



Town of Reading
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May 16, 2022

Minor Amendment to PUD Special Permit

DECISION

Project: Johnson Woods PUD Special Permit – Minor Amendment
Applicant: Johnson Woods Realty Corp.

To the Town Clerk:

This is to certify that, at a public meeting of the Community Planning and Development Commission opened on May 16, 2022, by a motion duly made and seconded, it was voted:

“We, the Reading Community Planning and Development Commission, upon request from Johnson Woods Realty Corp., under Section 11.1.3.13 of the Zoning Bylaws of the Town of Reading, to consider the application for a Minor Amendment to the PUD-R Special Permit, which includes a change of location of Building 1 (15 Johnson Woods Drive); a change of location of Building 12A/12B (19-23 Green Meadow Drive); and a change of location of Building 29 (Johnson Woods Drive) location, at the Johnson Woods Planned Unit Development (Assessors Map 19, Lot 3) – as shown on the materials submitted – do hereby vote XXX, to _____ within the Minor Amendment to the PUD Special Permit, subject to the Findings and Conditions below.”

Materials Submitted and/or Reviewed:

The following materials were submitted into the public record:

- a) Certified Abutters List, dated 4/28/22;
- b) Public Meeting Notice, sent by mail as a courtesy to owners of Johnson Woods units, and abutters;
- c) Summary Letter of Proposed Changes, dated 5/4/22;
- d) Building 1 Information:
 - a. Site Context Plan, dated 11/17/21;
 - b. Proposed Layout Plan, overlaid w/ previously approved layout, dated 11/17/21;
 - c. Proposed Layout, Grading and Utility Plan, overlaid w/ previously approved layout, dated 11/17/21;
- e) Building 12A/12B Information:
 - a. Summary Letter Package, dated 5/4/22;
 - b. Proposed Layout Plan, overlaid w/previously approved layout, dated 11/19/21;
- f) Building 29 Information:
 - a. Site Context Plan, dated 4/13/22;
 - b. Proposed Layout Plan, overlaid w/ previously approved layout, dated 4/13/22;

- c. Proposed Layout, Grading and Utility Plan, overlaid w/ previously approved layout, dated 4/13/22;
- g) Draft Decision, dated 5/16/22.

Zoning Bylaw Section 11.1.3.13 – Minor Amendments

Minor Amendments are changes which do not substantially alter the concept of the approved PUD in terms of floor area ratio, use, height, provision of open space, or the physical relationship of elements of the development. Minor amendments shall include, but not be limited to the following: small changes in floor area, mix of uses, site coverage, height, setbacks, or open space; small changes in the location of buildings, open space, or parking; or small changes in the alignment of minor streets on-site.

PUD-R Dimensional Requirements (*See ZBL Section 11.1.6.4)

Minimum Setback from Parcel Boundary	20 feet (with exceptions based on building height*)
Maximum Dwelling Height	30 feet (or higher if set back further from lot line*)
Minimum Distance between Res. Buildings	15 feet
Minimum Open Space Requirement	25%
Minimum Recreation Area	15%

Findings:

1. **Building 1 Modifications:** The Applicant is requesting that the Building 1 location be relocated in order to avoid interference with existing sewer mains within Johnson Woods Drive;
 - a. The proposed building location would maintain setbacks of:
 - i. 20.2’ from the northern parcel boundary abutting Enos Circle residents, where 29.1’ was previously approved;
 - ii. 20.6’ from Johnson Woods Drive to the east, where 20.7’ was previously approved;
 - iii. 24.7’ from existing Building 2 to the west, where 20.9’ was previously approved;

2. **Building 12A-12B Modifications:** The Applicant is requesting that Building’s 12A and 12B be relocated in order to preserve a 30” oak tree;
 - a. The proposed building locations would maintain setbacks of:
 - i. Building 12B to be 22.5’ from the travel way to the north, where 10.2’ was previously approved;
 - ii. Building 12A to be 17.7’ from existing Building 11 to the south, where 17.9’ was previously approved;
 - iii. Building 12A to be 37.3’ and Building 12B to be 28.3’ from parcel boundary to the east, where 31.7’ and 27.1’ were previously approved;
 - iv. Building 12A to be 24.3’ and Building 12B to be 21.2’ from Green Meadow Drive to the west, where 26.5’ and 21.1’ were previously approved, respectively;
 - v. Building 12A to be 15.7’ from Building 12B, where 15.6’ was previously approved;

3. **Building 29 Modifications:** The Applicant is requesting that Building 29 be relocated;
 - a. The proposed building location would maintain setbacks of:
 - i. 20.6’ from the travel way to the north, where 25.0’ was previously approved;
 - ii. 39’ from existing Building 28 to the southwest, where 35.8’ was previously approved;
 - iii. 25.2’ from the parcel boundary to the east abutting Kelch Road residents, where 36.6’ was previously approved;
 - iv. 25’ from Johnson Woods Drive to the west, where 19.7’ was previously approved;

General Conditions from this point through remainder of PUD-R project:

- 1) **Prior to the Issuance of the next Building or Foundation Permit for any structure related to the entire PUD-R project**, the Applicant shall provide proof to the Building Inspector that this Minor Amendment Decision herein has been recorded at the Middlesex South Registry of Deeds, and is thus available by search to any future buyer or their attorney.
- 2) **Prior to the Sale or Re-Sale of any Unit**, the Applicant / developer / sales team / agent, etc., shall ensure that any future buyer – before a P&S is signed – has a copy of the most recently approved plan for the project, and has been informed of any proposed or envisioned modifications to the approved plan.

Other Conditions:

- 1) **Prior to the Issuance of a Building Permit for Building 1:**
- 2) **Prior to the Issuance of a Building Permit for Unit 12A or 12B:**
- 3) **Prior to the Issuance of a Building Permit for Building 29:**

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

Andrew MacNichol, Staff Planner
Cc: Applicant, Town Clerk, planning file

Date