

**Development Review Team Meeting**  
October 19, 2016  
Randall Road Extension, 4-Lot Preliminary Subdivision

**Staff Present:** Assistant Town Manager Jean Delios, Community Development Director Julie Mercier, Conservation Administrator Chuck Tirone, Town Engineer Ryan Percival, Community Services Officer Kristen Stasiak, Safety Officer David Savio, Fire Chief Gregory Burns, RMLD Engineer Peter Price

**Members of Development Team Present:** Mark Hall, Jack McQuilkin, P.E., Bill Crowley, Esq.

**Application Overview:**

The Applicant is planning 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 Springvale Road - will be reconfigured to lend land area to 1 of the new lots on Randall Road. The road extension will maintain the existing road width, sidewalks, and curbing, and will be capped with a cul-de-sac bulb with a 45-foot turning radius. Utilities will be extended, and each lot will have infiltration chambers with downspouts. In exchange for filling a wetland to extend the road, a pocket wetland will be constructed on proposed Lot 2.

The following is a recap of the DRT meeting:

<b>DRT Comments</b>		
<b>Planning</b>		
	<b>Comment</b>	<b>Policy/Regulation</b>
1. Completeness	Minor suggestions that can be made prior to endorsement	
2. Decks	Patios more popular, will be subject to lot coverage	
<b>DPW/Engineering</b>		
	<b>Comment</b>	<b>Policy/Regulation</b>
1. Hydrant	Can be located at beginning or end of new cul-de-sac bulb	
2. Stormwater	New MS4 regulations will be enforced for this project – Applicant has been working with Eng/Cons on drainage design	
3. Trees	Trees in public way need to be identified for Tree Warden	
4. Easement Rights	Town of Reading should be specified	
5. Filterra Boxes	O&M for these is a concern	
6. Curb	Vertical Granite Curbing required in cul-de-sac bulb	
<b>Conservation</b>		
	<b>Comment</b>	<b>Policy/Regulation</b>
1. NOI	NOI filed for Cons Comm meeting on 10/26	
2. Trees / Buffer	Tree inventory for 6” dbh or greater required; some tree replacement will be needed; put on separate plan w/landscaping	
<b>RMLD</b>		
	<b>Comment</b>	
1. Overhead Electrical	No room for undergrounding electrical, existing is overhead; waiver will be required for this from CPDC	
2. Transformer	No room for 10’x10’ transformer easement	

3. Light Poles	Street not accepted by Town yet, so Applicant will provide poles	
<b>Fire Chief</b>		
	<b>Comment</b>	
1. General	No comments – proposal meets 45’ radius requirement	
<b>Police</b>		
	<b>Comment</b>	
1. Materials	Stockpile materials safely so not attractive nuisance	