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March 29, 2024

Town of Reading
Community Planning and Development Commission
Attn: John Weston, Chair
Attn: Andrew MacNichol, Community Development Director
Reading Town Hall, 16 Lowell Street, Reading, MA01867

Re: Special Permit Application
Applicant: BLVD Reading, LLC
Project: Strada at 252, 258, & 262 Main Street & 10 Pinevale Avenue

Dear Board Members:

I write on behalf of my client, BLVD Reading, LLC (“Applicant”), the applicant and developer of Strada at 252, 258, 262 Main Street and 10 Pinevale Avenue (“Project”).

The Applicant has finalized the Architectural & Civil Plans based on the feedback provided by municipal departments, as well as comments from the CPDC members and local residents during the March 11, 2024 CPDC hearing. Given that the prior feedback has already been incorporated into the Project plans, this submission represents the final plan set. Included with this submission for your reference please find the following:

- Narrative Summary of Changes (see following pages)
- Final Civil Package & Drainage Report, response to Engineering Memo, prepared by Allen & Major
- Final Architectural Package, prepared by RP Architectural Studio

If you should have any questions, or additional feedback, please feel free to reach out. We look forward to presenting these materials at the CPDC’s upcoming meeting.

Respectfully Submitted,

BLVD Reading, LLC
By its Attorney,

Jesse D. Schomer, Esq.

The signature is a blue ink cursive signature of Jesse D. Schomer, Esq., written over a horizontal line.

Summary of Changes

Parking Design

In response to the Engineering Division's Memo dated March 19, 2024, the northwest and southwest corners of the lot have been "squared off" to improve design as depicted in Figure 1 & 2. *No loss of parking has occurred.*

Figure 1: Previous Layout & Materials Plan

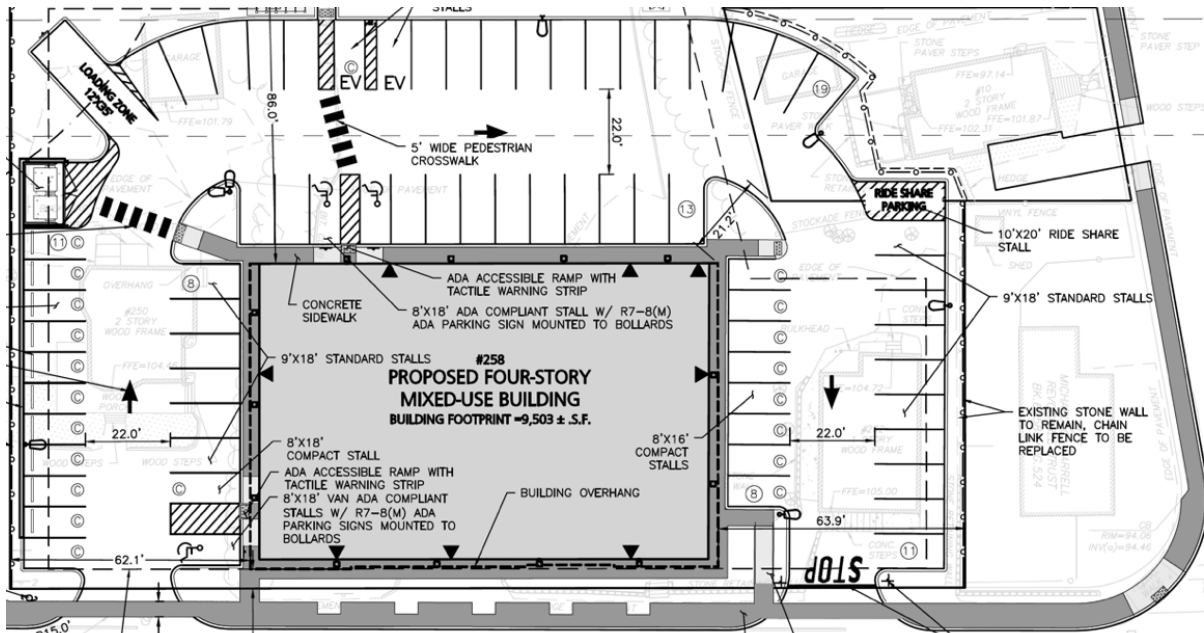
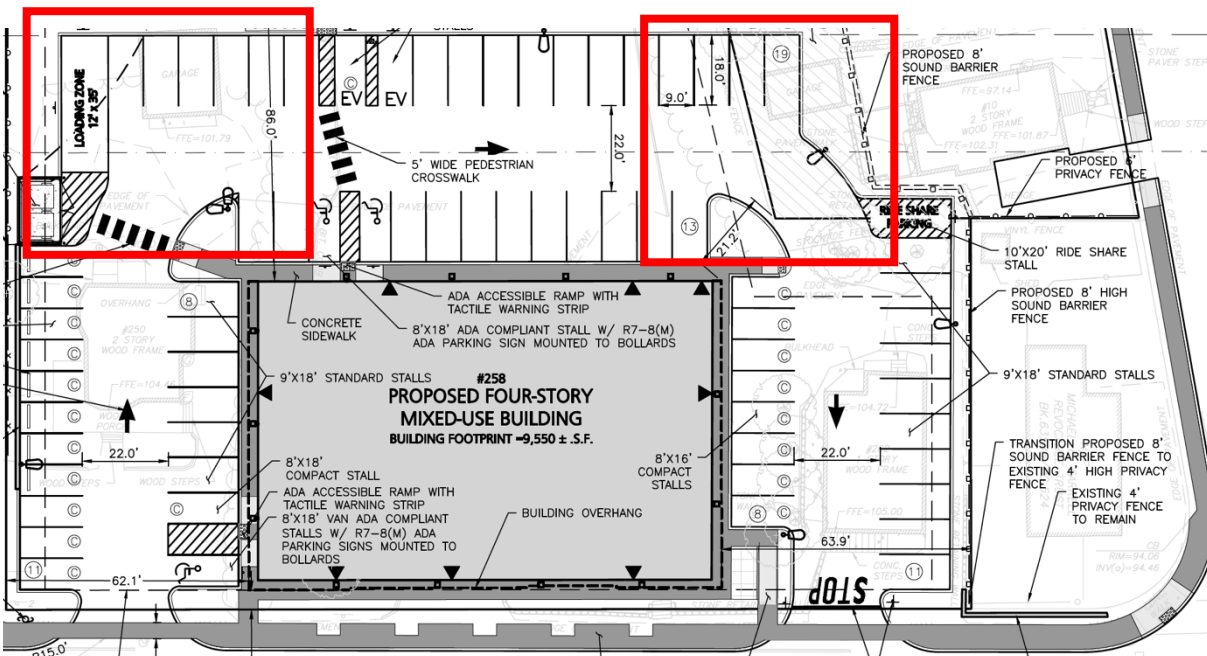


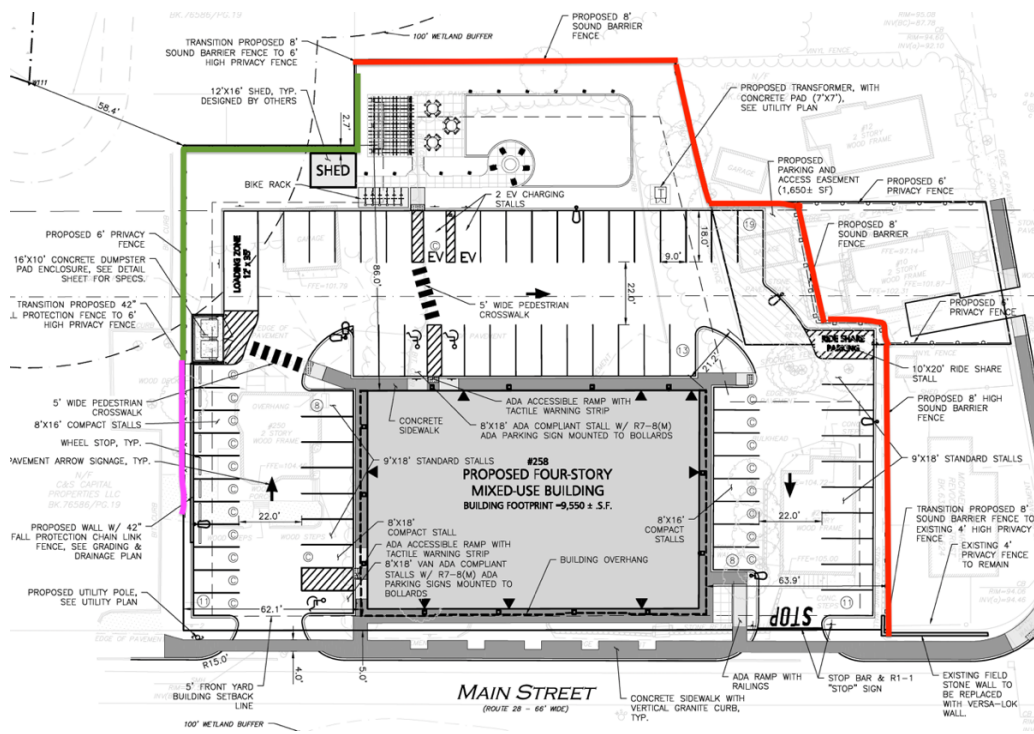
Figure 2: Revised Layout & Materials Plan



Perimeter Fencing and Amenity Area

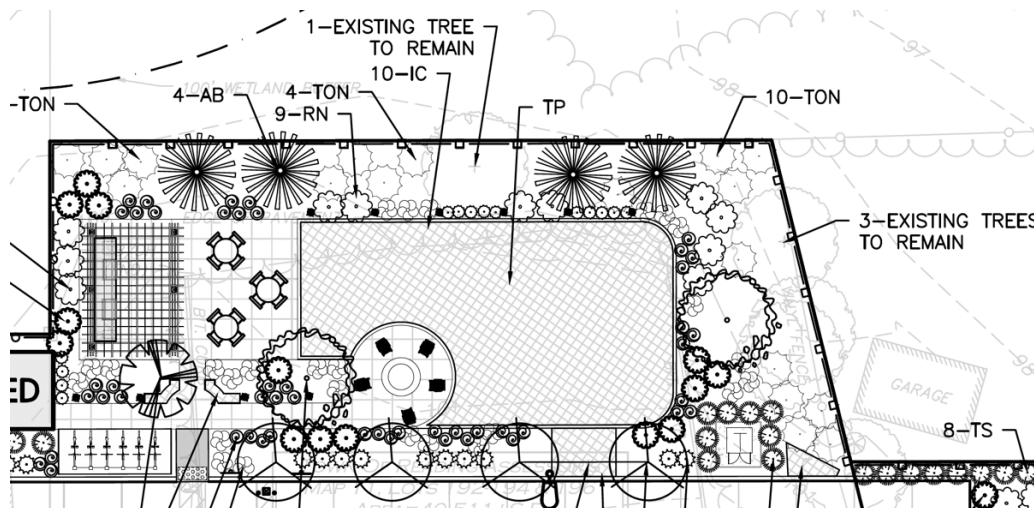
Based on feedback from abutting property owners, the Applicant has elected to use an 8' sound mitigating fence along the lot lines at 2, 10, and 12 Pinevale Avenue and Star Road (shown in red line). A 6' privacy fence (shown in green) will be used from Star Road through behind the dumpster, at which point, the Applicant will transition to a fall-protection fence (shown in pink) to avoid creating a visual silo.

Figure 3: Fence Plan



In addition, the amenity area has been updated to reflect the requested change to preserve the existing trees, and remove the berms as shown in Figure 4 below.

Figure 4: Amenity Area



Special Permit Criteria

In addition to complying with the Town's Mixed-Use regulations, the project advances the policy goals of each of the special permit criteria (see Zoning Bylaw § 4.4.5) under which the CPDC will review this project:

- **The proposed use will be suitably located in the neighborhood in which it is proposed and in relation to the entire Town.**

This mixed use multifamily/commercial development is complementary to existing multifamily and commercial uses in the neighborhood and is appropriately designed to buffer single-family abutters from project impacts. The preservation and enhancement of 10 Pinevale Avenue provides a meaningful transition to the residential neighborhood.

- **The proposed use will be compatible with existing uses and other uses permitted by right in the same district.**

The project directly abuts existing commercial and multifamily uses in the B-A district and is appropriately designed to buffer single-family abutters from project impacts. The project directly supports the initiatives outlined the community's housing production & economic development plans as they pertain to the PDA-2B location.

- **The proposed use will not constitute a nuisance due to air and water pollution, flood, noise, dust, vibration, lights, or visually offensive structures and accessories.**

The project will comply with all applicable environmental regulations to protect against any nuisance due to these issues.

- **The proposed use will not be a substantial inconvenience or hazard to abutters, vehicles, or pedestrians.**

The project layout has been designed to provide safe and convenient access to all parties and poses no hazard to abutters, vehicles, or pedestrians. The preservation of 10 Pinevale Avenue removes access from the abutting residential neighborhood.

- **Adequate and appropriate facilities will be provided for the proper operation of the proposed use.**

All necessary site utilities, access, parking, loading, snow storage, and stormwater management are provided by the project.

- **Adjoining premises will be reasonably protected against any possible detrimental or offensive uses on the site, including unsightly or obnoxious appearance.**

Landscaping and setbacks as described above, as well as appropriate design of the building and layout of the site, and 8' sound mitigating fencing will buffer single-family abutters from all project impacts, including visual impact, noise, traffic, and shadowing. Also, the trash enclosure has been located as far away from residential abutters as possible and will be professionally managed to ensure that residents' concerns relating to other nearby properties and projects do not occur here.

- **The proposed use will be in conformance with the sign regulations of Section 8 of the Zoning Bylaw.**

No request for approval of signage is presently before the CPDC. However, signage will be tastefully designed, appropriate for the neighborhood, and will fully comply with Section 8 as a condition of this approval.

- **The proposed use will provide convenient and safe vehicular and pedestrian movement within the site in relation to adjacent streets, property or improvements.**

The traffic study prepared by Vanasse & Associates demonstrates that the project provides convenient and safe access for vehicles and pedestrians, and is appropriately designed in relation to adjacent streets, uses, and the neighborhood in general. The Town of Reading Engineering Memo dated March 19, 2024 states, "The applicant has changed the parking lot to allow for improved flow through traffic, with one way in and one way out."

- **Adequate space will be provided for the off-street loading and unloading of vehicles, goods, products, materials, and equipment incidental to the normal operation of the proposed use.**

A dedicated loading zone for deliveries and move-ins/move-outs is provided. Additionally, the surplus of parking spaces available on the site will accommodate short-term deliveries, loading, and unloading, such as rideshares (Uber, Lyft, etc.) and private-vehicle deliveries (Uber Eats, Amazon, etc.). A dedicated rideshare space has been allocated on the site to encourage alternative mobility.

- **Adequate methods of disposal and storage will be provided for sewage, refuse and other wastes resulting from the proposed uses, and adequate methods of drainage will be provided for surface water.**

The project proposes to connect to public sewer infrastructure and will comply with all applicable regulations necessary to do so. The project has been designed to fully comply with all applicable local, state, and federal stormwater management and drainage regulations, including the Massachusetts Stormwater Management Standards and NPDES requirements.

- **The proposed uses will ensure protection from flood hazards, considering such factors as elevation of buildings, drainage, adequacy of sewage disposal, erosion and sedimentation control, equipment location, refuse disposal, storage of buoyant materials, extent of paving, effect of fill, roadways, or other encroachments on flood runoff and flow.**

The project has been designed to fully comply with all applicable local, state, and federal stormwater management and drainage regulations, including the Massachusetts Stormwater Management Standards and NPDES requirements.

- **The proposed use will ensure protection of water quality in both public and private supplies.**

The project will have no impact to public or private water supplies.