

6 July 2023

Reading Conservation Commission  
16 Lowell Street  
Reading, MA 01867

RE: 31 Wilson Street, Reading MA – Notice of Intent  
Response to 6/28/2023 Hearing requests

Dear Conservation Commission Members,

Please find enclosed my responses to your requests from my initial Conservation Commission Hearing held on June 28, 2023 for:

1. Change of erosion control method
2. Operations and Maintenance plan for proposed patio
3. Native vegetation strip
4. Cleanup of 25' no disturb zone

I appreciate your consideration of these responses.

Sincerely,

Jessie Boudreau (owner and applicant)

## Request 1: Erosion Control Method

A mulch sock and silt fence will be used in place of the previously proposed straw wattle as requested.

## Request 2: Proposed 'Rustic' Patio Design & Operations and Maintenance Plan

When looking into operations and maintenance plans for paver patios, it became apparent that the design intent for this patio was not previously depicted clearly. The vision is to achieve a more natural looking patio than a standard impervious solid paver patio. The primary goal is to provide a more functional stable ground surface for outdoor dining area, but also minimize the visual impact of a solid paver patio. The images below show examples that capture the vision. Using a pervious grid style paver (like Ideals Turfstone paver) or a blended pattern with permeable pavers and grid style pavers provides the desired 'rustic' look and visual impression of maintaining more 'grassy' area which further mimics the existing look of the expansive lawn in the backyard.



Precedent image



Turfstone grid style example



Pervious/grid style blend example

The patio installation is planned as part of the final phase of this renovation project, final paver selection has not been made yet, however I understand that some level of maintenance will be required for either paver option. See Proposed Operations and Maintenance Plan below:

The patio area will be maintained as part of regular lawn/yard care routine for the property.

- If Grid style pavers – (based on recommendations from Ideal Pavers)
  - ~ concrete grid pavement installation: compacted soil subgrade, a dense-graded compacted crushed stone base, ½" – 1" bedding sand, topsoil and grass
  - ~ will be watered mowed, weeded, and occasionally fertilized with organic product
  - ~ if grass in grid cannot be maintained, crushed stone aggregate can be alternative filler
- If Permeable pavers
  - ~ concrete permeable paver installation: see attached
  - ~ will be cleaned regularly to clear any debris, loose granules in joints will be replaced
  - ~ weeds and moss growth will be cleared and treated as needed with organic products
  - ~ if drainage is not occurring naturally, joints in affected area will be cleaned out, new granules installed

- ~ will be swept with stiff bristled broom, vacuumed, and washed 2x year with regular spring and fall yard cleanup

### **Request 3: Native Vegetation strip**

Establishing a 2'-6' wide no mow zone at the back of the property, adjacent to the stream, is being proposed to fulfill the request for a native vegetation strip between the established lawn and the stream (see attached working conceptual landscaping plan sketch). Conceptual planning for this zone includes the addition of a native ground cover, several informal plant drifts/clustering of native shrubs, and a sprinkling of randomly place perennials for added dynamic with pops of color and variable dimension. Specific species selections have not been made at this early stage of conceptual planning, however after reviewing the towns Recommended Native Plant Material List for species that would complement the already established plantings on the property, here are a few potential plants under consideration:



Gro-low Sumac



Summersweet



Penstemon digitalis

### **Request 4: Cleanup of 25' No Disturb Zone**

The following items will be cleaned up, removed or relocated as part of the work require to establish the proposed native planting no mow zone at the rear property line:

- Existing brush/compost pile at southwest corner of property will be removed and area cleaned
- Soil berm noted during site visit along the center of the rear property line will be cleared
- Wood rack and firewood piles will be relocated – see attached working conceptual landscaping plan sketch for illustration of proposed new alternate locations:
  - ~ Wood racks placed along either side yard property line outside the 35' No Build Zone
  - ~ Garden/tool shed with integrated covered wood storage