



Town of Reading
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September 14, 2020

Preliminary Subdivision Plan DECISION of APPROVAL

18-22 Small Lane

Proposed Street Name: Small Lane Extension

To the Town Clerk:

This is to certify, that at a public hearing of the Reading Community Planning and Development Commission (CPDC), which was opened and closed on September 14, 2020, by a motion duly made and seconded, it was voted:

“We, the CPDC, as requested by Del Rey Realty Trust, under the Town of Reading’s Subdivision Rules & Regulations, and MGL Chapter 41 Sections 81K through 81GG, to consider the 2-Lot Preliminary Subdivision Plan for property located at 18-22 Small Lane (Assessors Map 40, Lots 153 and 155) and Off-Charles Street (Assessors Map 41, Lot 29), as shown on the plans prepared by Sullivan Engineering Group, LLC, dated July 27, 2020, , in support of an application filed on August 4, 2020, do hereby vote 5-0-0 to approve the said plans, inclusive of the waivers listed herein, subject to the Findings and Conditions below.”

MATERIALS:

The following documents and plans were submitted into the public record:

1. Form B: Application for a Definitive Subdivision Plan, filed with the Town Clerk 8/5/2020.
2. List of Waivers requested from Reading Subdivision Regulations, filed 8/4/2020.
3. Certified List of Abutters, dated 7/15/2020.
4. Email from Staff Planner to Applicant’s Engineer with a statement deeming the submission Complete, and including a list of minor revisions to be made for the next plan submission, dated 8/4/2020.
5. Legal Notice, published in Daily Times Chronicle on 8/19/2020 and 8/26/2020.
6. Preliminary Subdivision Plan of Land for Small Lane Extension, Reading MA, prepared for: Del Rey Realty Trust, prepared by: Sullivan Engineering Group, LLC, dated 7/27/2020 including the following:
 - a. Sheet 1 of 6: Cover Sheet, dated 7/27/20;
 - b. Sheet 2 of 6: Lot Plan of Land, dated 7/27/20;
 - c. Sheet 3 of 6: Existing Conditions Plan, dated 7/27/20;
 - d. Sheet 4 of 6: Site Grading and Utility Plan, dated 7/27/20;
 - e. Sheet 5 of 6: Roadway Plan and Profile, dated 7/27/20;

- f. Sheet 6 of 6: Construction Details, dated 7/27/20;
- 7. Memo from Town Engineer to Staff Planner, dated 9/10/2020.
- 8. Memo from Health Agent to Staff Planner, dated 9/10/2020.
- 9. Email from Conservation Administrator to Staff Planner, dated 9/14/2020.
- 10. Draft Decision, dated 9/14/20.

FINDINGS:

1. **Existing Conditions:** Small Lane is an existing 50' wide Private Road with 28' of paved roadway width serving two single-family homes. The development tract is comprised of 14 acres of land that includes 18 Small Lane and a parcel of land known as Off-Charles Street. There is a single-family home at 18 Small Lane; otherwise, the tract is vacant. The site is entirely within the S-20 Zoning District and a majority of the existing site contains DEP Regulated Wetlands.
2. **Proposal:** The Applicant is proposing to construct and extend Small Lane approximately 624-feet with a 50' right-of-way including a 60' radius cul-de-sac bulb which will create frontage for 2 house lots. The proposed subdivision includes the aforementioned lots at 18 Small Lane and Off Charles Street, as well as a portion of 22 Small Lane needed for the roadway extension. A series of waivers have been requested from the Subdivision Rules and Regulations and the application will require an Order of Conditions issued by the Conservation Commission.
3. **Zoning:** The site is within the S-20 Zoning District; each of the 2 house lots will comply with the bulk frontage and area requirements of the S-20 Zoning District. A minimum of 20,000sf per lot and 120' linear feet of frontage is required. It is anticipated that each of the proposed homes will comply with the dimensional and bulk requirements of the S-20 Zoning District. There are no known Special Permits or Variances relative to the subject properties.
4. **Upland Area:** ZBL Section 6.2.7 requires that any lot in the S-20 Zoning District must contain at least 12,000 SF of upland area outside of a Wetland Resource Area; upland area for Lots 1 and 2 is calculated to be 22,731 and 21,814 respectively which indicates compliance with this requirement.
5. **Wetlands:** An Order of Resource Area Delineation was issued by the Reading Conservation Commission in July 2019. Bordering Vegetated Wetlands (BVW) are present on the site and work is proposed within the 100' buffer zone as well as the 35' buffer zone. Wetland Filling Areas are proposed along both sides of the proposed roadway and total 1,627sf of filling. An area of Wetland Replication is proposed to the north of the proposed roadway and totals 3,327sf, slightly exceeding a 2:1 replication-to-fill ratio.
6. **Proposed Right-of-Way:** The proposed right-of-way layout will be 50' wide which will include a paved roadway width of 22'. A 4' grass strip adjacent to 6' wide crushed stone strips are proposed on each side of the proposed roadway to help with stormwater infiltration. No sidewalks or vertical granite curbing have been proposed. The road will be approximately 624' long and will end in a 60' radius cul-de-sac bulb with a paved radius of 44' to accommodate a fire truck. The road will remain private and will not be adopted by the Town.
7. **Traffic:** A waiver has been requested from providing a full Traffic Study. Instead, the Applicant has provided a limited Traffic Study of the sight distances and trip generation.
8. **Trees/Landscaping/Screening:** Deciduous and Evergreen trees with 6" and greater diameter have been depicted on the plan set.
9. **Lighting:** No street lighting has been proposed and a waiver request has been provided for such. Light posts and typical house mounted lights will be provided at each of the proposed lots.

10. **Utilities:** A Town-owned sewer pump station is located just outside of the proposed roadway extension and shall not be impacted by the proposed site work. Both Town water and sewer are proposed to be extended and connected to the proposed house lots. The water main shall be required to be upgraded from the existing 6” pipe to an 8” pipe and is not proposed to be looped. Electric, Telephone and Cable service shall also be provided. All utilities are proposed to be underground.
11. **Drainage:** Associated road runoff will be directed to the proposed 6’ wide crushed stone infiltration trenches on either side of the proposed roadway. Soil test pits on-site indicated loamy-sandy soils good for drainage quality but also a high groundwater table at 79.7’ elevation. A 40’ wide Open Bottom Box Culvert has been proposed to replace and improve the existing culvert.
12. **Parking:** Currently there are no existing parking regulations along Small Lane. Due to the proposed roadway length of 624’ and pavement width of 22’, ‘No Parking’ signs shall be required along the proposed roadway length to ensure emergency access to the proposed house lots. Enforcement of ‘No Parking’ regulations on private ways is done if/when the Police Station receives a call about a violation.
13. **Easements:** There is an existing drainage and sewer easement along the existing portion of Small Lane which shall be maintained.
14. **Rooftop Solar:** The Applicant shall consider orienting the homes so that future owners can benefit from potential rooftop solar installations and/or passive heating.
15. **Board of Health:** In accordance with M.G.L. Ch. 41 Section 81U, a copy of the Form B and plans were submitted to the Board of Health. The Health Agent submitted a memo with recommendations and requirements to the Staff Planner dated 9/10/2020.
16. **Conservation Restriction:** The Applicant shall consider providing a Conservation Restriction for the undevelopable portion of land along with a series of boardwalks and paths for pedestrian access, as well as a Public Access Easement, if determined appropriate by the Conservation Commission.

WAIVERS:

The Applicant has requested, and the Commission has approved the following waivers from the Town of Reading Subdivision Regulations, with guidance:

1. A waiver from Section 6.1.1.b.10 requiring topography be shown within 100’ of the locus map.

“The Applicant requests that the topography be limited to the Project Site.”

Approved 4-0-0 with the condition that the Applicant shall show sufficient contour lines at the edges of the development tract to understand the grading and conditions where the tract meets abutting properties.

2. A waiver from Section 6.1.1.b.23 requiring delineated bounds of any wetland resource areas on the property or within 200’ of any portion of the Property.

“The wetlands in the vicinity of the two proposed house lots have been delineated by Norse Environmental Services and the Reading Conservation Commission issued an ORAD in July of 2019 confirming wetland lines. The entire 14-acre site is

predominately wetlands and the wetland delineation was limited to the proposed construction areas.”

Approved 4-0-0

3. A waiver from Section 6.1.1.d.3 requiring a full traffic study.

“Due to the modest scope of the project and the minimal increase in traffic to the area anticipated from the addition of two single-family homes, the Applicant requests relief from the requirement to provide a traffic impact study.”

Approved 4-0-0

4. A waiver from Section 6.1.1.d.4 requiring an Environmental Impact Study to be performed.

“The Applicant requests relief from this requirement as the development is modest in scope and the increase demand on sewerage, the water supply and other Town resources is not likely to be appreciable.”

Waiver Request Withdrawn

5. A waiver from Section 6.1.1.d.7(c) requiring electrical service and street lighting.

“The new lots will be serviced by underground electrical service. The Applicant is requesting a waiver from street lighting. A Light post and typical house mounted lighting will be provided for each new house which shall provide sufficient lighting for safe access and egress.”

Approved 4-0-0

6. A waiver from Section 7.1(d) requiring roadways to be designed in accordance with the recommendations of the American Association of State Highway and Transportation Officials (AASHTO).

“The roadway will be constructed to Town of Reading standards as far as subbase, base and pavement requirements. The waiver request is made since the full extent of the AASHTO recommendations have not been reviewed as part of the preliminary design.”

Waiver Request Withdrawn

7. A waiver from Section 7.1.1(a) requiring the width of street right of ways to be 60' and cul-de-sac termination of right-of-way circle with a radius of 60'.

“The Applicant is proposing a 60' radius on the cul-de-sac meeting the Town of Reading standard. The proposed Right of Way width is 50'. The 50' width is consistent with the existing Right of Way width of Small Lane.”

Approved 4-0-0

8. A waiver from Section 7.1.2(c) requiring changes in grade or vertical curves of streets be designed in accordance with AASHTO based on a design speed of 30MPH for secondary streets.

"The Applicant has not evaluated compliance with the AASHTO vertical curve recommendations. The single vertical curve design meets industry standards."

Waiver Request Withdrawn

9. A waiver from Section 7.1.3 requiring a 30' minimum paved way.

"A 22' paved way is proposed. The reduced pavement width of 22' is due to proximity to the wetlands and limiting the amount of wetland filling required for the roadway and grading."

Approved 4-0-0 with the condition that the paved width be increased to 24'.

10. A waiver from Section 7.1.5(a) requiring a maximum dead-end roadway length of 500'.

"624.59' of dead-end roadway length is proposed. Currently Small Lane does not have a turnaround at the termination. The proposed extension of Small Lane, although being greater than 500' in length, will provide a full compliant cul-de-sac for emergency vehicle turning movements and snow plowing operations."

Approved 4-0-0

11. A waiver from Section 7.1.7 requiring vertical granite curbing to be installed.

"The proposed roadway extension will utilize country drainage with a grass shoulder and crushed stone infiltration trench. In order for the country drainage to properly work curbing needs to be eliminated."

Approved 4-0-0

12. A waiver from Section 7.2 requiring sidewalks along both sides of the roadway.

"There is no existing sidewalk on Small Lane and the Applicant is not proposing to build sidewalks in an attempt to limit impervious surfaces. The 4' wide grass shoulders will provide pedestrians the ability to walk without having to walk in the travel way."

Approved 4-0-0

13. A waiver from Section 7.1.5(e) requiring a landscaped cul-de-sac island.

"Town preference is to not include an island within the proposal due to plowing and safety concerns"

Approved 4-0-0

14. A waiver from Section 7.4.1 requiring a looped water main.

"The existing 6" water main is not looped and terminates at the end of the road."

Rejected 0-0-4 The Applicant shall work with the Town Engineer and submit a fire flow analysis. The existing 6" water main may be required to be increased to an 8" pipe.

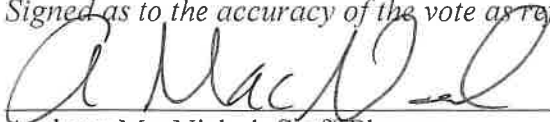
CONDITIONS:

General:

1. **Definitive Subdivision** – Should the Applicant wish to proceed with this project, Definitive Subdivision Plans shall be submitted to the Town within 7 months of the preliminary application submission date, in conformance with Chapter 41A Section 81Q of the Subdivision Control Law.
2. **Driveway Design** – The proposed driveways shall be designed to enable Fire Department access to the homes. The driveway shall be no less than 14 feet in width, have an overhead clearance of 13'-6", and have the ability to bear 64,000 pounds of load. The Applicant shall work with the Fire Department to determine the thickness of pavement necessary to ensure that the driveway can bear a 64,000lb load; such thickness shall be noted on the plans.
3. **Drainage Design** – The Definitive Plans shall include any LID or conventional stormwater management features proposed on-site, along with relevant calculations and documentation as may be required by the Town Engineer.
4. **Trees/Landscaping/Screening:** All trees proposed to be removed from within the 100' wetland buffer shall be approved by the Conservation Commission. Proposed Street Trees will not count towards the replacement requirement. All plantings / tree removal shall be approved by the Tree Warden.
5. **Utilities** – The Applicant shall work with the DPW and RMLD to ensure compliance with all utility extension requirements. Utilities for the new homes are required to be undergrounded.
6. **Other Permits:** The Applicant is responsible for obtaining all other required Federal, State and Local permits, including but not limited to: Definitive Subdivision Plan Approval from the CPDC, a NPDES Permit; utility permits for sewer, water, electric, etc.; curb cut, driveway, MassDOT and Jackie's Law excavation permits; Board of Health approvals; and an Order of Conditions from the Conservation Commission.
7. **ORAD** – As appropriate prior to submitting a Definitive Subdivision Plan, the Applicant shall ensure that any requirements of the July 2019 Order of Resource Area Delineation (ORAD) issued by the Conservation Commission are met.
8. **Health Division** – As appropriate prior to submitting a Definitive Subdivision Plan, the Applicant shall ensure compliance with applicable requirements of the memo from the Health Agent to the Community Development Director dated 9/10/2020.
9. **Engineering Comments:** The Applicant shall coordinate with the Town Engineer to resolve any necessary outstanding comments listed in the memo dated 9/10/2020.
10. **'No Parking' Signs:** The Applicant shall depict areas of 'No Parking' signage along the proposed roadway.

11. **Snow Storage:** The Applicant shall coordinate with the Conservation Commission, Town Engineer and DPW Director to determine the most appropriate location on-site for snow storage.
12. **Electric Utility:** The electric utility plan shall be submitted and approved by the Reading Municipal Light Department (RMLD). Locations of light poles, transformers, etc. shall be added to the plans and approved by RMLD.
13. **Property Maintenance:** The Applicant shall maintain the property in a neat and orderly fashion while the development is pending, and during construction.
14. **Rights of Access:** The Applicant shall demonstrate full rights of access across Small Lane as part of the submittal for a Definitive Subdivision Plan.

Signed as to the accuracy of the vote as reflected in the minutes:



Andrew MacNichol, Staff Planner

9/24/2020
Date

Cc: Applicant, Town Clerk, CPDC, Development Review Team, Building Inspector, planning file

