



**Town of Reading**  
**16 Lowell Street**  
**Reading, MA 01867-2683**

**Andrew MacNichol**  
**Staff Planner**  
**Phone: (781) 942-6674**  
**Fax: (781) 942-9071**  
**amacnichol@ci.reading.ma.us**

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**To:** Zoning Board of Appeals  
**CC:** Applicant & Development Team / Town Counsel  
**From:** Andrew MacNichol, Staff Planner  
**Date:** February 20, 2019  
**Re:** Eaton Lakeview 40B – Status Update

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On January 24th, 2019, the Zoning Board of Appeals held the continued Public Hearing for the Eaton Lakeview Apartments 40B project. This memo is intended to provide a recap of said January meeting, an update on progress since then, and guidance to the ZBA on how to proceed.

January 24<sup>th</sup> Meeting Recap:

- Recapped December 12<sup>th</sup> meeting and the new information received since;
- Applicants reviewed the slight modification to the building envelope and bedroom sizes
- Reviewed changes to the engineering plan set based on Conservation and Fire Dpt comments
- Walkers Brook Drive Corridor Study and Decision was discussed
- Confirmed next meeting date of Wednesday February 20<sup>th</sup>, 2019

Progress & Information since January 24<sup>th</sup>:

- Conservation Commission issued the Order of Conditions on 2/14/19
- Revised Architectural Plans submitted highlighting affordable unit locations
- Revised Engineering Plans submitted
- Supporting Documents submitted: Expected Materials List, O&M Plan for the development, revised waiver list

Recommended Process for ZBA Meeting on February 20<sup>th</sup> Meeting:

- Chair – provide recap and update per this memo, note new information received
- Applicants present and discuss any revisions to project
- Board – discussion and questions
- Review and discuss Draft Decision
- Public Comment
- Board & Development Team – agree on date of continued hearing & next steps

Upcoming 40B ZBA Meeting Dates:

Eaton Lakeview 40B webpage: <https://www.readingma.gov/zoning-board-of-appeals/pages/eaton-lakeview-apartments-40b>