

August 28th, 2023

Town of Reading
Conservation Commission
Attn: Charles Tirone
16 Lowell Street
Reading, MA 01867

**Re: Notice of Intent
McDonald's Restaurant
413 Main Street
Reading, MA**

Dear Mr. Tirone,

On behalf of McDonald's USA, LLC, please find the enclosed Notice of Intent Application as part of the proposed site improvements of the McDonald's Restaurant located at 413 Main Street. In support of this application, please find enclosed the following documents:

- Two (2) copies of the Notice of Intent Application, including:
 - WPA Form 3
 - NOI Wetland Fee Transmittal form;
 - Copy of Checks;
 - Affidavit of Service;
 - Certified Abutters List;
 - Notification to Abutters;
 - Project Description;
 - Bordering Vegetated Wetland Determination Form;
 - FEMA FIRMette Panel and USGS Mapping;
- Two (2) copies of the Drainage Report, prepared by Bohler dated July 28, 2023;
- Two (2) copies of the Resource Area photo;
- Two (2) 24"x36" copy of the "Proposed Site Plan Documents" prepared by Bohler Engineering, dated 04/08/2023, revised through 08/09/2023;
- Check in the amount of \$4,912.50 made out to the Town of Reading for the Town share of the NOI filing fee and the Reading Wetlands Protection Bylaw Fee (Under separate cover; State share of filing fee of \$512.50 included in the copy submitted to the DEP)

McDonald's is proposing a substantial investment into the above-mentioned property to redevelop the existing McDonald's restaurant and other associated improvements. The proposed redevelopment project consists of a raze and rebuild for a new ±3,990 SF McDonald's restaurant with drive-thru along with new parking areas, landscaping, utilities, and stormwater management improvements. The parcel is located along the easterly side of Main Street in Reading and is identified as Map #17 and Lots #64 & #85 which contains approximately ±0.74 acres of land. The project requires a Notice of Intent application per the Massachusetts Wetlands Protection Act as the project is proposing work within the 100' buffer zone of an open channel.

Additional information of the wetland resource area is provided within the NOI Report. However, it's notable that the project is proposing work within previously developed areas of the local 25-ft buffer zone of natural vegetation and 35-ft no structure buffer zone requiring a Variance request from the Town of

Reading Wetland Protection Regulations. Pursuant to Section 2.E.1 of the Town of Reading Wetland Protection Regulations, we believe the proposed site improvements are compliant with the following regulations:

- a) *There are no reasonable conditions or alternatives that would allow the project to proceed in compliance with the performance standards in these Regulations; and*

The proposed building and overall site layout is similar to what exists today and is necessary for the business to continue to operate successfully. There is an existing underground culvert bisecting the site from West to East which constrains the location of the proposed building. Under existing conditions, the area within the 25-ft and 35-ft buffer zones have been previously developed and consists primarily of a paved parking area, drive-aisle, concrete retaining wall, light pole, and stockade fence. The proposed work within the 25-ft and 35-ft buffers includes replacing the existing fence along the property line and also providing a new 3'-4' landscape buffer. In addition, the proposed primary drive-thru order point and menu board is located within the 35' no structure zone due to the constraints of the property. Alternatives to the proposed site layout would be to restore the buffers entirely with natural vegetation and landscaping but due to site constraints there are no feasible layouts that McDonald's could accommodate while continuing their restaurant operations that has been in business for decades. The applicant is merely trying to renovate their property to ensure continued success.

Overall, the project is anticipated to provide an improvement upon existing conditions as the proposed layout results in a ± 280 SF reduction of impervious area within the 35-ft buffer, a ± 200 SF reduction of impervious area within the 25-ft buffer and improved stormwater treatment.

- b) *Mitigating measures are proposed that will allow the project to be conditioned so as to have no adverse impact upon the wetland values set forth in Section 7.1 of the Reading General Bylaws; and*

A photo of the resource area is provided within the NOI Report. The resource area buffers extend from the outlet end of a concrete culvert that discharges to a man-made drainage structure with stone walls. A concrete retaining wall separates the resource area and McDonald's property.

Mitigating measures proposed as part of the project include a new 3'-4' landscape buffer along the easterly property line as well as stormwater quality units treating stormwater prior to discharging into the existing underground culvert. The proposed landscaped area results in a ± 280 SF reduction of impervious area within the 35-ft buffer and a ± 200 SF reduction of impervious area within the 25-ft buffer. As such, the project is anticipated to be conditioned so as to have no adverse impact upon the existing resource area.

- c) *The variance is necessary to accommodate an overriding community, regional, state, or national public interest. In the case of owner occupied single or two family residences, mitigation which improves the resource area quality may be considered to accommodate the public interest.*

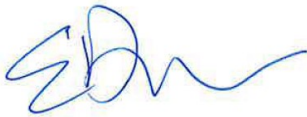
The proposed project is anticipated to be an improvement upon existing conditions of the areas within the 25-ft and 35-ft buffer zones. Under existing conditions, the area consists primarily of paved parking areas, and under post-development conditions, the impervious area within the 25-ft and 35-ft buffers will be reduced by ± 280 SF and ± 200 SF, respectively, and replaced with a landscaping. This McDonald's restaurant has been in existence since the 1960's which is in need of upgrade to a new facility to better service the patrons within the community. As part of the Zoning Board of Appeals Variance approval that was recently obtained, McDonald's had

conversation with the direct abutter to the East as the expressed concerns with increased sound pollution. To alleviate their concerns, McDonald's has agreed to install a 12' high sound absorptive fence for improved sounds mitigation. As such, it is anticipated that the proposed project will result in an improvement to the resource area, direct abutters, and overall community from the existing conditions.

We trust that the provided information will be sufficient for the Conservation Commission's review, however, should you have any questions or need additional information, please do not hesitate to contact us at 508-480-9900. Otherwise, we appreciate the Conservation Commission's consideration of this matter and look forward to discussing this at the next available Conservation Commission meeting.

Sincerely,

BOHLER ENGINEERING



Eric G. Dubrule



Daniel Allen, PE