

# Memo

To: Julie Mercier, Community Development Director  
From: Ryan A. Percival, P.E., Town Engineer  
CC: ZBA Members  
Date: December 14, 2016  
Re: 2 Prescott Street & 39 Lincoln Street – Site Plan

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## Materials reviewed:

- Proposed Site Plan, 2 Prescott Street and 39 Lincoln Street, Reading, Massachusetts; Sheet 5 of 8 Proposed Parking Layout; Option 1 & 2 prepared by DeCelle-Burke & Associates, Inc. revision dated December 6, 2016

The Engineering Division has reviewed the Propose Parking Layout application for the proposed project at 2 Prescott Street and 39 Lincoln Street and offers the following comments.

## Option 1: On-street Loading Space

- 25 Compact car spaces out of 86 total spaces, results in approximately 29% of the spaces being compact only.
- The new parking layout reduces snow storage. Snow storage appears to be inadequate; the applicant should provide a comprehensive snow storage plan.
- Standard aisle widths are 26 feet. The proposed aisle widths are as narrow as 18 feet and 19.3 feet in some cases, a waiver will be needed.
- The compact car spaces located on the southerly property line should be kept free and clear of snow stockpiles so that the 2 feet overhang is free and clear.
- The parallel parking spaces located on the southerly property line are on the opposite side of travel way and may be awkward for drivers to park, as this is not the normal parking movement.
- Crosswalks shall be painted on both driveways.
- The loading space located on Lincoln Street needs to be approved by the Board of Selectmen, as it will eliminate public parking.

## Option 2: On-site Loading Space

- 25 Compact car spaces out of 86 total spaces, results in approximately 29% of the spaces being compact only.

- The new parking layout reduces snow storage. Snow storage appears to be inadequate; the applicant should provide a comprehensive snow storage plan.
- Standard aisle widths are 26 feet. The proposed aisle widths are as narrow as 18 feet and 19.3 feet in some cases, a waiver will be needed.
- The compact car spaces located on the southerly property line should be kept free and clear of snow stockpiles so that the 2 feet overhang is free and clear.
- The parallel parking spaces located on the southerly property line are on the opposite side of travel way and may be awkward for drivers to park, as this is not the normal parking movement.
- Crosswalks shall be painted on both driveways.
- The loading space located on the south-easterly property line poses several issues:
  - The driveway entrance is wider than 30 feet as set forth in the Board of Selectmen driveway policy, and will need a waiver from the Board to be approved. The increased driveway width also makes a longer crosswalk which is not preferred.
  - The transformer is moved, further reducing snow storage.
  - The loss of two parking spaces