



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

JULIE D. MERCIER
Community Development Director
Phone: (781) 942-6648
Fax: (781) 942-9071
jmercier@ci.reading.ma.us

To: Zoning Board of Appeals / Board of Selectmen / Community Planning and Development Commission / Development Review Team staff
CC: Matt Zuker & Ken Chase, MKM Reading / Geoff Engler, consultant
From: Julie Mercier, Community Development Director
Date: November 9, 2016
Re: Reading Village 40B – Status Update

This memo is intended as an update to the ZBA from staff on progress made since October 20th.

New Information from the Applicant

The Applicant has provided the following new information, which has been posted to the website:

- Updated Civil Engineering Plans (Sheets 1-9), dated 9/12/16, revised 10/17/16 and 11/4/16, submitted 11/8/16.
- DeCelle-Burke & Associates, Inc. Response, dated 11/4/16, on behalf of Applicant, to Civil Engineering Peer Review Report dated 10/18/16.
- Revised Landscape Plan, dated 10/25/16, submitted 11/8/16.
- Planting Specification for *Carpinus betulus fastigiata*.
- Hydrant Flow Test results from 10/24/16.

Draft Decision

The Draft Decision dated 10/17/16 was distributed to the Applicant and posted to the website on 11/8/16. In order to ensure everyone is working from the same draft, it has not been updated to reflect the new plans submitted at the 10/20 hearing or the new information received on 11/8. Staff intend to update the Draft Decision to incorporate the new information as well as Board feedback after the 11/10 hearing.

Follow up from 10/20

DPW / Engineering were asked about the following resident concerns:

- A Prescott Street resident noted that storms in 1984, 1996 and 2003 exceeded the capacity of the sewers in that area and blew the manhole covers off into his yard; and
- Another resident mentioned that the Atlantic Food Mart had a sump to deal with the fact that there is a stream that runs under the Doucette Storage building and under the tracks.

DPW / Engineering responded as such:

The highway supervisor, who has been with the town for over 40 years, believes that the area drainage infrastructure in place, other than for any potential extraordinary events, is more than adequate for the proposed project. He recalls no history of any issues in the area.

Fire & Police were asked about the following Board concern:

- Will the lack of lighting at the back of the building pose any safety concerns?

The Safety Officer responded as such:

With regards to the lighting, too much will impact the neighbors and too little will diminish safety. Looking at Reading Woods, it appears that all entrances and exits are lit, including garage doors. They also have exterior light posts. If the rear of the building has entrance and exit doors, stairwells, etc. lighting seems to be a reasonable request.

Board of Selectmen

The Applicant is scheduled to meet with the Board of Selectmen at 7:45PM on 11/15 for a brief discussion of the proposed loading spaces along Lincoln Street. The public is welcome to attend.

Feedback from Staff

The revised plan submission was forwarded to Town staff on November 8th. The following comments were received:

DPW / Engineering:

- Peak morning flow capacity - the Town Engineer has followed up with the Applicant's Engineer to schedule the manhole spot inspection. It has not been done yet.

Reading Municipal Light Department (RMLD):

- Peter Price, RMLD Engineer, met with the Applicant on 10/24 to review requirements, which are expected to be incorporated into revised plans.
- The Applicant has been instructed to contact Verizon and Comcast to discuss their needs for the project.

Fire Department:

- A hydrant has been requested on Lincoln Street.
- All prior comments from 10/13/16 memo still apply.

Recommended Process for ZBA Meeting on November 10th

- Call to Order
- Chair – read Legal Ad and Ground Rules for Public Meetings
- Chair – give brief overview of Board process with this Application
- Applicant – provide overview of plan changes and updated information
- Board – review and discussion of Draft Decision
- Public Comment
- Board – determine next steps, date of continued hearing on this Application:
 - December 15th – date Hearing needs to close without another Extension of Time
- Adjourn

Outstanding Information

The following information has been requested and should be provided by the Applicant:

- Additional data to justify the parking ratio
- Strategy for visitor parking & how it will be managed

Timeline

- Hearing Opened: February 4th
- Halfway Point (90 Days): May 3rd
- 180 Days: August 1st
- Extension of Time of 91 days to: October 31st
- Extension of Time of 45 days to: December 15th
- Today: November 10th (35 days left)
- Next Hearing: December 15th?