



Town of Reading
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To: Zoning Board of Appeals
CC: Applicant & Development Team / Town Counsel
From: Andrew MacNichol, Staff Planner
Date: July 16, 2018
Re: Eaton Lakeview 40B – Status Update

On May 2, 2018, the Zoning Board of Appeals held the continued Public Hearing for the Eaton Lakeview Apartments 40B project. This memo is intended to provide a recap of the May 2nd meeting, an update on progress since then, and guidance to the ZBA on how to proceed.

May 2nd Meeting Recap

- Discussed funding for Peer Review
- Discussed (Task A-1) Scope of Work (added six intersections and some stretches of road)
- ZBA voted to adopt (Task A-1) Expanded Scope of Work for peer review
- Resident/Public comment period
- Present: John Jarema (Acting Chair), Robert Redfern, Damase Caouette, Erik Hagstrom, Nick Pernice / Absent: David Traniello (recused)
- Hearing continued to July 18, 2018 at 7:00 PM

Update since May 2nd

- Meeting between Development Team & Neighborhood Group representatives held on May 15th
- Environmental Site Assessments revised and resubmitted
- Green International completed peer review study and submitted documentation for review
- Applicant submits new site plans, architectural plans, storm water report and narratives reducing the size of the project from 120 units to 86 units.

Recommended Process for ZBA Meeting on July 18th

- Acting Chair – provide recap and update per this memo, note new information received
- Development Team – opportunity to present new information including revised plans
- Board – discuss and present questions to applicants/peer review team
- Green International – present findings of peer review study and recommendations
- Board – further discussion and questions
- Board & Development Team – agree on date of continued hearing

Upcoming Meeting Dates:

August 15 – one potential case scheduled / September 5th – available / October 3rd – available / Special Hearing dates if needed – 8/8, 8/15, 9/12.

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