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March 19, 2018

BY FED EX OVERNIGHT DELIVERY

Eaton Lakeview Development, LLC
c/o Joe Guy Fodera, Guy Fodera, Joe Fodera, Managers
284 Ash Street, Unit G
Reading, MA 01867

BY FED EX OVERNIGHT DELIVERY

Theodore C. Regnante, Esq.
Regnante, Sterio & Osborne LLP
401 Edgewater Place, Suite 630
Wakefield, MA 01880-6210

**Re: Application of Eaton Lakeview Development LLC for a Comprehensive Permit
23-25 Lakeview Avenue and 128 Eaton Street, Reading MA
Notice Pursuant to 760 CMR 56.05(3) and 760 CMR 56.03(8)(a)**

Dear Sirs:

This office represents the Zoning Board of Appeals of the Town of Reading (“ZBA”). On January 9, 2018, Eaton Lakeview Development LLC (“Eaton Lakeview”) filed an application seeking a comprehensive permit for the referenced properties. The ZBA opened the public hearing on this comprehensive permit application on March 7, 2018.

The ZBA has determined that a denial of the comprehensive permit, or the imposition of conditions or requirements, would be consistent with local needs on the ground that the Department of Housing and Community Development has certified the Town of Reading’s compliance with the goals of its approved Housing Production Plan. See 760 CMR 56.03(1). This certification is effective for a two-year period from February 23, 2017 to February 22, 2019, and a copy of this certification is attached hereto as Exhibit A. At the first session of the public hearing on March 7, 2018, the ZBA voted to invoke the so-called “safe harbor” provided by 760 CMR 56.03(1) to provide the applicant with written notice to that effect.

In accordance with the foregoing, Eaton Lakeview is hereby notified pursuant to 760 CMR 56.05(3) and 760 CMR 56.03(8)(a) that the ZBA believes a denial of the comprehensive permit or the imposition of conditions or requirements would be consistent with local needs.

Eaton Lakeview Development, LLC, Theodore C. Regnante, Esq.

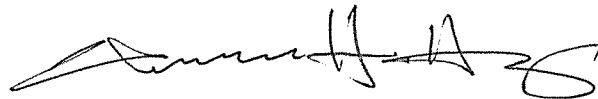
March 19, 2018

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Please note that the ZBA presently intends to continue with the public hearing on Eaton Lakeview's comprehensive permit application, and to engage in substantive review of the proposed development. As noted above, however, and as confirmed and agreed to by the applicant in the letter from counsel Theodore C. Regnante dated February 26, 2018, the ZBA shall retain the ability to issue a denial, or to impose conditions or requirements, that will be consistent with local needs through February 22, 2019. See 760 CMR 56.03(1).

Eaton Lakeview may challenge the ZBA's determination by providing written notice to the Department of Housing and Community Development, with a copy to the ZBA, within fifteen (15) days of receipt of this notice. See 760 CMR 56.03(8)(a).

Sincerely,



Christopher H. Heep

cc: **BY FED EX OVERNIGHT DELIVERY**

Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114

R. LeLacheur
J. Delios
Zoning Board of Appeals
Board of Selectmen

Exhibit A



Commonwealth of Massachusetts
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Chrystal Komegay, Undersecretary

September 27, 2017

John R. Halsey, Chairperson
Board of Selectman
Town of Reading
16 Lowell Street
Reading, MA 01867

Housing Production Plan – Certification Extension

Dear Mr. Halsey:

The Department of Housing and Community Development (DHCD) certifies that the Town of Reading is in compliance with its Housing Production Plan. This certification is now effective for a two year period beginning on February 23, 2017 to February 22, 2019. This Certification of Municipal Compliance is based on the following findings:

1. Reading has provided evidence that the required number of units described in its request is eligible to be counted towards certification.
2. The 68 Subsidized Housing Inventory (SHI) eligible units in the project (Reading Village SHI ID # 10009) and the newly submitted units in the projects (Schoolhouse Commons, 20 units SHI # 10172) and (Postmark Square 40R, 10 Units SHI # 10174) meet the number (96) necessary to satisfy a two year certification threshold.
3. The housing developments are consistent with the production goals outlined in Reading's Housing Production Plan.

Please note that all units must retain eligibility for the SHI for the entire certification period. If units are no longer eligible for inclusion on the SHI, they will be removed and will no longer be eligible for certification. This action may affect the term of your certification. I have included an updated list of SHI eligible units. This list reflects the addition of 98 new units.

Reading's current SHI stands at 8.78%. If you have any questions or need assistance, please contact Phillip DeMartino, Technical Assistance Coordinator, at (617) 573-1357 or Phillip.DeMartino@state.ma.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Louis M. Martin".

Louis M. Martin
Associate Director, DHCD

cc: Senator Jason M. Lewis
Representative James J. Dwyer
Representative Bradley H. Jones, Jr.
Robert LaLacheur, Town Manager, Reading

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

Reading

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
					Perp	No	DHCD
2602	n/a	Frank Tanner Dr.	Rental	40	Perp	No	DHCD
2603	n/a	Frank Tanner Dr.	Rental	40	Perp	No	DHCD
2604	n/a	74 Bancroft Ave.	Rental	8	Perp	No	DHCD
2605	n/a	Oakland & Waverly	Rental	6	Perp	Yes	DHCD
2606	n/a	Pleasant & Parker	Rental	4	Perp	No	DHCD
2607	Cedar Glen	2 Elderberry Lane	Rental	114	Perp*	Yes	MassHousing
2608	EMARC Reading	6 Pitman Dr.	Rental	12	2036	No	HUD
2609	Longwood Place at Reading	75 Pearl Street	Rental	86	2046	No	MassHousing
2610	Peter Sanborn Place	50 Bay State Rd.	Rental	74	Perp	Yes	HUD
2611	Reading Community Residence	40 Sanborn Street	Rental	3	2037	No	EOHHS
2615	Pleasant Street	Pleasant Street	Rental	2	2020	No	FHLBB
2616	Wilson Street	Wilson Street	Rental	2	2021	No	FHLBB
3731	Archstone	40-42, 70 West Street	Rental	204	Perp	Yes	FHLBB
4000	Hopkins Street Residence	159 Hopkins Street	Rental	4	2042	No	HUD
4432	DDS Group Homes	Confidential	Rental	48	N/A	No	DDS
4600	DMH Group Homes	Confidential	Rental	4	N/A	No	DMH
4771	Summer Cheney	1375 Main Street	Ownership	1	Perp	Yes	FHLBB

9/21/2017

Reading
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This data is derived from information provided to the Department of Housing and Community Development (DHCD) by individual communities and is subject to change as new information is obtained and use restrictions expire.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

Reading

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit? Yes	Subsidizing Agency
4772	George Street	23 George Street	Ownership	3	Perp	Yes	FHLBB
7904	Maplewood Village	201-275 Salem st	Ownership	9	2054	YES	DHCD
7909	Governor's Drive	Governor's Drive	Ownership	2	2103	YES	DHCD
8992	Johnson Woods	468 West Street	Ownership	11	Perp	NO	DHCD
9556	Oaktree	30 Haven Street	Rental	11	Perp	NO	DHCD
9593	Reading Woods	Jacob Way	Ownership	43	Perp	NO	DHCD
9848	Johnson Woods Phase II	30 & 39 Taylor Drive	Ownership	12	Perp	NO	DHCD
10009	Reading Village	31-41 Lincoln St & 2-12 Prescott St	Rental	68	Perp	YES	MassHousing
10172	Schoolhouse Commons	172-180 Woburn Street	Rental	20	Perp	YES	MHP
10174	Postmark Square	136 Haven St	Ownership	10	Perp	NO	DHCD

Reading Totals 841 Census 2010 Year Round Housing Units 9,584
 Percent Subsidized 8.78%

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