



March 26, 2024

Andrew MacNichol Community Development Director Community Planning and Development Commission 16 Lowell Street Reading, MA 01867	<b>A&amp;M Project #:</b>	2398-01A
	<b>Re:</b>	258 Main Street Reading, MA

Dear Mr. MacNichol,

On behalf of our client, Saverio Fulciniti/Reading CRE Ventures, LLC., Allen & Major Associates, Inc. (A&M) is providing the following responses to a memo from the Town Engineer Ryan Percival, PE, dated 03/19/2024.

The response to comments are shown below in **bold** preceded by the original comment shown in *italics*.

**Key Issues/Concerns:**

*Comment 1: The applicant has changed the parking lot to allow for improved flow through traffic, with one way in and one way out.*

**Response 1: The applicant concurs with this statement.**

*Comment 2: The applicant is required to obtain a State Highway Access Permit for the driveway curb cuts and utility work.*

**Response 2: The applicant concurs with this statement.**

*Comment 3: 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.*

**Response 3: The fire truck does not encroach on any parking spaces. The plans have been revised to provide additional stripping at the corner to clearly illustrate that there is no encroachment.**

**Additionally, the plans were revised to remove the parking stalls located on the radius in lieu of a more conventional perpendicular parking layout. This resulted in more room for the fire truck to make turning movements.**

*Comment 4: The spaces on the curved portion of the lot shall be dimensioned to ensure proper spacing. The layout is an irregular shape.*

**Response 4: The plans were revised to remove the parking stalls located on the radius in lieu of a more conventional perpendicular parking layout.**

*Comment 5: 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?*

**Response 5: The drainage report was prepared to illustrate no runoff from the site for the 25-year storm event per Town of Reading standard stormwater practices. Wetland hydrology is being considered as the area of existing surface runoff to the wetland is proposed to be collected and infiltrated within the existing watershed of wetland. This provides a more consistent and reliable volume of water to the wetland that will be collected and slowly infiltrated and routed back to the wetland through groundwater flows. This is consistent with standard engineering practices and guidelines of the MassDEP.**

*Comment 6: The applicant shows a 93% TSS Removal and 94% Phosphorous Removal, meeting Town regulations.*

**Response 6: The applicant concurs with this statement.**

*Comment 7: The project will trigger a Town Storm Water Permit.*

**Response 7: The applicant concurs with this statement.**

*Comment 8: The applicant is responsible for filing all necessary permits, including but not limited to any NPDES permits.*

**Response 8: The applicant concurs with this statement.**

*Comment 9: Fire flow test shall be performed.*

**Response 9: The applicant is agreeable to this as a condition of approval.**

*Comment 10: Sewer flow study shall be performed.*

**Response 10: The applicant is agreeable to this as a condition of approval.**

*Comment 11: Trench paving in the Town ROW shall meet Town Standards, trench paving in the State Highway Layout shall meet State permit requirements.*

**Response 11: The applicant is agreeable to this as a condition of approval.**

*Comment 12: 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.*

**Response 12: The applicant is agreeable to this as a condition of approval.**

*Comment 13: Engineering Division shall be notified 72 hours in advance to mark out Town utilities.*

**Response 13: The applicant is agreeable to this as a condition of approval.**

*Comment 14: All water, sewer, curb cut, street opening, and Jackie's Law excavation permits shall be obtained at the Engineering Division prior to any excavations.*

**Response 14: The applicant is agreeable to this as a condition of approval.**

*Comment 15: 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.*

**Response 15: The applicant is agreeable to this as a condition of approval.**

*Comment 16: 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.*

**Response 16: The applicant is agreeable to this as a condition of approval.**

A&M believes these responses will provide sufficient information for the continued review of this application. If you require additional information, please feel free to contact me.

Very Truly Yours,

**ALLEN & MAJOR ASSOCIATES, INC.**



Carlton M. Quinn, P.E.  
Woburn Civil Department Head

Copy: Saverio Fulciniti (by email)  
Enclosure: Civil Site Plans, dated March 25, 2024  
Drainage Report, Dated March 25, 2024