

HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists

March 7, 2023

Reading Conservation Commission
16 Lowell Street
Reading, MA 01821

RE: 2 Maple Street, Reading, MA – Notice of Intent

Dear Conservation Commission Members,

On behalf of property owner John Sideropoulos (Applicant), Hancock Associates respectfully submits this Notice of Intent (NOI) in request to permit construction of a stone patio and placement of a utility shed at a single-family home located at 2 Maple Street in Reading, MA. Elements of work are proposed within the 100-foot buffer zone to Bordering Vegetated Wetlands (BVW) and the 35-foot No Disturb Zone under the Town of Reading Wetland Bylaw.

Existing Conditions

2 Maple Street is a 0.139 acre residential lot developed with a single-family home constructed in 1953 (identified as Map 016.0 / Lot 0111.0 on Town of Reading Assessor's Maps).

Jurisdictional Bordering Vegetated Wetlands (BVW) is present on and adjacent to the property to the east (side) and west (rear) property bound. BVW was field delineated by a qualified Professional Wetland Scientist (PWS[®]) to the extent that these wetlands broadcast an associated 100-foot Buffer Zone and 35-foot No Disturb Zone over the subject property.

Based on a desktop review of available resources to include MassGIS data layers, Town of Reading GIS 7.5-minute USGS quadrangle maps, NRCS Soils maps and FEMA Federal Insurance Rate Maps (FIRMs), there are no other sensitive environmental resources to include Natural Heritage and Endangered Species Program (NHESP) Priority or Estimated Rare Species Habitats, NHESP Certified or Potential Vernal Pools, Areas of Critical Environmental Concerns (ACECs), Outstanding Resource Waters (ORWs), Surface Water Protection Zones, Wellhead Protection Areas, or Cold Water Fisheries.

According to the FEMA FIRM, no portion of the property occurs at or below 100-year floodplain elevations. According to the USGS 7.5-minute quadrangle map, there are no mapped perennial streams within 200-feet of the property.

With the house having been constructed in 1953, it is important to note that portions of the home are exiting non-conforming (or “grandfathered”) in the context that some surface area of the home and lawn is located within current zoning and wetland setbacks that were not enacted at that time.

Proposed Work

The Applicant is proposing to construct a 540sf semipermeable stonescape patio and placement of a 120sf utility shed over manicured turf lawn in the backyard of the home within the 100-foot buffer zone to BVW. Due to the existing non-conforming condition of the property, a total of 595sf of this work is also proposed within the 35-foot No Disturb Zone to wetlands and would thus need a variance or waiver from the Conservation Commission to permit.

We believe the small-scale conversion of existing turf lawn to semipermeable patio and placement of a shed to be minimalistic in context that it poses no significantly greater adverse impact to the wetland resource areas, and with possible offsetting mitigation through restoration, the net benefit to wetland resource area protection will be greater than the impact itself. Herein we discuss efforts to avoid, minimize, and mitigate for all potential adverse impacts in our Waiver Request

35-foot No Disturb Zone Impact Analysis and Waiver Request

In effort to avoid work within the No Disturb Zone we first evaluated whether there were alternative locations on the subject property to construct a patio and shed outside of the No Disturb Zone and concluded it was not possible. Due to the small lot size and floor plan of the house, the only viable area to construct a patio is within the backyard within the No Disturb Zone. The shed is subject to zoning setbacks, and we determined there is no opportunity to locate the shed on the side or front of the house without additional waiver requests to the Zoning Board.

In effort to minimize potential adverse impacts within the No Disturb Zone the proposed patio is scaled down from the Applicant’s original plan to construct a wooden deck. The Applicant’s initial desire was to construct a wooden deck, however the deck would be considered structural and subject to building code and zoning setbacks, and we determined that was infeasible without also requesting variance from the Planning Board.

Furthermore, the conversion of existing turf lawn to stone patio really has no greater risk of adverse impact to the wetland resource area than the lawn itself. The interests for wetland protection under the Massachusetts Wetlands Protection Act and Reading Wetland Bylaw include: protection of water supply, groundwater, fisheries, and wildlife habitat, flood control, prevention of pollution, and flood control. In the existing condition, the surface area within the 35-foot No Disturb Zone serves little to provide protection of these interests. No removal of native vegetation is proposed and earthwork is minimized to microscale surface grading to remove lawn and level the patio surface area with no appreciable change in grade. In protection of the interests of groundwater and pollutant abatement, the stone patio will be semipermeable allowing stormwater to infiltrate as the lawn does, and the

impervious surface area of the shed is a negligible 120sf. Thus, we believe this work to be nonconsequential in imposing greater adverse impacts to wetlands than the existing condition.

However, in effort to mitigate for any perceived adverse impacts, the Applicant is willing to offer compensatory mitigating in the form of offsetting restoration. Opportunities exist to remove invasive species and supplement plant with native species either on property, or with permission of the town, on abutting town owned conservation. Although restoration is not detailed on the submitted Permit Site Plan, we anticipate this can be negotiated with the Conservation Commission during the public hearing process to be commensurate with the scope of work, to be included on any final approved site plan under an Order of Conditions.

We therefore respectfully request that the Commission consider granting a waiver to permit work within the No Disturb Zone and issuance of an Order of Conditions permit to allow the scope of work described herein. Thank you for your consideration in this matter.

Sincerely,
Hancock Associates on behalf of John Sideropoulos



David Cowell, PWS, CWB, CERP
Associate Senior Wetland Scientist



cc: MassDEP Northeast Regional Office

Attachments:

- A – WPA Form 3
- B – Figures
- C – Abutter Notification
- D – Permit Site Plan

Attachment A WPA Form 3



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Reading
City/Town

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>2 Maple Street</u>	<u>Reading</u>	<u>01867</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>016.0</u>	<u>42.518261°</u>	<u>-71.107400°</u>
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
	<u>0111.0</u>	
	g. Parcel /Lot Number	

2. Applicant:

<u>John</u>	<u>Sideropoulos</u>	
a. First Name	b. Last Name	
c. Organization		
<u>2 Maple Street</u>		
d. Street Address		
<u>Reading</u>	<u>MA</u>	<u>01867</u>
e. City/Town	f. State	g. Zip Code
<u>(781) 413-7792</u>	<u>jsid27@yahoo.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

SAME AS APPLICANT

a. First Name _____ b. Last Name _____

c. Organization _____

d. Street Address _____

e. City/Town _____ f. State _____ g. Zip Code _____

h. Phone Number _____ i. Fax Number _____ j. Email address _____

4. Representative (if any):

<u>David</u>	<u>Cowell, PWS</u>	
a. First Name	b. Last Name	
<u>Hancock Associates</u>		
c. Company		
<u>315 Elm Street</u>		
d. Street Address		
<u>Marlborough</u>	<u>MA</u>	<u>01752</u>
e. City/Town	f. State	g. Zip Code
<u>(508) 460-1111</u>	<u>dcowell@hancockassociates.com</u>	
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$110.00</u>	<u>\$42.50</u>	<u>\$67.50 (+\$867.50 bylaw fee)</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Construction of a stone patio and placement of a utility shed within the 100-foot buffer zone to
Bordering Vegetated Wetland (BVW)

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Middlesex South

a. County

73860

c. Book

b. Certificate # (if registered land)

347

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection
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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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Reading

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

4. Restoration/Enhancement
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

MassGIS 3/29/23
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
2. Assessor's Map or right-of-way plan of site

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



Massachusetts Department of Environmental Protection
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WPA Form 3 – Notice of Intent

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Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

C. Other Applicable Standards and Requirements (cont'd)

- 4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 b. ACEC

- 5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 a. Yes No
- 6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 a. Yes No
- 7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 - 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 - 2. A portion of the site constitutes redevelopment
 - 3. Proprietary BMPs are included in the Stormwater Management System.
 b. No. Check why the project is exempt:
 - 1. Single-family house
 - 2. Emergency road repair
 - 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Reading City/Town

D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

<u>Site Plan</u>	
a. Plan Title	
<u>Hancock Associates</u>	<u>Scott R. Jalbert, PLS</u>
b. Prepared By	c. Signed and Stamped by
	<u>1"=10'</u>
d. Final Revision Date	e. Scale
f. Additional Plan or Document Title	
g. Date	

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

<u>2. Municipal Check Number</u>	<u>3. Check date</u>
<u>4. State Check Number</u>	<u>5. Check date</u>
<u>6. Payor name on check: First Name</u>	<u>7. Payor name on check: Last Name</u>

Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

WPA Form 3 - Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File #:

eDEP Transaction #:1385725

City/Town:READING

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

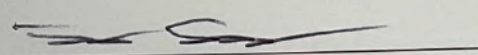
Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

_____	_____
2. Municipal Check Number	3. Check date
_____	_____
4. State Check Number	5. Check date
_____	_____
6. Payer name on check: First Name	7. Payer name on check: Last Name

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

	<u>7-25-22</u>
1. Signature of Applicant	2. Date
_____	_____
3. Signature of Property Owner (if different)	4. Date
_____	_____
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a copy of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

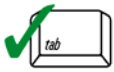
If the applicant has checked the "yes" box in Section C, Items 1-3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

2 Maple Street Reading
 a. Street Address b. City/Town
\$42.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

John Sideropoulos
 a. First Name b. Last Name
 c. Organization
2 Maple Street
 d. Mailing Address
Reading MA 01867
 e. City/Town f. State g. Zip Code
(781) 413-7792 jsid27@yahoo.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

SAME AS APPLICANT
 a. First Name b. Last Name
 c. Organization
 d. Mailing Address
 e. City/Town f. State g. Zip Code
 h. Phone Number i. Fax Number j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1.a.	1	\$110.00	\$110.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$110.00
Step 6/Fee Payments:			
Total Project Fee:			\$110.00
			a. Total Fee from Step 5
State share of filing Fee:			\$42.50
			b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:			\$67.50
			c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

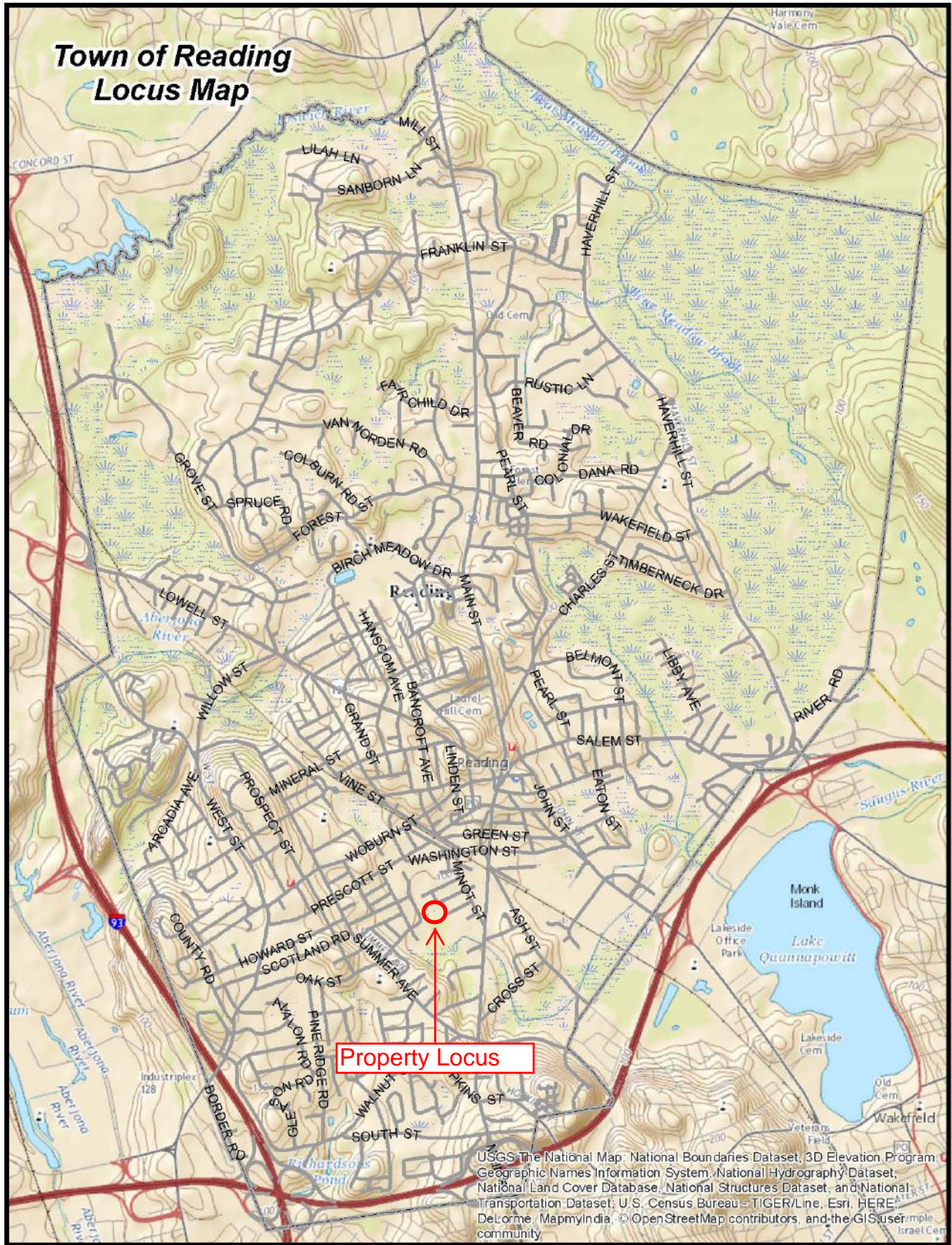
Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Attachment B Figures

Town of Reading Locus Map



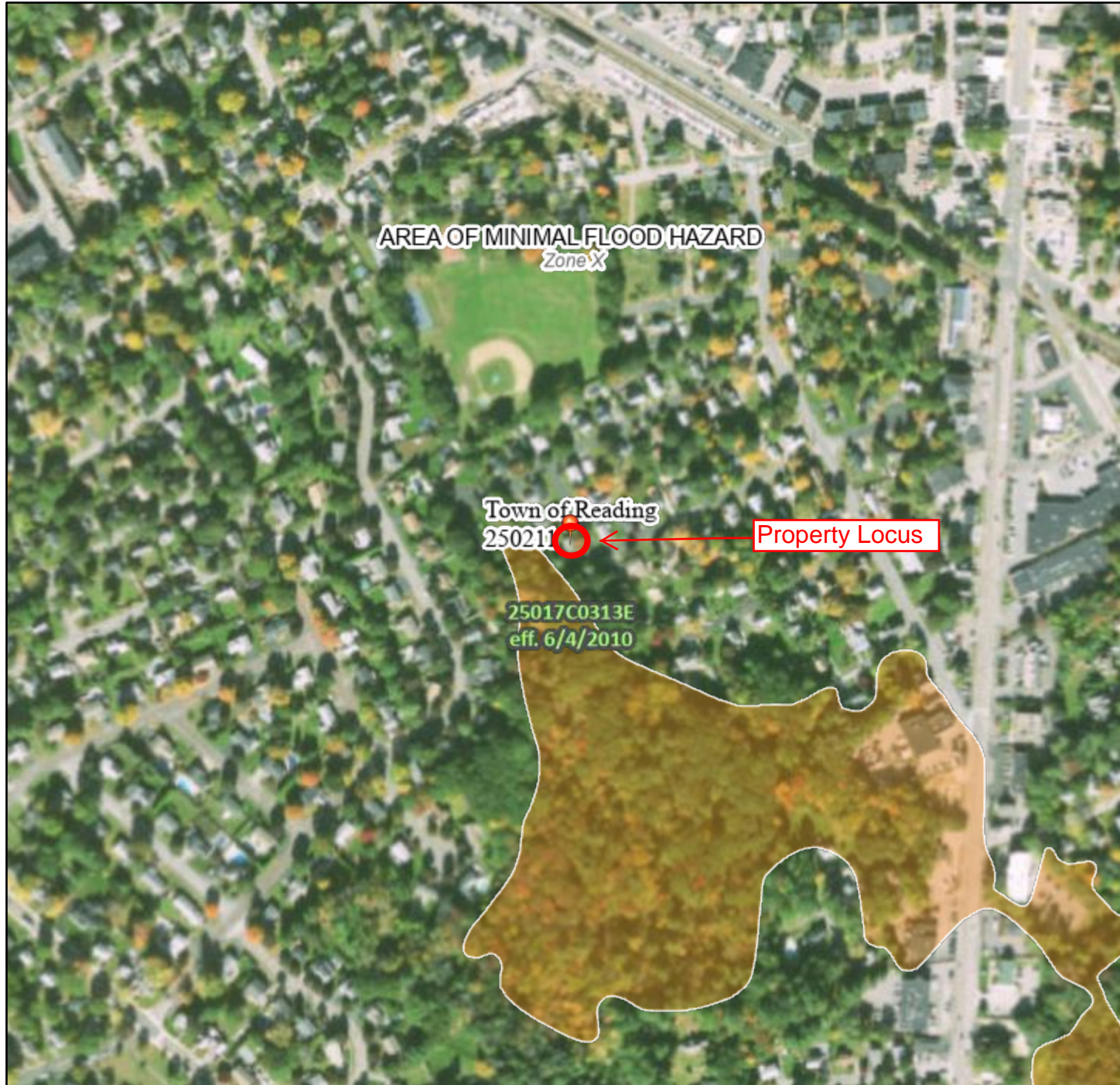
Property Locus

USGS The National Map, National Boundaries Dataset, 3D Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

National Flood Hazard Layer FIRMMette



71°6'45"W 42°31'19"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>	With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>

		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>

OTHER AREAS OF FLOOD HAZARD	NO SCREEN	Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer

	20.2	Cross Sections with 1% Annual Chance
	17.5	Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

OTHER FEATURES	Digital Data Available

MAP PANELS	Digital Data Available

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/1/2022 at 1:39 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Map Theme Legends

Basemap Features

-  Parcels
-  Easement
-  Tree
-  Fence
-  Guardrail
-  Hedge
-  Retaining Wall
-  Stone Wall
-  Wall
-  Sidewalk
-  Driveway
-  Parking
-  Pool
-  Sports Facility/Field
-  Building
-  Deck/Porch
-  Tanks
-  Patios
-  Drainage
-  Trails
-  Path













Most features from 2015 aerial imagery. Spot updates are more current.

Reading Wetlands









Town of Reading. Actual wetland boundaries must be determined on the ground by a wetlands scientist. Wetlands may be more extensive than shown or may be missing from the GIS data.

DEP Wetlands









-  Shoreline
-  Hydrologic Connection
-  Mean Low Water Line
-  Wetland Limit
-  Closure Line
-  Reservoir (with PWSID)
-  Marsh/Bog
-  Wooded Marsh
-  Cranberry Bog
-  Salt Marsh
-  Tidal Flats
-  Beach/Dune

MassDEP Wetlands. Wetlands shown are for planning purposes only. Wetlands boundary determination for other purposes, such as the Wetlands Protection Act MA Act M.G.L. c. 131 or local by-laws, must use the relevant procedures and criteria.

Natural Resource Protection

-  NHESP Certified Vernal Pools
-  NHESP Potential Vernal Pools
-  NHESP Priority Habitats of Rare Species
-  NHESP Estimated Habitats of Rare Wildlife
-  Areas of Critical Environmental Concern
-  Massachusetts DCR, Natural Heritage and Endangered Species Program

FEMA Flood Zones

-  A: 1% Annual Chance of Flooding, no BFE
-  AE: 1% Annual Chance of Flooding, with BFE
-  AE: Regulatory Floodway
-  AH: 1% Annual Chance of 1-3ft Ponding, with BFE
-  AO: 1% Annual Chance of 1-3ft Sheet Flow Flooding, with Depth
-  VE: High Risk Coastal Area
-  D: Possible But Undetermined Hazard
-  X: 0.2% Annual Chance of Flooding

Attachment C Abutter Notification

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY:

ADDRESS: 2 Maple Street

Assessors' Map Number: 016 Lot Number: 0111

APPLICANT/AGENT:

Name: Kristan Farr, Hancock Associates

Address: 185 Centre Street, Danvers, MA 01923

Telephone: (978) 777-3050 Email: kfarr@hancockassociates.com

Board or Commission for which this request is made (check all that are applicable):

Community Planning and Development Commission:

- Site Plan Review
Special Permit
Subdivision

Conservation Commission:

- Request for Determination
Abbreviated Notice of Resource Area Delineation
Notice of Intent

Zoning Board of Appeals:

- Appeal
Special Permit
Variance

- Health Department
Historic District Commission
Historical Commission
Other:

Brief description of request:

Applicant/Agent Signature:

Kristan M. Farr

Date: 7/1/2022

The Assessors' Office may require up to three weeks in order to process and approve this request.

Authorized Signature: Amanda Beatrice 7/20/22

Date:

Must be signed by the Public Services Department



**TOWN OF READING
16 LOWELL STREET
READING, MA 01867-2693**

**BOARD OF ASSESSORS
781-942-9027
FAX: 781-942-9037**

**ABUTTERS LIST
CERTIFICATION**

FOR BOARD OF ASSESSORS

VICTOR P. SANTANIELLO, CHIEF APPRAISER **DATE**



PHILIP CANNIFF, ASSISTANT APPRAISER



DATE



**TOWN OF READING
16 LOWELL STREET
READING, MA 01867-2693**

**BOARD OF ASSESSORS
TEL.: 781-942-9027
FAX: 781-942-9037**

July 27, 2021

To whom it may concern;

In an effort to streamline our business practices and desire to decrease turnaround time for taxpayers and other municipal departments, please be advised that effective this date, we the Board of Assessors for the Town of Reading Hereby delegate to the Town Appraiser of the Assessing Department signatory authority of all certified abutter's lists as compiled by the department.

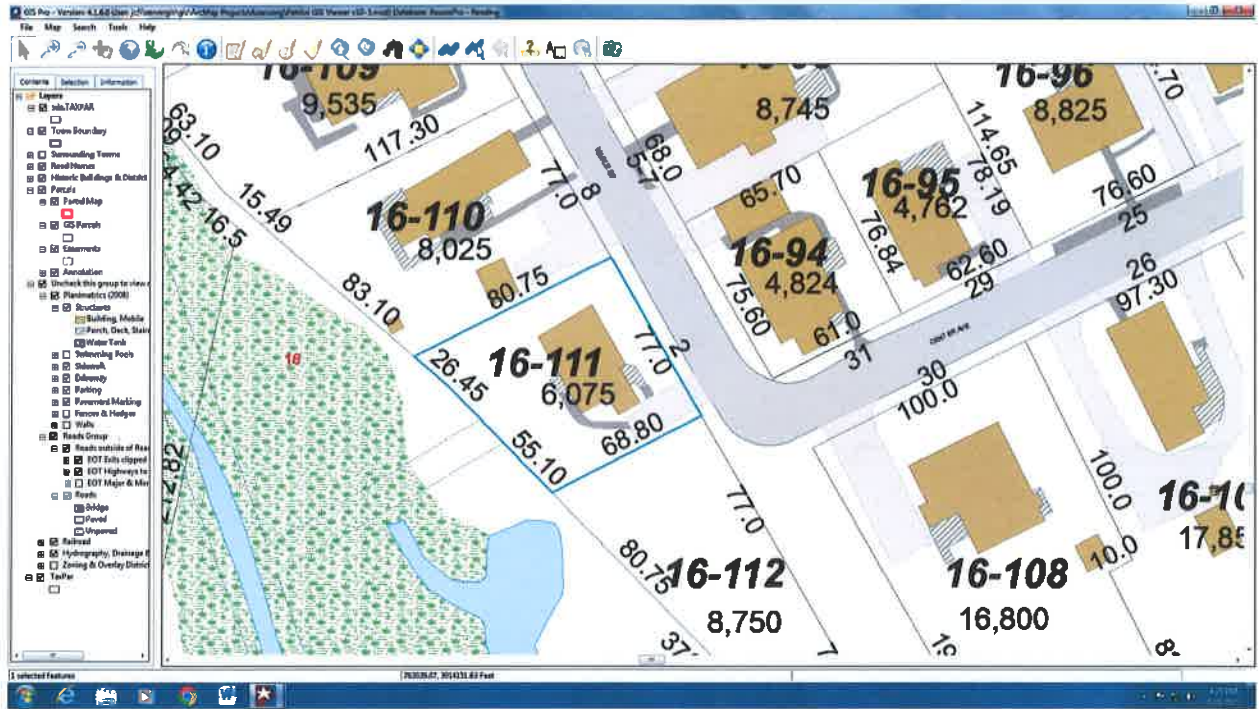
Sincerely,

Reading Board of Assessors


Cheryl Moschella


Michael E. Golden


Brendan Zarechian





Patriot Properties

Reading

07/20/2022

4:07:07PM

Abutters List

Filter Used: DataProperty AccountNumber In (2633, 1944, 2649, 2620, 2630, 2628, 1947, 2642, 2612, 2648, 2644, 2643, 2647, 2613, 2632, 2798, 2614, 1890, 2797, 2800, 1946, 2646, 1945, 1943, 2796, 2621, 2926, 2935, 2645, 2627, 2629, 2799).

2 MAPLE STREET

Reading

Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
011.0-0000-0213.0	PINEVALE AVE	TOWN OF READING	CONSERVATION	16 LOWELL ST	READING	MA	01867
011.0-0000-0269.0	17 RIVERSIDE DR	PIZZOTTI STEPHEN J TR	S & E REALTY TRUST	17 RIVERSIDE DRIVE	READING	MA	01867
011.0-0000-0270.0	21 RIVERSIDE DR	STRAZZERE GUY F	LYNN STRAZZERE	21 RIVERSIDE DR	READING	MA	01867
011.0-0000-0271.0	25 RIVERSIDE DR	COLANTONI CHRISTOPHER P TR I	COLANTONI FAMILY REV TR	25 RIVERSIDE DR	READING	MA	01867
011.0-0000-0272.0	WARREN AVE - OFF	TOWN OF READING	CONSERVATION	16 LOWELL ST	READING	MA	01867
011.0-0000-0273.0	45 PARK AVE	BORCHELT MICHAEL P	BORCHELT JOLENE E TE	45 PARK AVE	READING	MA	01867
016.0-0000-0075.0	29 RIVERSIDE DR	DINAPOLI KARIN		29 RIVERSIDE DRIVE	READING	MA	01867
016.0-0000-0076.0	35 RIVERSIDE DR	GRACILIERI ROBERT A TRSTS ET/	RHONDA L GRACILIERI 2001	35 RIVERSIDE DRIVE	READING	MA	01867
016.0-0000-0077.0	39 RIVERSIDE DR	QUINN KIMBERLEY M	ELAINE F SMITH ETAL	39 RIVERSIDE DR	READING	MA	01867
016.0-0000-0083.0	47 WARREN AVE	HALLEY JEAN MARIE ETAL TRUST	JEAN MARIE HALLEY LIVING	47 WARREN AVE	READING	MA	01867
016.0-0000-0084.0	48 WARREN AVE	GUY MICHELLE		48 WARREN AVE	READING	MA	01867
016.0-0000-0090.0	20 WARREN AVE	WOODBURY BRUCE A	WOODBURY BRENDA I	20 WARREN AVE	READING	MA	01867
016.0-0000-0091.0	26 WARREN AVE	FITZMAURICE MATTHEW	FITZMAURICE MELISSA	26 WARREN AVE	READING	MA	01867
016.0-0000-0092.0	32 WARREN AVE	CUNNINGHAM DEREK D	DAWN L CUNNINGHAM	32 WARREN AVE	READING	MA	01867
016.0-0000-0094.0	31 CENTER AVE	MESSINA ANDREA L		31 CENTER AVE	READING	MA	01867
016.0-0000-0095.0	29 CENTER AVE	MINERVINI FRANCESCA O	SULLIVAN ANTHONY E JTR	29 CENTER AVE	READING	MA	01867
016.0-0000-0096.0	25 CENTER AVE	SON BOB J	SON JOHN OK	25 CENTER AVE	READING	MA	01867
016.0-0000-0097.0	21 CENTER AVE	BARTON GRANT	BARTON KRISTIN	21 CENTER AVE	READING	MA	01867
016.0-0000-0106.0	20 CENTER AVE	HIGGINS KEVIN F	REBECCA B HIGGINS	20 CENTER AVE	READING	MA	01867
016.0-0000-0107.0	26 CENTER AVE	WILLIAMS SCOTT	SUSAN E WILLIAMS	26 CENTER AVENUE	READING	MA	01867
016.0-0000-0108.0	30 CENTER AVE	PELEDGE JASON R	LYNNE A PELEDGE	30 CENTER AVE	READING	MA	01867
016.0-0000-0109.0	38 WARREN AVE	LEECO KENNETH	DENISE A GAGNON	38 WARREN AVE	READING	MA	01867
016.0-0000-0110.0	8 MAPLE ST	MURPHY THOMAS J	JOAN L MURPHY	8 MAPLE ST	READING	MA	01867
016.0-0000-0111.0	2 MAPLE ST	SIDERPOULOS JOHN		2 MAPLE ST	READING	MA	01867
016.0-0000-0112.0	MAPLE ST	TOWN OF READING		16 LOWELL ST	READING	MA	01867
016.0-0000-0113.0	35 PARK AVE	LANIGAN RYAN		35 PARK AVENUE	READING	MA	01867
016.0-0000-0261.0	23 WARREN AVE	MARGESON GERALD BRUCE TR E	THE MARGESON FAMILY TR	23 WARREN AVE	READING	MA	01867
016.0-0000-0262.0	27 WARREN AVE	GUTIERREZ JOANNE H		27 WARREN AVE	READING	MA	01867
016.0-0000-0263.0	35 WARREN AVE	CONBOY PETRA L		35 WARREN AVE	READING	MA	01867
016.0-0000-0264.0	37 WARREN AVE	KAMINER ROBERT S	KAMINER CATHERINE R	37 WARREN AVENUE	READING	MA	01867
016.0-0000-0265.0	41 WARREN AVE	WEBB KEVIN H	GOSS EMILY T	41 WARREN AVE	READING	MA	01867
016.0-0701-0093.0	5 MAPLE ST 5	FOLEY SIOBHAN M		5 MAPLE ST UNIT 5	READING	MA	01867
016.0-0702-0093.0	7 MAPLE ST 7	MELO MITCHELL WILLIAM	CAMERON JESSICA LYNN J	7 MAPLE ST	READING	MA	01867

End of Report

BARTON GRANT
BARTON KRISTIN
21 CENTER AVE
READING, MA 01867

GUY MICHELLE
48 WARREN AVE
READING, MA 01867

MURPHY THOMAS J
JOAN L MURPHY
8 MAPLE ST
READING, MA 01867

BORCHELT MICHAEL P
BORCHELT JOLENE E TE
45 PARK AVE
READING, MA 01867

HALLEY JEAN MARIE ETAL TRUSTEE
JEAN MARIE HALLEY LIVING T
47 WARREN AVE
READING, MA 01867

PELEDGE JASON R
LYNNE A PELEDGE
30 CENTER AVE
READING, MA 01867

COLANTONI CHRISTOPHER P TR ETA
COLANTONI FAMILY REV TRUST
25 RIVERSIDE DR
READING, MA 01867

HIGGINS KEVIN F
REBECCA B HIGGINS
20 CENTER AVE
READING, MA 01867

PIZZOTTI STEPHEN J TR
S & E REALTY TRUST
17 RIVERSIDE DRIVE
READING, MA 01867

CONBOY PETRA L
35 WARREN AVE
READING, MA 01867

KAMINER ROBERT S
KAMINER CATHERINE R
37 WARREN AVENUE
READING, MA 01867

QUINN KIMBERLEY M
ELAINE F SMITH ETAL
39 RIVERSIDE DR
READING, MA 01867

CUNNINGHAM DEREK D
DAWN L CUNNINGHAM
32 WARREN AVE
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LANIGAN RYAN
35 PARK AVENUE
READING, MA 01867

SIDEROPOULOS JOHN
2 MAPLE ST
READING, MA 01867

DINAPOLI KARIN
29 RIVERSIDE DRIVE
READING, MA 01867

LEECO KENNETH
DENISE A GAGNON
38 WARREN AVE
READING, MA 01867

SON BOB J
SON JOHN OK
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FITZMAURICE MATTHEW
FITZMAURICE MELISSA
28 WARREN AVE
READING, MA 01867

MARGESON GERALD BRUCE TR ETAL
THE MARGESON FAMILY TRUST
23 WARREN AVE
READING, MA 01867

STRAZZERE GUY F
LYNN STRAZZERE
21 RIVERSIDE DR
READING, MA 01867

FOLEY SIOBHAN M
5 MAPLE ST UNIT 5
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WILLIAMS SCOTT
SUSAN E WILLIAMS
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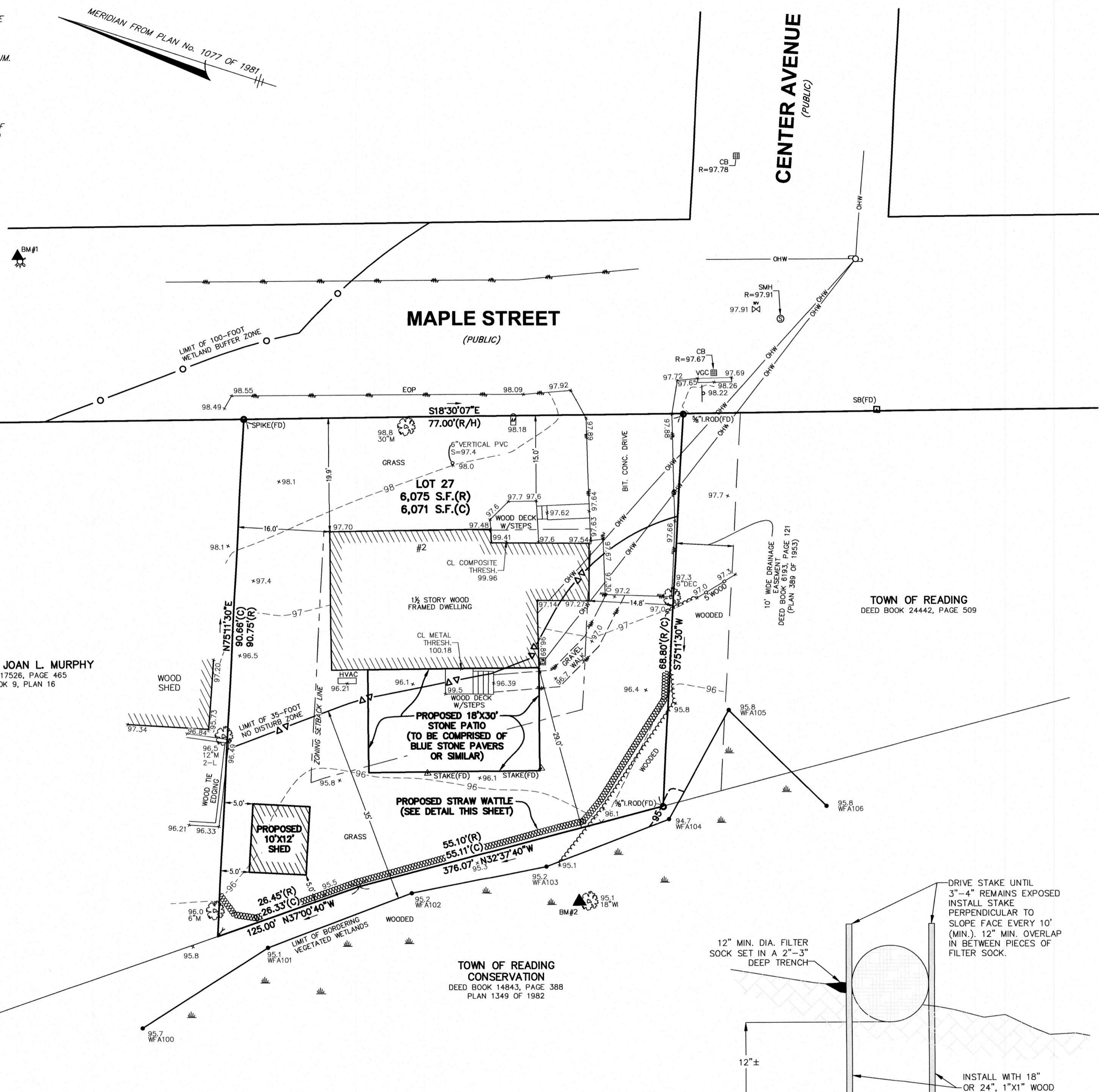
WOODBURY BRUCE A
WOODBURY BRENDA I
20 WARREN AVE
READING, MA 01867

MAP 10 LOT 234	SITE ADDRESS	OWNER	MAILING ADDRESS	CITY	ST	ZIP
		NEIGHBORING TOWNS ALSO NEED TO BE NOTIFIED:				
		STONEHAM PLANNING BOARD	35 CENTRAL ST	STONEHAM	MA	02180
		WAKEFIELD PLANNING BOARD	1 LAFAYETTE STREET	WAKEFIELD	MA	01880
		LYNNFIELD PLANNING BOARD	55 SUMMER STREET	LYNNFIELD	MA	01940
		MASS DEPT OF HOUSING & COM. DEV.	100 CAMBRIDGE STREET, SUITE 300	BOSTON	MA	02114
		WILMINGTON PLANNING BOARD	121 GLEN ROAD	WILMINGTON	MA	01887
		NORTH READING PLANNING BOARD	235 NORTH STREET	NORTH READING	MA	01864
		WOBURN PLANNING BOARD	10 COMMON STREET	WOBURN	MA	01801
		METRO AREA PLANNING COUNCIL	60 TEMPLE PLACE	BOSTON	MA	02111

Attachment D Permit Site Plan

NOTES:

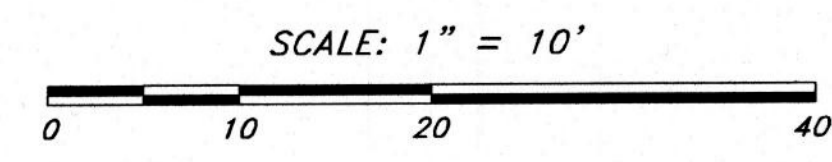
- 1) THIS PLAN HAS BEEN PREPARED TO ACCOMPANY A NOTICE OF INTENT FOR PROPOSED CONSTRUCTION OF A PATIO AND SHED WITHIN THE BUFFER ZONE TO WETLAND AREAS.
- 2) ELEVATIONS SHOWN HEREON REFER TO AN ASSUMED DATUM.
- 3) OFFSETS SHOWN HEREON ARE TO CORNER BOARD.
- 4) UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD LOCATIONS OF STRUCTURES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- 5) LIMITS OF BORDERING VEGETATED WETLANDS SHOWN HEREON WERE DELINEATED BY HANCOCK ASSOCIATES ON 11/19/2021 AND LOCATED BY FIELD SURVEY.
- 6) LOT 27 SHOWN HEREON IS IN THE 100-FT WETLAND BUFFER ZONE.
- 7) THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED ON 3/29/22.



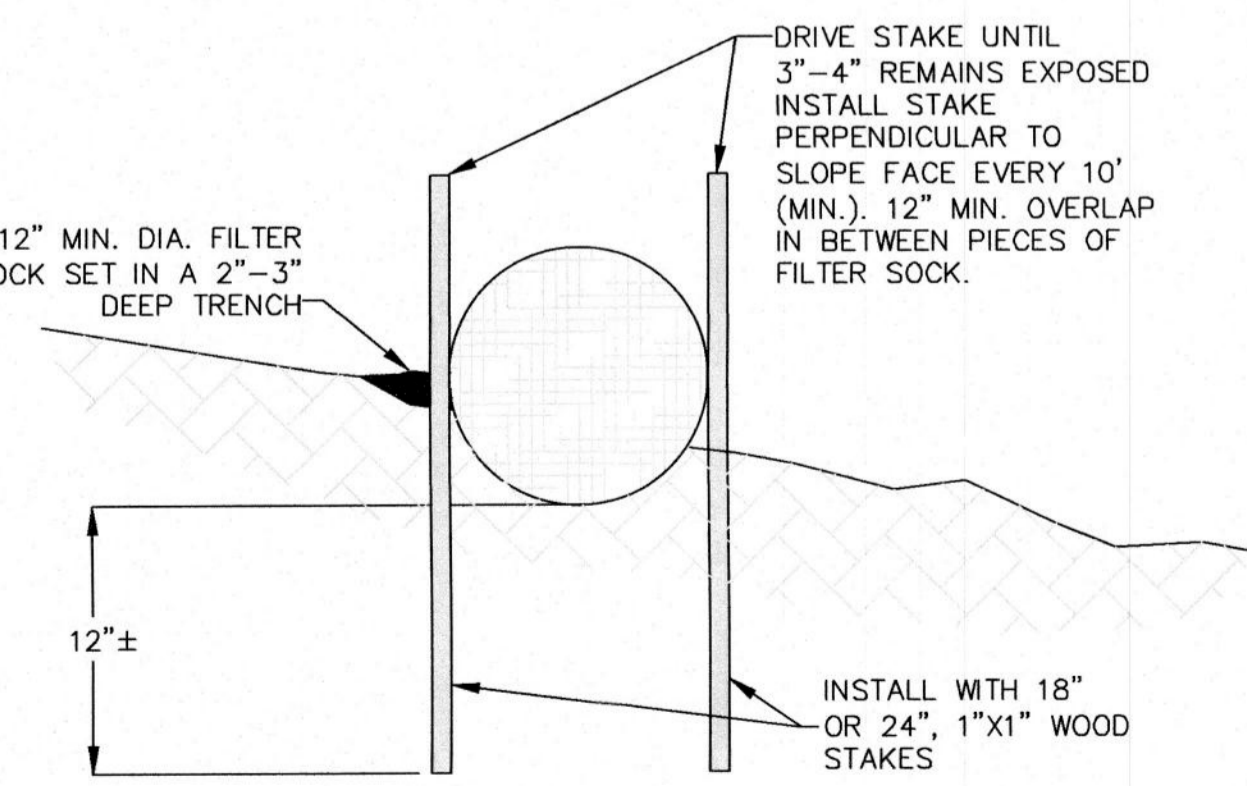
THOMAS J. & JOAN L. MURPHY
DEED BOOK 17526, PAGE 465
PLAN BOOK 9, PLAN 16

TOWN OF READING CONSERVATION
DEED BOOK 14843, PAGE 388
PLAN 1349 OF 1982

TOWN OF READING
DEED BOOK 24442, PAGE 509



ELEVATION BENCH MARKS		
DATUM: ASSUMED DATUM		
NO.	DESCRIPTION	ELEV.
1.	HYDRANT: SOUTH BOLT (2.2' A.G.)	101.65'
2.	18" WILLOW TREE: VERTICAL NAIL FOUND (0.5' A.G.)	95.60'
3.		



- NOTES:**
1. SOCK SIZE DEPICTED IS FOR GENERAL USE. GREATER SIZES MAY REQUIRE LARGER SOCK.
 2. COMPOST MATERIAL MAY BE DISPERSED ON SITE AT THE DISCRETION OF THE APPROVING AUTHORITY.
 3. PRIOR TO SETTING THE SOCK REMOVE LOOSE LITTER, BRANCHES AND OTHER MATERIAL THAT MAY PREVENT THE SOCK FROM DIRECT CONTACT WITH SOIL.

STRAW WATTLE
NOT TO SCALE

- TREE ABBREVIATIONS**
- M MAPLE
 - W WILLOW
 - DEC DECIDUOUS

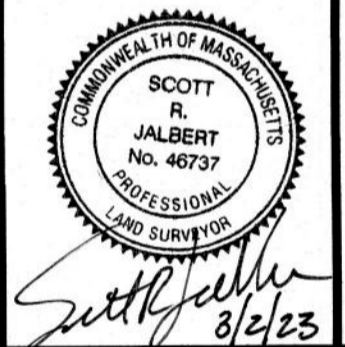


2 MAPLE STREET
Reading, Massachusetts 01867

PREPARED FOR:
JOHN SIDEROPOULOS
2 Maple Street
Reading, Massachusetts 01867

HANCOCK ASSOCIATES
Civil Engineers
Land Surveyors
Wetland Scientists

185 CENTRE STREET, DANVERS, MA 01923
VOICE (978) 777-3050, FAX (978) 774-7816
WWW.HANCOCKASSOCIATES.COM



- ASSESSORS:**
TAX MAP 016.0, LOT 0111.0
- REFERENCES:**
DEED BOOK 73860, PAGE 347
PLAN IN BOOK 8047, PAGE 505
- RECORD OWNER:**
JOHN SIDEROPOULOS
- ZONING:**
WATER RESOURCE PROTECTION AREA-ZONE C
S-15 SINGLE FAMILY 15 DISTRICT
FRONT SETBACK: 20'
SIDE SETBACK: 15'
REAR SETBACK: 20'
SHED SETBACK: 5'
(SIDE & REAR)
MAXIMUM LOT COVERAGE: 25%
EXISTING LOT COVERAGE = 17.3%±
PROPOSED LOT COVERAGE = 19.3%±

LEGEND

- PROPOSED STRAW WATTLE
- LIMIT OF 100-FOOT WETLAND BUFFER ZONE
- LIMIT OF 35-FOOT NO DISTURB ZONE
- OHW- EXISTING UTILITY POLE WITH OVERHEAD WIRES
- 97- SURFACE CONTOUR
- EDGE OF PAVEMENT
- WOOD STOCKADE FENCE
- CURB WITH TOP AND BOTTOM CURB ELEVATION
- EDGE OF WOODED AREA
- 96.1 SPOT ELEVATION
- 98.8 30'M PROMINENT DECIDUOUS TREE WITH ELEVATION, SIZE AND SPECIES
- 95.1 WFA101 LIMIT OF BORDERING VEGETATED WETLAND WITH FLAG NUMBER AND ELEVATION
- EDGE OF GRAVEL
- (FD) FOUND
- SB STONE BOUND
- I.ROD IRON ROD
- I.PIPE IRON PIPE
- BIT. CONC. BITUMINOUS CONCRETE
- VGC VERTICAL GRANITE CURB
- ELECTRIC METER
- SIGN
- TWO LIMBED
- SMH SEWER MANHOLE
- CB CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- PVC POLYVINYL CHLORIDE PIPE
- MAILBOX
- SIGN
- RECORD
- (C) CALCULATED
- (R,H) RECORD AND HELD

NO.	BY	APP.	DATE	ISSUE/REVISION	DESCRIPTION

DATE: 3/2/23 DRAWN BY: JAH
SCALE: 1"=10' CHECK BY: SRJ

SITE PLAN

PLOT DATE: Mar 02, 2023 10:45 am
PATH: F:\Civil 3D Projects\25491 - Sidropoulos - Reading\Site\DWG
DWG: 25491sp.dwg
LAYOUT: SITE PLAN
SHEET: 1 OF 1
PROJECT NO.: **25491**