



Town of Reading
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To: Zoning Board of Appeals
CC: Applicant & Development Team / Town Counsel
From: Julie Mercier, Community Development Director
Date: April 30, 2018
Re: Eaton Lakeview 40B – Status Update

On March 29, 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 March 29th meeting, an update on progress since then, and guidance to the ZBA on how to proceed.

March 29th Meeting

- Staff gave recap of 3/7 meeting
- Neighborhood Group gave presentation
- Development Team agreed to have workshop with representatives of Neighborhood Group
- Board authorized staff to prepare Traffic & Parking peer review scope for review at next meeting
- Present: John Jarema (Acting Chair), Robert Redfern, Damase Caouette, Erik Hagstrom, Nick Pernice / Absent: David Traniello (recused)
- Hearing continued to May 2, 2018 at 7:00 PM

Update since March 29th

- Meeting between Development Team & Neighborhood Group representatives held on April 12th
- Phase II Environmental Site Assessment, dated 12/4/15, provided by Development Team
- Draft Scope of Services for Parking & Traffic Peer Review prepared by staff

Recommended Process for ZBA Meeting on May 2nd

- Acting Chair – provide recap and update per this memo, note new information received
- Development Team – opportunity to present new information, if any
- Acting Chair – open hearing to public comment; people who have not yet been heard from
- Board – discussion and questions
- Board – review, discuss and vote on draft Scope of Services
 - Amend as needed based on new information and/or resident feedback
- Board – authorize staff to hire Traffic & Parking peer review consultant, and others if warranted
- Board & Development Team – agree on date of continued hearing

Upcoming Meeting Dates:

June 6th – available (no Cy) / June 20th – available (no Robert) / July 18th - available

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