma.gov

May 9, 2016

Site Plan Review
Minor Modification
DECISION

Project: 1100 Main Street – Artis Senior Living

To the Town Clerk:

This is to certify, at a public meeting of the Reading Community Planning and Development Commission (CPDC) on May 9, 2016, by a motion duly made and seconded, it was voted:

“We, the Reading Community Planning and Development Commission, upon request from Angelina Rotella, Project & Communications Coordinator for Artis Senior Living, for a Minor Modification to the Site Plan Approval for 1090-1100 Main Street dated August 26, 2013; do hereby vote **x-x-x**, to approve the Minor Modification as presented with conditions.”

MATERIALS SUBMITTED:

1. Letter of Request for Minor Modification to Site Plan Approval, from Artis Senior Living to the Community Development Director, dated 5/2/16.
2. Exhibit A: Approved Fence Design – Pressure Treated Wood, submitted 5/2/16.
3. Exhibit B: Photo of Built Fence As Currently Designed, submitted 5/2/16.
4. Exhibit C: Proposed Design for Minor Modification – Vinyl Fence, submitted 5/2/16.
5. Exhibit D: Photo of Built Fence – Proposed Vinyl, submitted 5/2/16.

FINDINGS:

1. On August 26, 2013, the CPDC issued a Site Plan Review Approval for an application by Artis Senior Living for a 64-bed memory care facility at 1090-1100 Main Street. The approved plans included a detail for an 8-foot (7 feet solid, 1 foot of lattice) fence along the northern, western, and southern property lines, which is intended to enclose the rear yard area and to screen the dumpster, generator and transformer.

2. On May 2, 2016, the Community Development Director received an application from Artis Senior Living for a Minor Modification to the August 26, 2013 Site Plan Approval.
3. Upon receipt of the application, the Community Development Director determined that a change to the perimeter fence, given its location and visual character, should be reviewed by the Community Planning and Development Commission at a public meeting.
4. The Minor Modification application requests to change the material of the approved perimeter fence from pressure-treated wood to vinyl. The proposed fence will be 8 feet in height; and the design – solid with lattice at the top – will be substantially similar to what was approved on August 26, 2013. The proposed vinyl color is beige/almond.

CONDITIONS:

1. The August 26, 2013 Site Plan Approval, and all conditions therein, shall remain in full force and effect.

Signed as to the accuracy of the vote as reflected in the minutes:

Julie D. Mercier, Community Development Director

Date

Cc: Applicant, Town Clerk, Building Inspector, planning file