

Development Review Team Meeting

February 17, 2016

Reading Village

Staff Present (see attached sign in sheet for contact info): Town Manager Bob LeLacheur, Assistant Town Manager Jean Delios, Fire Chief Greg Burns, Fire Lieutenant Paul Jackson, Building Inspector Glen Redmond, Conservation Administrator Chuck Tirone, Community Development Director Julie Mercier, DPW Director Jeff Zager, Health Agent Steven DiLauro, RMLD Chief Engineer Peter Price, Civil Engineer Chris Cole, Police Officer Kristen Stasiak, Reading Historical Chair Carl Mitton, Ken Chase and Matthew Roman from MKM Reading, Architect Peter Bartash and 40B Consultant Geoff Engler.

Applicant: Reading MKM, LLC

The proposed project is to develop 77 units on two parcels of land under Chapter 40B. The 36,064 square foot site on Lincoln and Prescott Street will offer 20 affordable housing units. One parcel of the site is currently used as a moving and storage building known as Doucette Moving and the other parcel is occupied by a former furniture store. The new building would feature an at-level parking garage with 4 floors of residential units above.

State building code and state fire code apply to this project. There will be two chutes, one for trash and one for recycling, centrally located in Building A for the residents to put their trash in. At the bottom level there will be a trash compactor that will then be emptied by staff. There will be a lobby elevator at the primary entrance off of Prescott Street. There are 83 parking spaces for 77 units. Most units are one bedroom. The garage will have doors to help control accessibility. There will be pedestrian striped walkways inside the garage and a light system outside the garage to alert pedestrians a car is exiting. There will be a courtyard common area.

This is the second DRT meeting for this project. Many of the same issues were discussed the first time. The following is a list of comments from the DRT.

DRT Comments		
Planning		
	Comment	Policy/Regulation
1. Landscaping	Would like to see more details on landscaping	
2. Lighting	The lighting plan will be very important in this dense area	
3. Projects	Would like to see data from similarly sized projects in similar suburban towns	
4. Process	Would like a more detailed plan on the construction process and the impact that will have on the neighborhood while building	

5. Design	Would like architectural perspectives that show the building in the context of the neighborhood	
Fire		
	Comment	Policy/Regulation
1. Height	Height of the building is a concern	
2. Neighbors	The proximity of this building to the neighboring buildings is very close	
3. Siding	Fiber cement siding to help with close proximity	
4. Access	Should be able to get fire truck access from both streets	
5. Stairways	All staircases have standpipes and are fire rated	
6. Elevator	Elevator will be sized to fit a stretcher	
Police		
	Comment	Policy/Regulation
1. Key Access	Police will need key access for the building	
Building		
	Comment	Policy/Regulation
1. Independent Plan Review	This project may be subject to an independent plan review	
DPW/Engineering		
	Comment	Policy/Regulation
1. Snow Removal	It is a tight space; would like to see a snow storage plan	
2. I/I	The Applicant would be subject to the Inflow/Infiltration Fee	
3. Water and Sewer	Would need a water and sewer analysis	
4. Gas Meters	Need details on the location	
Health		
	Comment	Policy/Regulation
1. Trash	Would like to see trash/ recycling somewhere in Building B	
2. Projects	Provide list of other projects with a trash set up like this one	
3. Trash removal	Would like to see trash removal plans; when/ how often	
4. Compactor	Enclosed for only maintenance staff	
Conservation		
	Comment	Policy/Regulation
1. Landscape plan	Would like to see more details on the landscaping	
2. Snow Plan	Would like to see the location for snow storage or a plan for removal	
3. Trash Removal	Would like to see the trash removal plan	
RMLD		
	Comment	
1. Transformer	Not happy with the location	
2. Meter Room	Does not look big enough; would like to see more detailed plan	
3. Riser Pole	There needs to be a riser pole on sight	
4. Meters	Prefer the meters to be on the outside of the building	