



Town of Reading
16 Lowell Street
Reading, MA 01867

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May 22, 2017

Site Plan Review DECISION

Project: 90-92 Green Street
Applicant: Arborgreen, Inc.

To the Town Clerk:

This is to certify that, at a public hearing of the Community Planning and Development Commission opened and closed on May 22, 2017 by a motion duly made and seconded, it was voted:

“We, the Reading Community Planning and Development Commission, upon request from Arborgreen, Inc., under the provision of Section 4.6 of the Zoning Bylaws of the Town of Reading, and MGL Chapter 40A Section 3, to consider the contemplated site plan for 90-92 Green Street (Assessors Map 17 Lot 154) – as shown on the Site Plans prepared by Vineyard Engineering & Environmental Services dated March 16, 2017, and on the architectural plans prepared by Phoenix Architects, dated March 27, 2017 – do hereby vote 3-0-0, to **approve** the said plans, subject to the Findings and Conditions below.”

Materials Submitted:

The following materials were submitted into the public record:

- a) Certified List of Abutters, dated 2/1/17.
- b) Cover Letter to Community Development Director, dated 3/23/17.
- c) Site Plan Review Application, stamped by Town Clerk 3/27/17.
- d) Project Narrative with Waivers Requested, dated 4/4/17.
- e) Zoning Board of Appeals Decision including approval of Variances for lot coverage, rear yard setback and front yard setback, dated 1/5/17.
- f) Public Hearing Legal Notice, stamped by Town Clerk 4/25/17.
- g) Sheet 1 of 5 – Cover Sheet: entitled Site Plan, 90-92 Green Street, Reading, MA, prepared by Vineyard Engineering & Environmental Services, dated 3/16/17.
- h) Sheet 2 of 5 – Existing Conditions, 90-92 Green Street, Reading, MA, prepared by Vineyard Engineering & Environmental Services, dated 9/29/15.
- i) Sheet 3 of 5 – Proposed Site & Utility Plan, 90-92 Green Street, Reading, MA, prepared by Vineyard Engineering & Environmental Services, dated 3/16/17.

- j) Sheet 4 of 5 – Proposed Drainage & Grading Plan, 90-92 Green Street, Reading, MA, prepared by Vineyard Engineering & Environmental Services, dated 3/16/17.
- k) Sheet 5 of 5 – Proposed Lighting Plan, 90-92 Green Street, Reading, MA, prepared by Vineyard Engineering & Environmental Services, dated 3/16/17.
- l) Stormwater Management / Drainage Design Plan for Proposed Townhouses at 90-92 Green Street, Reading, MA, prepared by Vineyard Engineering & Environmental Services, dated 3/16/17.
- m) Sheet 1 – Proposed First Floor Plan, Bergendahl / Arborgreen Inc., 90-92 Green St., prepared by Phoenix Architects, dated 3/27/17.
- n) Sheet 2 – Proposed Second Floor Plan, Bergendahl / Arborgreen Inc., 90-92 Green St., prepared by Phoenix Architects, dated 3/27/17.
- o) Sheet 3 – Proposed Front Elevation, Bergendahl / Arborgreen Inc., 90-92 Green St., prepared by Phoenix Architects, dated 3/27/17.
- p) Sheet 4 – Proposed Left & Right Elevations, Bergendahl / Arborgreen Inc., 90-92 Green St., prepared by Phoenix Architects, dated 3/27/17.
- q) Sheet 5 – Proposed Rear Elevation, Bergendahl / Arborgreen Inc., 90-92 Green St., prepared by Phoenix Architects, dated 3/27/17.
- r) Sheet 6 – Architectural – Site and Landscape Plan, Bergendahl / Arborgreen Inc., 90-92 Green St., prepared by Phoenix Architects, dated 3/27/17.
- s) Proposed Render with Proposed First Floor Plan & Proposed Second Floor Plan, prepared by Phoenix Architects, dated 1/5/17.
- t) Letter from Interim Health Agent to Community Development Director, dated 3/27/17.
- u) Memo from Town Engineer to Community Development Director, dated 5/17/17.
- v) Draft Decision, dated 5/22/17.

Findings:

- 1) Overview: The Applicant seeks Site Plan approval from the CPDC under Section 4.6 of the Reading Zoning Bylaw for the demolition of an existing 5-unit residential building and the construction of a new 5,640 square foot, 4-unit, townhouse style condominium building with one single-bay garage for each unit. The existing shed, garage, and trees are proposed to be removed. Site work will include minimal grading, paving, stormwater features, landscaping, utility connections, and upgrades to the water and sewer services.
- 2) Driveways: Access to the site will be via 3 driveways off of Green Street and 1 driveway off of Elliot Street. Two of the driveways off of Green Street will be adjacent and only separated at the curb by a double bull nose. **The proposed driveways will require approval from the Board of Selectmen as they do not comply with the driveway regulations.**
- 3) Parking: The individual driveways and single-bay garages provide for 9 parking spaces on the site, which is more than the Zoning Bylaw requirement of 1.5 spaces per unit.
- 4) Zoning: The proposed multi-family use is permitted in the A-40 Zoning District.
- 5) Dimensional Requirements: The proposed structure does not meet the A-40 Zoning District dimensional requirements for lot coverage, rear yard setback or front yard setback; variances for such were granted by the Zoning Board of Appeals (ZBA) on 1/5/17. The ZBA Decision requires that the existing shed at the northwestern corner of the site be removed.

- 6) Interior Space: The proposed structure will comprise 5,640 gross square feet, including the unheated garages. The units are anticipated to be between 1,200 and 1,300 square feet and will have basements for storage.
- 7) Utilities: Water and sewer services will be upgraded and extended to the site via Green Street. Gas will be extended to the site. **The sewer service, if shared, will require an agreement between units.**
- 8) Electric: One electrical meter is proposed for each unit. **The RMLD requires these meters be located on the exterior of the building.**
- 9) Lighting: Lighting is proposed at all building entrances, including the sliding doors at the rear of each unit. Lanterns are proposed along the brick walkways to each unit. The lighting is localized and will not illuminate any yard areas. **Lighting specifications are required.**
- 10) Landscaping/Screening: The project will include a 6-foot high wood fence along the northern property boundary to help screen the property from the Elliot Street abutter (the existing wood fence will be removed). Landscaping is proposed in the vicinity of each unit entrance and will consist of: brick paver walkways with lanterns, 6' flowering dogwoods, azalea bushes, and seasonal planting beds. Two evergreens are proposed at the eastern end of the front façade.
- 11) Trees: Two trees at the southeastern end of the site are proposed to be removed. **The CPDC recommends that the Applicant maintain the large tree at the southeast corner of the property, and remove the shrubs to improve visibility around the corner.**
- 12) Open / Outdoor Space: The building is centrally located on the lot which restricts the amount of usable outdoor space at the rear of each unit. Though sliding doors are shown on the plans, the plans do not depict individual patio areas in the backyard. **The CPDC recommends that the Applicant consider amenities for tenants in the yard areas.**
- 13) Grading / Drainage: The existing site is very flat with a slight downward slope at the northern property line; no major changes to grades are proposed, but there will be an increase in total impervious surface of approximately 2,352 square feet. All runoff is proposed to be managed on-site via cultec recharger chambers towards the western and southeastern ends of the site. A Stormwater Management / Drainage Design Plan was submitted; the Applicant will work with the Town Engineer to ensure all design requirements are met.
- 14) Trash / Recycling: Each unit will use wheeled totes for trash and red boxes for recycling.
- 15) Snow Storage: Snow will be stockpiled alongside the driveways.
- 16) Mechanicals: No mechanicals are currently shown on the Site & Utility Plan; however, it is anticipated that condensers will be located outside.
- 17) Noise: The proposed structure is not anticipated to generate noise beyond what is typical for construction and operation of a residential building with associated parking and trash removal.
- 18) Fire Protection: The building will be fully sprinklered and alarmed with appropriate access to controls and utilities. Outdoor grills are allowed at any distance from a sprinklered building.

- 19) Sidewalks: There are no sidewalks along the site frontage. **The CPDC recommends that a sidewalk be added along the entire Green Street and Elliott Street site frontage, but defers to the judgment of the Engineering Division and Board of Selectmen.**
- 20) Signage: No permanent signage is proposed as part of this application. Construction signage will be temporary and will be removed upon project completion and sale of the units.
- 21) Energy Conservation: The structure is proposed to be insulated in excess of code requirements and to have a rooftop solar photovoltaic panel system.
- 22) Property Management: The property will be managed by a Homeowner's Association.

The Site Plan Decision herein does not include approval for any future uses or site renovations that may – on their own merits and design – trigger the requirements of site plan review and/or require a special permit. All future proposed uses requiring a site plan review or a special permit shall obtain such approval(s) prior to occupancy of any tenant space.

Waivers from Site Plan Checklist Requirements:

The Applicant has requested the following waivers:

F. Locus Plan – waiver from providing locus plan at 1" = 400' scale; the locus plan depicted on the plans is shown at 1" = 24,000' scale.

M. Photometric Plan – waiver from providing a photometric plan; lighting information is shown on the Lighting Plan.

Q. Traffic Study – waiver from providing a Traffic Study; the proposed project results in a reduction of units on the site and is not anticipated to adversely impact the surrounding streets or neighborhood.

The CPDC voted 3-0-0 to approve the requested waivers.

Conditions:

General:

- 1) **Public Health, Safety & Welfare:** If, at any time, the site becomes a nuisance to public health, safety or welfare, as shall be evidenced by substantiated complaints to the Police Department or Public Services Office – the Applicant/Owner shall agree to work with staff to rectify the problem. Should the situation warrant it, an additional Site Plan Review by the CPDC may be required.
- 2) **Health Concerns:** The Applicant shall ensure ongoing compliance with the Interim Health Agent's memo to the Community Development Director, dated 3/27/17.
- 3) **Utilities:** All utilities, structures, frames and covers shall meet the Town of Reading standards. The existing water and sewer services shall be cut and capped at the mains, and disposed of properly. The electric utility plan is subject to approval by the Reading Municipal Light Department (RMLD).
- 4) **Fire Suppression:** The water service may need to be upgraded, or a separate main provided, for fire suppression. The Applicant shall coordinate with the Fire Department and Engineering Division to ensure that requirements are met.

- 5) **Mechanical Units:** All mechanical units to be located outside shall be mounted at ground level at the rear of the site. Should any mechanical units be mounted on the building, the Applicant shall proposed methods for screening and sound attenuation for review and approval by the Community Development Director.

Prior to the Commencement of Site Work / Demolition:

- 1) **Pre-Demolition / Pre-Construction Meeting:** The Owner/Applicant and primary contractor shall contact the Community Development Director to schedule a pre-demolition / pre-construction meeting with Town staff in order to review these conditions and any and all final construction sequencing, details and plans for this project.
- 2) **Demolition Permit:** The Applicant shall apply for, and receive, a demolition permit from the Town. At least ten days in advance of demolition, the Applicant shall notify the immediate abutters via certified mail, and provide the receipts to the Town as proof of notification.
- 3) **Engineering Concerns:** The Applicant shall work with the Town Engineer to address any outstanding concerns in his memo to the Community Development Director dated 5/17/17.
- 4) **Elliott Street Driveway:** The Applicant shall work with the Town Engineer to relocate the Elliott Street driveway away from the intersection radius so that it is more safely configured.

Prior to the Issuance of Building Permits and Prior to the Start of Construction:

- 1) **The Applicant shall make the following plan changes, and shall submit two (2) full size (24x36) copies of the revised plans to the Community Development Director:**
 - a. All plans shall be stamped by a MA P.L.S. or P.E.
 - b. The Existing Conditions Plan shall be revised to show grading at 2' contour intervals, and all existing drainage features.
 - c. The Site & Utility Plan shall be revised to include calculations demonstrating compliance with parking/loading requirements, the proposed trash area with enclosure and/or screening, electric utilities, and any required fire hydrants.
 - d. The Drainage & Grading Plan shall be revised to depict the Limit of Work Delineation and any proposed erosion controls.
 - e. Mechanical Units, if located outside, shall be depicted on the Site & Utility Plan.
- 2) **Lighting:** The Applicant shall submit specifications for each type of light fixture proposed. All lighting on the site shall be fully shielded so that no bulbs are exposed.
- 3) **Vacant Properties Bylaw:** The property shall be kept neat and clean while vacant, per General Bylaw Section 8.10 Maintenance of Vacant Buildings and Land.
- 4) **Other Permits:** The Owner/Applicant is responsible for obtaining all other requirements and permits including but not limited to, utility connections, sewer, water, curb cut / driveway permits from the Board of Selectmen, street opening, and Jackie's Law excavation permits from the Engineering Department (prior to excavation), and Board of Health approvals.
- 5) **Site Plan Revisions:** The Applicant shall revise the Site Plan pursuant to any conditions imposed herein and submit 2 full-size (24x36) copies of the revised plans to the Community Development Director for review and approval prior to the issuance of a Building Permit.

- 6) **Construction Schedule:** A construction schedule shall be submitted to the Community Development Director, Town Engineer, Conservation Commission and Building Inspector prior to the start of construction.
- 7) **Construction Drawings:** Full construction documents must be submitted and approved by the Fire Department. A building permit shall not be issued until the Fire Department has approved the plans.
- 8) **I/I Fee:** The Applicant is subject to the required Inflow/Infiltration Fees if it is determined that the new sewer flow usage is greater than historical usage.

During Construction:

- 1) **Construction Hours:** Construction shall be limited to the hours stated in Section 8.9.8 "Construction Hours" of the Reading General Bylaws and said hours shall be posted in a conspicuous place at the entrance prior to any work on the site.
- 2) **Construction Activities:** Construction activities shall be conducted in a workmanlike manner at all times. Blowing dust or debris shall be controlled by the Applicant through stabilization, wetting down, and proper storage and disposal methods, subject to the approval of the Health Director or designee. The Applicant shall ensure that the abutting local streets are kept clear of dirt and debris, which may accumulate as a result of construction activities for the Project. Documentation shall be provided demonstrating ongoing pest management control, subject to the approval of and administration by the Health Director.
- 3) **Site Inspections:** Town staff or their designee shall have reasonable access to inspect the site to determine compliance with this Decision.
- 4) **Bond:** The Applicant/Owner shall furnish a bond for the final As-Built plans prior to the issuance of the final certificate of occupancy. The bond amount shall be determined by the Town Engineer. The bond shall be returned once the requirements of this condition are met.

Prior to the Issuance of a Certificate of Occupancy:

- 1) **Architecture:** The building façade on each elevation (north, south, east, west) shall be substantially as indicated on the approved architectural plans and elevations.
- 2) **Landscaping:** The landscaping shall be installed as indicated on the final approved landscape plans. In the event that weather conditions prevent completion of the proposed landscaping prior to the desired date of occupancy, the Applicant shall submit a bond to cover the cost of installation of the remaining landscaping features.
- 3) **As-Built Plans:** Two full size paper copies and electronic AutoCAD final As-Built plans showing the building footprint, drainage systems and utility connections shall be submitted to the Community Development Director and Town Engineer to ensure compliance with this decision and other applicable Town standards. The bond held for this requirement will be returned to the Applicant once this condition has been fulfilled.

Conditions for Ongoing Maintenance after Occupancy:

- 1) **Lighting:** All exterior building and site lighting shall comply with the dark sky initiatives (light shall shine down only) with the light source being fully shielded (with cutoff shields) so that no lighting or glare spills onto abutting properties.

- 2) **Homeowner's Association:** The Homeowner's Association documents shall include specific language regarding snow storage and removal, trash/recycling operations, regulations on the use of grassed areas (i.e., no parking in the yard), landscape maintenance and tree trimming, and any agreements needed regarding the sewer service, etc.

Modifications/Revisions - Plan Changes after Approval by the Approving Authority:

Contemplated future changes to the plan approved herein shall be presented to the Community Development Director and the Zoning Enforcement Officer/Building Inspector, or other relevant Town staff, for review prior to implementation of proposed changes.

1. Minor Modification: Changes that do not substantially alter the concept of the approved Plan in terms of the specific location, the proposed land use, the design of building form and approved building details and materials, site grading or egress points. These include but are not limited to small changes in site layout, topography, architectural plans, landscaping plan, traffic circulation, parking, lighting, signage, open space or other criteria set forth in Section 4.6.9.1. Requests for approval under a minor modification for future renovations/alterations to the approved site plan or for future tenant changes shall be reviewed by the Community Development Director to determine if the proposed work qualifies for review through the Minor Site Plan Review process of Section 4.6.3 of the Reading Zoning Bylaw. If the work is eligible for review under Minor Site Plan review, the Community Development Director may review and grant approval of the proposed work by administrative approval of the Minor Modification. At the determination of the Community Development Director, the Applicant may be required to present the proposed project at a public meeting of the CPDC.

2. Major Modification: Substantial additions, deletions or deviations from the approved plan, including but not limited to changes in site layout, topography, architectural plan, landscaping plans, traffic circulation, parking, lighting plan, signage, open space or other criteria set forth in Section 4.6.9.1 of the Reading Zoning Bylaw. (Note: Approval of the major modification shall be grounds for reconsideration of the Site Plan application. Denial of proposed major modifications shall not invalidate the Site Plan in conformance with the previously approved Plan).

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


Julie D. Mercier, Community Development Director

5/23/17
Date

Cc: Applicant, Town Clerk, DRT Staff, planning file

