

ASB design group

April 27, 2016

Ms. Jean J. Delios
Community Services Director and Town Planner
Town Hall, 16 Lowell Street
Reading, MA 01867

Re: **Summary Letter – Responses to Community Development Review
Subdivision Submission
4 Lot Subdivision
364 Lowell Street
Tax Map 26 Parcel 157
Reading MA. 01867**

Dear Ms. Delios:

On behalf of Jamieson Properties LLC, **ASB design group** LLC (ASB), is submitting our responses to the Community Development Review as outlined in the April 5, 2016 e-mail from Ms. Julie Mercier. The following additional information is also being provided:

- Summary Letter,
- 10 Copies Form B
- 10 Copies Form G
- Cut and Fill Calculations

Ms. Mercier requested clarification on the following Items. Our Responses are in shown in red text.

Item #1: Form B: Application – fully completed and properly executed, including a confirmation that the applicant is the owner of record of the subject property or a signature from the owner of record authorizing the applicant to make the application, and the signature of the appropriate Town official as to whether the subject property contains or may contain any wetlands resource area. **I will need 10 copies.**

- http://www.readingma.gov/sites/readingma/files/file/file/subdivision_form_b.pdf

Response: Delivered to the Town Hall on Wednesday April 27, 2016.

Item #2: Form G: Designer's Certificate – please submit this. **I will need 10 copies.**

Response: Delivered to the Town Hall on Wednesday April 27, 2016.

Item #3: Notice of Intent – please contact Chuck Tirone (cc'd on this email) to coordinate the official filing with the Reading Conservation Commission.

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(978) 500-8419
tberry@asbdesigngroup.com
www.asbdesigngroup.com

Response: Bill Manuell from Wetland and Land Management Inc. will coordinate with Chuck Tirone concerning the Notice of Intent Filing.

Item #4: Owner's Name – please clarify: the application says Jamison, the plans say Jamieson, and the Town's GIS says Jaimeson.

Response: Proper spelling is Jamieson.

Item #5: Easements – please clarify that there are no existing easements on or across the site, and add a note to the plans indicating such at the time of your next plan revision.

Response: Sheet C4 shows all existing and proposed easements. No note is required.

Item #6: Variances or Special Permits – please clarify that there are no existing variances or special permits associated with the site, and add a note to the plans indicating such at the time of your next plan revision.

Response: Sheet C1 and list waivers requested by the applicant from the Reading Planning Board and Reading Conservation Commission. The requests are also provided with Form B.

Item #7: Sheet C-4 – this was omitted from the 11x17 plan sets – **please provide 7 copies of this at 11x17 to our office.**

Response: Delivered to the Town Hall on Wednesday April 27, 2016.

Item #8: Proposed Subdivision Road – is it proposed to be offered to the Town for acceptance as a public way? Please clarify, and add a note to the plans indicating such at the time of your next plan revision.

Response: A Note will be added to the Plans.

Item #9: Cut & Fill – please indicate quantification of earth material to be taken into and/or away from the site.

Response: Fill - The site will require approximately 470 cy of roadway gravel base to be brought to the site. Cut – We anticipate that the sand in the general site excavation will be re-used in the final/finish grading. The wetland restoration area will require excavation and removal of the Knotweed or approximately 100 cy (the minimum depth of excavation = 12"). This may increase based on the conditions and material encountered during excavation.

Item #10: Traffic Study – please address whether your submitted report considers the requirements of 6.1.1d (3).

Response: The traffic study adequately addresses the requirements of 6.1.1d3.

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Item #11: Environmental Impact Report – please address the items listed in 6.1.1d (4).

Response: We have addressed the items concerning 6.1.1. d4.

Item #12: Road Layout/Profiles, Utilities, Drainage – I defer to Town Engineer, George Zambouras (cc'd on this email), for a determination on whether more information is needed regarding the road layout, utilities, and drainage system. **Please follow-up with George Zambouras regarding this.**

Response: We will follow up with the Town Engineering Department.

If you have any other question and or concerns, please do not hesitate to contact me at 978-500-8419.

Sincerely,

ASB design group, LLC.



Thad D. Berry, P.E.
Principal



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