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16 Beverly Road  
Reading, MA 01867  
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April 2023

To: Reading Conservation Commission  
ATTN: Charles Tirone, Conservation Administrator  
Reading Town Hall  
16 Lowell Street  
Reading, MA 01867

RE: NOTICE OF INTENT  
PROPOSED DETACHED GARAGE, REGRADING AND DECK  
16 BEVERLY ROAD  
READING MA, 01867

Mr. Tirone,

Please find my application for the proposed detached garage, regrading and deck at the above referenced residence. This application is a Notice of Intent (NOI) and is subject to approval from the conversation commission due to proposed work within the 100' buffer zone of bordering vegetated wetlands.

Please accept this submittal as an NOI and I ask to be scheduled for the next available conversation board meeting. Do not hesitate to call or email me shall you have any question, comments or concerns.

Sincerely, yours

  
\_\_\_\_\_  
Jeb Pittsinger

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16 Beverly Road Reading, MA, 01867

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## PROJECT NARRATIVE

### Location

The site is located on the northwest side of Beverly Road, east of the Interstation 93 on-ramp and southwest of Grove Street. The parcel encompasses approximately 1.03 acres of and contains a single-family home with a wooden deck along the southern edge of the house, a paved driveway, and a landscaped yard. Approximately 15 feet from the rear of the house is a reinforced concrete retaining wall with a chain-link fence embedded into the top of the wall. The retaining wall is constructed of reinforced concrete and is approximately 10 to 15 feet tall and descends to a forested wetland system as the bottom of the slope. Extending along the bottom and directed adjacent to the bottom of the wall is a shallow ridge of side-cast material, excavated when installing the retaining wall. Topography on the site slopes steeply down to the northwest in the areas directly north and south of the wall. The existing retaining wall is within the 25 ft. Zone of Natural Vegetation and all areas above the wall have been maintained. The existing single-family house is also within the 25 ft Zone of Natural Vegetation. The wall has active weep holes and the dwellings footing drains exit from the face of the wall.

### Resource Areas

The site contained inland bordering vegetated wetlands and were delineated by a certified wetland scientist from Oxbow Associates, Inc. in October of 2022. There is a scrub-shrub wetland located directly northwest of the house that expands into an emergent wetland further to the north and is associated with a series of intermittent streams and excavated canals. The streams flow northward where they converge with the Ipswich River. According to the latest USGS topographical maps and the USGS StreamStats program, there are no perennial streams within 200-feet of the subject property.

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Additional recourses areas and or their associated buffers are not within the project limits.

Oxbow Associates delineated the greatest horizontal extent of the wetland resource areas with blue plastic flags labeled A1 to A9 based on topography, hydric soils, predominance of wetland vegetation, and other indicators of hydrology, including the limit of standing water, silt-stained leaves, and buttressed tree roots. The A-series flags delineate the edge of the Bordering Vegetated Wetland (BVW; 310 CMR 10.55) along the toe of slope of the retaining wall. The Wetland Evaluation Mapp (Figure 1) shows the location of these flags and the estimated buffer zones which extend onto the property.

Vegetation associated with the wetland includes, red maple (*Acer rubrum*), eastern white pine (*Pinus strobus*), yellow birch (*Betula alleghaniensis*), pin oak (*Quercus palustris*), sweet pepperbush (*Clethra alnifolia*), highbush blueberry (*Vaccinium corymbosum*), glossy buckthorn (*Frangula alnus*), common winterberry (*Ilex verticillata*), multiflora rose (*Rosa multiflora*), poison ivy (*Toxicodendron radicans*), cinnamon fern (*Osmundastrum cinnamomeum*), royal fern (*Osmunda regalis*), sensitive fern (*Onoclea sensibilis*), evergreen wood fern (*Dryopteris intermedia*), skunk cabbage (*Symplocarpus foetidus*), jewelweed (*Impatiens capensis*), beggar-ticks (*Bidens* spp.), irises (*Iris* sp.), tussock sedge (*Carex stricta*), and common reed (*Phragmites australis*).

Vegetation associated with the upland areas includes, oaks (*Quercus* spp.), black cherry (*Prunus serotina*), eastern white pine, white oak (*Q. alba*), juniper (*Juniperus* spp.), maple-leaved viburnum (*Viburnum acerifolium*), Japanese barberry (*Berberis thunbergii*), Asiatic bittersweet (*Celastrus orbiculatus*), Virginia creeper (*Parthenocissus quinquefolia*), grape (*Vitis* spp.), roundleaf greenbrier (*Smilax rotundifolia*), black raspberry (*Rubus occidentalis*), northern dewberry (*Rubus flagellaris*), wintergreen (*Gaultheria procumbens*), garlic mustard (*Alliaria petiolata*), Pennsylvania sedge (*Carex pensylvanica*), bedstraw (*Galium* spp.), and goldenrod (*Solidago* spp.)

While investigating the wetland resource area on the site, OA documented soil profiles throughout the area in question. Portions of the delineation coincide with the extent of the sidecast material excavated during the wall installation. Evidence of historic manipulation could be observed in the areas where work occurred. Soils examined inside the delineated wetland, 13-foot north of flag A3, exhibited a buried O-horizon (organic) 5-inches below sandy-loam fill material, followed by a depleted matrix, indicative of a high-water table and sufficient hydrology for a wetland.

Horizon	Depth	Color	Notes
O	1-0"	10YR 2/1	Fibric, organic
A <sub>1</sub>	0-5"	10YR 2/2	Sandy loam
O <sub>b</sub>	5-12"	10YR 2/1	Fibric, organic
C <sub>1</sub>	12-18"+	10YR 4/2	Course sand with 5% gravel, stripped matrix

Soil profiles observed within the lawn were composed of backfilled material deposited following

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the construction of the retaining wall.

According to the 15th Edition (effective August 1, 2021) of the Natural Heritage and Endangered Species Program's (NHESP), Massachusetts Natural Heritage Atlas and the 2021 MassGIS data layers, there are no mapped habitats for state-listed wildlife species or certified or potential vernal pools on or immediately adjacent to the property.

According to the latest FEMA National Flood Insurance Program map (25017C0292E, effective June 4, 2010) a portion of the property is mapped as Zone "X," indicating that it is within the 500-year floodplain, but is not mapped within the 100-year floodplain, indicating there is no Bordering Land Subject to Flooding (BLSF; 310 CMR 10.57) on the property

### **Proposed Project**

The project is proposing to install a single car garage with accessory apartment (above), retaining wall, driveway extension, patio, grading, associated utilities, and a deck to replace and expand the existing. Four existing trees (over 6 inches) are proposed to be removed and the applicant is proposing landscaping throughout the project that will replace the trees according to the standard tree and shrub replacement guide. All elements will be within the 100 ft buffer zone of a bordering vegetated wetland. The garage, site work and deck will be within the 35 ft No Structure Zone and the 25 ft. Zone of Natural Vegetation. However, both the existing retaining wall and single-family residence are within the 35 ft No Structure Zone, and the 25 ft. Zone of Natural Vegetation.

The existing lot is 1.03 acres +/- and is current 97% open space. The proposed changes maintains over 93% open space.

Footings drains for the proposed garage will connect to the existing discharge. No surface run off will be discharged. No catch basins are currently located in the area of the property and all impermeable areas will drain to permeable areas. Engineered infiltration is not recommended in the area of the proposed project due to the existing retaining walls and basement. The existing retaining wall has weep holes to limit the amount of hydrostatic pressure behind the wall. If the drainage and weep holes are working correctly, any water that infiltrates near the wall will exit out the weep holes. If the drainage and weep holes are not working correctly, water that infiltrates near the wall could build up and cause the existing wall to fail.

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## **Town of Reading General Bylaws and Wetland Protection Regulations**

### **Section 3 Performance Standards for Resource Areas**

#### **D Zone of Natural Vegetation**

1 Bordering any wetland, the Commission may require a Zone of Natural Vegetation (ZNV) of sufficient width and vegetative community type to assure that silt, soil, fertilizer in solution, organic chemicals, herbicides, organic manures, oils, or petroleum products which may be carried by surface run-off shall not reach that wetland, but instead will be trapped by the natural mulch, soil and roots; and that light levels and temperature shall be moderated; and that dispersal of seeds of exotic or otherwise disruptive plant species, such as phragmites reed and purple loosestrife (*Lythrum salicaria*) shall be avoided; and that other alterations shall be avoided or mitigated within the wetland.

*The existing retaining wall and existing single-family house is within the 25 ft Zone of Natural Vegetation. The retaining wall provides a significant barrier against run off. Current surface run off descends from the roadway and infiltrates at the top of the wall. Erosion control is proposed along the top of the existing retaining wall and adjacent slopes to mitigate any potential run off. The area at the base of the wall is unmaintained.*

2 Under most conditions, a zone width of a minimum of twenty-five feet would be considered sufficient to accomplish this purpose. A wider ZNV may be required, depending on specific site conditions, such as grades, soil permeability or other impact potential.

*See previous response.*

3 Excavations for proposed structures extend beyond the finished limits of the structures. The extent of excavation varies depending on: the nature of the structure; the soil; depth of excavation; type of equipment used; construction techniques; slope; incidence of precipitation; groundwater flow; soil saturation and freeze/thaw cycles; existing vegetative cover; or other ground cover. An area of curtilage is developed around structures as a result of access for finish work, maintenance, foot traffic, and machine travel such as lawnmowers; and to provide a clear area for security; and to prevent moisture damage and physical damage from shading and plant structures such as tree limbs.

*All excavation will be within the developed portion of the property and the existing retaining wall will remain between all construction work and the delineated wetland.*

4 To protect the integrity of the Zone of Natural Vegetation, including the associated root

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system and canopy, no new foundations, including footings, frost walls or other in-ground structures, shall be permitted within ten feet of the ZNV. Depending on special site conditions, a greater distance may be required. Associated structures, including but not limited to the following: cantilevered structures, bay windows, eaves, and, garrisons, or other overhangs, may protrude to no closer than seven feet from the ZNV.

*The proposed work will all occur on developed portions of the property that is currently maintained turf. No work will impact the areas that are not currently developed. Four trees will be removed within the maintained area and be replaced.*

5 Notwithstanding the standards of the preceding paragraph, the Commission may grant a reduced setback distance of structures from the ZNV as a consideration of specific site conditions, such as limited vegetative cover or an existing developed condition, and provided that a permanent physical delineation, such as a solid hedge or an appropriate permanent fence or wall, of sufficient height, shall be provided and shall be maintained between the structure and the ZNV.

*A reduced setback distance is requested considering the following:*

- *Physical Delineation: The existing retaining wall is between 10 and 15 feet tall, over 120 ft in length and constructed on reinforced concrete.*
- *Development: All proposed work is within previously developed areas with limited vegetative cover.*

6 Permanent markers shall be installed and maintained in convenient locations along the limits of the ZNV, such as at any corners or along a radius, no more than fifty feet apart. Markers may be stone or concrete bounds, metal pipes or rods, trees, shrubs or other structures as approved.

*The existing retaining wall is located between the developed and undeveloped portions of the property and provide a permanent demarcation of the wetland area.*

### **Standard replacement Tree and Shrub policy Reading Wetland Protection Bylaw Section 7.1.**

1. Planting within the buffer zone must be a native species or cultivar of a native species approved in advance by the Conservation Commission.

*Three trees have been previously removed on the property, two trees (oak and ash) within the 100 ft. buffer and one tree (hemlock) within the Zone of Natural Vegetation. These will be replaced according to the tree replacement property. The applicant is proposing landscaping through the project that will include native species as agree with the Conservation Commission.*

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2. A tree six inches or greater in caliper that is cut with a remaining tree trunk that is between 8-15 feet tall above grade (called a snag) does not require the installation of a replacement plantings. This option may be preferred by the Commission when a large tree threatens structures but is within the Zone of Natural Vegetation. These snags provide habitat and food for wildlife.

*No snags are being proposed.*

3. If any tree within the Buffer Zone is cut down without leaving a snag, the tree shall be replaced with new plantings according to the replacement Tree and Shrub schedule below.

*The applicant is proposing landscaping through the project that will include native species as agree with the Conservation Commission.*

4. Replacement plantings must be installed within 180 days of the day the existing tree is cut. Replacement plantings that do not survive for at least two growing seasons must be replaced. No Certificate of Compliance shall be issued if the plants have not been established for at least two growing seasons without an established surety acceptable to the Commission.

*All replacement plantings will be installed on a timeline agreed with the Conservation Commission.*



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 Bureau of Resource Protection - Wetlands  
**WPA Form 3 – Notice of Intent**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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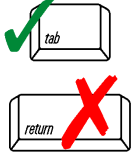
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**Important:**  
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



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

**A. General Information**

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

16 Bevelry Road	Reading	01867
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
42.536585700681194		-71.12840813568458
d. Latitude		e. Longitude
f. Assessors Map/Plat Number		
g. Parcel /Lot Number		
- Applicant:
 

Jeb	Pittsinger	
a. First Name	b. Last Name	
None		
c. Organization		
16 Beverly Road		
d. Street Address		
Reading	MA	01867
e. City/Town	f. State	g. Zip Code
(413)695-0919	None	Jeb.Pittsinger@gmail.com
h. Phone Number	i. Fax Number	j. Email Address
- Property owner (required if different from applicant):  Check if more than one owner
 

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
- Representative (if any):
 

None		
a. First Name	b. Last Name	
c. Company		
d. Street Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address
- Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):
 

\$220.00	\$97.50	\$122.50
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:

The applicate is proposing to install a single car garage with accessory apartment, retaining wall, driveway extension, grading, associated utilities and a deck within the 100 ft buffer zone.

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 Registry of Deeds

a. County

71738

c. Book

b. Certificate # (if registered land)

318

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.



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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) - <b>specify coastal or inland</b>	

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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**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](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**

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.



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

(c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).  
 Make check payable to “Commonwealth of Massachusetts - NHESP” and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d)  Vegetation cover type map of site
- (e)  Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1.  Project is exempt from MESA review.  
 Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_

3.  Separate MESA review completed.  
 Include copy of NHESP “no Take” determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a.  Not applicable – project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
 Southeast Marine Fisheries Station  
 Attn: Environmental Reviewer  
 836 South Rodney French Blvd.  
 New Bedford, MA 02744  
 Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
 North Shore Office  
 Attn: Environmental Reviewer  
 30 Emerson Avenue  
 Gloucester, MA 01930  
 Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP’s Boston Office. For coastal towns in the Southeast Region, please contact MassDEP’s Southeast Regional Office.

- c.  Is this an aquaculture project?      d.  Yes     No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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**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.

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



**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

---

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>Wetland Evaluation (11/10/2022), Certified Plot Plan (1/3/2023),</u>	
a. Plan Title	
<u>Owbow Associates, DLJ Geomatics</u>	<u>Doug Johnston,PLS</u>
b. Prepared By	c. Signed and Stamped by
<u>1/7/2023</u>	<u>1" = 30'</u>
d. Final Revision Date	e. Scale
<u>Plan Proposed Conditions and Section Existing and Proposed Grading</u>	<u>4/17/2023</u>
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>Town of Reading Check #393</u>	<u>4/17/2023</u>
2. Municipal Check Number	3. Check date
<u>Commonwealth of MA Check #394</u>	<u>4/17/2023</u>
4. State Check Number	5. Check date
<u>Jeb</u>	<u>Pittsinger</u>
6. Payor name on check: First Name	7. Payor name on check: Last Name



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

City/Town

## 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.

1.  Signature of Applicant

2. 4/20/23 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:

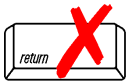
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

16 Beverly Road  
 a. Street Address  
 Reading  
 b. City/Town  
 c. Check number  
 d. Fee amount

2. Applicant Mailing Address:

Jeb  
 a. First Name  
 Pittsinger  
 b. Last Name  
 None  
 c. Organization  
 16 Beverly Road  
 d. Mailing Address  
 Reading MA 01867  
 e. City/Town f. State g. Zip Code  
 (413) 695-0919 None Jeb.Pittsinger@gmail.com  
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

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)	(2)	\$110.00	\$220.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Step 5/Total Project Fee:</b>			\$220.00
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			\$220.00
State share of filing Fee:			\$97.50
City/Town share of filing Fee:			\$122.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee <b>less</b> \$12.50
			c. 1/2 Total Fee <b>plus</b> \$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.)

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY:

Address: 16 Beverly Road

Assessors' Map Number: 31 Lot Number: 36

APPLICANT/AGENT:

Name: Jeb Pittsinger

Address: 16 Beverly Road Reading, MA

Telephone: (413)695-0919 Email: jeb.pittsinger@gmail.com

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

Zoning Board of Appeals:

- Variance
Special Permit
Appeal

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

Applicant/Agent Signature: Jeb Pittsinger Date: 3/12/2023

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

Authorized Signature: [Signature] Date: 3/29/2023
Department of Community Services



**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**

**3/24/2023**  
**DATE**



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

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

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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*

03/29/2023

1:45:15PM

# Reading

## Abutters List

**Filter Used:** DataProperty.AccountNumber in  
(6082,6059,6081,6054,6065,6068,6093,6063,6066,6258,6060,6055,6094,6067,6062,6057,6064,6056,6061,6058,6083,6084,6077)

16 BEVERLY ROAD

## Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
031.0-0000-0029.0	455 LOWELL ST	SULLIVAN SHAWN M	MEGAN E SULLIVAN	455 LOWELL ST	READING	MA	01867
031.0-0000-0030.0	459 LOWELL ST	GOLDNER MICHELLE A	STEPHEN J GOLDNER	459 LOWELL ST	READING	MA	01867
031.0-0000-0031.0	7 BEVERLY RD	CLEARY MICHAEL T	CLEARY BARBARA E	7 BEVERLY RD	READING	MA	01867
031.0-0000-0032.0	15 BEVERLY RD	BERMAS EVANGELINE	CHANG VICTOR	15 BEVERLY ROAD	READING	MA	01867
031.0-0000-0033.0	OFF BEVERLY RD	TOWN OF READING	WATER	16 LOWELL ST	READING	MA	01867
031.0-0000-0034.0	OFF LOWELL ST	TOWN OF READING	WATER	16 LOWELL ST	READING	MA	01867
031.0-0000-0035.0	OFF LOWELL ST	TOWN OF READING	WATER	16 LOWELL ST	READING	MA	01867
031.0-0000-0036.0	16 BEVERLY RD	PITTSINGER JEB	PITTSINGER TAYLOR TE	16 BEVERLY ROAD	READING	MA	01867
031.0-0000-0037.0	12 BEVERLY RD	FIORENZA RICHARD L JR TTEE	RLF & DAF FAMILY IRREV T	12 BEVERLY RD	READING	MA	01867
031.0-0000-0038.0	467 LOWELL ST	WILDARTSON LLC		23 LEONARD ROAD	LEXINGTON	MA	02421
031.0-0000-0039.0	471 LOWELL ST	SENIER JOHN X	PHYLLIS SENIER	471 LOWELL ST	READING	MA	01867
031.0-0000-0040.0	OFF LOWELL ST	TOWN OF READING	CONS./WATER RESOURCES	16 LOWELL ST	READING	MA	01867
031.0-0000-0041.0	473 LOWELL ST	AHARON ELAD	AHARON VICTORIA	473 LOWELL STREET	READING	MA	01867
031.0-0000-0042.0	477 LOWELL ST	WU HAIGUO	YANG WANG	27 NORMANDY RD	LEXINGTON	MA	02421
031.0-0000-0043.0	489 LOWELL ST	ANDRADE ADAM J		489 LOWELL ST	READING	MA	01867
031.0-0000-0052.0	451 LOWELL ST	FILLMORE VANCE O TRUSTEE	FILLMORE FAMILY REV TRU	451 LOWELL ST	READING	MA	01867
031.0-0000-0056.0	16 AURELE CIR	BARDE ANAND P	GEETA A BARDE	16 AURELE CIR	READING	MA	01867
031.0-0000-0057.0	18 AURELE CIR	ABRAMS KRISTIN		18 AURELE CIR	READING	MA	01867
031.0-0000-0058.0	15 AURELE CIR	PETRILLO FRANCESCO	JACQUELINE PETRILLO	15 AURELE CIR	READING	MA	01867
031.0-0000-0059.0	9 AURELE CIR	BARRETT DAVID H	BARRETT PRISCILLA M	9 AURELE CIRCLE	READING	MA	01867
031.0-0000-0068.0	OFF BENTON CIR	TOWN OF READING		16 LOWELL ST	READING	MA	01867
031.0-0000-0069.0	OFF LOWELL ST	TOWN OF READING	WATER DEPT	16 LOWELL STREET	READING	MA	01867
032.0-0000-0164.0	200 GROVE ST	BALLANTYNE KEITH	CIANCIOLO JUDY	200 GROVE ST	READING	MA	01867

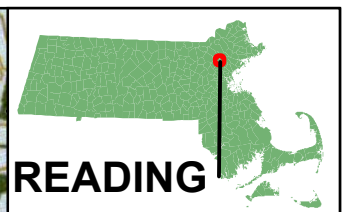
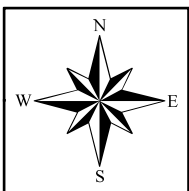
**End of Report**

## Reading Wetlands Protection Bylaw Fee Calculation Form

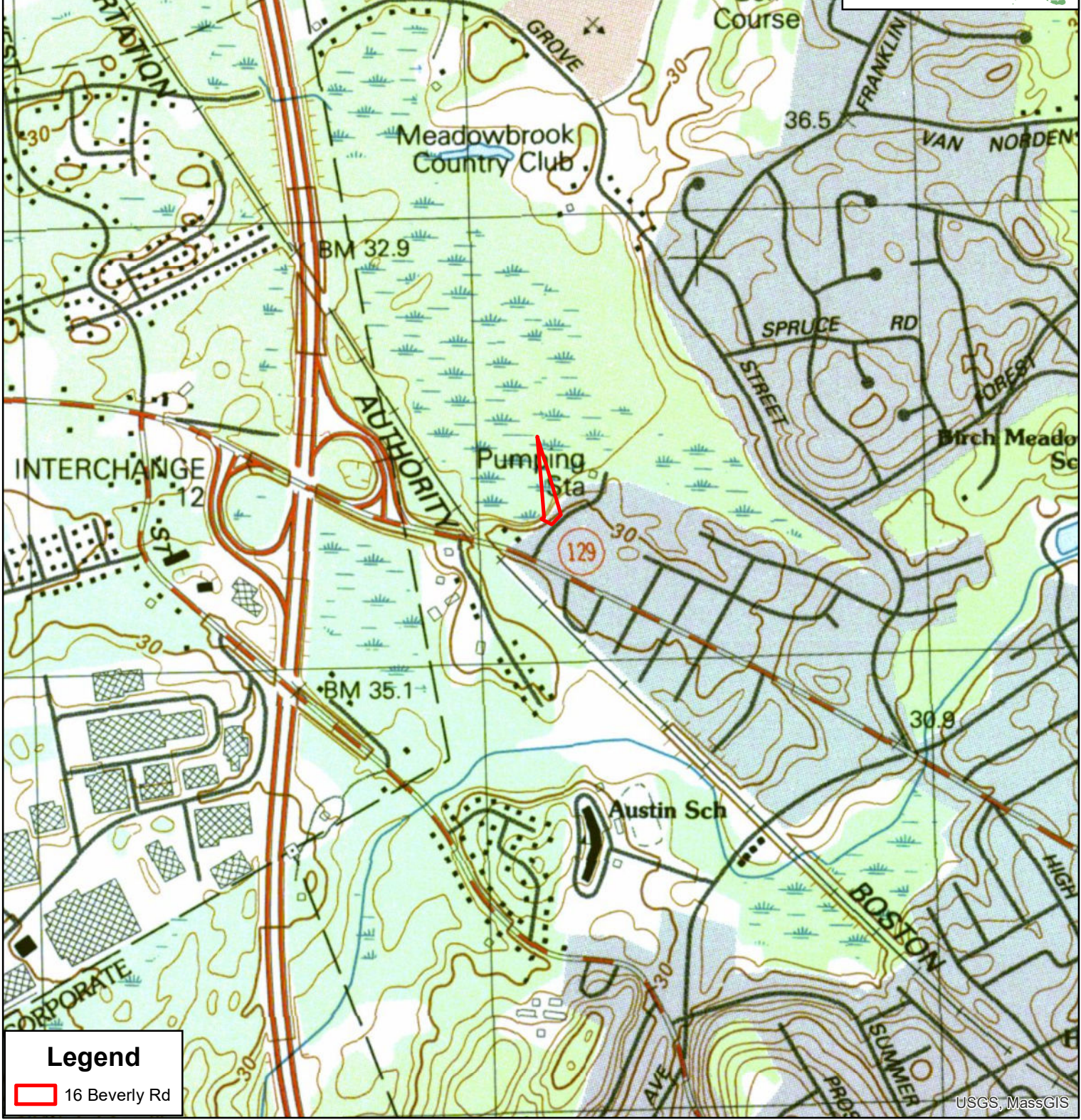
Type of Activity	NOI Filing Fee	Calculated Fee
A. Each addition to or accessory use activity Associated with an existing single-family or Multi-family residential dwelling, including but not limited to driveways, sheds, swimming pools, athletic courts, additions to existing houses, grading, and landscaping	\$125.00 plus all applicable fees listed in lines F through K	\$125.00
B. Each new single-family dwelling, including associated driveway, utilities, grading, landscaping, and drainage structures	\$600.00 plus all applicable fees listed in lines F through K	
C. Each new multi-family dwelling	\$600.00 plus \$125.00 per unit located in any Resource Area or Buffer Zone, plus all applicable fees listed in lines F through K	
D. Each subdivision roadway, or other roadway, or driveway (other than for a single-family dwelling), and all associated drainage structures, utilities, grading, curbing, landscaping, and other associated work exclusive of dwellings	\$1,000.00 plus \$600.00 per house, plus all applicable fees listed in lines F through K	
E. Each commercial, industrial, institutional or other non-residential project	\$1,000.00 , plus all applicable fees listed in lines F through K	
F. Boundary delineation for any Resource Area	\$1.25 per linear foot of Resource Area boundary, up to a maximum of \$125 for a single-family lot and \$1,250 for any other lot.	
G. Temporary and /or permanent alteration of land within the Buffer Zone	\$1.25 per square foot of Buffer Zone altered for any temporary or permanent alteration within 25 feet of a Resource Area or any permanent structure within 35 feet of a Resource Area	
H. Work in Floodplain	\$1.25 per square foot of Floodplain temporarily or permanently altered outside of any other Resource Area and Buffer Zone	
I. Work in Vernal Pool habitat	\$11.00 per square foot of Vernal Pool habitat temporarily or permanently altered.	
J. Work in Freshwater Wetland, Wet Meadow, Bog, Swamp, Marsh, Creek, River, Stream, Pond, Lake, Land Under Waterbody	\$11.00 per square foot of Resource Area temporarily or permanently altered	
K. Work in Bank	\$11.00 per linear foot of Bank temporarily or permanently altered	
	<b>Total Fee Calculated</b>	\$ <u>125.00</u>

## **FIGURES**


- FIGURE 1: 2021 ORTHOPHOTOGRAPH – 16 BEVERLY ROAD
- FIGURE 2: 2021 ORTHOPHOTOGRAPH – 16 BEVERLY ROAD - DETAIL
- FIGURE 3: WETLAND RESOURCE AREA EVALUATION (OXBOW ASSOCIATES, INC.)
- FIGURE 4: EXISTING CONDITIONS PLAN (DLJ GEOMATICS)
- FIGURE 5: PROPOSED CONDITIONS PLAN
- FIGURE 6: PROPOSED CONDITIONS SECTION
- FIGURE 7: SITE PHOTOS



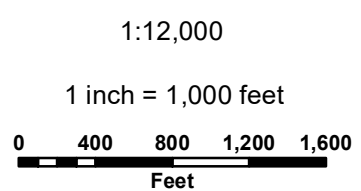
**READING**



**Legend**

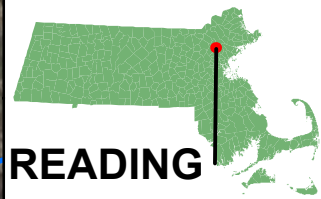
 16 Beverly Rd

USGS, MassGIS



**2021 Orthophotograph**  
**16 Beverly Rd**  
**Reading, MA**

**October 12, 2022**

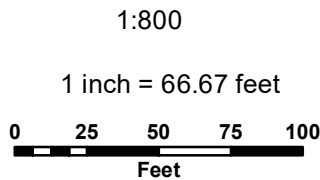


READING



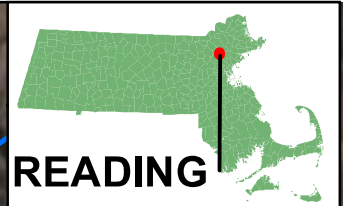
**Legend**

-  Property Parcel
-  DEP Wetlands (Linear)
-  DEP Wetlands (Poly)
-  Flood Zone A
-  Flood Zone AE

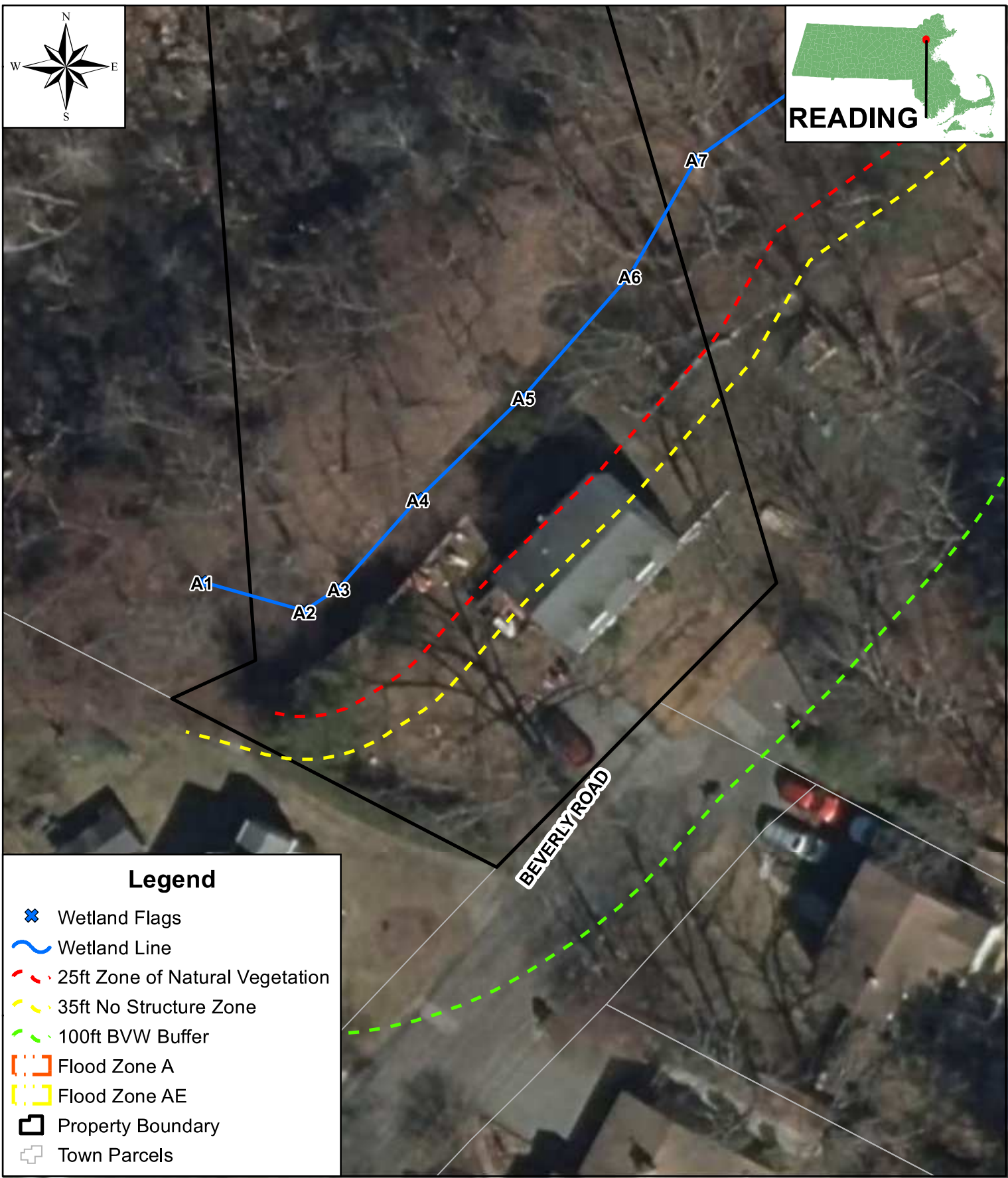


2021 Orthophotograph  
16 Beverly Rd  
Reading, MA

October 12, 2022



READING



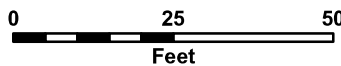
### Legend

- Wetland Flags
- Wetland Line
- 25ft Zone of Natural Vegetation
- 35ft No Structure Zone
- 100ft BVW Buffer
- Flood Zone A
- Flood Zone AE
- Property Boundary
- Town Parcels

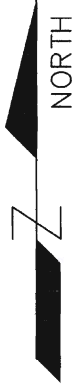


1:360

1 inch = 30 feet

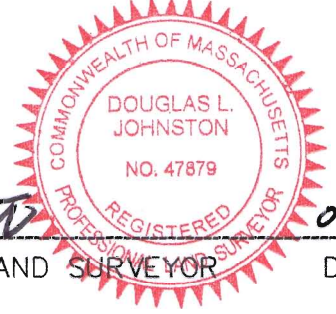


**Wetland Evaluation**  
**2021 Orthophotograph**  
**16 Beverly Rd**  
**Reading, MA**  
**November 10, 2022**



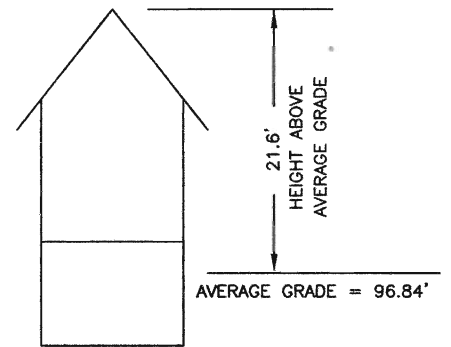
NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 71738, PAGE 318.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 13346, END.
3. SUBJECT PARCEL IS LOCATED IN ZONE S15.



*Douglas L. Johnston*  
 PROFESSIONAL LAND SURVEYOR DATE 01-07-23

LOT AREA = 1.03 ACRES ±  
 EXISTING BUILDING = 866 S.F.±  
 EXISTING PAVEMENT = 460 S.F.±  
 EXISTING LOT COVERAGE = 1.5%

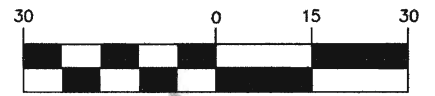


N/F  
 MICHAEL T. MORRIS

N/F  
 TOWN OF READING

N/F  
 RICHARD L. FIORENZA  
 FAMILY  
 IRREVOCABLE TRUST

BEVERLY ROAD



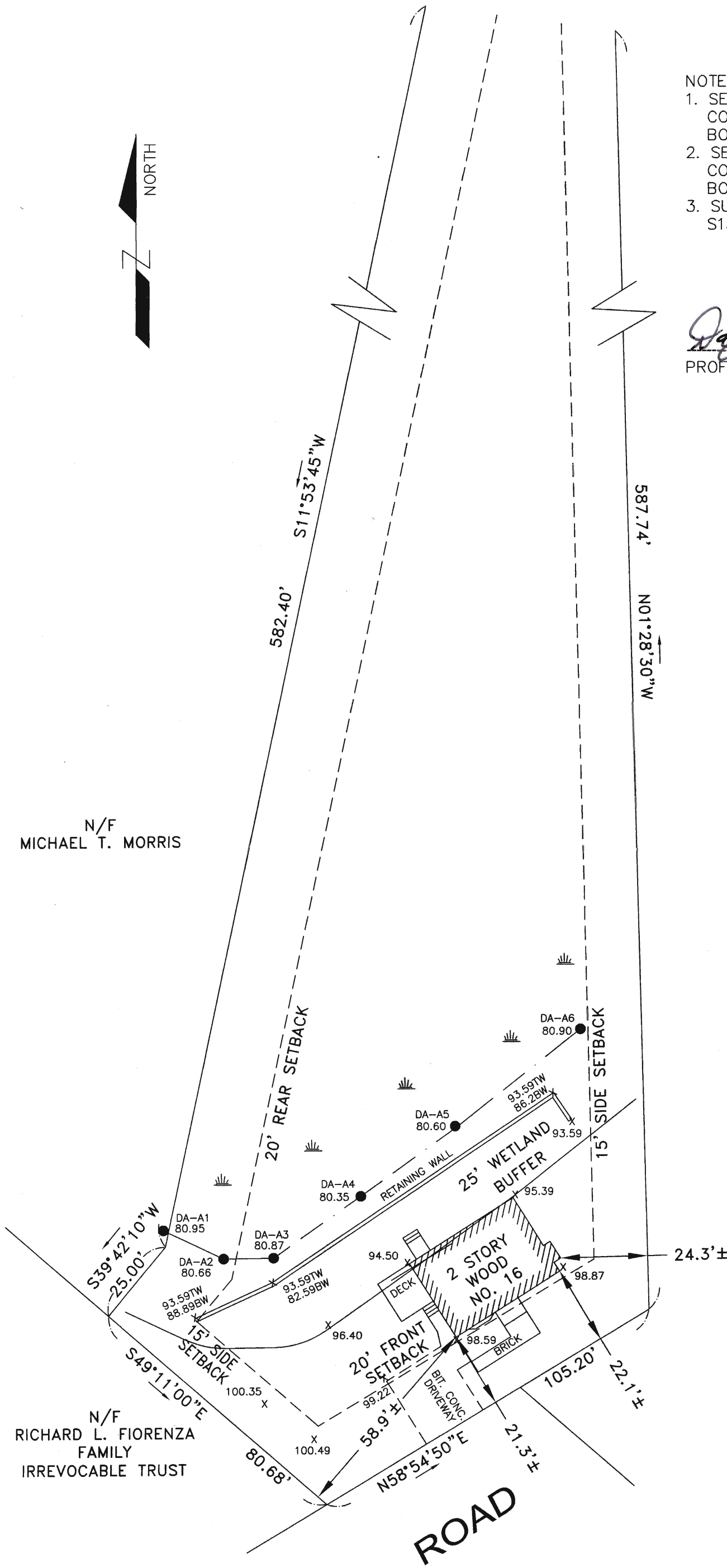
( IN FEET )  
 1 inch = 30 ft.

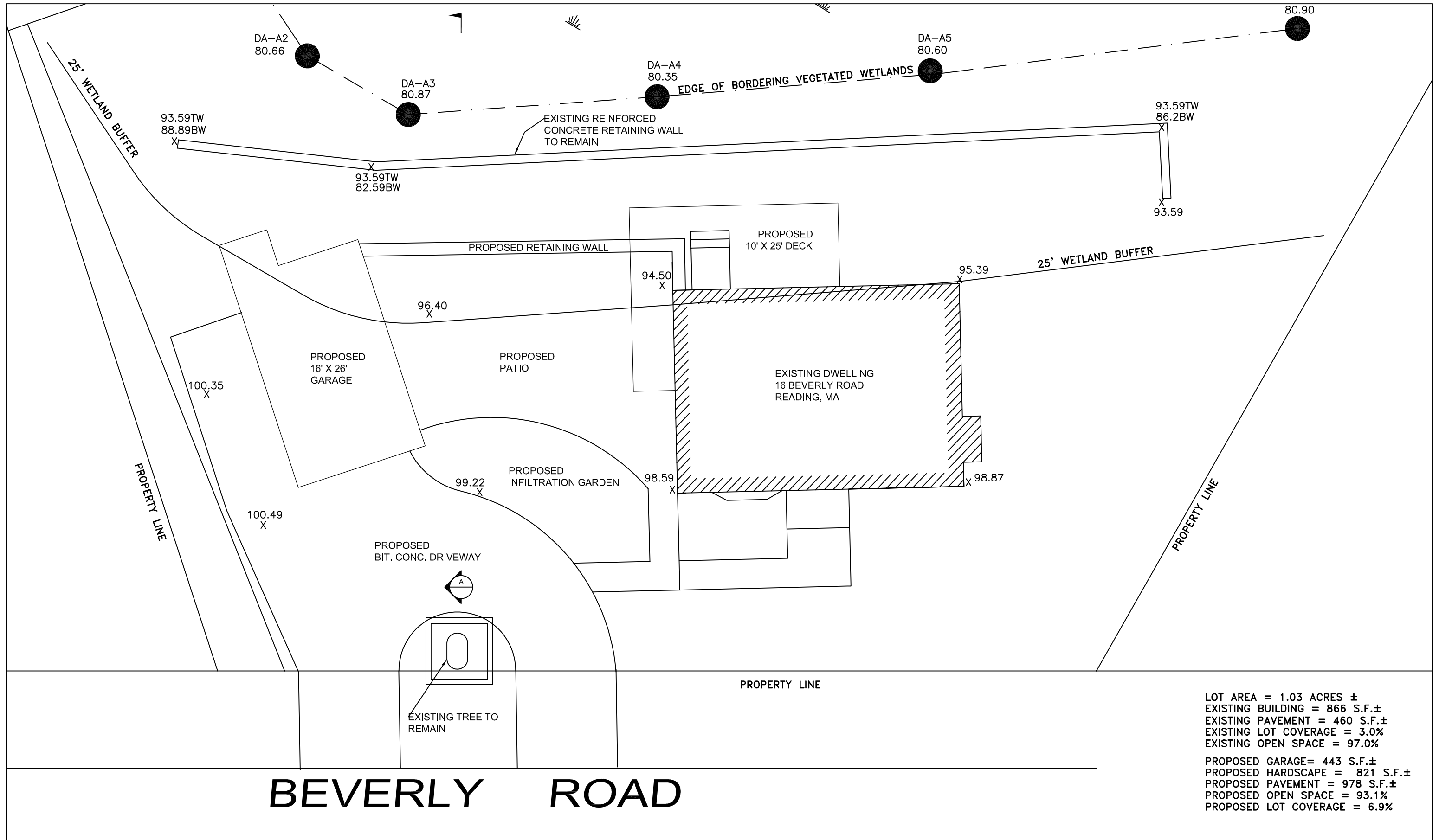
CERTIFIED PLOT PLAN  
 IN  
 BEVERLY, MA

SCALE: 1" = 30' JANUARY 7, 2023

DLJ GEOMATICS  
 PROFESSIONAL LAND SURVEYING  
 276 NORTH STREET  
 WEYMOUTH, MA 02191  
 (781) 812-0457

16 BEVERLY RD READING.dwg



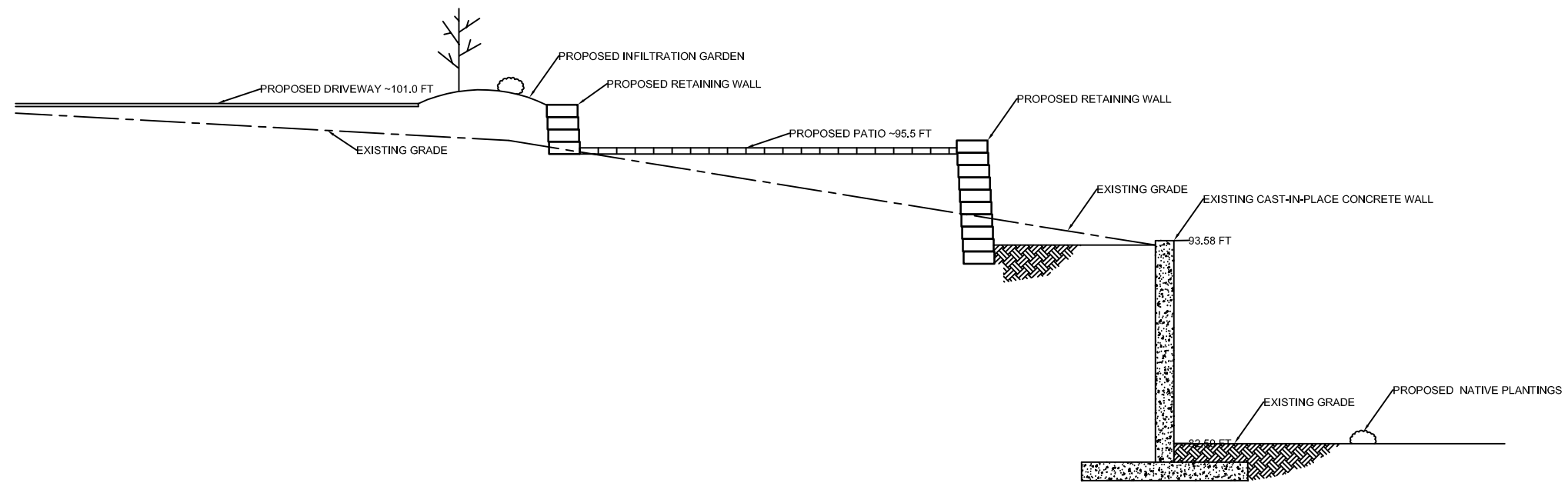


# BEVERLY ROAD

## GENERAL PLAN

SCALE: 3/32" = 1'-0"

PITTSINGER NOI  
 16 BEVERLY ROAD  
 READING MA



**SECTION A - EXISTING AND PROPOSED GRADING**

SCALE: 1/8" = 1'-0"

PITTSINGER NOI  
 16 BEVERLY ROAD  
 READING MA



**Retaining Wall and BVW – Looking South**



**Developed Area (Top of wall) – Looking West**



**Retaining Wall – Looking South**