

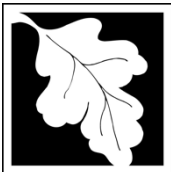
***NOTICE OF INTENT APPLICATION***  
***22 SMALL LANE***  
***READING, MASS.***

Project Summary:

The owner is seeking to convert a 1 story house into a 2 story house and construct additions, screen porch, deck, and paved driveway expansion within 100 feet of a bordering vegetated wetland. Norse Environmental Services delineated the wetland boundary. No work is proposed within the 25 foot No Disturbance zone. New foundations will be located outside of the 35 foot No Structure zone. The proposed deck and screen porch are proposed to be constructed on helical piles to limit site disturbance. One 24" tree is to be removed as part of this project and three (3) native shrubs are to be planted as mitigation. Only minor (< 6 inches) of site grading changes are proposed. Due to the high groundwater table onsite the ability to provide conventional drainage mitigation (i.e drywells) can not be utilized. A proposed crushed stone drip trench (1' wide x 1' deep) is proposed off the rear house roof and northerly side of the prop. screen porch. The area beneath the proposed deck will consist of crushed stone. A 12 inch diameter staked mulch soxx is proposed at the limit of work line. ‘

Attached are the following:

- 1) Completed WPA Form 3 – Notice of Intent
- 2) NOI Wetland Fee Transmittal Form
- 3) Local Bylaw Fee worksheet
- 4) Locus Map
- 5) Copy of Certified Abutters List
- 6) Town Map showing abutters within 300 feet
- 7) Assessor Field Card
- 8) Plot Plan of Land – 22 Small Lane, Reading Scale: 1"=20', dated 5/16/23



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>22 Small Lane</u> a. Street Address	<u>Reading</u> b. City/Town	<u>01867</u> c. Zip Code
Latitude and Longitude:		
<u>42.543050</u> d. Latitude	<u>-71.093320</u> e. Longitude	
<u>Map 40</u> f. Assessors Map/Plat Number	<u>Lot 155</u> g. Parcel /Lot Number	

2. Applicant:

<u>Caroline</u> a. First Name	<u>Gracias</u> b. Last Name	
<u>-</u> c. Organization		
<u>22 Small Lane</u> d. Street Address		
<u>Reading</u> e. City/Town	<u>MA</u> f. State	<u>01867</u> g. Zip Code
<u>917-530-8203</u> h. Phone Number	<u>carolinegracias@gmail.com</u> j. Email Address	<u></u> i. Fax Number

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

<u></u> a. First Name	<u></u> b. Last Name	
<u></u> c. Organization		
<u></u> d. Street Address		
<u></u> e. City/Town	<u></u> f. State	<u></u> g. Zip Code
<u></u> h. Phone Number	<u></u> j. Email address	<u></u> i. Fax Number

4. Representative (if any):

<u>John</u> a. First Name	<u>Sullivan, PE</u> b. Last Name	
<u>Sullivan Engineering Group, LLC</u> c. Company		
<u>25 Clover Circle</u> d. Street Address		
<u>Reading</u> e. City/Town	<u>MA</u> f. State	<u>01867</u> g. Zip Code
<u>781-854-8644</u> h. Phone Number	<u>jacksull53@comcast.net</u> j. Email address	<u></u> i. Fax Number

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

<u>\$330.00</u> a. Total Fee Paid	<u>\$152.50</u> b. State Fee Paid	<u>\$177.50</u> c. City/Town Fee Paid
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Massachusetts Department of Environmental Protection  
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# WPA Form 3 – Notice of Intent

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## A. General Information (continued)

6. General Project Description:

Demo portion of existing house and deck; construct 2 car garage addition, prop. deck, and prop. screen porch within 100 feet of a wetland; existing house to be converted from 1 story to 2 story.

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

80032

c. Book

b. Certificate # (if registered land)

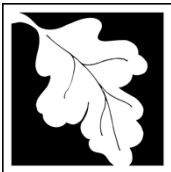
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d. Page Number

## 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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Bureau of Resource Protection - Wetlands

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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.
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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.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands

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

Provided by MassDEP:

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City/Town

**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

- 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/PR1\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PR1_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**

2020 MassGIS  
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\*

- 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

- 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  
Bureau of Resource Protection - Wetlands

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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, §
- 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

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**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.

Plot Plan of Land 22 Small Lane, Reading dated 5/16/2023	
a. Plan Title	
John D. Sullivan III, PE	John D. Sullivan III, PE
b. Prepared By	c. Signed and Stamped by
	1"=20'
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

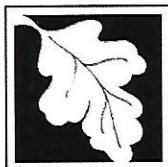
9.  Attach Stormwater Report, if needed.

**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:

222	5-17-23
2. Municipal Check Number	3. Check date
223	5-17-23
4. State Check Number	5. Check date
Chuong	Tran
6. Payor name on check: First Name	7. Payor name on check: Last Name



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

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MassDEP File Number

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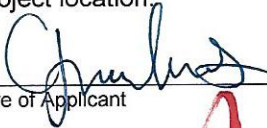
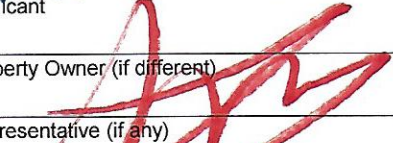
Reading

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	5-16-2023 2. Date
3. Signature of Property Owner (if different)	4. Date
 5. Signature of Representative (if any)	5-16-2023 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:

<u>22 Small Lane</u>	<u>Reading</u>
a. Street Address	b. City/Town
<u>223</u>	<u>\$152.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Caroline</u>	<u>Gracias</u>	
a. First Name	b. Last Name	
<u>22 Small Lane</u>		
d. Mailing Address		
<u>Reading</u>	<u>MA</u>	<u>01867</u>
e. City/Town	f. State	g. Zip Code
<u>917-530-8203</u>	<u>carolinefgracias@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Mailing Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
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).



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 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
Type 1A- Addition, Deck, & porch	3	\$110	\$330.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Step 5/Total Project Fee:</b>			\$330.00
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			\$330.00
			a. Total Fee from Step 5
State share of filing Fee:			\$152.50
			b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filing Fee:			\$177.50
			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

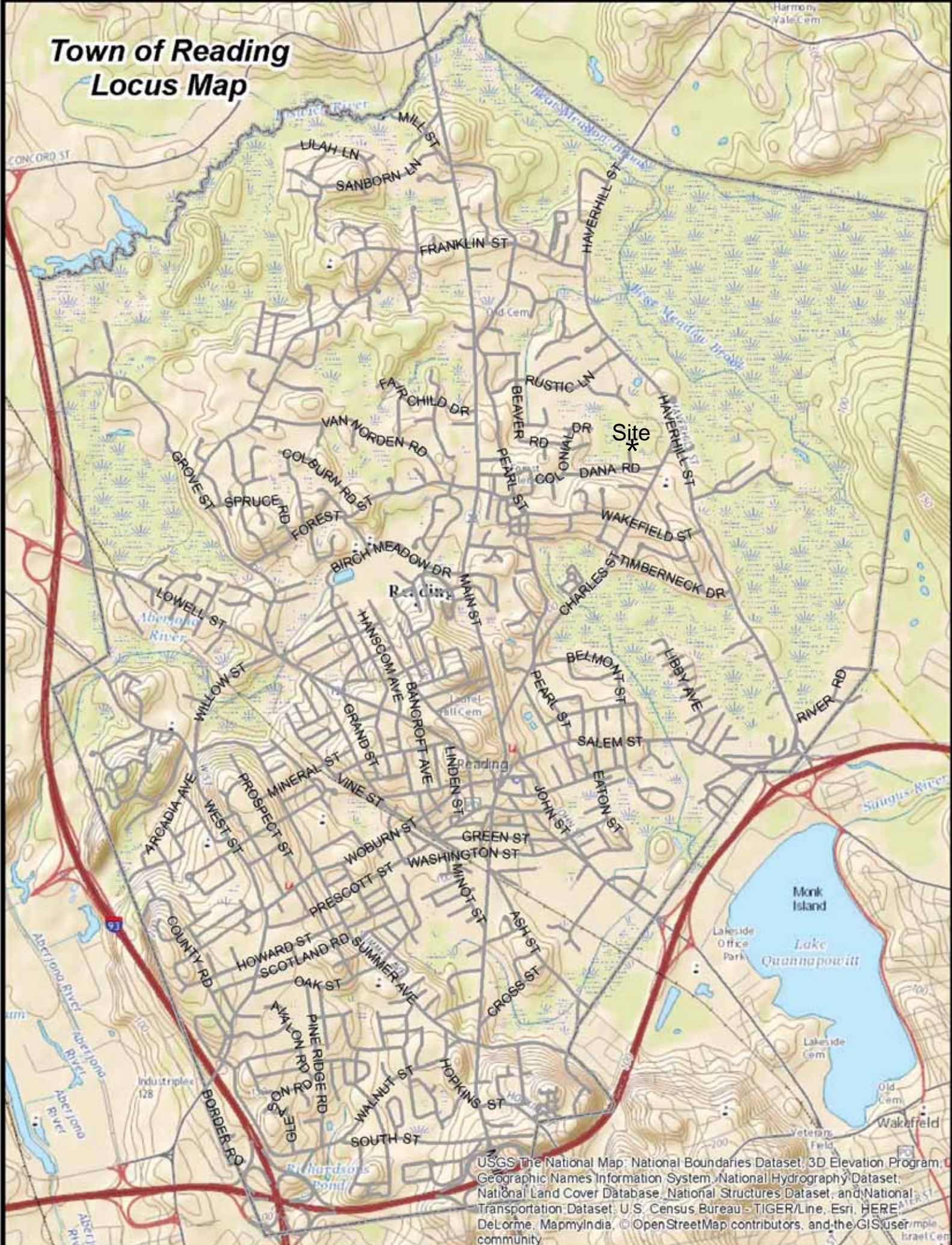
- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**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.)

## 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 (3 Activities)	\$ 375.00
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.	\$ 125.00
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>500.00</u>

# Town of Reading Locus Map



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

**Reading  
Abutters List**

**Subject Parcel ID: 22 SMALL LANE**

**Subject Property Location:**

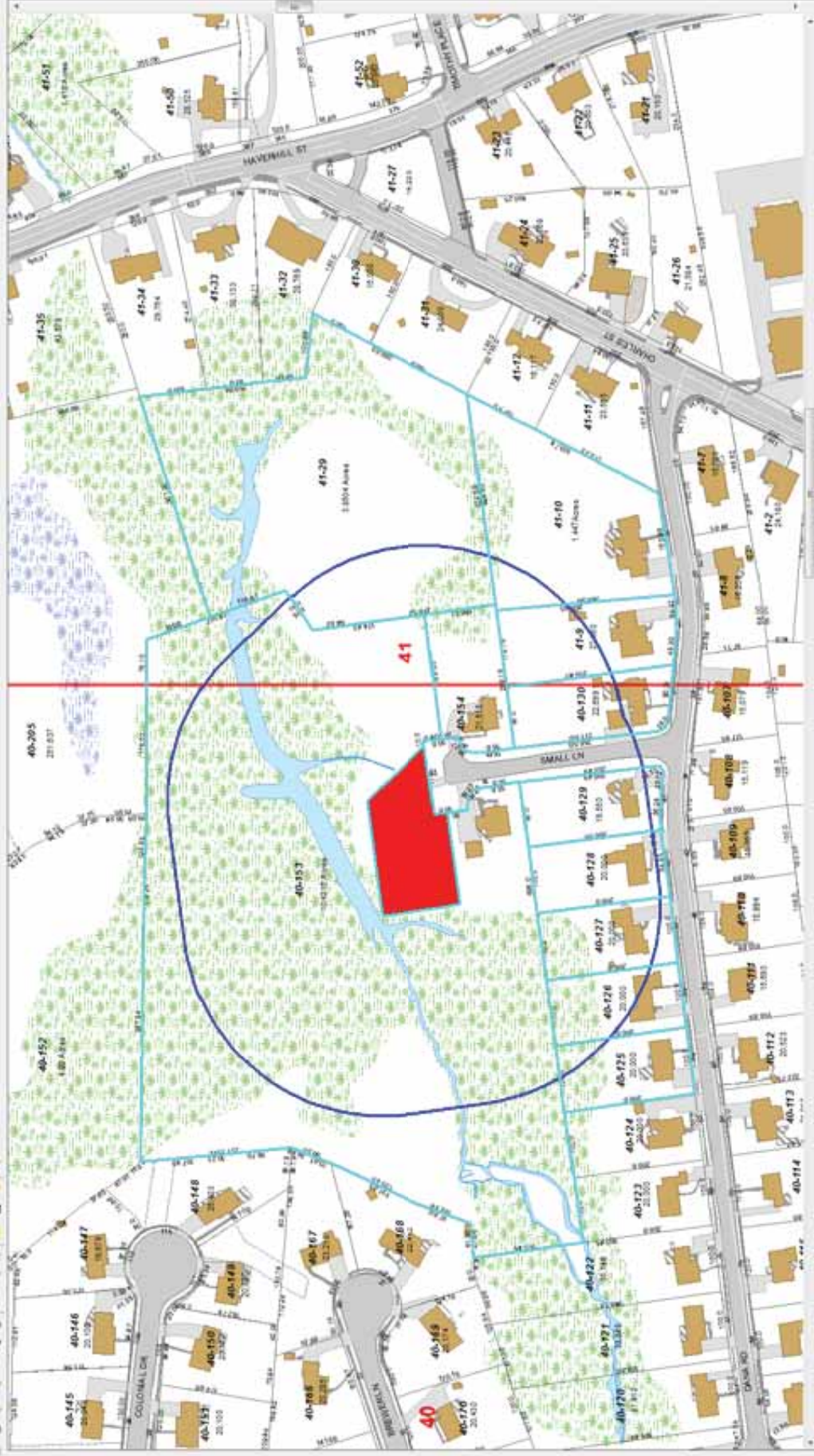
ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
040.0-0000-0125.0	59 DANA RD	NISSEN GREGORY D	NISSEN COURTNEY O	59 DANA RD	READING	MA	01867
040.0-0000-0126.0	53 DANA RD	FORLIZI KEITH	FORLIZI STEVEN J JTROS	53 DANA RD	READING	MA	01867
040.0-0000-0127.0	47 DANA RD	GOVER STEVEN H	ADRIENNE D GOVER	47 DANA RD	READING	MA	01867
040.0-0000-0128.0	41 DANA RD	BANOS CHARLES C	BANOS STACY R	41 DANA ROAD	READING	MA	01867
040.0-0000-0129.0	37 DANA RD	DOHERTY PAUL F	CAROL A DOHERTY	37 DANA RD	READING	MA	01867
040.0-0000-0130.0	27 DANA RD	HARVELL CASEY	BOWERS JASON	27 DANA ROAD	READING	MA	01867
040.0-0000-0153.0	18 SMALL LN	HUGHES ERIC	BETH HUGHES	18 SMALL LN	READING	MA	01867
040.0-0000-0154.0	17 SMALL LN	LADANY CHRISTINA		17 SMALL LN	READING	MA	01867
040.0-0000-0155.0	22 SMALL LN	TRAN CHOUNG	GRACIAS CAROLINE JTROS	22 SMALL LANE	READING	MA	01867
041.0-0000-0009.0	21 DANA RD	SLAWSKI BENJAMIN	KARIGER KAITLYN M	21 DANA ROAD	READING	MA	01867
041.0-0000-0010.0	15 DANA RD	MORRIS THEODORE A	MORRIS KAREN A	15 DANA RD	READING	MA	01867
041.0-0000-0029.0	OFF CHARLES ST	PERRY JOAN M		81 WEBBER RD	GEORGETOWN	ME	04548

Parcel Count: 12

*End of Report*

Layers

- Core Parcels
- sub-TaxPAs
- Town Boundary
- Surrounding Towns
- Road Names
- Historic Buildings & District
- Parcels
- Parcel Map
- GIS Parcels
- Examiners
- Annotation
- Uncheck this group to view
- Plannings (2008)
- Structures
- Building, Mobile
- Porch, Deck, Stair
- Water Tank
- Swimming Pools
- Sidewalk
- Driveway
- Parking
- Pavement Marking
- Fences & Hedges
- Walls
- Roads Group
- Roads outside of Parish
- EOT Euth clipped
- EOT Highways to
- EOT Major & Min
- Roads
- Bridge
- Paved
- Unpaved
- Railroad
- Hydrography, Drainage &
- Zoning & Overlay District
- TaxPa



**PROPERTY LOCATION** 040.0 0000 0155.0 1 of 1 RESIDENTIAL CARD Reading  
**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City	Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
22		SMALL LN, READING	101	0.540	207,900	207,900	392,400	600,300		1660000000140
<b>OWNERSHIP</b>										
Owner 1: IRAN CHOUNG										
Owner 2: GRACIAS CAROLINE JTROS										
Owner 3:										
Street 1: 22 SMALL LANE										
Street 2:										
Twn/City: READING										
Sf/Prov: MA										
Postal: 01867										
Own Occ: Type:										

**PREVIOUS OWNER**

Owner 1:	DYMENT WENDY -
Owner 2:	-
Street 1:	2 VISTA DR
Twn/City:	PELHAM
Sf/Prov:	NH
Postal:	03070

**NARRATIVE DESCRIPTION**

This parcel contains .54 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1964, having primarily WOOD SHING Exterior and 1660 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item Code	Description	%	Item Code	Description
Z S20	SINGLE FA	100	water	
o			Sewer	
n			Electri	
			Exmpt	
D READ	READ	100	Topo	
s			Street P	PAVED
t			Gas: M	MEDIUM

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		23540	SO FEET	PRIMARY	1.0	0	11.	1.52	MG	1.10	CNSRVT	-15		392,420					392,400	

Total AC/HA:	0.54040	Total SF/SM:	23540	Parcel LUC:	101	ONE FAM	Prime NB Desc:	MOD GD	Total:	392,420	Spl Credit	Total:	392,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - Reading smartin 2024

**PROPERTY LOCATION**


040.0 0000 0155.0 1 of 1 RESIDENTIAL CARD Reading

**IN PROCESS APPRAISAL SUMMARY**

APPROXIMATE VALUE: 600,300

ASSESSED VALUE: 600,300

600,300 / 600,300



**Patriot Properties Inc.**

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	101	PTCH	207,900	0	.54	392,400	600,300	600,300	patch	4/27/2023
2023	101	FV	207,900	0	.54	392,400	600,300	600,300	Year end	1/9/2023
2022	101	FV	189,000	0	.54	356,700	545,700	545,700	Year end	12/20/2021
2021	101	FV	196,200	0	.54	341,800	538,000	538,000	Year End Roll	12/15/2020
2020	101	FV	186,700	0	.54	325,300	512,000	512,000	Year End Roll	12/17/2019
2019	101	FV	177,800	0	.54	309,800	487,600	487,600	YER	12/12/2018
2018	101	FV	167,700	0	.54	292,200	459,900	459,900	YER	12/27/2017
2017	101	FV	158,200	0	.54	275,700	433,900	433,900	Year End Roll	1/3/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DYMENT WENDY	80032-595		4/26/2022		625,000	No	No		
DYMENT WENDY	80026-404		4/25/2022	FAMILY		1	No		EASEMENT DEED 1,923 SQFT OF 22 SMALL LN TO 18
DYMENT WILLIAM	72760-394		6/14/2019	FAMILY		100	No		
YARJAN YEPRAD J	50083-0107		9/11/2007		342,500	No	No		

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
7/25/2017	B17486		7,469	C				TEMPORARY HANDICAP
4/17/2008	108026		19,800	C				BASEMENT REMODEL 3
9/18/2007	107711		4,000	C				STRIP REROOF 16 SQ
								7/30/2009 COMPLETE-INS
								7/30/2009 COMPLETE-INS

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/21/2022	SALE INQ RET	JC	JC
4/21/2021	CYCLICAL	PC	PC
7/30/2009	COMPLETE-INS	PAS	PAS
7/30/2009	COMPLETE-INS	PAS	PAS

**VERIFICATION OF VISIT NOT DATA**

Sign: \_\_\_\_\_ / \_\_\_\_ / \_\_\_\_

**ASR Map:** \_\_\_\_\_

**Fact Dist:** \_\_\_\_\_

**Reval Dist:** \_\_\_\_\_

**Year:** \_\_\_\_\_

**LandReason:** \_\_\_\_\_

**BldReason:** \_\_\_\_\_

**CivilDistrict:** \_\_\_\_\_

**Ratio:** \_\_\_\_\_

**PAT ACCT.**

Parcel ID: 040.0-0000-0155.0

Source: Market Adj Cost

Total Value per SQ unit /Card: 361.63

/Parcel: 361.6

Entered Lot Size: 600,300

Total Land: 0.54

Land Unit Type: AC

04/21/21

!7487!

PRINT

Date Time: 05/08/23 14:13:56

LAST REV Date Time: 06/21/22 10:28:03

jc

7487

**EXTERIOR INFORMATION**

Table with exterior details: Type: 19 - RANCH, Sty Ht: 1 - 1, (Liv) Units: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: 1 - GABLE, Roof Struct: 1 - ASPHALT, Roof Cover: 1 - ASPHALT, Color: 7/2008-Put in Basement, View / Desir: CONDO INFORMATION, Grade: C - AVERAGE, Year Blt: 1964, Eff Yr Blt: ALT %, Jurisdct: Const Mod: Lump Sum Adj:

**INTERIOR INFORMATION**

Table with interior details: Avg Ht/FL: AVG, Prim Int Wall: 1 - DRYWALL, Sec Int Wall: 1 - TYPICAL, Partitlon: 1 - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 3 - CONCRETE, Bsmnt Flr: 12 - CONCRETE, Subfloor: Bsmnt Gar: Electric: 3 - TYPICAL, Insulation: 1 - TYPICAL, Int vs Ext: SAME, Heat Fuel: 1 - OIL, Heat Type: 3 - FORCED HW, # Heat Sys: 1, % Heated: 100, % AC: Central Vac: NO, Solar HW: NO, % Com Wall: % Sprinkled:

**BATH FEATURES**

Table with bath features: Full Bath: 2, Rating: AVERAGE, A Bath: Rating: 3/4 Bath: Rating: A 30Bth: Rating: AVERAGE, 1/2 Bath: 1, Rating: A HBth: Rating: Oiltr/Fix: %

**OTHER FEATURES**

Table with other features: Kilts: 1, Rating: AVERAGE, A Kilts: Rating: Fpl: 1, Rating: AVERAGE, WSFlue: 1, Rating: AVERAGE

**CONDO INFORMATION**

Table with condo info: Location: Total Units: Floor: % Own: Name: Phys Cond: AV - Average 31%, Functional: Economic: Special: Override: Total: 31%

**DEPRECIATION**

Table with depreciation: Size Adj: 1.20000005, Const Adj: 0.980000002, Adj \$ / SO: 129.360, Other Features: 69500, Grade Factor: 1.00, NBHD Inf: 1.10000002, NBHD Mod: LUC Factor: 1.00, Adj Total: 301315, Depreciation: 93408, Depreciated Total: 207907

**CALC SUMMARY**

Table with calc summary: Basic \$ / SO: 110.00, Size Adj: 1.20000005, Const Adj: 0.980000002, Adj \$ / SO: 129.360, Other Features: 69500, Grade Factor: 1.00, NBHD Inf: 1.10000002, NBHD Mod: LUC Factor: 1.00, Adj Total: 301315, Depreciation: 93408, Depreciated Total: 207907

**MOBILE HOME**

Table with mobile home: Model: Make: Year: Color: Parcel ID: 040.0-0000-0155.0

**SPEC FEATURES/YARD ITEMS**

Table with spec features: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, DIS, Dep, LUC, Fact, NB, Fa, Appr Value, JCod, JFact, Juris. Value, Total

**COMMENTS**

HANDICAP RAMP IN FRONT OF HOUSE.

**RESIDENTIAL GRID**

Table with residential grid: 1st Res Grid, Desc: RESIDENCE, # Units: 1, Level: FY, LR, DR, ID, K, FR, IRR, BR, FB, HB, L, O, Other, Upper, Lvl 1, Lvl 2, Lower, Totals: RMS: 7, BRs: 3, Baths: 2, HB: 1

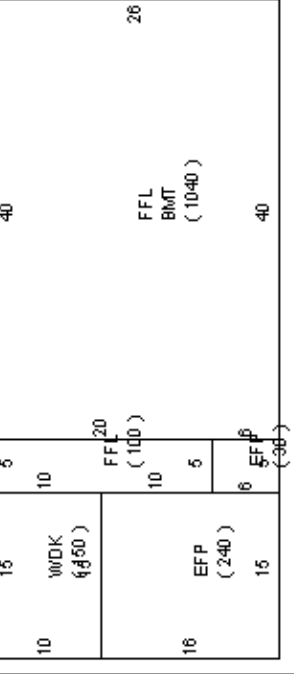
**REMODELING**

Table with remodeling: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General: No Unit, RMS, BRS, FL, 1, 7, 3, 1, Totals: 1, 7, 3

**RES BREAKDOWN**

Table with res breakdown: No Unit, RMS, BRS, FL, 1, 7, 3, 1, Totals: 1, 7, 3

**SKETCH**



Sum Area By Label : FFL = 1140, BMT = 1040, WDK = 150, EFP = 270

**SUB AREA**

Table with sub area details: Code, Description, Area - SO, Rate - AV, Undepr Value, Sub Area, % Usbl, % Descrip, % Type, % Ten, FFL, 1ST FLOOR, 1,140, 129,360, 147,470, BMT, BASEMENT, 1,040, 42,040, 43,724, EFP, ENCL PORCH, 270, 38,440, 10,378, WDK, WOOD DECK, 150, 19,000, 2,850, Net Sketched Area: 2,600, Total: 204,422, Size Ad: 1140, Gross Are: 2600, FinArea: 1660

**SUB AREA DETAIL**

Table with sub area detail: Code, Description, Area - SO, Rate - AV, Undepr Value, Sub Area, % Usbl, % Descrip, % Type, % Ten, FFL, 1ST FLOOR, 1,140, 129,360, 147,470, BMT, BASEMENT, 1,040, 42,040, 43,724, EFP, ENCL PORCH, 270, 38,440, 10,378, WDK, WOOD DECK, 150, 19,000, 2,850, Net Sketched Area: 2,600, Total: 204,422, Size Ad: 1140, Gross Are: 2600, FinArea: 1660

**IMAGE**



AssessPro Patriot Properties, Inc

22 SMALL LN