

ASB design group

October 17, 2016

Ms. Julie Mercier
Director of Planning
Town Hall, 16 Lowell Street
Reading, MA 01867

Re: **Wavier List**
Definitive Subdivision – Lyle Estates
4 Lot Subdivision
364 Lowell Street
Tax Map 26 Parcel 157
Reading MA. 01867

Dear Ms. Mercier:

On behalf of Jamieson Properties LLC, **ASB** design group LLC (ASB), is submitting for your review the following waiver request for the Lyle Estates Definitive Subdivision. The Plans and wavier list was revised to include the comments and suggestions made at the August 17, 2016 Design Review Committee (DCR) meeting.

Rules And Regulations Governing The Subdivision Of Land In Reading

Table 1 documents the waivers that are being requested from the Rules and Regulations Governing the Subdivision of Land in Reading (also see Sheet C1).

Table 1 Wavier Requests

Section Reference	Town of Reading (Standard)	Lyle Estates (Wavier)	Comment Justification
Section 7.1.1. a	Right of Way 60'	Right of Way 40'	Comment #1
Section 7.1.3 a	Pavement Width 30'	Pavement Width 24'	Comment #2
Section 7.1.3 b	Sidewalks Both Sides	No Sidewalks	Comment #3
Section 7.1.3 b	Tree Planting	Tree Planting Easement	Comment #3
Section 7.1.3 b	Pavement Layout	Off Set From Center Line	Comment #3
Section 7.1.4 b	Curb Radii 30'	Curb Radii 20'	Comment #4
Section 7.1.5 a	40' Paved Radius	36' Paved Radius	Comment #5
Section 7.2 a	Sidewalks Both Sides	No Sidewalks	Comment #6
Zoning 2.2.13①	Front Set Back 20'	11.7' Lyle Estates 39.1 Lowell Street	Comment #7

① Variance would be required for existing structure and proposed new garage.

Justification

Comment #1: Currently the parcel has an existing 40' Right of Way (See Sheets C4-C6). Existing houses on both sides of the current 40' Right of Way restrict the width. The cul-de-sac will have a property line radius 45' instead of 60'.

Comment #2: With a reduced Right of Way the pavement will be reduced from a width of 30' to 24'. The radius of pavement at the cul-de-sac will be reduced from 45 (Curb will be set on lots 2 and 3 for cul-de-sac only).

Due to the pavement being placed to the property line utility easements for street lighting and a fire hydrant have been provided on Lots 2 and Lot 3. Lot 2 has a hydrant easement and Lot 3 a Street light easement. Please Note that coordination with the Reading Water and Lighting Departments may eliminate the need for these easements.

Comment #3: There are no sidewalks being proposed for this subdivision.

The center of the proposed roadway (pavement) within the 40' Right of Way will be offset. Center of the 24' paved roadway will set 16' from the right side of the Right of Way (24' from the left side of the Right of Way).

Comment #4: Curb radius at the Lyle Estate and Lowell Street intersection will be reduced from 30' to 20' to coincide with the reduced right-of-way and pavement width.

Comment #5 See response to Comment 2.

Comment #6 See response to Comment 3.

Comment #7 364 Lowell Street will have frontage along Lowell Street and the new Right-of-Way. Zoning requires a front set back of 20'. Presently the existing structure faces Lowell Street with a front set back of 39.1' (see Sheet C4). The front set back along the new Right-of-Way to the existing structure will be 11.7'. The applicant will request a variance from the Reading Zoning Board of Appeals.

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

Wavier List - Lyle Estates
364 Lowell Street
Reading, MA. 01867

