

16 July 2023

Reading Conservation Commission
16 Lowell Street
Reading, MA 01867

RE: 31 Wilson Street, Reading MA – Notice of Intent
Response to 7/12/2023 Hearing requests

Dear Conservation Commission Members,

Please find enclosed responses to your requests from the continued Conservation Commission Hearing for 31 Wilson Street held on July 12, 2023.

1. Erosion Control Method (No additional information requested during 7/12/23 hearing)
2. Proposed 'Rustic' Patio Design & Operations and Maintenance Plan (**UPDATED 7/16/23**) – patio dimensions and clarified paver substrate cut detail
3. Native Vegetation Strip (**UPDATED 7/16/2023**) - more clearly defined zone of native vegetation boundary, List of native plantings
4. Cleanup of 25' no disturb zone (No additional information requested during 7/12/23 hearing)

I appreciate your consideration of these responses.

Sincerely,

Jessie Boudreau (owner and applicant)

Request 1: Erosion Control Method – NO CHANGE, NO ADDITIONAL INFORMATION REQUESTED DURING 7/12 HEARING

A mulch sock and silt fence will be used in place of the previously proposed straw wattle as requested. Included graphic depiction of mulch sock/silt fence location and noted the change from straw wattle requested during 6/28 hearing on Schematic Landscape Plan (SK-03 Revised)

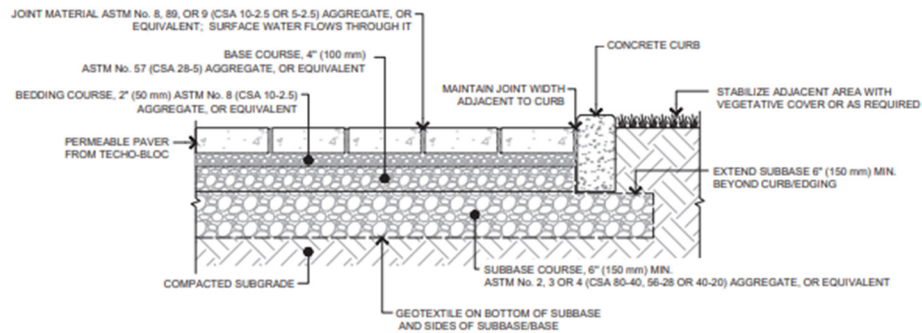
Request 2: Proposed ‘Rustic’ Patio Design & Operations and Maintenance Plan (UPDATED 7/16/23)

In response to 7/12/23 conservation committee hearing request for more information regarding paver patio, please find additional information including patio dimensions and clarified paver substrate cut detail:

The patio dimensions, as depicted on the Proposed Plot Plan submitted with original NOI application, are 24’-5” x 10’-6”. Patio will be a blend of permeable pavers and Turfstone grid style pavers. Permeable paver inlay area will be 14’-0 x 6’-0, remaining area will be Turfstone grid style pavers with grass infill. See Schematic Landscape Plan (SK-03 Revised) for illustration of paver type zones.

Substrate Cut Section detail (per manufacturer’s recommendations)

PERMEABLE PAVER - FULL INFILTRATION TO SOIL SUBGRADE



CONCRETE GRID PAVER –

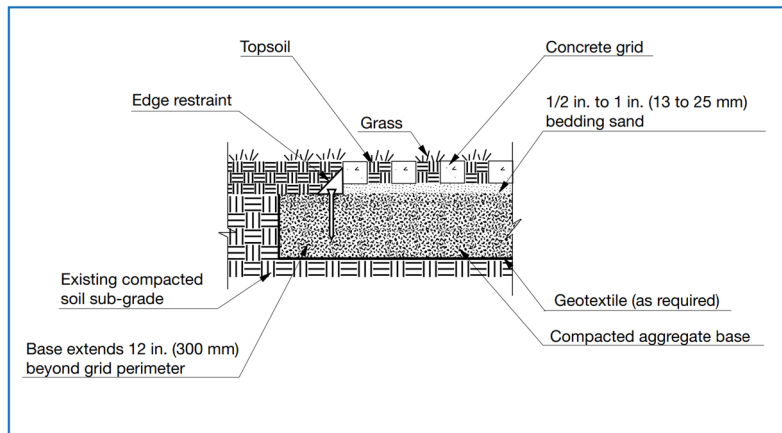


Figure 15. Typical concrete grid pavement over dense-graded base

Proposed Operations and Maintenance Plan: the below language shall replace language that was previously submitted in Memo dated 7/6/2023 RE: 31 Wilson Street, Reading MA – Notice of Intent Response to 7/12/2023 Hearing requests, section for Request 2:

Patio will be maintained as part of regular lawn/yard care routine for the property or as necessary.

- Turfstone grid paver zone – (based on recommendations from Ideal Pavers)
 - ~ 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
- Permeable paver zone
 - ~ will be hosed down and cleaned regularly to remove dirt and 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 (UPDATED 7/16/23)

In response to 7/12/23 conservation committee hearing request for more information regarding Zone of Natural Vegetation (ZNV), **please find additional information including more clearly defined boundary of ZNV and list of proposed native plantings:**

SK-03 has been revised to depict Schematic Landscape Plan with more clearly defined boundary line of the new no mow zone of native vegetation strip and identify locations for proposed native plantings. The entire area will be planted with ground cover, a strip of herbaceous plantings will span the entire length of the rear property line that borders the intermittent stream, and there will be 3 irregular shaped clusters of a second herbaceous planting. See native plantings list below and refer to the plan key on Schematic Landscape Plan (SK-03 Revised) for graphic representation of locations per species.

List of Native Plantings (see Schematic Landscape Plan (SK-03 Revised), for zones and locations)



Ground Cover:
Chamaepericlymenum canadense (Bunchberry)



Herbaceous: *Liatris spicata*
(Gay Feather)



Herbaceous: *Penstemon digitalis*
(Beard Tongue)

Request 4: Cleanup of 25' No Disturb Zone - NO CHANGE, NO ADDITIONAL INFORMATION REQUESTED DURING 7/12 HEARING

The following items will be cleaned up, removed or relocated as part of the work required 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 racks and firewood piles will be relocated – see attached Schematic Landscaping Plan (SK-03 Revised) for location of garden/tool shed with integrated wood storage, and wood rack location along north property line outside the 35' No Build Zone