

13 June 2023

Reading Conservation Commission
16 Lowell Street
Reading, MA 01867

RE: 31 Wilson Street, Reading MA – Notice of Intent

Dear Conservation Commission Members,

As the property owner of a single-family colonial home located at 31 Wilson Street in Reading, MA, and the Applicant, I respectfully submit this Notice of Intent (NOI) in request to permit demolition of an existing 134 SF attached unheated (no foundation) utility shed and rebuild the structure with a modestly enlarged ground level footprint of 345 SF, including a proper frost wall foundation, small deck/stair landing and rustic semi-pervious patio area to the rear of the property. Elements of work are proposed within the 100-foot buffer zone Bordering Vegetated Wetlands (BVW). There will be no trees cut or removed as part of this project. No work is proposed within the 25-ft No Disturb Zone or the 35-ft No Build Zone. Erosion control measures will be implemented and maintained for the duration of the project.

Existing Conditions and Site Description

The property at 31 Wilson Street is a 7,149 SF (.159-acre) residential lot (identified as Map 22 / Lot 159) on the Town of Readings Assessor's Maps. An existing 1,600 SF 133-yr old single-family home (built in 1890) with covered front porch, paved driveway, and walkways are located on the site. The lot is landscaped with manicured lawn, ornamental shrubs, trees, and flower gardens.

A bordering vegetated wetland is present adjacent to the southwest (rear corner) of the property and an adjacent intermittent stream runs parallel to the west (rear) property boundary. A certified Plot Plan identifying existing conditions and relevant buffer zones was executed by Reading Land Surveyors and the bordering vegetated wetland was delineated by Norse Environmental Services and flagged in the field with blue ribbon.

Based on review of commonly available resources including MassGIS data layers, Town of Reading GIS geo maps, MA Natural Heritage Atlas 15th Edition_Reading (source: mass.gov/service/details/natural-heritage-atlas-15th-edition-town-priority-habitat-maps) there are no other sensitive environmental resources ie. National Heritage and Endangered Species Program (NHESP) or Estimated Rare Species Habitat

According to the FEMA FIRM, no portion of the property occurs at or below 100-year floodplain elevations.

With the house being constructed in 1890, it is important to note that portions of the house are existing non-conforming (or "grand-fathered") in the context that some surface area of the home and the lawn is located within current zoning and wetland setback areas that were not enacted at the time.

Proposed Work

The proposed renovation includes demolition of an existing attached structure (rear of the house) and rebuild of a 345 SF footprint (same location as existing) for newly repurposed living area comprised of a sunroom and adjacent mudroom at ground level, and expansion to an existing second floor bedroom. The project will include a concrete frost wall foundation with crawl space and a rustic semi-pervious patio with access from the sunroom via an oversized stair landing with 2 steps (wood construction) that wraps the southwest corner of the structure.

It is important to emphasize the proposed rebuild will replace an existing 134 SF attached utility shed (planned demo), resulting in only a net increase of 225 SF of roof area to be considered when identifying the impact to the wetland, changes to stormwater runoff patterns, etc.

The limit of all proposed work is outside the 25-foot No Disturb Zone and the 35-foot No Build Zone. The limit of work is greater than 35-feet or 44.7-feet from the bordering vegetated wetland, respecting both the Commonwealth of Massachusetts Wetland Ordinances and The Town of Reading Wetlands Protection Regulations Bylaws.

In an effort to proactively mitigate the impact of this project to the current storm water run-off patterns, a stone infiltration trench is proposed below the new deck (see SK-02, dated 5.31.2023).

I greatly appreciate your consideration and time spent reviewing this application.

Sincerely,


Jessica Boudreau

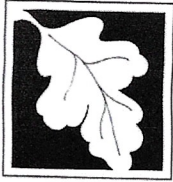
Attachments:

- A. Completed WPA Form 3 – Notice of Intent
- B. Locust Map
- C. Affidavit of Service
- D. Request for Certified Abutter List and Signature page
- E. Certified Abutters List
- F. Reading Bylaw Fee Calculation Form
- G. Copies of Checks
- H. Proposed Plot Plan – by Reading Land Surveyors
- I. Norse Engineering Report
- J. SK-02 Proposed Infiltration System
- K. Supplemental Maps

Attachment A

Completed WPA Form 3

Notice of Intent



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

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):

31 Wilson Street	Reading	01867
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	N42.52548056	W071.09727222
22	d. Latitude	e. Longitude
f. Assessors Map/Plat Number	Parcel 159	
	g. Parcel /Lot Number	

2. Applicant:

Jessica	Boudreau	
a. First Name	b. Last Name	
c. Organization		
31 Wilson Street		
d. Street Address		
Reading	MA	01867
e. City/Town	f. State	g. Zip Code
207-423-2015	jessieboudreau@gmail.com	
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):

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

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

\$110.00	\$42.50	\$67.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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

A. General Information (continued)

6. General Project Description:

The applicant is proposing to demolish an existing attached unheated utility space (no exst foundation), install a concrete frost wall foundation w/ crawl space & rebuild a modestly enlarged sunroom, adjacent mudroom, and a second floor expansion to an existing bedroom. The project includes a small stair platform 2 steps and rustic patio within 100ft. of a bordering vegetated wetland

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:

South Middlesex

a. County

65517

c. Book

b. Certificate # (if registered land)

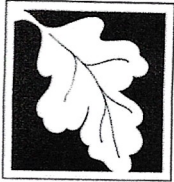
164

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
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

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.



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

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 _____



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

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/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

August 1, 2021

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).*

- 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

- 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 **

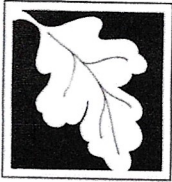
(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(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/mas-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

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

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

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: 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).



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

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

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

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

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.

Proposed Plot Plan

a. Plan Title	_____	
b. Prepared By	Reading Land Surveyors	Steven M. Melesciuc
d. Final Revision Date	5/31/2023	c. Signed and Stamped by
		1" = 20'
		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:

Town of Reading ck#134	6/3/2023
2. Municipal Check Number	3. Check date
Commonwealth of MA ck#133	6/3/2023
4. State Check Number	5. Check date
Jessica	Boudreau
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.

Jessica M. Bourgeois

1. Signature of Applicant

6/14/2023

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.

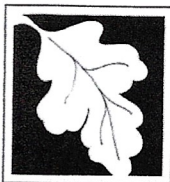
For MassDEP:

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 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:

31 Wilson Street

a. Street Address

Reading

b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

Jessica

a. First Name

Boudreau

b. Last Name

c. Organization

31 Wilson Street

d. Mailing Address

Reading

e. City/Town

MA

f. State

01867

g. Zip Code

207-423-2015

h. Phone Number

i. Fax Number

jessieboudreau@gmail.com

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.

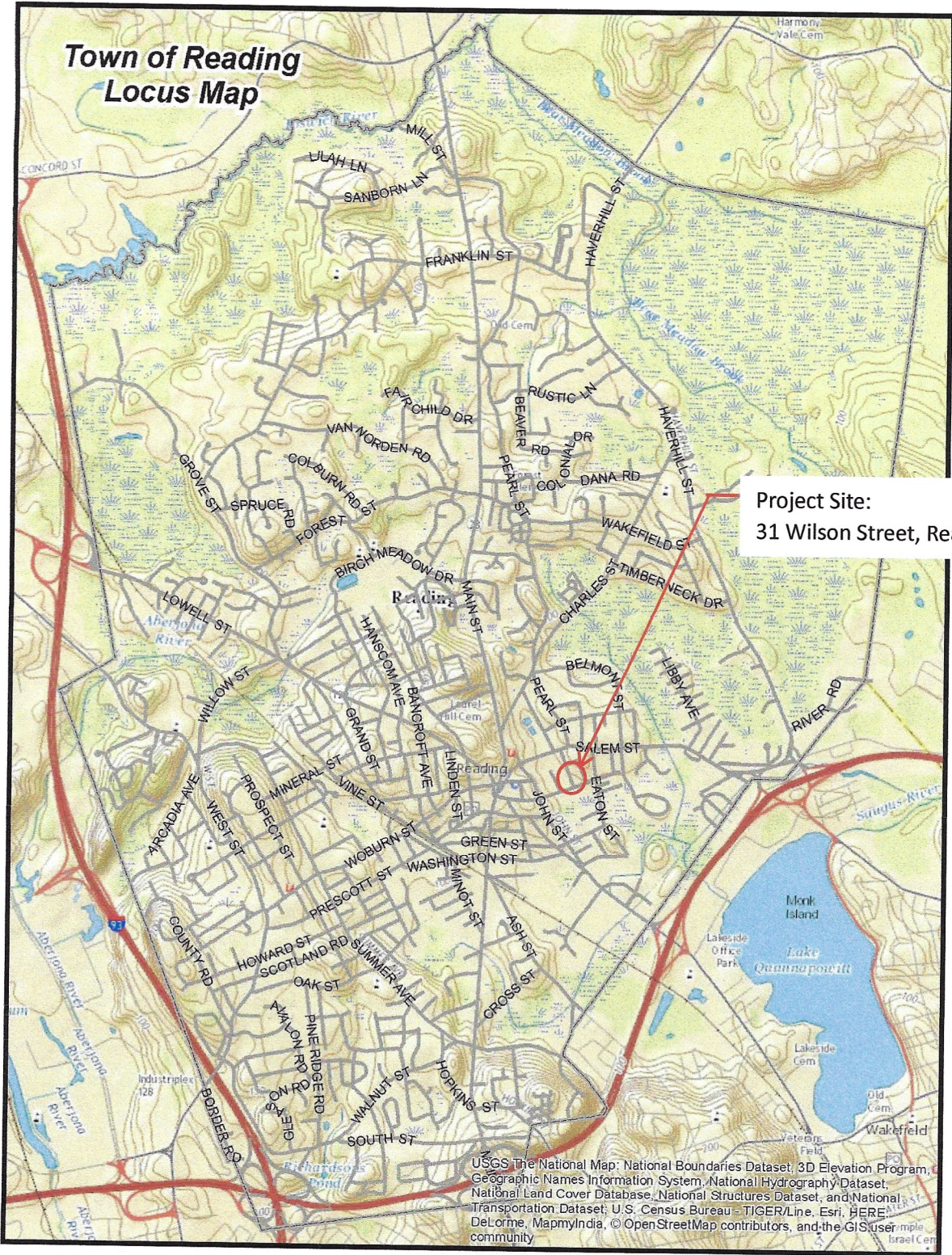
Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

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

Attachment B

Town of Reading Locus Map

Town of Reading Locus Map



Project Site:
31 Wilson Street, Reading MA

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

Attachment C

Affidavit of Service

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act, M.G.L., c.131, s.40 and Reading General Bylaws, Section 7.1

(To be submitted to the Conservation Commission when filing a Notice of Intent or Abbreviated Notice of Resource Area Delineation or Request for Determination of Applicability)

I, Jessica Boudreau (Name), hereby certify under the pains and penalties of perjury that on 5/31/2023 (Date), I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws, c.131, s.40, and the **DEP Guide to Abutter Notification** dated April 8, 1994, and Reading General Bylaws, Section 7.1 in connection with the following matter:

(Check the applicable form.)

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

filed under M.G.L., c.131, s.40 and R.G.B., s.7.1 by
Jessica Boudreau (Applicant) with the Town of Reading
Conservation Commission on 5/31/2023 (Date) for
property located at 31 Wilson Street (Location).

The form of the notification and list of abutters to whom it was given and their addresses are attached to this Affidavit of Service.

Jessica M Boudreau
Name Jessica M Boudreau

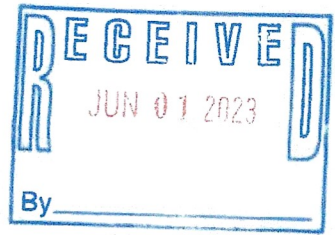
5/31/2023
Date

Attachment D

Request for Certified Abutters List

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY:

ADDRESS: 31 Wilson Street

Assessors' Map Number: 22 Lot Number: 159

APPLICANT/AGENT:

Name: Jessica Boudreau

Address: 31 Wilson Street, Reading MA 01867

Telephone: 207-423-2015 Email: jessieboudreau@gmail.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:

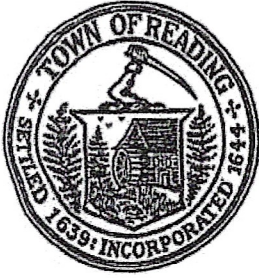
- Appeal
Special Permit
Variance

- Health Department
Historic District Commission
Historical Commission
Other:

Brief description of request: requesting certified abutters list in accordance with permitting requirements for proposed renovation/addition at 31 Wilson Street

Applicant/Agent Signature: Jessica M Boudreau Date: 5/31/2023
The Assessors' Office may require up to three weeks in order to process and approve this request.

Authorized Signature: [Signature] Date: 6/1/2023
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**

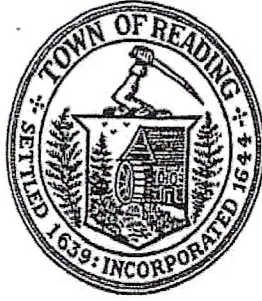
**ABUTTERS LIST
CERTIFICATION**

FOR BOARD OF ASSESSORS

VICTOR P. SANTANIELLO, CHIEF APPRAISER DATE


PHILIP CANNIFF, ASSISTANT APPRAISER

5/25/2023
DATE



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

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

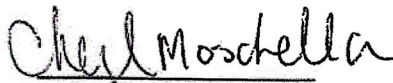
July 27, 2021

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

Attachment E

Certified Abutters List



Patriot Properties

Readina

Abutters List

06/01/2023

1:47:37PM

Filter Used: DataProperty.AccountNumber in
(4372,4395,4371,4365,4376,4345,4388,4366,4347,4270,4367,4348,4272,4390,4363,4386,4273,4271,4387,4350,4358,4349,4373,4351,4397,4346,4385,4374,4384,4389,4360,4361..

Subject Parcel ID: 31 WILSON STREET REPORT

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
022.0-0000-0054.0	205 PLEASANT ST	TOWN OF READING		16 LOWELL ST	READING	MA	01867
022.0-0000-0055.0	PLEASANT ST	ROGER A REED INC	PARK	PO BOX 508	READING	MA	01867
022.0-0000-0056.0	167 PLEASANT ST	ROGER A REED INC		PO BOX 508	READING	MA	01867
022.0-0000-0057.0	161 PLEASANT ST	ROGER A REED INC		PO BOX 508	READING	MA	01867
022.0-0000-0135.0	194 PLEASANT ST	SEIGAL PETER A		194 PLEASANT ST	READING	MA	01867
022.0-0000-0136.0	6 GARDNER RD	SPINALE KENNETH	NANCY B SEIGAL	6 GARDNER RD	READING	MA	01867
022.0-0000-0137.0	8 GARDNER RD	MAXON BRENDAN J	SPINALE ALYSSA L TE	8 GARDNER RD	READING	MA	01867
022.0-0000-0138.0	14 GARDNER RD	FODERA ANTHONY	MERLO HALEY E	16 CHARLES STREET	WAKEFIELD	MA	01880
022.0-0000-0139.0	16 GARDNER RD	MERCIER STEFANE	FODERA BRIDGET TE	FALLON BERGIN LINDA A T	READING	MA	01867
022.0-0000-0140.0	20 GARDNER RD	SYLVESTER REYNOLDS A JR ETA	FALLON BERGIN LINDA A T	16 GARDNER RD	READING	MA	01867
022.0-0000-0141.0	9 IDE ST	FOULDS ALAN E	SYLVESTER REVOCABLE T	20 GARDNER RD	READING	MA	01867
022.0-0000-0148.0	14 WILSON ST	D ORAZIO PINO P	FOULDS ANNA	9 IDE ST	READING	MA	01867
022.0-0000-0150.0	8 IDE ST	PERRYMAN KIMBERLY A	D ORAZIO RACHEL C	14 WILSON ST	READING	MA	01867
022.0-0000-0151.0	20 WILSON ST	IAPICCA GAETANA (LE)		8 IDE ST	READING	MA	01867
022.0-0000-0152.0	26 WILSON ST	POWELL ERIC	PASQUALE M IAPICCA ETAL	257 SOUTH ST	READING	MA	01867
022.0-0000-0153.0	28 WILSON ST	IZZICUPO STEPHANIE	DIANA POWELL	26 WILSON ST	READING	MA	01867
022.0-0000-0154.0	32 WILSON ST	PETERS KAREN A	HURLEY DAVID (JT)	28 WILSON ST	READING	MA	01867
022.0-0000-0155.0	36 WILSON ST	GENTILE FRANCIS X		32 WILSON ST	READING	MA	01867
022.0-0000-0156.0	184 PLEASANT ST	KRAMER MICHAEL MCNEILL	ANNE GENTILE	36 WILSON ST	READING	MA	01867
022.0-0000-0157.0	41 WILSON ST	READING HOUSING AUTHORITY		184 PLEASANT ST	READING	MA	01867
022.0-0000-0158.0	37 WILSON ST	HUYNH HA XU	KATHY LANG DAM	22 FRANK TANNER DRIVE	READING	MA	01867
022.0-0000-0159.0	31 WILSON ST	BOUDREAU JESSICA M		37 WILSON ST	READING	MA	01867
022.0-0000-0161.0	29 WILSON ST	MACHUGH ROBERT J		31 WILSON ST	READING	MA	01867
022.0-0000-0162.0	25 WILSON ST	CANTERBURY MICHAEL J	MARYELLEN LABRIOLA	29 WILSON ST	READING	MA	01867
022.0-0000-0163.0	21 WILSON ST	WADDINGTON CATHERINE E	ELLEN I CANTERBURY	25 WILSON ST	READING	MA	01867
022.0-0000-0164.0	19 WILSON ST	RENZULLO MATTHEW J	GEORGE R WADDINGTON	21 WILSON ST	READING	MA	01867
022.0-0000-0165.0	17 WILSON ST	CHONG IN S	RENZULLO LINDSAY B	19 WILSON ST	READING	MA	01867
022.0-0000-0166.0	11 WILSON ST	MCDONALD JACOB S	JIN S CHONG	17 WILSON ST	READING	MA	01867
022.0-0000-0174.0	154 PLEASANT ST	QUINN WILLIAM L (L.E.)	MARY J QUINN (L.E.)	11 WILSON ST	READING	MA	01867
022.0-0000-0175.0	162 PLEASANT ST	KRUPA JAMES C	NOVALEIGH DODGE-KRUPA	154 PLEASANT ST	READING	MA	01867
022.0-0000-0176.0	5 OSBORNE AVE	JUTRAS ROBERT J	MARIE T JUTRAS	162 PLEASANT STREET	READING	MA	01867
022.0-0000-0177.0	170 PLEASANT ST	BELLOFATTO JR GEORGE	MORAN DEANA JT	5 OSBORNE AVE	READING	MA	01867
022.0-0000-0178.0	9 OSBORNE AVE	MORRIS LAWRENCE G ETAL TRS1	MORRIS REVOCABLE TRUS	170 PLEASANT ST	READING	MA	01867
022.0-0000-0179.0	15 OSBORNE AVE	SIMIONE RICHARD	VALERIE J SIMIONE	9 OSBORNE AVE	READING	MA	01867
022.0-0000-0180.0	19 OSBORNE AVE	NORDSTROM HAROLD A	MARY JO NORDSTROM	15 OSBORNE AVENUE	READING	MA	01867
022.0-0000-0181.0	23 OSBORNE AVE	GREATOREX JAMES P	GREATOREX JANELLE	19 OSBORNE AVE	READING	MA	01867
022.0-0000-0182.0	27 OSBORNE AVE	MONTEIRO DIOGO		23 OSBORNE AVE	READING	MA	01867
022.0-0000-0184.0	24 OSBORNE AVE	HADDEN GREGORY J	RACHEL M HADDEN	27 OSBORNE AVENUE	READING	MA	01867
022.0-0000-0185.0	20 OSBORNE AVE	RYAN SCHULER		24 OSBORNE AVE	READING	MA	01867
				111 KEAYNE ST	REVERE	MA	02151

Subject Parcel ID: 31 WILSON STREET REPORT

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
022.0-0000-0186.0	16 OSBORNE AVE	MENES RONEN	JANICE GRANT MENES	16 OSBORNE AVE	READING	MA	01867
022.0-0000-0187.0	10 OSBORNE AVE	MARCHESSAULT PHILIP	MARCHESSAULT KATELYN	10 OSBORNE AVE	READING	MA	01867

Parcel Count: 41

End of Report

TOWN OF READING
ABUTTERS LIST

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 F

Reading Bylaw Fee Calculation Form

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	N/A
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	N/A
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	N/A
E. Each commercial, industrial, institutional or other non-residential project	\$1,000.00 , plus all applicable fees listed in lines F through K	N/A
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.	rear lot line 66' \$1.25 x 66' = \$82.50
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	N/A
H. Work in Floodplain	\$1.25 per square foot of Floodplain temporarily or permanently altered outside of any other Resource Area and Buffer Zone	N/A
I. Work in Vernal Pool habitat	\$11.00 per square foot of Vernal Pool habitat temporarily or permanently altered.	N/A
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	N/A
K. Work in Bank	\$11.00 per linear foot of Bank temporarily or permanently altered	N/A
	Total Fee Calculated	\$ <u>\$207.50</u>

Attachment G

Copies of Checks

Attachment H

Proposed Plot Plan
by Reading Land Surveyors

Attachment I

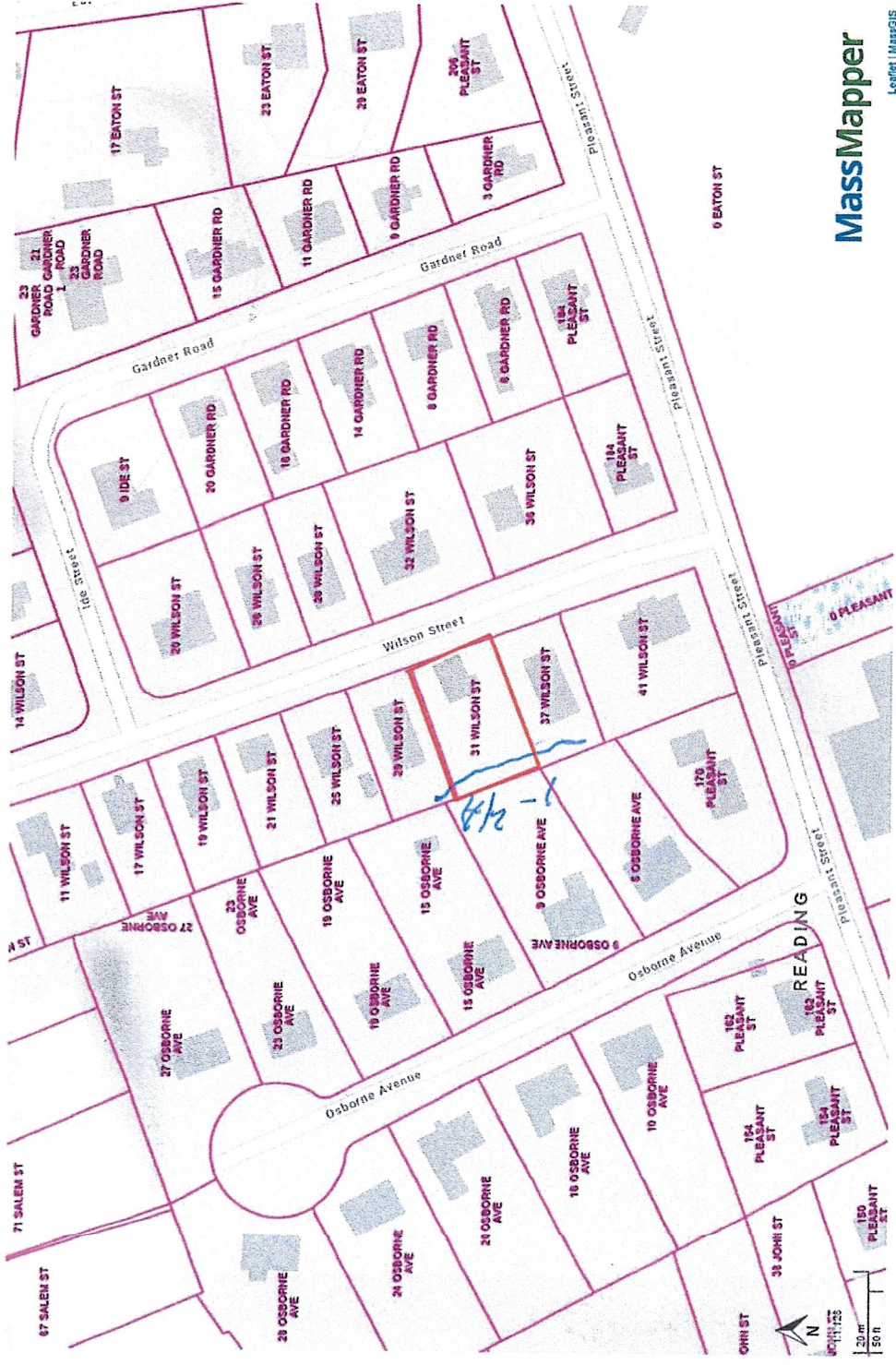
Norse Engineering Report

Norse Environmental Services, Inc

Date:	4-7-22
Name:	Jessie Boudreau
Address:	31 Wilson St
Town/City	Reading
Phone Number	207-423-2015
E-mail:	jessieboudreau@gmail.com
Site Address:	31 Wilson ST
Town/City:	Reading
Proposed Work/Job Description:	
Small Addition Engineer Steve Melusiec	
Price Quote:	\$450.00
Job Authorized:	✓

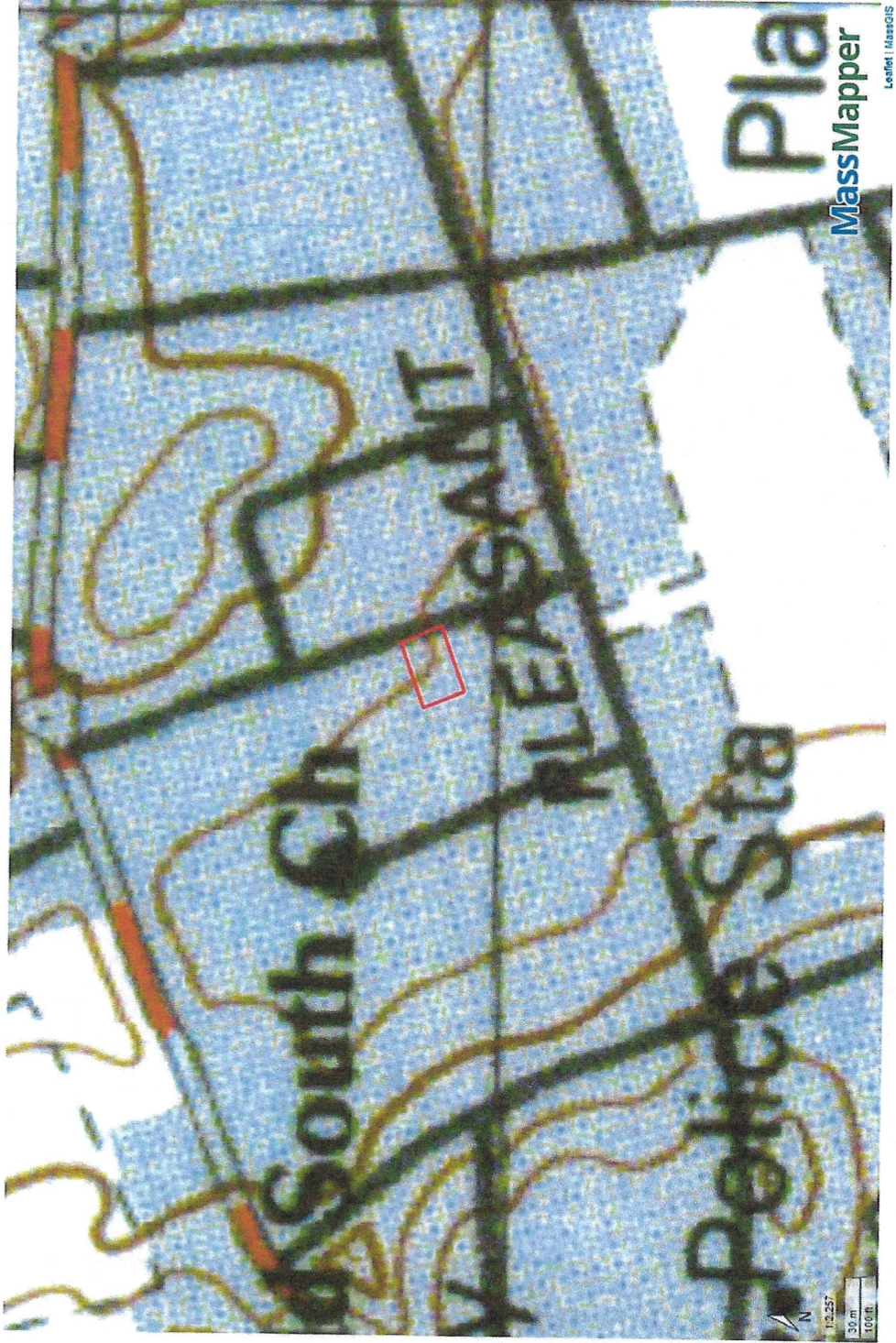
31 Wilson Street - Reading

- Potential Vernal Pools
- NHESP Priority Habitats of Rare Species Wildlife
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Certified Vernal Pools
- Property Tax Parcels

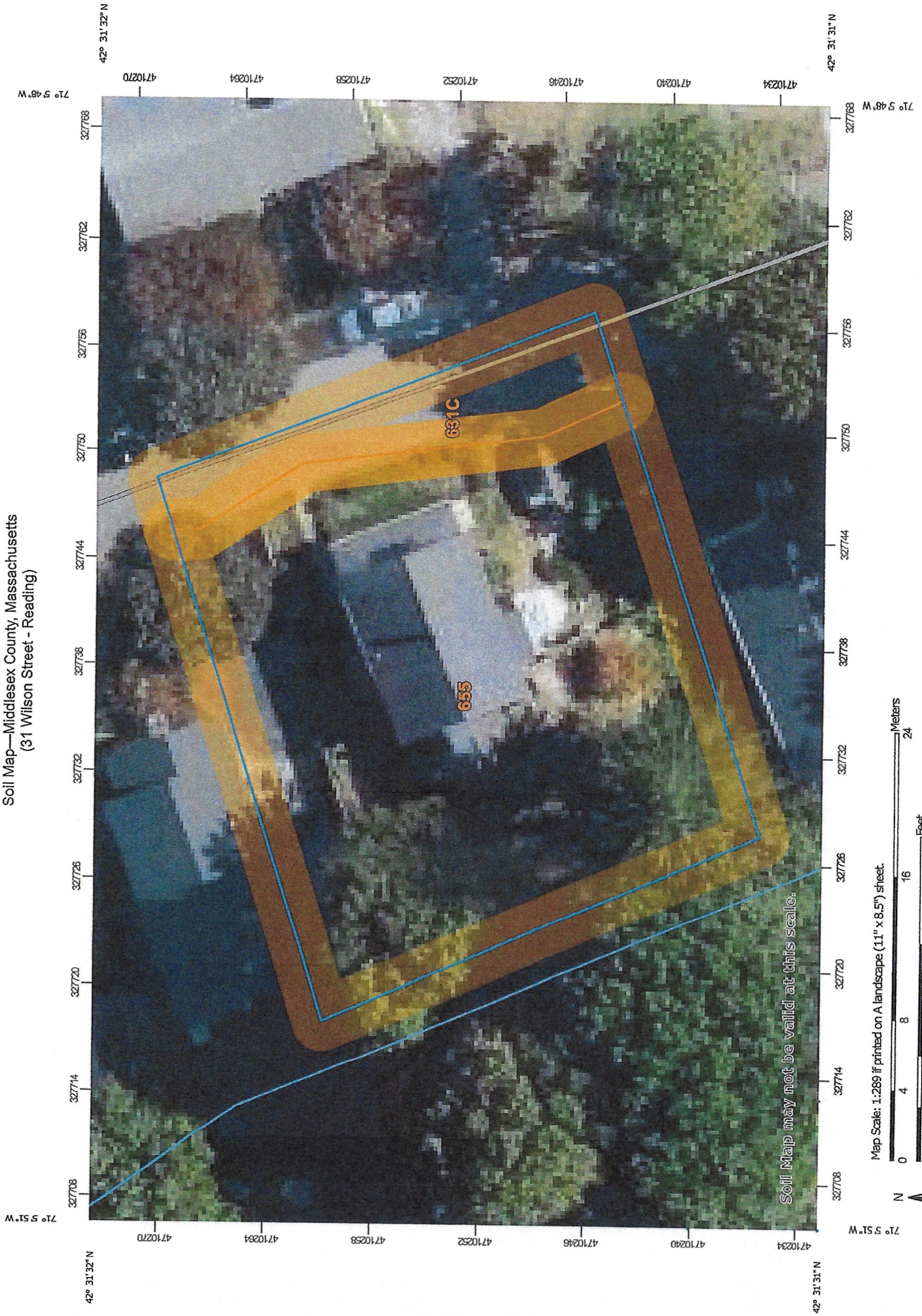


31 Wilson Street - Reading

USGS Topographic Maps
Property Tax Parcels












































Soil Map—Middlesex County, Massachusetts
(31 Wilson Street - Reading)



Map Scale: 1:288 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Area of Interest (AOI)	 Stony Spot
 Soils	 Very Stony Spot
 Soil Map Unit Polygons	 Wet Spot
 Soil Map Unit Lines	 Other
 Soil Map Unit Points	 Special Line Features
 Special Point Features	 Streams and Canals
 Blowout	 Transportation
 Borrow Pit	 Rails
 Clay Spot	 Interstate Highways
 Closed Depression	 US Routes
 Gravel Pit	 Major Roads
 Gravelly Spot	 Local Roads
 Landfill	 Background
 Lava Flow	 Aerial Photography
 Marsh or swamp	
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Middlesex County, Massachusetts
Survey Area Data: Version 21, Sep 2, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 13, 2020—Oct 18, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
631C	Charlton-Urban land-Hollis complex, 3 to 15 percent slopes, rocky	0.0	12.4%
655	Udorthents, wet substratum	0.2	87.6%
Totals for Area of Interest		0.2	100.0%

National Flood Hazard Layer FIRMette

71°09'W 42°31'45"N



71°09'32"W 42°31'18"N

Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AP
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

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

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

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

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

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 4/11/2022 at 12:50 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.

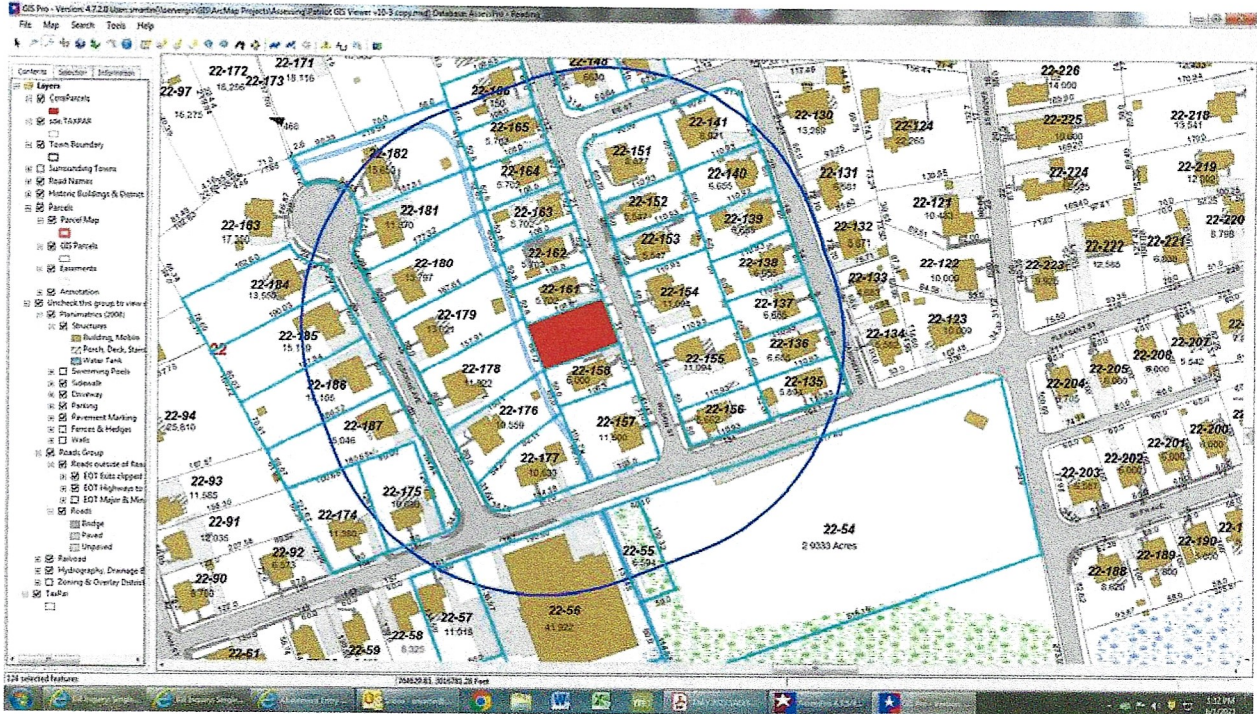
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

Attachment J

SK-02 Proposed Infiltration System

Attachment K

Maps



FEMA Flood Zones –

Source: readingma.mapgeo.io

Project Site: 31 Wilson Street, Reading MA

