

June 1, 2022

To: Julie Mercier, Community Development Director
Town of Reading
16 Lowell St.
Reading, MA 01867

**RE: COMMENT RESPONSES
PROPOSED 40R REDEVELOPMENT
459 MAIN STREET
READING, MA 01867**

Ms. Mercier,

The proposed 40R redevelopment project located at 459 Main Street has been reviewed by the Town of Reading Engineering Division and comments were provided in a memorandum from Ryan Percival, Town Engineer, dated April 6, 2022 and in another memorandum from Mr. Percival dated May 12, 2022. Comments have been addressed and are reflected on a revised engineering plan set dated 6/1/22, and responses are summarized below.

Memorandum dated April 6, 2022

1. The traffic flow analysis was based on a one-way garage flow entering from Main Street and exiting to Washington Street.

Response: Comment is informational – no response is called for.

2. According to Table 8 of the Traffic Impact Assessment, Washington Street WB experiences a decrease of Level of Service from 2021 Existing Condition to the 2028 No Build during the weekday PM peak period. The LOS drops from E to F and subsequently the delay time goes from 68.1 to 101.8.

Response: Confirmed. This decrease in the Level of Service of this intersection represents a projected change in underlying traffic conditions between 2021 and 2028 that will occur regardless of whether this project is constructed. The 2028 Build condition in the same table confirms that the effect of the project, as compared to 2028 No Build condition, will be minimal.

3. The applicant shall produce turning movements for the garage.

Response: Turning movements for the garage have been previously submitted and are included in the architectural plans for the project.

4. The stormwater management report utilizes the NOAA Atlas 14 rainfall data.

Response: Comment is informational – no response is called for.

5. Post-development runoff volumes and flows have been reduced for the 2, 10, 25 and 100-year storms.

Response: Comment is informational – no response is called for.

6. Test pits shall be performed to confirm soil conditions and recharge rates.

Response: Test pits will be performed prior to installation of stormwater management infrastructure. The applicant is agreeable to a condition of approval requiring this. Soil results from well data provided by MassDEP have also been provided in the stormwater management report – Appendix A, as supporting documentation.

7. The stormwater design meets TSS and Phosphorous removal.

Response: Comment is informational – no response is called for.

8. Please clarify the vertical standpipe overflow, it's unclear what this is for and its function.

Response: The vertical standpipe is an overflow outlet from the subsurface recharge system. In the event of an extreme storm, runoff will be directed through the outlet and flow overland towards Washington Street where it will be collected by municipal infrastructure. A detail has been included on sheet C-3.

9. Domestic water and fire service should come off of Main Street and the 12' watermain. The current design has the services off of an unlined 6" water main.

Response: Water lines have been modified in accordance with this request. See sheet C-3.

10. Fire flow test shall be performed.

Response: This will be provided prior to a building permit. The applicant is agreeable to a condition of approval requiring this.

11. Sewer flow study shall be performed.

The existing and proposed sewer flow for the site are calculated as follows in accordance with Title 5 of the State Environmental Code (310 CMR 15):

Existing sewer flow:

*service station – no gas: 150 gpd/ bay * 3 bays = 450 gpd.*

Proposed sewer flow:

*residential: 110 gpd/ bedroom * 21 bedrooms = 2,310 gpd*

*retail: (50 gpd/ 1,000 sf) * (1,455 sf/ 1,000 sf) = 73 gpd*

Total proposed sewer flow: 2,310 gpd + 73 gpd = 2,383 gpd

Total net sewer flow increase: 2,383 gpd – 450 gpd = 1,933 gpd.

12. Concrete sidewalks shall meet the Town’s current Downtown standards.

Response: Sidewalks have been designed to meet Downtown standards. See sheet C-2

13. The applicant shall make improvements to the opposite handicap ramp on Washington Street.

Response: Improvements have been included on the civil plan set (sheet C-2).

14. This site is subject to a Sewer I/I Connection Fee.

Response: The applicant is agreeable to this as a condition of approval.

15. An O&M document should be developed for maintenance and inspections of the above infrastructure as well as the infiltration system.

Response: O&M is outlined in section 4.9.1 of the stormwater report and Appendix C.

16. All utilities shall be approved materials and installed in accordance with the Department of Public Works Standards.

Response: Materials are in accordance with DPW standards and will be installed per DPW standards.

17. Engineering Division shall be notified 72 hours in advance to mark out Town utilities.

Response: The applicant is agreeable to this as a condition of approval.

18. All water, sewer, curb cut, street opening and Jackie's Law excavation permits shall be obtained at the Engineering Division prior to any excavations.

Response: The applicant is agreeable to this as a condition of approval.

19. All site work shall be inspected by the Engineering Division. The Applicant/Owner's contractor shall submit a construction schedule of proposed work. All inspections shall be scheduled 48 hours in advance.

Response: The applicant is agreeable to this as a condition of approval.

20. An approved site as-built shall be submitted to the Engineering Division within 60 days of certificate of occupancy. The as-built shall be submitted in mylar and electronic ACAD format.

Response: The applicant is agreeable to this as a condition of approval.

Memorandum dated May 12, 2022

1. Outstanding comments from the Engineering memo dated April 5, 2022 still apply and should be addressed prior to building permit.

Response: See responses 1-20 above.

2. The roof media appears to have changed from a "green" roof to traditional hardscape. How will stormwater and snow be contained and conveyed away from any neighboring properties? A drainage analysis should be considered to ensure all roof runoff is conveyed appropriately.

Response: The design referenced has now been modified to eliminate the proposed roof structure and leave this area of the site uncovered. A perimeter fence will be installed at the property line, which will ensure that snow is contained on site. Roof runoff will be captured via the building's drainage system.

3. The "Do Not Block Box" paint marking on Washington Street needs to be reviewed by the Parking Traffic Transportation Task Force (PTTTF) and subsequently approved outside of the CPDC Decision.

Response: The applicant is agreeable to this as a condition of approval.

This completes the summarized comments and associated revisions. Do not hesitate to call if you have any questions, comments, or concerns.

Sincerely yours,



Giovanni Fodera, P.E.

Principal Engineer

FODERA Engineering