October 7, 2016

Ms. Jean Delios
Assistant Town Manager
Town of Reading
16 Lowell Street
Reading, MA 01867-2685

**Re: Peer Review Response**
**Proposed Apartment Building**
**Prescott and Lincoln Street**

Dear Ms. Delios:

DeCelle-Burke & Associates, Inc. (DBA) has received a Peer Review Letter from Nitsch Engineering dated September 30, 2016 and a project review memorandum dated October 3, 2016 from Ryan Percival, P.E., Reading Town Engineer regarding the Comprehensive Permit (M.G.L. Chapter 40B) project located at 2 Prescott Street and 35 & 39 Lincoln Street.

DBA is working on revising the plans in accordance with these review letters and a recent conference phone call with town representatives and project proponents on October 6, 2016. DBA has submitted additional stormwater calculations that we hope answer some of the questions raised by each letter and are under review by Nitsch Engineering.

DBA offers the flowing comments in response to each letter to assist in your continued review of the project. This letter follows the nomenclature of each letter received and the comments are as follows:

**Nitsch Engineering Letter**

ZONING COMPLIANCE, PARKING, ACCESS, GRADES

1. The plans were revised to indicate a total of 73 spaces.

2. A loading space was proposed in front of the building but a concern was raised during the conference call that its location was not ideal. In response to this concern, the applicant proposes to provide a loading space within the layout of Lincoln Street in front of the building. The appeal of using this space is that the proposed project creates the loading space with no impact to existing public parking in the area. The applicant proposes to close an existing Lincoln Street curb cut where no parking currently exists. The curbing creates a large loading and pickup area in front of the proposed building. The applicant realizes that coordination with the Town's Selectmen's Office is necessary to proceed with this proposal.

3. It is our intent for the site to comply with Massachusetts Architect Access Board (MAAVB) regulations. DBA will review the spot grades identified in the review letter and revise accordingly. As for the handicap ramp at the Lincoln Street and Prescott Street intersection, DBA will revise the ramp to provide perpendicular pedestrian traffic across Prescott Street.

4. The site currently provides direct access to two sides of the building and the building will meet current fire code regulations. The applicant will continue to work with the Reading Fire Department to answer any concerns.

5. The applicant is proposing a six-foot high fence that would block any intrusive automobile headlamp glare as well as provide landscaping along the fencing to break up the massing.

6. The applicant is currently working to generate a photometric plan as requested during the conference call. However, it is the intent of the applicant to provide downcast "Dark Sky" compliant light fixtures that emit a low color temperature light. In addition, emergency lighting locations shall be shown on the plan as requested.

7. DBA estimates the apartment building when full will provide housing for 168 residents. Using a trash generation average of 3 pounds per person and a specific weight of common trash of 225 pounds per cubic yard, the building generates 3,528 pounds of trash per week or 3,167 gallons per week. We have revised the trash removal sketch to include thirty 95 gallon barrels on wheels in the trash room. The property manager can coordinate with a trash removal company to come pick up 16 to 17 barrels twice per week or perhaps 10 to 12 barrels three times per week. The coordination between the property manager and trash removal company will become routine within weeks. The trash removal sketch is attached to this letter.

8. Landscape areas are typically used for snow storage in the northeast United States. The applicant will provide a landscape plan and instruct the Landscape Architect to provide native plants that are tolerant of snow stockpiling. If plants do not survive the winter, the property manager shall replaces the plantings in kind.

9. The parking area in the southwest portion of the lot is intended to be one percent (1%). DBA will add additional spot grades to ensure the slope is maintained at this minimum.

10. Based on the renderings from the architect it is our belief that the garage is not in an open air conditions and is enclosed by foundation and windows. There is no intention to place curbing in this area. Individual curb stops for each space can be provided if there is a concern of an accident in this area.

SEDIMENT AND EROSION CONTROLS

1. The Construction Management Plan of the plan set will be revised to include a 50-foot crushed stone apron and a mountable curb.

2. The plans will be revised to include a catch basin silt sack insert to protect the catch basins from construction related sedimentation. The Erosion and Sedimentation Control plan includes a narrative regarding installation and inspection.

SITE UTILITY SYSTEMS

1. The average daily sanitary sewer flow was calculated to be 10,230 gallons per day (gpd) using Title 5 flows of 110 gallons per day per bedroom. The building has 93 bedrooms. A peaking factor of 2.5 generates a flow of 25,575 gpd.

2. The average daily domestic water use can be correlated closely to the sanitary sewer use as there is no significant alternative water use for this project. The average daily water use is calculated to be 11,250 gpd or 7.8 gpm. The peak water use, expected to be in the morning, was calculated using a fixture count of all 72 units that have 60 single bed units, 3 two-bedroom units and 9 three-bedroom units. The fixture count was 1,248 and using a 50% demand factor the fixture count becomes 624. The corresponding peak flow using the Hunter Curves is 150 gpm.

3. The transformer pad has been revised to be 10'x10' and there is no plan at this time to screen the transformer due to access required by the Reading Municipal Light Department.

4. The peak flow of 25,575 gpd translates to 0.04 cubic feet per second (cfs). The minimum sewer pipe is placed at 2%. The calculated flow for a 6" sewer pipe flowing full at 2% is 0.86 cfs. Capacity is more than adequate.

5. It is our understanding that the wells are to be abandoned and that no contamination exists on-site.

6. We have designed the garage to be an enclosed and the area drains are subject to the Uniform State Plumbing Code. It is out intent to comply with this plumbing code and based upon our review the number of area drains currently proposed is sufficient. If the plumbing inspector requires additional area drains we can accommodate this request without any issue.

7. DBA will review the roof architecture to determine the best locations for roof drains, gutters and downspouts . The plans will be revised to ensure the capture and conveyance of this stormwater is accomplished.

8. An Engineering Report dated September 12, 2016 was submitted to the town for their review.

**Reading Engineering Department Memorandum**

- The plans are revised to include 35 Lincoln Street
- The water service for 31 Lincoln Street was relocated as requested and the location will be confirmed by review of town records.

- A Landscape Plan shall be prepared by the applicant and submitted for review.
- The site provides a finite volume of snow storage. It is our opinion that it the volume is adequate for typical snow events. However, if it becomes necessary to truck snow off-site due to a storage problem the proper manager will coordinate with a licensed contractor to collect and dispose of the snow in a legal manner.
- The trash removal is explained in item number 7 of the first section of the Nitsch letter.
- The crushed stone aprons have been increased to 50 feet in length.
- Silt sacks have been shown on the Construction Management Plan.
- An Erosion and Sedimentation Control Plan was submitted along with the Engineering Report. It is our belief that much of the requested information for the Stormwater Pollution Prevention Plan (SWPPP) is located in this report.
- The curbing will be changed to vertical granite curb.
- The sidewalks shall be revised to be cement concrete around the building.
- Stop bars and a crosswalk is shown on the parking layout plan.
- Tactile waring strips shall be included in the handicap ramp construction detail.
- The plans were revised to indicate 73 spaces are proposed for the development.

DBA appreciates the comments provided and we hope the new revised plans address your concerns. If you have any questions regarding this letter please do not hesitate to contact this office.

Sincerely,

**DeCelle-Burke & Associates, Inc.**

James W,. Burke, P.E.