



**Town of Reading**  
**16 Lowell Street**  
**Reading, MA 01867**

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**July 11, 2016**

## **Preliminary Subdivision Plan**

# **DECISION of APPROVAL**

### ***0 Randall Road & 25 Springvale Road – MG Hall Contractors*** **‘Randall Road Extension’**

*To the Town Clerk:*

*This is to certify, at a public hearing of the Reading Community Planning and Development Commission (CPDC) opened and closed on July 11, 2016 by a motion duly made and seconded, it was voted:*

“We, the CPDC, as requested by MG Hall Contractors, under the Town of Reading’s Subdivision Rules & Regulations, and MGL Chapter 41 Sections 81K through 81GG, to consider the 4-Lot Preliminary Subdivision Plan for property located at 0 Randall Road (Assessors Map 15, Lots 5,6, 7 and 8 & Assessors Map 10, Lot 296) and 25 Springvale Road (Assessors Map 10, Lot 294), as shown on the plans prepared by JM Associates, dated June 6, 2016, do hereby vote **x-x-x** to approve the said plans, inclusive of all waivers listed herein, subject to the Findings and Conditions below.”

#### **MATERIALS:**

The following documents and plans were submitted into the public record:

1. Form B: Application for a Preliminary Subdivision Plan, filed 6/6/16.
2. List of Waivers requested from the Town of Reading Subdivision Rules & Regulations.
3. Certified List of Abutters, dated 5/26/16.
4. Email from Community Development Director to Applicant, Applicant’s Engineer and Applicant’s Attorney with a statement deeming the submission Complete, and including a list of minor revisions to be made for the next plan submission, dated 6/7/16.
5. SH. 1 of 4: Preliminary Subdivision Plan – Record Plan, Randall Road Extension, Reading MA, prepared for: MG Hall Contractors, prepared by: JM Associates, dated 6/6/16.
6. SH. 2 of 4: Preliminary Subdivision Plan – Locus Plan, Randall Road Extension, Reading MA, prepared for: MG Hall Contractors, prepared by: JM Associates, dated 6/6/16.
7. SH. 3 of 4: Preliminary Subdivision Plan – Existing Conditions, Randall Road Extension, Reading MA, prepared for: MG Hall Contractors, prepared by: JM Associates, dated 6/6/16.
8. SH. 4 of 4: Preliminary Subdivision Plan – Roadway and Utility Plan, Randall Road Extension, Reading MA, prepared for: MG Hall Contractors, prepared by: JM Associates, dated 6/6/16.

9. Drainage Report – Preliminary Subdivision Plan, Randall Road Extension, Reading MA, prepared by JM Associates, dated June 6, 2016.
10. Order of Resource Area Delineation, issued by the Reading Conservation Commission on 3/24/16.
11. Notes from the Development Review Team (DRT) meeting on 6/22/16.

## **FINDINGS:**

1. **General:** The Applicant is proposing to extend Randall Road by approximately 200 feet to create frontage for 3 additional lots. The 4<sup>th</sup> lot – an existing lot with frontage on both Randall Road and Springvale Road that contains an existing dwelling and is known as 25 Springvale Road – will be reconfigured to lend frontage and area to 1 of the new lots on Randall Road. The total area of all the lots combined is approximately 1.6 acres and, with the exception of the existing house lot, is forested. The site ranges in elevation from 248’ along the northern edge (rear of lots along Randall Road) to 262’ along the southern edge (along Springvale Road).
2. **Zoning:** The site is within the S-15 Zoning District; each of the 4 lots will comply with the bulk frontage and area requirements of the S-15 Zoning District. While it is anticipated that each of the proposed new homes will comply with the yard requirements of the S-15 Zoning District, the existing house at 25 Springvale Road has an existing non-conforming side yard setback.
3. **Upland Area:** ZBL Section 6.2.8 requires that any lot in the S-15 District must contain at least 12,000 SF of upland area outside of a Wetland Resource Area; The Lot Shape Table on Sheet 1 indicates that each of the 4 lots will contain at least 12,000 SF of upland area.
4. **Wetlands:** On March 24, 2016, the Applicant received an Order of Resource Area Delineation (ORAD) from the Reading Conservation Commission. In exchange for filling a wetland to extend the road, a pocket wetland will be constructed on proposed Lot 2. The proposed work will require the filing of a Notice of Intent (NOI) with the Reading Conservation Commission.
5. **Existing Right-of-Way:** The existing Randall Road right-of-way is 40’ wide with a pavement width of 24’, and a 4’ grass strip and 4’ sidewalk on each side. It ends in a cul-de-sac / temporary turn-around area. The Town has accepted it as a public way up to the existing cul-de-sac.
6. **Proposed Right-of-Way:** The proposed Randall Road extension will be 40’ wide with a pavement width of 24’, and a 4’ grass strip and 4’ sidewalk on each side. It will be located fully within the historic 40’ wide paper street, and will end in a cul-de-sac bulb with a 45’ radius. It will be offered to the Town for acceptance as a public way after it is constructed.
7. **Cut / Fill:** The Applicant shall indicate whether any earth removal will be required.
8. **Trees:** All trees currently or proposed within the public right-of-way will need to be identified for the Tree Warden. In addition, trees of 6” dbh or greater shall be inventoried and may need to be replaced if removed.
9. **Existing Utilities:** Town of Reading water and sewer, as well as gas, telephone, electric, and a closed drainage system, are located within Randall Road. An existing drainage ditch runs behind the rear edge of proposed Lots 2 and 3.
10. **Proposed Utilities:** Town of Reading water (8” line) and sewer (8” line) will be extended as far down Randall Road – within the right-of-way – as necessary to provide service to the new lots. Though not depicted on the plans, it is presumed that gas, telephone, electric and cable will be extended as well. A hydrant shall be located at the end of the cul-de-sac for flushing purposes.

11. **Drainage:** The project includes the construction of infiltration basins and downspouts on each new lot as well as a subsurface recharge field on Lot 1 and a 12” drain pipe from Lot 1 to the street. A proposed 12” drain line will be extended part-way down Randall Road and is proposed to discharge into the pocket wetland on Lot 2. The Applicant shall work with the Conservation Administrator to determine what type of pre-treatment measures may be required for the road runoff prior to discharge into the wetland.
12. **Streetlights:** The Applicant shall indicate whether any light poles are proposed. If so, they shall be installed in accordance with RMLD standards and specifications.
13. **Easements:** Sheet 1 depicts two drainage easements and two easements for highway purposes: one on Lot 1 and one on Lot 3. The easements for highway purposes will be passable by any vehicle – public or private – and will include paved portions of the cul-de-sac which infringe on Lots 1 and 3. The Applicant shall provide additional information about the logistics of having a portion of private land dedicated to paved highway use. The Applicant shall work with the Town Engineer, and Town Counsel as needed, to ensure that all easements are properly written and recorded.

### **WAIVERS:**

**Pursuant to Section 7.0 Design Standards, the Applicant has requested the following waivers:**

1. *Section 7.1.1a – to provide a 45’ radius cul-de-sac bulb where a 60’ radius is required.*
2. *Section 7.1.3 – to provide a cross-section of 40’ where 60’ is required.*
3. *Section 7.1.5a – to provide a cul-de-sac street **longer** than the 500’ maximum.*
4. *Section 7.1.5e – from the provision of a landscaped cul-de-sac island.*
5. *Section 7.1.7a – from the provision of vertical granite curbing.*

**Pursuant to Section 3.8 Waivers, the CPDC voted **x-x-x to approve** all of the requested waivers.**

### **CONDITIONS:**

1. The following adjustments/additions shall be made – or waivers shall be requested from such – on the Definitive Subdivision Plans:
  - i. **Profiles** shall be provided at a vertical scale of 1” = 4’ or better;
  - ii. The **locus inset** shall be revised to depict the name, location, right-of-way width, pavement width, sidewalk location and width of any existing public and private streets abutting, providing access to, or located within 1,000 feet of any portion of the proposed subdivision;
  - iii. Existing and proposed **easement** and right-of-way boundary notations shall indicate to whom rights therein have been or are proposed to be conveyed;
  - iv. The **proposed rear yard setback** for the existing house at 25 Springvale Road should be dimensioned and labeled;
  - v. The **Zoning Table** should be revised to include actual calculations for each lot, and shall include lot width and lot coverage;
  - vi. The existing **wetland** delineation and the proposed pocket wetland areas shall be depicted on the same plan sheet.
2. Definitive Subdivision Plans shall be submitted in conformance with Section 6.0 of the Town of Reading Subdivision Rules & Regulations. In addition, the Applicant is strongly advised to take

into consideration the comments received from staff, which are outlined in the Development Review Team notes from 6/22/16.

3. As appropriate prior to submitting a Definitive Subdivision Plan, the Applicant shall ensure that any requirements of the 3/24/16 Order of Resource Area Delineation issued by the Conservation Commission are met. In addition, the Applicant shall file a Notice of Intent with the Conservation Commission.
4. As appropriate, all necessary permits and approvals shall be obtained prior to site work including but not limited to: Definitive Subdivision Plan approval from the CPDC, an Order of Conditions from the Conservation Commission, a Street Opening Permit, a Street Tree Removal Permit, a Water/Sewer Extension Permit, Building Permits, Proof of Inspections and Certifications of Cellar Floor Elevations.

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

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Julie D. Mercier, Community Development Director

Date

*Cc: Applicant, Town Clerk, CPDC, Development Review Team, Building Inspector, planning file*

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