



Town of Reading
16 Lowell Street
Reading, MA 01867-2683

JULIE D. MERCIER
Community Development Director
Phone: (781) 942-6648
Fax: (781) 942-9071
jmercier@ci.reading.ma.us

To: Zoning Board of Appeals
CC: Applicant & Development Team / Town Counsel
From: Julie Mercier, Community Development Director
Date: March 28, 2018
Re: Eaton Lakeview 40B – Status Update

At their meeting of March 7, 2018, the Zoning Board of Appeals (ZBA) opened the Public Hearing for the Comprehensive Permit Application for Eaton Lakeview Apartments. The hearing was continued to the ZBA meeting of March 21, 2018, and subsequently postponed to March 29, 2018 due to inclement weather. This memo is intended to provide a recap of the March 7th meeting, an update on progress since then, and guidance to the ZBA on how to proceed.

March 7th Meeting

- Acting Chair read legal notice, went over ground rules, and explained 40B process
- Town Counsel gave an overview of Chapter 40B
- Development Team presented project
- Board members made initial comments
- Safe Harbor letter from Applicant's Attorney entered into record
- Town Counsel recapped Safe Harbor process
- Board voted to notify Applicant and DHCD of Safe Harbor status, but move ahead with hearing
- Present: John Jarema (Acting Chair), Robert Redfern, Damase Caouette, Nick Pernice
- Absent: David Traniello (recused), Erik Hagstrom (must watch tape and submit Mullin Rule Form)
- Hearing continued as noted above

Update since March 7th

- 21E Phase II Environmental Report provided by Development Team
- Safe Harbor Letter to Applicant and DHCD prepared by Town Counsel
- February 14, 2018 DRT notes provided in hard copy to Board

Recommended Process for ZBA Meeting on March 29th

- Acting Chair – provide recap and update per this memo, note new information received
- Acting Chair – open hearing to public comment / resident presentation – allow ample time for this
- Development Team – opportunity to respond, present new information
- Board – discussion and questions
- Board – discussion of peer review consultants to be hired by staff on behalf of Board
- Board & Development Team – agree on date of continued hearing on this Application

Upcoming Meeting Dates:

April 4th – full / April 18th – 1 hearing scheduled / May 2nd – available / May 16th – available

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