

HANCOCK ASSOCIATES

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May 5, 2020

Reading Conservation Commission
16 Lowell Street
Reading, MA 01867

RE: 259 and 267 Main Street, Reading NOI – Project Design Revisions (MassDEP File #270-0727)

Dear Members of the Commission,

In the matter of a Notice of Intent application submitted in request to permit the construction of a 24-unit apartment building at 259 and 267 Main Street in Reading, the following memorandum serves a summary of changes to the project design in response to ongoing correspondence between the applicant, Reading Conservation Commission (RCC) peer reviewer, and MassDEP. The intent of the design changes outlined below is to reduce resource area impacts per the above-referenced correspondence.

- The RCC peer review consultant has reviewed the bordering vegetated wetland (BVW) line in the field and suggested that several flags be moved from their original location. These suggested changes are reflected on the revised plans.
- The building design has been modified from the original 3-story layout in favor of a 4-story, 11,000 s.f. footprint. Additionally, the general location of the building has been moved approximately 15 feet to the north. These building changes reduce the permanent wetland impacts from approximately 2,650 s.f. to approximately 206 s.f. and impacts are now limited to the finger-like projection area of the BVW at the southwest corner of the project site.
- As a result of the reduction in the footprint of the building, the parking space count within the parking garage has been reduced from 35 spaces to 26 spaces. Accordingly, the exterior parking layout has been revised to provide 22 surface parking spaces.
- Other minor utility and drainage modifications have been made in response to the building and parking layout changes.
- The perimeter retaining wall layout has been modified to account for both the parking layout changes and to provide additional on-site snow storage areas.
- Additional detail has been provided for the wetland and bank restoration measures proposed for the project.

With these revisions, we are confident that RCC and DEP concerns regarding resource area impacts have been appropriately addressed and contend that this proposed project meets all performance standards under the Massachusetts Wetlands Protections Act and

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implementing regulations (310 CRM 10.00), and is thus permissible through issuance of an Order of Conditions permit.

Please feel free to contact us with any questions or requests for additional supporting information in this matter. We look forward to discussing this project further at the next RCC hearing.

Respectfully,
Hancock Associates on behalf of Stonegate Construction Corp



Rene L. Gagnon, PE
Senior Project Manager

cc: MassDEP Northeast Regional Office

Attachments:

- A – Stormwater Report revised May 1, 2020
- B – Site Plans revised May 1, 2020