



Jesse D. Schomer, Esq.  
jschomer@regnante.com

Regnante Sterio LLP  
Attorneys-at-Law  
401 Edgewater Place, Suite 630  
Wakefield, MA 01880  
(781) 246-2525  
regnante.com

June 9, 2022

Julie D. Mercier, AICP, LEED AP  
Community Development Director  
Town of Reading  
16 Lowell Street  
Reading, MA 01867

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

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Dear Julie:

Thank you for providing me with copies of correspondence from Reading Building Commissioner Bret Bennett dated June 7 and from Reading Fire Chief Gregory Burns dated June 8. I have reproduced Commissioner Bennett and Chief Burns's comments and questions below, together with our responses.

**Reading Building Commissioner Bennett**

**Location of Sprinkler room.**

*Response: The sprinkler room is located in the main building lobby containing the elevator and is accessed directly upon entering the lobby from Washington Street. This lobby can also be accessed from the building garage. It is labeled "FAAB" on architecture sheet A101.*

**Location of Electrical room.**

*Response: The main utility room is located in the building basement. See architecture sheet A100. Secondary utility closets are located on each residential level. See architecture sheets A102, A103, and A104.*

**There looks to be solar panels installed on the roof. If so is there a plan for solar storage on site and where are the storage banks going to be located.**

*Response: It is confirmed that photovoltaic panels are proposed for the building roof. No solar storage on site is proposed.*

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### **Reading Fire Chief Burns**

**In accordance with the Massachusetts Comprehensive Fire Code, propane gas grills are not permitted on elevated balconies or roof decks.**

*Response: The applicant understands this requirement and is not proposing to install (or allow unit owners to install or maintain) propane grills on balconies or roof decks. The applicant is agreeable to a condition to this effect, including a requirement to incorporate this prohibition into the governing documents for the condominium to ensure that it is enforceable against individual unit owners.*

**Please provide information on the proposed garage carbon monoxide vent fans and their location.**

*Response: The garage level is now unenclosed in the latest plan revision, with the rear garage wall eliminated completely. Because the garage is no longer enclosed, ventilation will occur naturally, and no special ventilation fans are required.*

**How will pedestrians on the sidewalk be alerted to cars exiting the parking garage?**

*Response: The garage will be equipped with an electronic warning device actuated by exiting vehicles, with illuminated signage at the Washington Street driveway to warn pedestrians of exiting vehicles. The applicant is agreeable to a condition to this effect. The Main Street driveway is entry only, so there will not be any exiting traffic from this driveway.*

**Will the garage door facing Main Street be open or will it be provided with a door?**

*Response: The Main Street garage will be open. A garage door is not proposed for this location because of the potential to disrupt Main Street traffic by entering vehicles needing to wait for the door to open.*

Respectfully,

REGNANTE STERIO LLP

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