



MEISNER BREM CORPORATION
ENGINEERS • PLANNERS • LAND SURVEYORS

July 6, 2023

Heather Clish, Chair
Reading Community Planning and Development Commission
16 Lowell St,
Reading, MA 01867

Re: 246 Walnut Street
Preliminary Plan

Dear Ms. Clish and Members of the Reading Community Planning and Development Commission:

On behalf of our clients, Stella Construction, the applicant hereby requests CPDC to consider the following waivers from the Rules and Regulations Governing the Subdivision of Land in Reading:

Section:	Nature of Requested Waiver:
6.1.1.d.3	Traffic Study – entirety. The project is extremely small of only 2 additional lots and is just an extension of a cul-de-sac.
7.1.1	Right of way width to 50' from 60' – reasonable for utilities.
7.1.3	Traveled Way to 24' from 30' – reasonable for 3 homes in cul-de-sac
7.1.3.e	Side slope - to 2:1 from 3:1 to provide grading flexibility
7.1.5.a	Dead End Street > 500' as extension of an existing dead end improving the turn around to allow emergency vehicles to fully turn around.
7.1.7.a	Vertical Granite curb – minor extension of a street without curbing
7.2	Sidewalks (both sides) – minor extension of a street without sidewalks.

Thank you for your anticipated fair consideration.

Sincerely
MEISNER BREM CORPORATION

Jeffrey A. Brem
Principal Engineer

Cc: Erik Kortz, Client