



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

RECEIVED  
TOWN CLERK  
Julie D. Mercier  
Community Development Director  
Phone: 781.942-6648  
Fax: 781.942-9071  
Website: www.readingma.gov  
2017 MAY 23 A 11:47

May 22, 2017

## Site Plan Review **DECISION**

Project: 162 Main Street  
Applicant: 162 Main Street Reading Trust

*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 Reading CRE Ventures LLC, 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 162 Main Street (Assessors Map 7, Lot 116) – as shown on the Site Plan of Land prepared by Sullivan Engineering Group, LLC, dated March 15, 2017, and architectural plans prepared by Twomey Design, dated February 10, 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 3/20/17.
- b) Site Plan Review Application, stamped by Town Clerk 3/27/17.
- c) Addendum to Application, received 3/22/17.
- d) Request for Waivers, email from Jack Sullivan to Community Development Director, dated 3/27/17.
- e) Public Hearing Legal Notice, stamped by Town Clerk 4/25/17.
- f) Sheet 1 of 1 – Site Plan of Land: 162 Main Street, Reading, MA, prepared by Sullivan Engineering Group, LLC, showing Existing Conditions and Proposed Site Development, dated 3/15/17.
- g) Sheet 1 of 8 –First Floor Plan - Existing, Doyon’s Repair, 162 Main St., Reading, prepared by Twomey Design, dated 2/10/17.
- h) Sheet 2 of 8 –Second Floor Plan - Existing, Doyon’s Repair, 162 Main St., Reading, prepared by Twomey Design, dated 2/10/17.
- i) Sheet 3 of 8 –First Floor Plan, Doyon’s Repair, 162 Main St., Reading, prepared by Twomey Design, dated 2/10/17.

- j) Sheet 4 of 8 –Second Floor/Roof Plan, Doyon’s Repair, 162 Main St., Reading, prepared by Twomey Design, dated 2/10/17.
- k) Sheet 5 of 8 –North Side Elevation and Front Elevation, Doyon’s Repair, 162 Main St., Reading, prepared by Twomey Design, dated 2/10/17.
- l) Sheet 6 of 8 –South Side Elevation and Rear Elevation, Doyon’s Repair, 162 Main St., Reading, prepared by Twomey Design, dated 2/10/17.
- m) Sheet 7 of 8 –First Floor Lighting, Doyon’s Repair, 162 Main St., Reading, prepared by Twomey Design, dated 2/10/17.
- n) Sheet 8 of 8 –Second Floor Lighting, Doyon’s Repair, 162 Main St., Reading, prepared by Twomey Design, dated 2/10/17.
- o) Letter from Interim Health Agent to Community Development Director, dated 3/27/17.
- p) Memo from Town Engineer to Community Development Director, dated 5/17/17.
- q) Draft Decision, dated 5/22/17.

**Findings:**

- 1) Overview: The Applicant is the owner of the subject property (162 Main Street) and is related to the owner of the adjacent property at 172 Main Street (Doyon’s Appliance). The property at 162 Main Street comprises approximately 23,815 square feet, and is developed with a two-story mixed-use building and associated parking lot. The building contains an apartment on the 2<sup>nd</sup> floor, and is zoned for commercial use on the 1<sup>st</sup> floor. The Applicant is seeking Site Plan approval from the CPDC under Section 4.6 of the Reading Zoning Bylaw to continue the residential use of the 2<sup>nd</sup> floor, and to renovate and expand the 1<sup>st</sup> floor by approximately 785 square feet for use as a retail repair facility for Doyon’s. A new deck and new means of egress will be added to the 2<sup>nd</sup> floor apartment; the first floor will be fit out for a repair shop, two bathrooms and a utility closet.

The project includes reductions to overall impervious area, repaving and striping/formalizing of the parking lot, modifications to the parking layout, an enclosed dumpster/recycling area, a loading space, the addition of landscaping along the street frontage, and the addition of an unenclosed farmer’s porch on the front façade of the building.

- 2) Zoning: The front of the site, where the building is located, is within a Business A Zoning District, and the rear of the site is within an S-15 Zoning District. The proposed retail appliance repair use is permitted in the Business A Zoning District. The apartment is considered a pre-existing, non-conforming use.
- 3) Parking/Traffic: The proposed retail repair and residential uses require a total of 9 parking spaces. The proposed site layout formalizes the parking situation with striping, and provides 14 parking spaces, including 1 handicapped space. The project is anticipated to generate very little consumer traffic as most of the appliances will be delivered and picked-up by Doyon’s trucks.
- 4) Loading Zone: A 12’ x 35’ loading zone is proposed on the northern side of the building; it will mainly be used by Doyon’s trucks.
- 5) Curb Cuts: The two existing curb cuts off of Main Street will be maintained but made more visually appealing and easier to navigate with the installation of raised landscaped islands.

- 6) Interior Space: The proposed structure will comprise approximately 3,638 gross square feet, as follows: 2,343 (1<sup>st</sup> floor) and 1,295 (2<sup>nd</sup> floor).
- 7) Noise: The proposed use is not anticipated to generate noise beyond what is typical for an appliance repair building with associated parking/loading.
- 8) Lighting: The building will contain motion-activated, downward-focused lighting for safety and security purposes, and recessed lighting under the porch. The parking lot will not be lit. **Lighting specifications are required.**
- 9) Landscaping/Screening: The project will include the creation of a landscaped island along Main Street, and a strip of trees and shrubs along the southern property boundary. A cherry tree is proposed at the front southerly corner of the building. A decorative lattice fence is proposed to screen the left side of the building. **A detail of the fence shall be provided.**
- 10) Dumpster / Trash Removal: A dumpster is proposed at the rear of the loading area on the northern edge of the site within the existing L-shaped concrete retaining. This location is recessed into the grade and set back from the street. The dumpster will sit on a 9'x17' concrete pad and be enclosed by a gated stockade fence. Trash will be removed from the site approximately once per week. **A detail of the fence shall be provided.**
- 11) Snow Storage: Snow storage is proposed at the rear of the site behind the dumpster enclosure.
- 12) Fire Access: The existing steps and platform on the south side of the building will be removed; however, the distance from the corner of the building to the stone retaining wall is tight for fire truck access to the rear of the site. **The Fire Department requests that Doyon's service trucks be parked at the rear of the site when not in use.**
- 13) Mixed-Use Building Safety: The building is proposed to be mixed-use, with an apartment above the appliance repair shop. **The Applicant shall equip the building with a device that alerts the resident of any problems caused during an appliance repair.**
- 14) Grading / Drainage: The grade increases by approximately 33 feet from Main Street to the back of the site. In addition, the property is slightly higher than the Doyon's facility at 172 Main Street, and there is a concrete retaining wall between the two sites. The existing grading is not proposed to change. The project will reduce the amount of impervious surface and is not proposing a formal drainage system; therefore, no drainage calculations or stormwater report have been provided.
- 15) Retaining Walls: The stone and concrete retaining walls on the southern property boundary will be maintained as is but dressed up with landscaping. The concrete retaining wall between 162 and 172 Main Street will be reinforced with a steel guardrail. **A cable wire is being considered as a more attractive option than the steel guardrail.**
- 16) Utilities: The proposed retail repair use is anticipated to consume less water and generate less sewage than the prior restaurant use. The existing sewer service to the building is proposed to be maintained; the water service will be extended from Main Street. Gas is proposed.
- 17) South Main Street Design Guidelines: The Applicant has considered and incorporated recommendations of the Guidelines in the site design.

18) Pedestrian Access: There is an existing bituminous concrete sidewalk along Main Street.

19) Signage: The Applicant intends to remove the existing free-standing sign and propose new signage for the site. A proposed free-standing sign is depicted in the center of the landscaped island along Main Street. **A Sign Permit is required prior to the installation of signage.**

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; Applicant does not feel it is necessary due to the visibility of the site on Main Street.

**I. Grading and Drainage Plan** – waiver from providing Grading and Drainage Plan; project will decrease impervious area and is not proposing formal drainage system.

**J. Utility Plan** – waiver from providing Utility Plan; the new water and sewer services are shown on the Site Plan.

**L. Landscape Plan** – waiver from providing Landscape Plan; proposed landscaping is shown on the Site Plan.

**M. Photometric Plan** – waiver from providing Photometric Plan; proposed lighting is shown on the Site Plan and Lighting Plans, and only building-mounted lighting is proposed.

**N. Construction Details** – waiver from providing Construction Details; will be provided with Building Permit application.

**O. Drainage Calculations** – waiver from providing Drainage Calculations; the project disturbs less than 1 acre, is reducing impervious area, and is not proposing formal drainage system.

**Q. Traffic Study** – waiver from providing a Traffic Study; the proposed project will not generate more traffic than the prior use, or require additional curb cuts, or change the on-site circulation pattern.

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

**Conditions:**

**General:**

- 1) **Public Health, Safety and Welfare:** If, at any time, the site becomes a nuisance to public health, safety or welfare (i.e., traffic spillover onto Route 28, excessive noise, unreasonable site illumination beyond the hours of operation, etc.) – 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 electric utility plan is subject to approval by the Reading Municipal Light Department (RMLD).

**Prior to the Commencement of Site Work:**

- 1) **172 Main Street:** The Applicant shall provide a written statement from the owner of 172 Main Street to the Community Development Director authorizing the owner of 162 Main Street to install a cable wire or guard rail on top of the retaining wall on 172 Main Street, and authorizing the dumpster on 162 Main Street to overhang the property at 172 Main Street.
- 2) **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.

**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. The Existing Conditions Plan shall be revised to show ownership of direct abutters, and all existing drainage features.
  - b. The Site Layout Plan shall be revised to include calculations demonstrating compliance with zoning bulk and dimensional requirements.
  - c. The Architectural Plans shall be stamped.
- 2) **The following information shall be provided to the Community Development Director:**
  - a. Details of all proposed fencing and retaining walls;
  - b. Specifications for each proposed lighting fixture;
- 3) **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, street opening and Jackie's Law excavation permits from the Engineering Department (prior to excavation), and Board of Health approvals.
- 4) **Pre-Construction Meeting:** The Owner/Applicant and contractors shall coordinate with the Community Development Director to schedule a pre-construction meeting with Town staff prior to applying for demolition and/or building permits, in order to review these conditions and any and all final construction sequencing, details and plans for this project.
- 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 Documents & Fire Safety:** 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. In addition, the plans shall depict a fire safety device system to alert the upstairs resident to any problems in the repair shop below.

**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) **Handicap Parking:** The handicap parking space shall be properly posted in the location depicted on the approved Signage Plan.
- 2) **Dumpster:** The Applicant shall ensure that the dumpster is enclosed per the approved Site Plan and that it complies with the requirements of the Health Agent.
- 3) **Signage:** No signage is approved with this Decision. The Applicant shall submit a Sign Permit Application to the Community Development Director for the proposed free-standing sign and any proposed wall signs.
- 4) **Architecture:** The building façade on each elevation (north, south, east, west) shall be substantially as indicated on the approved architectural plans and elevations.
- 5) **Landscaping:** The landscaping shall be installed as indicated on the 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.
- 6) **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. Any exterior lighting that is required for security purposes may be illuminated by photocells and is not required to be extinguished at the close of business. All site and building lighting, beyond what is needed for security purposes, shall be programmed to shut off at the close of business each day.
- 2) **Landscaping:** The landscaping as depicted on the approved plan shall be maintained in a healthy condition in perpetuity. In the event that landscaping is damaged, the property owner shall replace such landscaping during the next growing season.

- 3) **Off-Street Loading and Delivery:** No delivery trucks shall queue on Main Street or within the on-site circulation aisles in a manner that impedes traffic flow through the parking lot. Delivery by tractor trailer shall be prohibited.
- 4) **Doyon's Service Trucks:** Doyon's service trucks shall be parked at the rear of the property when not in use.
- 5) **Dumpster:** The dumpster enclosure shall be maintained in good condition by the property owner. The fence shall be repaired or replaced as necessary to maintain screening and ensure containment of all trash and debris.
- 6) **Trash Removal:** All trash collection and disposal is the responsibility of the owner. The Applicant shall ensure daily that exterior areas of the site remain clear of debris, trash and any equipment used in connection with any commercial activities on site.

**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*

