



**Town of Reading**  
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**To:** Zoning Board of Appeals  
**CC:** Applicant & Development Team / Town Counsel  
**From:** Andrew MacNichol, Staff Planner  
**Date:** January 24, 2019  
**Re:** Eaton Lakeview 40B – Status Update

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On December 12th, 2018, the Zoning Board of Appeals held the continued Public Hearing for the Eaton Lakeview Apartments 40B project; they also held a continued hearing on January 10<sup>th</sup> which was continued without discussion. This memo is intended to provide a recap of said December and January meeting, an update on progress since then, and guidance to the ZBA on how to proceed.

December 12<sup>th</sup> Meeting Recap:

- Recapped October 24<sup>th</sup> meeting and the new information received since;
- Applicants presented plans revised per comments from Town and Nitsch, including a Loading and Operations Plan and a Snow and Ice Removal Plan;
- ZBA asked questions and provided feedback;
- Scope of Work for Walkers Brook Drive Corridor Study distributed;
- Confirmed next meeting date of Thursday, January 10<sup>th</sup>, 2019

Progress & Information since December 12<sup>th</sup>:

- Conservation Commission discussed project on December 19<sup>th</sup>, January 9<sup>th</sup> and January 23<sup>rd</sup>
  - Conservation closed the hearing on the 23<sup>rd</sup>, expect to issue permit at next hearing 2/13/19
- Revised Site Plans were submitted addressing Conservations comments
- Scope for Walkers Brook Drive Corridor Analysis sent out for estimate
- Draft Decision distributed
- Additional input from abutters received

Recommended Process for ZBA Meeting on January 24<sup>th</sup> Meeting:

- Chair – provide recap and update per this memo, note new information received
- Applicants present and discuss any revisions to project
- Board – discussion and questions
- Public Comment
- Review and discuss Scope for WBD Corridor Analysis
- Review and discuss Draft Decision
- Public Comment
- Board & Development Team – agree on date of continued hearing & next steps

Upcoming 40B ZBA Meeting Dates:

January 30<sup>th</sup>

February 6<sup>th</sup>, 20<sup>th</sup>

Cy absent 2/1 - 2/16

Eaton Lakeview 40B webpage: <https://www.readingma.gov/zoning-board-of-appeals/pages/eaton-lakeview-apartments-40b>