



**Town of Reading**  
**16 Lowell Street**  
**Reading, MA 01867**

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August 16, 2021

## Site Plan Review DECISION

Project: 160 Hopkins Street, Gazebo Circle Pump Station  
Applicant: Reading Department of Public Works – Engineering Division

*To the Town Clerk:*

*This is to certify that, at a public hearing of the Community Planning and Development Commission opened on June 14, 2021, continued to July 12, 2021, and closed on August 16, 2021, by a motion duly made and seconded, it was voted:*

“We, the Reading Community Planning and Development Commission, upon request from the Reading Department of Public Works (DPW) – Engineering Division, pursuant to Sections 4.3 and 4.6 of the Zoning Bylaws of the Town of Reading, to consider the contemplated site plan for 160 Hopkins Street (Assessors Map 8, Lot 61) – as shown on the Gazebo Circle Pump Station Site Plan prepared by Weston and Sampson Engineers Inc., dated May 2021, and most recently revised August 4, 2021 – do hereby vote 4-0-0, to **approve** the plans, inclusive of the requested waivers, subject to the Findings and Conditions below.”

Materials Submitted:

The following materials were submitted into the public record:

- a) Certified List of Abutters, dated 5/12/21.
- b) Site Plan Review Application & Project Narrative, dated 5/10/21;
- c) Legal Notice, published in Daily Times Chronicle on 5/26/21 and 6/2/21;
- d) Gazebo Circle Pump Station Photographs 1-6, received 5/11/21:
  - a. Photo 1 of 6: Existing site aerial photograph looking north;
  - b. Photo 2 of 6: Existing site aerial photograph looking east;
  - c. Photo 3 of 6: Existing site aerial photograph looking south;
  - d. Photo 4 of 6: Existing site aerial photograph looking west;
  - e. Photo 5 of 6: Existing site photograph from Hopkins Street at the intersection with Gazebo Circle, and;
  - f. Photo 6 of 6: Existing site photograph from Gazebo Circle;
- e) Site Plan Development Plan Set for Gazebo Circle Pump Station, Town of Reading, MA, prepared for Reading Department of Public Works, prepared by Weston and Sampson Engineers, Inc.:
  - a. Sheet 1 of 4: Cover Sheet and Location/Vicinity Maps, dated 05/2021 and most recently revised 8/4/21, and;

- b. Sheet 2 of 4: C100: Proposed Site Plan, dated 5/10/21, most recently revised 8/4/21;
- c. Sheet 3 of 4: A101: Overall Floor, Reflected Ceiling, and Roof Plans, dated 8/4/21;
- d. Sheet 4 of 4: A201: Exterior Building Elevations
- f) Memorandum of Changes, dated 6/2/21;
- g) Reference Photos to recently designed Pump Station Design (Peabody, MA) 1-4:
  - a. Photo One: Sturges Park Pump Station Exterior, taken 5/2021;
  - b. Photo Two: End Wall, taken 9/2020;
  - c. Photo Three: Side Wall, taken 9/2020;
  - d. Photo Four: Back Corner, taken 9/2020;
- h) Abutter Input:
  - a. Letter from Betty Ward of 513 Gazebo Circle, dated 6/1/21;
  - b. Email from Chuck Webberly of 3 North Street, dated 6/14/21;
- i) 160 Hopkins Street, Site History Summary prepared by staff, dated July 2021;
- j) Letter from Town Counsel, dated 8/16/21.
- k) Draft Decision, dated 8/16/21.

**Findings:**

- 1) Existing Conditions: The site of 160 Hopkins Street (Assessors Map 8, Lot 61) is currently maintained by the Town of Reading. The 27,323square-foot lot is currently vacant in terms of structures but does contain numerous trees that provide screening to residential abutters.

The existing ‘Bear Hill Water Storage Tank’ is located to the northeast and addressed as 0 Bear Hill Road (Assessors Map 8, Lots 58 & 60). It is located at the high-point of Gazebo Circle but due to the high elevation it currently receives pressures that barely meet the minimum requirements of 35 pounds-per-square-inch (PSI) set by the Massachusetts Department of Environmental Protection (MassDEP). Lot 60 is owned and maintained by the Reading Conservation Commission.

- 2) Zoning: Both 160 Hopkins Street and 0 Bear Hill Road are found within the S-15 Residential Zoning District and are surrounded by residential abutters to the north, south, east and west.
- 3) Proposed Project:

Gazebo Circle Pump Station: The project proposes to improve the Town’s existing water distribution system by constructing a new drinking water pump station at the 160 Hopkins Street site that will serve the Gazebo Circle development. The proposed pump station will provide improved domestic water pressures to the area, as well as providing fire protection that is currently provided by the Bear Hill Water Storage Tank. One new structure is to be built on the 160 Hopkins Street lot. The structure will measure ~14-feet tall, ~26-feet long and ~16-feet wide for a total area of 416square-feet. It shall be located on the flat portion of the lot, near the center, of the site, and shall have a slab-on-grade foundation. The pump station shall include three (3) equally sized domestic water pumps and a larger flow pump for fire protection, as well as electrical and HVAC equipment.

Building Design: The building will be designed with a peaked roof and fiber cement board siding in order to match the residential buildings abutting the area. PVC trim

and corner trims will be used around the building. Fiber cement half shingles will be utilized on the eastern and western building façades. The peaked roof will be constructed with asphalt shingles.

Bear Hill Water Tank Removal: There is an existing Water Storage Tank at 0 Bear Hill Road, which may be decommissioned in the future. The proposed pumps can work with or without it.

- 4) Site Access: A 12' wide driveway shall be constructed to provide the Reading DPW and other staff with access to the pump station. The driveway will provide access from Gazebo Circle to the eastern part of the site. The road will be constructed of porous pavement in order to allow infiltration.
- 5) Trees: The existing site maintains numerous trees that provide screening for residential abutters. Three (3) trees will need to be removed in order to construct the pump station, the drive access, the proposed fencing and for utility connections at Cedar Street. Trees not to be removed shall be protected during construction and will provide screening of the pump station from the road and surrounding residential properties. Trees to be protected and trees to be removed have been noted as such on the plan.
- 6) Setbacks: The water pump station shall meet all front-, side- and rear-yard setback requirements of the S-15 Zoning District.
- 7) Fence/Screening: An eight-foot (8') chain link fence, with a double wide gate, will be installed around the new Gazebo Circle Pump Station. Fences over seven-feet (7') in height require a Building Permit. Solid board/stockade fences are not allowed per MassDEP regulations.
- 8) Lighting: An exterior lighting fixture, that is activated via motion sense, shall be installed above the door to the new pump station. No other exterior lighting shall be installed.
- 9) Grading/Utilities: The site contains a flat area (shallow mesa) where the pump station will be located; however, the scope of work includes grading of the site primarily for the access drive. It also includes the installation of: a twelve-inch (12") water main; gate valves; telemetry wiring and conduit; a utility pole, and; two fire hydrants. The proposed twelve-inch (12") water main shall connect to the existing twelve-inch (12") main on Cedar Street and twelve-inch (12") water mains at the Bear Hill Storage Tank. A third hydrant will be installed at the Bear Hill Storage Tank site. All proposed utilities, except for the fire hydrants and utility pole, shall be underground and outside of the conservation held land at 0 Bear Hill Road. River rock around the building will function as an infiltration gallery; curbing will direct the water on the down-slope side of the driveway.
- 10) Soil: Proper soil management, including catch basin protection, straw wattles, and other sedimentation control, shall be utilized during site preparation and construction. Areas disturbed shall be returned to pre-existing conditions. Loaming and seeding shall be required.
- 11) Natural Resources: No wetlands or water resource area buffer zones are in close proximity to the site. Tree and vegetation removal will be minimal to the best extent practicable and areas

disturbed during construction will be returned to pre-construction conditions. Some trees will be required to be removed for construction and access.

- 12) **Traffic Impacts:** Traffic on Cedar Street, Gazebo Circle and the surrounding areas will be open throughout construction. Emergency access will also be maintained. Whenever work occurs within a roadway a Police Detail shall be utilized. There will be no permanent parking on-site. Any future parking of vehicles will occur in the proposed driveway and only as necessary during check-ins and/or maintenance purposes. No permanent increase in traffic is expected to the area as no new employees will be needed after construction is completed.
- 13) **Noise:** The proposed pumps will be operated via Variable Frequency Drive's (VFD's). VFD's are energy efficient and generate very little noise. The HVAC infrastructure will be mounted to the building façade that fronts the driveway in order for maintenance and access purposes; the infrastructure will be mounted on the eastern façade, which is the furthest away from the 156 Hopkins Street abutter.
- 14) **Schedule:** Construction is expected to begin in October 2021 and finish in August 2022. Construction hours will be 7:00AM-5:00PM Monday through Friday. No work shall be done on weekends or holidays without permission from the Town.

**Waivers from Site Plan Checklist Requirements:**

The Applicant has requested the following waivers:

1. *Site Plan Review Fee*
2. *Architectural Plans – Not Applicable to the application.*
3. *Landscape Plan – Not Applicable to the application.*
4. *Photometric Plan – Not Applicable to the application.*
5. *Drainage Calculations – Not Applicable to the application.*
6. *Stormwater Pollution Prevention Plan – Not Applicable to the application.*
7. *Traffic Study – Not Applicable to the application.*

*The CPDC voted 4-0-0 to approve the requested waivers.*

**Conditions:**

**General:**

- 1) **Limitations of Decision:** 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. All future proposed uses requiring a site plan review shall obtain such approval(s).
- 2) **Solar:** The Applicant shall coordinate with RMLD and look into the feasibility of installing solar panels on the roof of the pump station.

### **Prior to the Start of Construction:**

- 1) **Other Permits:** The Owner/Applicant is responsible for obtaining all other permits including but not limited to, building, utility connections, and Jackie's Law excavation permits from the Engineering Division (prior to excavation).
- 2) **Building Location:** The building layout shall be staked out on-site prior to construction.
- 3) **Easement from Summit Village/Gazebo Circle:** The easement for the access and utilities coming off of Gazebo Circle shall be voted at Town Meeting, signed by the Summit Village Board of Trustees, and recorded at the Registry of Deeds.
- 4) **Plan Changes:**
  - a. The plans shall be revised to show approximate easement areas;
  - b. Revised plan depicting all trees to be removed, and trees, vegetation and landscaping to be added to the site;
  - c. Curbing shall be noted on the plans.

### **During Construction:**

- 1) **Construction Hours:** Construction shall be limited to the hours of 7:00AM-5:00PM Monday through Friday. Work to be conducted on weekends or holidays shall require Town approval.
- 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 Agent 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.
- 3) **Trees:** The Contractor shall protect all existing trees unless specifically noted for removal.
- 4) **Erosion Control:** The Applicant and/or its contractor shall ensure the limit of work/erosion controls barriers are maintained throughout construction.
- 5) **Site Inspections:** Town staff or their designee shall have reasonable access to inspect the site to determine compliance with this Decision.
- 6) **Conservation Parcel:** The 0 Bear Hill Road Conservation land (Assessors Map 8, Lot 60) shall be used for access to the water tank site (Assessors Map 8, Lot 58) only. No storage of materials, excavation or major disturbance shall occur within this parcel.

### **Conditions for Ongoing Maintenance/After Construction:**

- 1) **Conservation Parcel:** The 0 Bear Hill Road Conservation parcel (Assessors Map 8, Lot 60) shall be maintained in healthy condition. In the event that the land is disturbed, the Applicant shall restore the land to its predevelopment conditions.
- 2) **Land Maintenance:** The open space / meadow area at the front of 160 Hopkins Street shall be routinely mowed, cleaned and maintained in a healthy and primarily natural condition by the Town of Reading.

- 3) **Porous Pavement Maintenance:** The Applicant shall maintain and inspect the porous pavement annually to ensure it is working as designed.

**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:** If, at any time before or during development, it becomes necessary or desirable for an Applicant to make modifications to a Site Plan, the Applicant shall appear at a regular meeting of the CPDC and submit, if required by the CPDC, plans showing the modification. Modification requests shall be processed in accordance with the rules governing Site Plan Review unless, upon review and determination by the Community Development Director, the proposed changes qualify as a Minor Modification pursuant to Section 4.6.9.2. The following changes shall be deemed to qualify as a Major Modification: any relocation or shifting of structures or parking areas; any increase in the gross floor area of structures or any changes to the building envelope; any change that requires additional water or sewer usage or the relocation of water and sewer utilities; any increase in impervious areas, either by changes to structures or paved parking areas; or substantial changes to the approved architectural drawings, including changes in building materials and color.

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



Andrew MacNichol, Staff Planner

8/17/21  
Date

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