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June 1, 2022

Town of Reading
Community Planning & Development Commission
16 Lowell Street
Reading, MA 01867

Re: Application for DSGD Plan Review: 459 Main Street
Applicant: GC Fodera Contracting, Inc.

Dear Commissioners:

My office is legal counsel to the applicant with respect to the proposed development of 459 Main Street. Enclosed with this letter please find the following materials:

1. Updated architecture plan set entitled "459 Main Street Redevelopment", prepared by Olinger Architects, revised through May 31, 2022.
2. Updated civil plan set entitled "Proposed 40R Development, 459 Main Street, Reading, MA 01867", prepared by Fodera Engineering, revised through June 1, 2022.
3. Updated shadow study animation, prepared by Olinger Architects, dated May 31, 2022.
4. Updated construction management plan, dated June 1, 2022.
5. Memorandum dated June 1, 2022 from Fodera Engineering in response to engineering comment letters provided to date by Town Engineer Ryan Percival.
6. Memorandum dated June 1, 2022 from TEC, addressing site traffic, access, and safety feedback received to date from the CPDC and Town planning staff.

The enclosed plans show the latest revisions to this project, which have been made by our design team in response to feedback received from the CPDC and abutters to the project site. Most significantly, the garage level of the project has been completely redesigned to eliminate entirely the ground floor structural enclosure at the rear of the site adjacent to residential abutters to the east. Doing so has now opened up a full building setback of more than

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15' to the rear property line. An opaque perimeter fence along this lot line is now proposed to obscure the parking level from view from the abutting property. In addition, the garage level has been partially redesigned by eliminating a utility area, which allows the addition of one parking space, bringing the total number of spaces to 20. The size of the proposed 4 compact parking spaces has also been increased to 8' by 17'.

In addition to updated project plans showing these modifications, also enclosed is an animated shadow study, updated construction management plan, a memorandum prepared by TEC in response to feedback relating to traffic and site access, and a memorandum prepared by Fodera Engineering in response to feedback letters received to date from Town Engineer Ryan Percival.

We believe that the enclosed documents are fully responsive to the Commission's requests for additional information. We look forward to discussing these materials at the Commission's June 13 hearing.

Respectfully,

REGNANTE STERIO LLP

/s/ Jesse D. Schomer, Esq.
JESSE D. SCHOMER, ESQ.

Encls.