



Town of Reading
16 Lowell Street
Reading, MA 01867

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April 10, 2023

Preliminary Subdivision Plan DECISION of APPROVAL

0 Annette Lane

Proposed Street Name: Annette Lane Extension

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To the Town Clerk:

This is to certify, that at a public hearing of the Reading Community Planning and Development Commission (CPDC), which was opened on March 13, 2023, and closed April 10, 2023, by a motion duly made and seconded, it was voted:

“We, the CPDC, as requested by Peter Seibold, under the Town of Reading’s Subdivision Rules & Regulations, and MGL Chapter 41 Sections 81K through 81GG, to consider the 1-Lot Preliminary Subdivision Plan for property located at 0 Annette Lane (Assessors Map 38, Lot 139), as shown on the plans prepared by Vineyard Engineering and Environmental Services Inc., originally dated January 3, 2023, and most recently revised March 28, 2023, in support of an application filed on January 18, 2023, do hereby vote 5-0-0 to approve the said plans, inclusive of the waivers listed herein, subject to the Findings and Conditions below.”

MATERIALS:

The following documents and plans were submitted into the public record:

1. Form B: Application for Subdivision Approval, filed with the Town Clerk 1/18/23.
2. Form G: Designer Certificate, dated 1/5/23.
3. List of Requested Waivers from Reading Subdivision Regulations, dated 1/5/23.
 - a. Revised List of Requested Waivers, dated 4/3/23.
4. Certified List of Abutters, dated 1/18/23.
5. Email from Staff Planner to Applicant’s Engineer with a statement deeming the submission Substantially Complete, and including a list of minor revisions to be made for the next plan submission, dated 1/18/23.
6. Legal Notice, published in Daily Times Chronicle on 2/22/23 and 3/1/23.
7. Preliminary Subdivision Plan of Land for Annette Lane Extension, Reading MA, prepared for: Peter Seibold, prepared by: Vineyard Engineering and Environmental Services, Inc., including the following:
 - a. Sheet 1 of 4: Cover Sheet and Location Plan, dated 1/3/23;
 - b. Sheet 2 of 4: Existing Conditions Plan, dated 1/3/23;
 - c. Sheet 3 of 4: Proof of Concept Plan, dated 1/3/23;

- d. Sheet 4 of 4: Preliminary Subdivision Plan, dated 1/3/23; and most recently revised 3/28/23
8. Alternate Proof of Concept Plan for Annette Lane, Reading MA, prepared for: Peter Seibold, prepared by: Vineyard Engineering and Environmental Services, Inc., dated 3/28/23
9. Draft Decision, dated 4/10/23.

FINDINGS:

1. **Existing Conditions:** Annette Lane is an existing 50' wide Public Way with 30' of paved roadway width serving three single-family homes. The development tract is comprised of 0 Annette Lane, situated between Annette Lane and the 50' public way known as Applegate Lane. The tract is vacant of structures but maintains jurisdictional wetland area, as well as sewer and drain easements. The site is entirely within the S-20 Zoning District and the overlying Aquifer Protection District.
2. **Proposal:** The Applicant is proposing to subdivide the lot into one buildable tract and a second lot for the extension and layout of Annette Lane. Annette Lane is extended by approximately 187' in length, with a 50' right-of-way width, that connects to Applegate Lane. The extension would provide the necessary frontage required for a single-family dwelling on the tract. The Applicant proposes to construct approximately 30' of this extension in order to serve and access the proposed single-family dwelling. The dwelling will be accessed by a 100-125' long driveway, which is to be designed to engineering and public safety standards/requirements. The remaining portion of the way would exist on paper only. A series of waivers have been requested from the Subdivision Rules and Regulations and the application will require an Order of Conditions issued by the Conservation Commission.
3. **Zoning:** The site is within the S-20 Zoning District; of which the single house lot will comply with the bulk frontage and area requirements of the S-20 Zoning District. A minimum total of 20,000sf of area, 12,000sf of upland area, and 120' linear feet of frontage is required. It is anticipated that the proposed home will comply with the dimensional and bulk requirements of the S-20 Zoning District. There are no known Special Permits or Variances relative to the subject property.
4. **Proof of Concept:** The proposed 50' right of way would extend and connect the existing 50' right of ways of Annette Lane and Applegate Lane. The connection would be served through a 145' long bridge between the 25' buffer zone limits on each end of the right of ways.
5. **Wetlands:** An Order of Resource Area Delineation was issued by the Reading Conservation Commission in December 2019, and set to expire on December 4, 2023. Bordering Vegetated Wetlands (BVW) are present on the site and work is proposed within the 100' buffer zones.
6. **Conservation Review Restriction:** The Application will require a Notice of Intent with the Conservation Commission, and the issuance of an Order of Conditions.
7. **Upland Area:** ZBL Section 6.2.7 requires that any lot in the S-20 Zoning District must contain at least 12,000sf of upland area outside of a Wetland Resource Area; upland area for the buildable Lot 1 is calculated to be 36,656sf, which indicates compliance with this requirement.
8. **Proposed Right-of-Way:** The proposed right-of-way layout will be 50' wide and 187' long, and will include a paved roadway extension of 28' x 30'. The paved extension is to serve the proposed driveway of the single-family tract; the driveway is estimated at approximately 100-125' in length. Bituminous concrete and vertical granite curbing shall be installed as necessary for drainage design.

9. **Test Borings:** If requested waivers are approved the Applicant will complete test borings within the proposed 30' Annette Lane extension and site driveway layout. Conversely, if waivers are not approved the Applicant will be required to complete all test borings as required for roadway construction in Section 6.1.1.d.5 of the Subdivision Rules and Regulations.
10. **Traffic:** Due to the proposal of a single buildable tract, a waiver has been requested from providing a full Traffic Study.
11. **Trees/Landscaping/Screening:** Deciduous and Evergreen trees with 6" and greater diameter have been depicted on the plan set.
12. **Lighting:** No street lighting has been proposed and a waiver request has been provided for such. Typical house mounted lights will be provided at the proposed lot.
13. **Utilities:** Both Town water and sewer are proposed to be extended and connected to the proposed house lot. Electric, Telephone and Cable service shall also be provided. All utilities are proposed to be underground and extended through the proposed driveway. The existing hydrant is proposed for relocation to allow driveway access.
14. **Drainage:** Associated road and roof runoff is expected to be directed to a stormwater infiltration system behind the proposed dwelling. It is to be designed to capture 100% of the lot's 3,407sf of impervious area. Topography and grading of abutting lots will be submitted within any future Definitive Subdivision application, as required per Section 5.1.1.b.8 of the Reading Subdivision Rules and Regulations.
15. **Stormwater Permit:** A stormwater permit application will be required with a Definitive application. The Conservation Commission shall issue and oversee the Stormwater Permit.
16. **Easements:** There is existing drainage and existing sewer easements within the lot and project site.
17. **Boardwalk/Trail Connection:** The Applicant proposes 4' wide elevated boardwalk spanning 142' in length from Applegate Lane to Annette Lane and through the Bordering Vegetated Wetland (BVW) system. The boardwalk will provide a direct pedestrian access and connection for the two neighborhoods. Existing sidewalk along Martin Road and Forest Street provide access to the Birch Meadow School Complex. The boardwalk details (i.e. footings, material, etc.) will require review and approval from the Conservation Commission and additional stakeholders as required. Necessary and required easements for public access will be provided as required.
18. **Rooftop Solar:** The Applicant shall consider orienting the homes so that future owners can benefit from potential rooftop solar installations and/or passive heating.

WAIVERS:

The Applicant has requested, and the Commission has voted the following waivers from the Town of Reading Subdivision Regulations, with guidance:

1. A waiver from Section 6.1.1.c.3 requiring detail of profile existing and proposed right of ways.
 - a. *The Applicant is proposing an extension of Annette Lane by 30-feet. Due to the limited scope and because the remainder of road would exist as paper street, the Applicant request that this requirement be waived.*

The CPDC Voted to Approve the Requested Waiver from Section 6.1.1.c.3 under the condition that the Applicant provide a profile and detail for the 30-foot right of way extension proposed for pavement.

2. A waiver from Section 6.1.1.d.3 requiring a full traffic study.
 - a. *The Applicant requests relief from the requirement due to the modest scope of one additional single-family home.*
3. A waiver from Section 6.1.1.d.4 requiring an Environmental Impact Study to be performed.
 - a. *The Applicant requests relief of this requirement due to the limited scope of the project and the opined minimal impact of one additional home on resources.*

This waiver shall not preclude any additional environmental studies required by the Conservation Commission.

4. A waiver from Section 7.1.1.a requiring a right of way width of 60-feet.
 - a. *The existing layout of Annette Lane is 50-feet wide and the Applicant proposes to extend the layout of Annette Lane at the 50-foot width, because of such the Applicant requests relief of this requirement.*
5. A waiver from Section 7.1.8 requiring the installation of granite monuments.
 - a. *The Applicant requests a waiver of this requirement due to the limited scope of the project and because the remainder of the road will exist on paper only.*
6. A waiver from Section 7.1.11 requiring the installation of street lighting.
 - a. *The Applicant requests a waiver of this requirement due to the modest 30-foot extension of Annette Lane proposed.*
7. A waiver from Sections 7.1.5(c) and 7.1.5(e) requiring a turning circle and landscaped cul-de-sac island respectively.
 - a. *The Applicant requests a waiver from this requirement due to the limited scope of the project and that the proposed right of way extension would be connected as a through way from Annette Lane to Applegate Lane.*
8. A waiver from Section 7.2 requiring sidewalks along both sides of the roadway.
 - a. *The Applicant requests a waiver from this requirement due to the limited scope of roadway expansion proposed.*

In consideration of the granting of this waiver the Applicant shall identify opportunity for sidewalk or street trees/landscaping within the right of way where appropriate and applicable.

9. A waiver from Section 7.6 requiring the installation of street trees.
 - a. *The Applicant requests a waiver from this requirement due to the proposed extension of Annette Lane by 30-feet and the fact that the rest of the way shall remain on paper.*

In consideration of the granting of this waiver request, the Applicant shall identify opportunities for and propose additional screening plantings within the project site.

10. A waiver from Section 8.0 requiring the construction of a way.
 - a. *Due to the modest scope of the project, and the presence of wetlands in the surrounding area in which a way would be constructed, the Applicant requests a waiver of the requirement.*

The CPDC Voted to Approve the requested waiver from Section 8.0 under the condition that the proposed 30-foot right of way extension be built to Town standards.

CONDITIONS:

General:

1. **Definitive Subdivision** – Should the Applicant wish to proceed with this project, Definitive Subdivision Plans shall be submitted to the Town within 7 months of the preliminary application filed on January 18, 2023, in conformance with Chapter 41A Section 81Q of the Subdivision Control Law.
2. **Driveway Design** – The proposed driveways shall be designed to enable Fire Department access to the homes. The driveway shall be no less than 19-feet in width, have an overhead clearance of 13'-6", and have the ability to bear 64,000 pounds of load. The Applicant shall work with the Fire Department to determine the thickness of pavement necessary to ensure that the driveway can bear a 64,000-pound load; such detail shall be provided on the plans.
3. **Drainage Design** – No drainage design is approved herein. The Definitive Plans shall include any LID or conventional stormwater management features proposed on-site, along with relevant calculations and documentation as may be required by the Town Engineer.
4. **Trees/Landscaping/Screening:** All trees proposed to be removed from within the 100' wetland buffer shall be approved by the Conservation Commission. Any proposed Street Trees will not count towards the replacement requirement.
5. **Utilities** – The Applicant shall work with the DPW and RMLD to ensure compliance with all utility extension requirements. Utilities for the new homes are required to be underground.
6. **Other Permits:** The Applicant is responsible for obtaining all other required Federal, State and Local permits, including but not limited to: Definitive Subdivision Plan Approval from the CPDC, a NPDES Permit; Stormwater Permit, utility permits for sewer, water, electric, etc.; curb cut, driveway, MassDOT and Jackie's Law excavation permits; Board of Health approvals; and an Order of Conditions from the Conservation Commission.
7. **ORAD:** As appropriate prior to submitting a Definitive Subdivision Plan, the Applicant shall ensure that any requirements of the December 2019 Order of Resource Area Delineation (ORAD) issued by the Conservation Commission are met.

8. **Notice of Intent:** As applicable the Applicant shall submit a Notice of Intent application with the Conservation Commission.
9. **Health Division:** As appropriate, prior to submitting a Definitive Subdivision Plan, the Applicant shall ensure compliance with applicable requirements of the Health Department.
10. **Snow Storage:** The Applicant shall coordinate with the Conservation Commission, Engineering Department, and DPW Department, to determine the most appropriate location on-site for snow storage.
11. **Electric Utility:** The electric utility plan shall be submitted and approved by the Reading Municipal Light Department (RMLD). Locations of light poles, transformers, etc. shall be added to the plans and approved by RMLD.
12. **Property Maintenance:** The Applicant shall maintain the property in a neat and orderly fashion while the development is pending, and during construction.

Signed as to the accuracy of the vote as reflected in the minutes:



Andrew MacNichol, Community Development Director

4/13/23

Date

Cc: Applicant, Town Clerk, CPDC, Development Review Team, Building Inspector, planning file