

Memo

To: Andrew MacNichol , Community Development Director

From: Ryan A. Percival, P.E., Town Engineer;

CC: Community Planning and Development Commission;

Date: March 19, 2024

Re: Proposed Mixed Use Development 258 Main Street

Materials reviewed:

- Proposed Site Plan entitled; "Mixed Use Building – 252-262 Main Street & 10 Pinevale Ave.", 258 Main Street Reading, Massachusetts; prepared by Allen & Major Associates, Inc.; revision date February 29, 2024
- Drainage Report; prepared by Allen & Major Associates, Inc.; revision date February 29, 2024

The Engineering Division has reviewed the proposed site application for the proposed project and offers the following comments:

- The applicant has changed the parking lot to allow for improved flow through traffic, with one way in and one way out.
- The applicant is required to obtain a State Highway Access Permit for the driveway curb cuts and utility work.
- The turning movements on sheet C-107B show a very awkward and tight movement on the first parking space at the rear of the building. It appears that the turning movement also encroaches into the spaces located on the curved portion of the lot.
- The spaces on the curved portion of the lot shall be dimensioned to ensure proper spacing. The layout is an irregular shape.
- The drainage report shows a reduction in post-development runoff volumes and flows for the 2, 10, 25 and 100-year storms utilizing the NOAA Atlas 14 rainfall frequencies. Study Point #3 shows no flow to the wetlands are the impacts to the wetland hydrology being considered?
- The applicant shows a 93% TSS Removal and 94% Phosphorous Removal, meeting Town regulations.
- The project will trigger a Town Storm Water Permit.
- The applicant is responsible for filing all necessary permits, including but not limited to any NPDES permits.
- Fire flow test shall be performed.
- Sewer flow study shall be performed.
- Trench paving in the Town ROW shall meet Town Standards, trench paving in the State Highway Layout shall meet State permit requirements.
- The site may be subject to a Sewer Connection Fee.
- All utilities shall be approved materials and installed in accordance with the Department of Public Works Standards.
- Engineering Division shall be notified 72 hours in advance to mark out Town utilities.
- All water, sewer, curb cut, street opening, and Jackie's Law excavation permits shall be obtained at the Engineering Division prior to any excavations.
- All site work shall be inspected by the Engineering Division. The Applicant/Owner's contractor shall submit a construction schedule of proposed work. All inspections shall be scheduled 48 hours in advance.
- An approved site as-built shall be submitted to the Engineering Division within 60 days of certificate of occupancy. The as-built shall be submitted in mylar and electronic ACAD format.