

NOTICE OF INTENT

For

PROPOSED



**413 Main Street
Reading, Massachusetts
Middlesex County**

Prepared for:

McDONALD'S USA, LLC
110 N. Carpenter Street
Chicago, IL 60607

Prepared by:

BOHLER //

352 Turnpike Road
Southborough, MA 01772
(508) 480-9900 TEL.

August 28, 2023
Revised: September 5, 2023
#W222000

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PROJECT DESCRIPTION

Introduction

The Notice of Intent (NOI) contained herein is filed pursuant to G.L. Chapter 131, Section 40, the Massachusetts Wetlands Protection Act (WPA) and its implementing regulations 310 CMR 10.00 as well as the Town of Reading Wetland Protection Regulations. The Notice of Intent describes the proposed project and its proposed activities within a 100-foot buffer zone to an open channel along with the associated 35' no structure zone and 25' zone of natural vegetation. It is notable that the entire project area within these buffer zones have previously been developed to support the existing McDonald's restaurant, the majority of which is existing impervious area.

The subject property (the site) is located at 413 Main Street, identified as Tax Assessor's Map #17, Lots #64 & #85. The site consists of approximately 0.74 acres of land of which contains an existing McDonald's restaurant with a playground area, drive-thru, paved parking areas, on-site utilities, and landscaping. The subject property is bordered by Main Street to the West, Bolton Street to the South, a commercial property to the North, and residential properties to the East. No existing wetlands are present on-site. A 4'x6' underground concrete box culvert runs east to west through the center of the property and transitions into an open channel upstream at the easterly property boundary and downstream across Main Street.

The proposed project includes the construction of a new ±3,970 SF McDonald's Restaurant with Drive-Thru along with new paved parking areas, landscaping, stormwater management components and associated utilities. The site has been designed to drain to deep-sump, hooded catch basins to the maximum extent practicable based on the existing topography and drainage conditions while a portion of the site will continue to sheet flow through the Bolton Street Driveway and into the existing system within the right of way as it does under existing conditions today. On-site catch basins will capture and convey a portion of the stormwater runoff, via an underground pipe system, to either the existing municipal system within Main Street or the underground culvert as it does today. Pretreatment of stormwater runoff will be provided to the maximum extent practicable by a combination of the deep-sump and hooded catch basins and a stormwater quality unit prior to discharge into the existing underground culvert and municipal stormwater management system. Rooftop runoff has been designed to flow into the system as

well. The existing underground culvert is proposed to be maintained which has constrained the proposed site layout and stormwater management system design.

Wetland Resource Areas

No wetlands are present on site, but a 4'x6' underground concrete box culvert routing stormwater drainage runs east to west through the center of the property and transitions into an open channel upstream at the easterly property boundary and downstream across Main Street. There is an associated 100' buffer from the headwall and open channel. The existing underground culvert is proposed to be maintained and protected during construction while a culvert assessment was conducted by Whitestone Associates who completed an inspection of the existing culvert and did not identify any significant issues with the existing condition. Furthermore, the entirety of the existing site is outside of all mapped areas of Estimated Habitat of Rare Wetlands Wildlife and Priority Habitats of Rare Species. The United States FEMA FIRM panel 25017C0313E effective June 6, 2010 indicates that the site is located within Floodzone X, Area of Minimal Flood Hazard.

As a result the proposed work is anticipated to provide a reduction in impervious coverage of +/- 3,690 square feet, 3,210 square feet of which is proposed to be reduced within the 100' buffer.

Local Wetland Protection Regulations Variance Request

Per the local Reading Wetlands Protection Regulations, there is a 35' no structure and 25' natural vegetation buffer from the headwall and open channel to which work is proposed within requiring a Variance request. Pursuant to Section 2.E.1 of the Town of Reading Wetland Protection Regulations, we believe the proposed site improvements are compliant with the following regulations:

- a) *There are no reasonable conditions or alternatives that would allow the project to proceed in compliance with the performance standards in these Regulations; and*

The proposed building and overall site layout is similar to what exists today and is necessary for the business to continue to operate successfully. There is an existing underground culvert bisecting the site from West to East which constrains the

location of the proposed building. Under existing conditions, the area within the 25-ft and 35-ft buffer zones have been previously developed and consists primarily of a paved parking area, drive-aisle, concrete retaining wall, light pole, and stockade fence. The proposed work within the 25-ft and 35-ft buffers includes replacing the existing fence along the property line and also providing a new 3'-4' landscape buffer. In addition, the proposed primary drive-thru order point and menu board is located within the 35' no structure zone due to the constraints of the property. Alternatives to the proposed site layout would be to restore the buffers entirely with natural vegetation and landscaping but due to site constraints there are no feasible layouts that McDonald's could accommodate while continuing their restaurant operations that has been in business for decades. The applicant is merely trying to renovate their property to ensure continued success.

Overall, the project is anticipated to provide an improvement upon existing conditions as the proposed layout results in a ± 280 SF reduction of impervious area within the 35-ft buffer, a ± 200 SF reduction of impervious area within the 25-ft buffer and improved stormwater treatment.

- b) *Mitigating measures are proposed that will allow the project to be conditioned so as to have no adverse impact upon the wetland values set forth in Section 7.1 of the Reading General Bylaws; and*

A photo of the resource area is provided within this report. The resource area buffers extend from the outlet end of a concrete culvert that discharges to a man-made drainage structure with stone walls. A concrete retaining wall separates the resource area and McDonald's property.

Mitigating measures proposed as part of the project include a new 3'-4' landscape buffer along the easterly property line as well as stormwater quality units treating stormwater prior to discharging into the existing underground culvert. The proposed landscaped area results in a ± 280 SF reduction of impervious area with

in the 35-ft buffer and a ± 200 SF reduction of impervious area within the 25-ft buffer. As such, the project is anticipated to be conditioned so as to have no adverse impact upon the existing resource area.

- c) *The variance is necessary to accommodate an overriding community, regional, state, or national public interest. In the case of owner occupied single or two family residences, mitigation which improves the resource area quality may be considered to accommodate the public interest.*

The proposed project is anticipated to be an improvement upon existing conditions of the areas within the 25-ft and 35-ft buffer zones. Under existing conditions, the area consists primarily of paved parking areas, and under post-development conditions, the impervious area within the 25-ft and 35-ft buffers will be reduced by ± 280 SF and ± 200 SF, respectively, and replaced with a landscaping. This McDonald's restaurant has been in existence since the 1960's which is in need of upgrade to a new facility to better service the patrons within the community. As part of the Zoning Board of Appeals Variance approval that was recently obtained, McDonald's had conversation with the direct abutter to the East as the expressed concerns with increased sound pollution. To alleviate their concerns, McDonald's has agreed to install a 12' high sound absorptive fence for improved sounds mitigation. As such, it is anticipated that the proposed project will result in an improvement to the resource area, direct abutters, and overall community from the existing conditions.

Stormwater Management

As noted above, the site consists of approximately 0.74 acres of land developed with an existing McDonald's restaurant, paved parking areas, on-site utilities, and landscaping. Under existing conditions, runoff from the majority of the northern portion of the site sheet flows to one of three existing catch basins on-site. These catch basins convey stormwater to an existing underground box culvert which flows West to East through the site. A smaller area at the northwest corner of the property drains to a catch basin which connects directly to the municipal system within Main Street. The remaining area on the south side of the site sheet flows off-site out to Bolton Street

and eventually into the existing stormwater system within Bolton Street. Slopes on the site range from 1%-8% with on-site elevations ranging from 95 adjacent to Bolton Street to 98.5 at the northeasterly portion of the property

The proposed project will include a new stormwater management system that is designed in accordance with the Department of Environmental Protection Stormwater Standards to the maximum extent practicable for a redevelopment. Proposed deep sump and hooded catch basins will capture and convey stormwater runoff, via an underground pipe system, to the existing stormwater management system. Pretreatment of stormwater runoff will be provided to the maximum extent practicable by a combination of the deep-sump and hooded catch basins and a stormwater quality unit prior to discharge into the existing underground culvert and municipal stormwater management system. The project will also reduce impervious coverage onsite by approximately 3,775 square feet which will promote additional groundwater recharge compared to existing conditions. The proposed system will provide improved stormwater quality that is discharged to the existing municipal system within Main Street and the underground culvert.

A description of how this project complies with these standards is outlined below. A full Drainage Report (including calculations) detailing compliance with the ten (10) Stormwater Management Standards has been included with this filing (bound separately).

Standard #1: No New Untreated Discharges

The project has been designed so that there are no newly proposed untreated discharges from impervious areas. Due to site constraints a portion of the site will continue to sheet flow through the Bolton Street driveway and into the municipal system but at reduced rates and volumes compared to existing conditions. The remaining portion of the property will be collected and passed through the proposed drainage system for treatment prior to discharge.

Standard #2: Peak Rate Attenuation

The redevelopment of the site and the proposed stormwater management system have been designed so that post-development peak rates of runoff are below pre-development conditions for the 2-, 10-, 25- and 100-year storm events at all design points.

Standard #3: Recharge

The proposed project is a redevelopment and is required to meet Standard 3 to the maximum extent practicable. The project as proposed will reduce the overall impervious area on the site by approximately 3,775± square feet. As such, the annual recharge under post development conditions will exceed the annual recharge under predevelopment conditions.

Standard #4: Water Quality

Water quality treatment is provided via deep sump and hooded catch basins and two (2) proposed proprietary water quality treatment units. The redevelopment project as proposed will reduce the overall impervious area on the site by approximately 3,775± square feet. To the maximum extent practicable, water quality treatment is provided via deep-sump and hooded catch basins and proprietary water quality treatment units prior to being discharged. Stormwater runoff generate that is being routed to the existing underground culvert will be treated by one of two water quality treatment units prior to discharge. Due to the design constraints based on the existing topography, intent to maintain the existing underground culvert, and lot configuration, a 14,980± square foot area will continue to sheet flow to Bolton Street through the full access driveway as it does under existing conditions today. The project is a redevelopment and the proposed stormwater management system to the maximum extent practicable achieves a weighted TSS removal of ±33%.

Standard #5: Land Use with Higher Potential Pollutant Loads

The proposed project involves a “Land Use with Higher Potential Pollutant Loads”. The existing drainage patterns are proposed to be generally maintained and the redevelopment is anticipated to result in a reduction of approximately 3,775± square feet of impervious coverage. The project will also implement a stormwater Operations and Maintenance Plan for ongoing cleaning and parking lot sweeping to further ensure water quality standards are met for this redevelopment project to the maximum extent practicable.

Standard #6: Critical Areas

Not Applicable for this project.

Standard #7: Redevelopment

The project is a redevelopment and has been designed to meet the Massachusetts Stormwater Management regulations to the maximum extent practicable.

Standard #8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

The proposed project will provide construction period erosion and sedimentation controls as indicated within the site plan set provided for this project. This includes a proposed construction exit, protection for stormwater inlets, protection around temporary material stock piles and various other techniques as outlined on the erosion and sediment control sheets.

Standard #9: Operation and Maintenance Plan (O&M Plan)

An Operation and Maintenance (O&M) Plan for this site has been prepared and is included in Appendix F of this report. The O&M Plan outlines procedures and time tables for the long term operation and maintenance of the proposed site stormwater management system, including initial inspections upon completion of construction, and periodic monitoring of the system components, in accordance with established practices and the manufacturer's recommendations. The O&M Plan includes a list of responsible parties.

Standard #10: Prohibition of Illicit Discharges

The proposed stormwater system will only convey allowable non-stormwater discharges (firefighting waters, irrigation, air conditioning condensates, etc.) and will not contain any illicit discharges from prohibited sources. An Illicit Discharge Statement is included in Appendix F of this report.

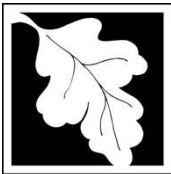
Summary

No negative impacts to the subject open channel or associated buffer areas are anticipated as a result of this project and it is anticipated to provide an improvement over existing conditions considering the 3,690 SF reduction in impervious areas within the open channel buffers. Indirect impacts to downstream waters from stormwater discharges will be mitigated through the use of sedimentation and erosion control measures during construction as well as BMPs and an Operation & Maintenance Plan once the site is fully constructed and stabilized.

In addition, the proposed stormwater management system will be an upgrade on existing conditions and will improve runoff quality and rates. The stormwater system will meet the redevelopment requirements of the current Massachusetts Department of Environmental Protection Stormwater Policy Handbook to the maximum extent practicable. The project's conformance with the Massachusetts DEP's current Stormwater Management Standards can be found in the Drainage Report submitted with this filing (bound separately).

NOTICE OF INTENT APPLICATION

- **WPA Form 3 – Notice of Intent**
- **Owner Authorization Letter**
- **Town of Reading Bordering Vegetated Wetland Determination Form**



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
& READING WETLAND PROTECTION BYLAWS SECTION 7.1

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>413 Main Street</u>	<u>Reading</u>	<u>01867</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>Map 17</u>	<u>42°31'13.7"N</u>	<u>71°06'10.3"W</u>
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
	<u>Lots 64 & 85</u>	
	g. Parcel /Lot Number	

2. Applicant:

<u>McDonald's USA, LLC</u>		
a. First Name	b. Last Name	
c. Organization		
<u>110 Carpenter Street</u>		
d. Street Address		
<u>Chicago</u>	<u>IL</u>	<u>60607</u>
e. City/Town	f. State	g. Zip Code
	<u>Brian.Sheedy@us.mcd.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

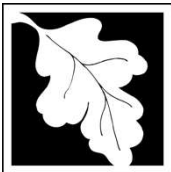
<u>413 Main Street, LLC</u>		
a. First Name	b. Last Name	
c. Organization		
<u>10 Jean Ave #2</u>		
d. Street Address		
<u>Chelmsford</u>	<u>MA</u>	<u>01824</u>
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>John</u>		<u>Kucich</u>
a. First Name	b. Last Name	
<u>Bohler</u>		
c. Company		
<u>352 Turnpike Road</u>		
d. Street Address		
<u>Southborough</u>	<u>MA</u>	<u>01772</u>
e. City/Town	f. State	g. Zip Code
<u>(508) 480-9900</u>	<u>dallen@bohlereng.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$1,050.00</u>	<u>\$512.50</u>	<u>\$537.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Reading
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A. General Information (continued)

6. General Project Description:

The Applicant is proposing to raze and rebuild the existing McDonadl's restaurant and site with a new +/-3,970 SF building with a side-by-side drive through and other associated improvements.

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	
a. County	b. Certificate # (if registered land)
26135	322
c. Book	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

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Provided by MassDEP:	
MassDEP File Number	_____
Document Transaction Number	_____
Reading	_____
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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 _____	

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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. _____
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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
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& READING WETLAND PROTECTION BYLAWS SECTION 7.1

Provided by MassDEP:	
MassDEP File Number	_____
Document Transaction Number	_____
Reading	_____
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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Provided by MassDEP:	
MassDEP File Number	_____
Document Transaction Number	_____
Reading	_____
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**

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

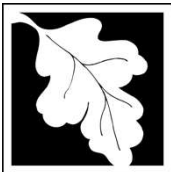
2. Assessor’s Map or right-of-way plan of site

- 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.



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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:

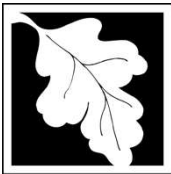
Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

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
& READING WETLAND PROTECTION BYLAWS SECTION 7.1

Provided by MassDEP:	
MassDEP File Number	
Document Transaction Number	
Reading	
City/Town	

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

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

- 4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 - a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 - b. ACEC

- 5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 - a. Yes No
- 6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 - a. Yes No
- 7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 - a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 - 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 - 2. A portion of the site constitutes redevelopment
 - 3. Proprietary BMPs are included in the Stormwater Management System.
 - b. No. Check why the project is exempt:
 - 1. Single-family house
 - 2. Emergency road repair
 - 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

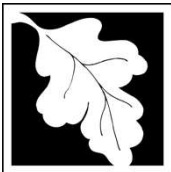
D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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
& READING WETLAND PROTECTION BYLAWS SECTION 7.1

Provided by MassDEP:	
MassDEP File Number	
Document Transaction Number	
Reading	
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 Site Plan Documents

a. Plan Title

Bohler

John A. Kucich

b. Prepared By

c. Signed and Stamped by

08/09/23

1"=20'

d. Final Revision Date

e. Scale

Drainage Report

07/28/23

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:

#077

8/28/2023

2. Municipal Check Number

3. Check date

#078

8/28/2023

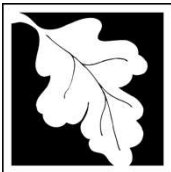
4. State Check Number

5. Check date

Bohler MA

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
& READING WETLAND PROTECTION BYLAWS SECTION 7.1

Provided by MassDEP:	
MassDEP File Number	
Document Transaction Number	
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.

	8-28-23
1. Signature of Applicant	2. Date
 (Bohler)	8-28-23
3. Signature of Property Owner (if different)	4. Date
 (Bohler)	8-28-23
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.

May 24, 2023

Town Officials
Town of Reading
16 Lowell Street
Reading, MA 01867

Re: Property Owner Authorization
McDonald's Restaurant
413 Main Street
Reading, MA 01867

To Whom It May Concern:

Please allow this letter to serve as my authorization, as the property owner, to allow Bohler Engineering to sign permitting applications on my behalf, as property owner, in connection with permitting applications submitted by or on behalf of McDonald's Corporation, as tenant, for matters relative to the McDonald's rebuild project at 413 Main Street Reading, MA 01867. Authorization is for the scope of work to be performed by or on behalf of McDonald's Corporation, as tenant, including the rebuild of the existing McDonald's Restaurant, updated wall signage, drive thru structure upgrades and site work to ensure compliance with accessibility regulations.

Sincerely,

413 MAIN STREET LLC

By:

Name: Paul J. Gallagher
Title: Manager

413 Main Street LLC
c/o Burton Faulkner
425 Broadway, Unit 25
Somerville, MA 02145

NOT APPLICABLE- OPEN CHANNEL RESOURCE AREA

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: _____ City/Town: _____ Sampling Date: _____

Applicant/Owner: _____ Sampling Point or Zone: _____

Investigator(s): _____ Latitude / Longitude: _____

Soil Map Unit Name: _____ NWI or DEP Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks)

Are Vegetation , Soil , or Hydrology significantly disturbed? (If yes, explain in Remarks)

Are Vegetation , Soil , or Hydrology naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input type="checkbox"/>
Hydic Soils criterion met?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Wetlands hydrology present?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Remarks, Photo Details, Flagging, etc.:			

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes <input type="checkbox"/>	No <input type="checkbox"/> Depth (inches) _____
Water Table Present?	Yes <input type="checkbox"/>	No <input type="checkbox"/> Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/>	No <input type="checkbox"/> Depth (inches) _____
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
<input type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	<input type="checkbox"/> Hydrological records <input type="checkbox"/> Free water in a soil test hole <input type="checkbox"/> Saturated soil <input type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Direct observation of inundation <input type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				0.0 _____ = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				0.0 _____ = Total Cover			
<u>Herb Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
				0.0 _____ = Total Cover			

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size _____		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
				0.0 = Total Cover			

Rapid Test: Do all dominant species have an indicator status of OBL or FACW?			Yes <input type="checkbox"/> No <input type="checkbox"/>
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes <input type="checkbox"/> No <input type="checkbox"/>
Prevalence Index:		Total % Cover (all strata)	Multiply by:
	OBL species		X 1 = 0.00
	FACW species		X 2 = 0.00
	FAC species		X 3 = 0.00
	FACU species		X 4 = 0.00
	UPL species		X 5 = 0.00
	Column Totals	(A) 0	(B) 0
Prevalence Index		B/A = 0.00	
			Is the Prevalence Index ≤ 3.0? Yes <input type="checkbox"/> No <input type="checkbox"/>
Wetland vegetation criterion met?			Yes <input type="checkbox"/> No <input type="checkbox"/>

Definitions of Vegetation Strata

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

FILING FEE DOCUMENTAION

- **WPA Form 3 Wetland Fee Transmittal Form**
- **Reading Wetlands Protection Bylaw Fee Calculation Form**
- **Copies of Application Fee Checks**



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:

413 Main Street

a. Street Address

#077 / #078

c. Check number

Reading

b. City/Town

\$5,425 (includes \$4,375 local fee and \$1,050 WPA fee)

d. Fee amount

2. Applicant Mailing Address:

a. First Name

McDonald's USA, LLC

c. Organization

110 Carpenter Street

d. Mailing Address

Chicago

e. City/Town

IL

f. State

60607

g. Zip Code

Brian.Sheedy@us.mcd.com

j. Email Address

h. Phone Number

i. Fax Number

3. Property Owner (if different):

a. First Name

413 Main Street, LLC

c. Organization

10 Jean Ave #2

d. Mailing Address

Chelmsford

e. City/Town

MA

f. State

01824

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

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

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.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 3 - Site Preparation & Building	1	\$1,050	\$1,050
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			<u>\$1,050</u>
Step 6/Fee Payments:			
Total Project Fee:			<u>\$1,050</u> a. Total Fee from Step 5
State share of filing Fee:			<u>\$512.50</u> b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:			<u>\$537.50</u> c. 1/2 Total Fee plus \$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	
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	\$1,000.00
F. Boundary delineation for any Resource Area	\$1.25 per linear foot of Resource Area boundary, up to a maximum of \$125 for a single-family lot and \$1,250 for any other lot.	
G. Temporary and /or permanent alteration of land within the Buffer Zone	\$1.25 per square foot of Buffer Zone altered for any temporary or permanent alteration within 25 feet of a Resource Area or any permanent structure within 35 feet of a Resource Area	\$1.25 x 1,900 SF = \$3,375.00
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	
	Total Fee Calculated	<u>\$ 4,375.00</u>

ABUTTER INFORMATION

- **Affidavit of Service**
- **Abutter Notification**
- **Certified Abutters List**

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, Dan Allen (Name), hereby certify under the pains and penalties of perjury that on August 30, 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 McDonald's USA, LLC (Applicant) with the Town of Reading Conservation Commission on August 30, 2023 (Date) for property located at 413 Main Street, Reading, MA (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.



Name

8/30/23

Date

Notification to Abutters

By Hand Delivery, Certified Mail (return receipt requested), or Certificates of Mailing

This is a notification required by law. You are receiving this notification because you have been identified as the owner of land abutting another parcel of land for which certain activities are proposed. Those activities require a permit under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40).

In accordance with the second paragraph of the Massachusetts Wetlands Protection Act, and 310 CMR 10.05(4)(a) of the Wetlands Regulations, you are hereby notified that:

- A. A Notice of Intent was filed with the Reading Conservation Commission on August 30th, 2023 seeking permission to remove, fill, dredge, or alter an area subject to protection under M.G.L. c. 131 §40. The following is a description of the proposed activity/activities:

The Applicant is proposing to raze and rebuild the existing McDonald's restaurant and site with a new +/- 3,970 SF McDonald's restaurant with a side-by-side drive through and other associated improvements.

- B. The name of the applicant is: McDonald's USA, LLC.
- C. The address of the land where the activity is proposed is: 413 Main Street, Reading, MA 01867 (Map 17, Lot 64 & 85).
- D. Copies of the Notice of Intent may be examined or obtained at the office of the Reading Conservation Commission, located at 16 Lowell Street, Reading, MA 01867. The regular business hours of the Commission are Monday, Wednesday, and Thursday 7:30 AM to 5:30 PM, and Tuesday 7:30 AM to 7 PM, and the Commission may be reached at (781) 942-6616.
- E. Copies of the Notice of Intent may be obtained from the applicant or their representative by calling Bohler at (508) 480-9900. An administrative fee may be applied for providing copies of the NOI and plans.
- F. Information regarding the date, time, and location of the public hearing regarding the Notice of Intent may be obtained from the Reading Conservation Commission. Notice of the public hearing will be published at least five business days in advance, in the Reading News.

Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.



Patriot Properties

04/26/2023

11:47:30AM

Reading

Abutters List

Filter Used: DataProperty.AccountNumber in
(3025,2821,3055,3061,3077,2811,3062,3078,3058,3031,3027,3064,3020,3083,3084,3054,3059,2861,3082,3024,3006,3080,3057,3026,3023,3081,2
819,2820,2812,3060,3032,3066..

413 MAIN

Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
016.0-0000-0277.0	18 CROSBY RD	FINGFING BEAHN H	BEATRIX T FINGFING	18 CROSBY RD	READING	MA	01867
016.0-0000-0278.0	20 CROSBY RD	FERRARI ROBERT J	MARIE B FERRARI	20 CROSBY RD	READING	MA	01867
016.0-0000-0285.0	145 WASHINGTON ST	S AND S FAB LLC		159 ASH ST	READING	MA	01867
016.0-0000-0286.0	143 WASHINGTON ST	AJM REALTY LLC		143 WASHINGTON ST	READING	MA	01867
016.0-0000-0287.0	139 WASHINGTON ST	DEPOT APARTMENTS LLC		PO BOX 503	READING	MA	01867
016.0-0000-0329.0	142 WASHINGTON ST	DEPOT APARTMENTS LLC		PO BOX 503	READING	MA	01867
017.0-0000-0008.0	198 ASH ST	RAVENS FRED J III ETAL TRS	198 ASH ST REALTY TRUST	198 ASH ST	READING	MA	01867
017.0-0000-0022.0	374 MAIN ST	WASH DEPOT 1, INC	C/O WASH DEPOT HOLDING	2400 EAST COMMERCIAL BL	FORT LAUDERDALFL		33308
017.0-0000-0025.0	369 MAIN ST	BOSTON OIL CHANGE LLC		25 MAIN ST	HARTFORD	CT	06101
017.0-0000-0026.0	400 MAIN ST	TRAINO JENNIFER		400 MAIN ST	READING	MA	01867
017.0-0000-0027.0	161 ASH ST	BOISVERT MARCEL P ETAL TRS	THE 161 ASH STREET REAL	161 ASH STREET	READING	MA	01867
017.0-0000-0028.0	159 ASH ST	S & S FAB LLC		159 ASH STREET	READING	MA	01867
017.0-0000-0029.0	WASHINGTON ST	TOWN OF READING	PARK	16 LOWELL ST	READING	MA	01867
017.0-0000-0033.0	452 MAIN ST	454 MAIN STREET REALTY LLC		452-454 MAIN ST	READING	MA	01867
017.0-0000-0034.0	470 MAIN ST	OLD SALEM LLC		397 FARNUM ST	NORTH ANDOVER	MA	01845
017.0-0000-0057.0	182 WASHINGTON ST	MCGILVRAY JOSEPH III	DANIELA MCGILVRAY	182 WASHINGTON ST	READING	MA	01867
017.0-0000-0058.0	180 WASHINGTON ST	FODERA MARIA A TRUSTEE	WASHINGTONCIMA REALTY	147 SANBORN LANE	READING	MA	01867
017.0-0000-0060.0	166 WASHINGTON ST	JOHNSON BRUCE D ETAL	GREGORY D JOHNSON ETA	166 WASHINGTON ST	READING	MA	01867
017.0-0000-0061.0	475 MAIN ST	SULLIVAN MICHAEL G TRUSTEE	RISING READING REALTY T	PO BOX 503	READING	MA	01867
017.0-0000-0062.0	459 MAIN ST	459 FLATS LLC		28 HARBOR ST	DANVERS	MA	01923
017.0-0000-0063.0	431 MAIN ST	GRAY'S MAIN & WASHINGTON LLC		15 HERITAGE LN	LYNNFIELD	MA	01940
017.0-0000-0064.0	413 MAIN ST	413 MAIN STREET LLC		10 JEAN AVE #2	CHELMSFORD	MA	01824
017.0-0000-0065.0	167 WASHINGTON ST	GRAY CHARLES W	SUSAN GRAY	15 HERITAGE LN	LYNNFIELD	MA	01940
017.0-0000-0066.0	171 WASHINGTON ST	OHARA SEAN	OHARA ELIZABETH COURT	171 WASHINGTON ST	READING	MA	01867
017.0-0000-0067.0	175 WASHINGTON ST	TOWER KEITH M	SUSAN M AHERN	175 WASHINGTON ST	READING	MA	01867
017.0-0000-0068.0	179 WASHINGTON ST	VOZZELLA MARIO	VOZZELLA ADRIANA M TE	179 WASHINGTON ST	READING	MA	01867
017.0-0000-0069.0	183 WASHINGTON ST	HIRST JONATHAN D	HIRST HOLLY A TE	183 WASHINGTON ST	READING	MA	01867
017.0-0000-0080.0	20 BOLTON ST	GOODRIDGE BARBARA B ETAL LE	GOODRIDGE IRREVOCABLE	20 BOLTON STREET	READING	MA	01867
017.0-0000-0081.0	16 BOLTON ST	PELEDGE JUSTIN PATRICK	PELEDGE KRISTIN MARY T	16 BOLTON ST	READING	MA	01867
017.0-0000-0082.0	12 BOLTON ST	SUMNER NEIL J ETAL TRUSTEES	SUMNER FAMILY REV TRUS	12 BOLTON ST	READING	MA	01867
017.0-0000-0083.0	8 BOLTON ST	DAO PHUONG N	NGUYEN HAI T	8 BOLTON ST	READING	MA	01867
017.0-0000-0084.0	4 BOLTON ST	VAIL THOMAS R		4 BOLTON ST	READING	MA	01867
017.0-0000-0085.0	170 ASH ST	FAULKNER BURTON F JR	C/O MCDONALDS CORP 20-	10 JEAN AVE #2	CHELMSFORD	MA	01824
017.0-0000-0086.0	5 BOLTON ST	AKM CORP	C/O WALGREENS	P O BOX 1159	DEERFIELD	IL	60015
017.0-0000-0087.0	15 BOLTON ST	AKM CORP	C/O WALGREENS CO	P O BOX 1159	DEERFIELD	IL	60015
017.0-0001-0059.0	174 WASHINGTON ST 1	SINGH HARMINDER	KAUR RAJWINDER	174 WASHINGTON ST UNIT 1	READING	MA	01867
017.0-0002-0059.0	176 WASHINGTON ST 2	SVENSSON ROBERT	LOMBARDO PORTIA TE	176 WASHINGTON ST UNIT 2	READING	MA	01867

End of Report



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
413		MAIN ST, READING
OWNERSHIP		
Unit #:		
Owner 1: 413 MAIN STREET LLC		
Owner 2:		
Owner 3:		
Street 1: 10 JEAN AVE #2		
Street 2:		
Twn/City: CHELMSFORD		
St/Prov:	MA	Cntry: Own Occ: N
Postal:	01824	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
326	854,200	20,500	0.501	557,900	1,432,600
Total Card 854,200 20,500 0.501 557,900 1,432,600					
Total Parcel 854,200 20,500 0.501 557,900 1,432,600					
Source: Market Adj Cost		Total Value per SQ Unit /Card: 429.69		/Parcel: 429.6	

Legal Description	
Entered Lot Size	
Total Land: 0.5	
Land Unit Type: AC	

User Acct
0550000000230
GIS Ref
GIS Ref
Insp Date
03/10/16

PREVIOUS OWNER

Owner 1:	FAULKNER BURTON F JR -
Owner 2:	C/O MCDONALDS CORP 20-0015 -
Street 1:	PO BOX 360
Twn/City:	WINDHAM
St/Prov:	NH Cntry: Type:
Postal:	03087

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	326	FV	854,200	20500	.501	557,900	1,432,600	1,432,600	Year end	1/9/2023
2022	326	FV	830,100	20500	.501	541,600	1,392,200	1,392,200	Year end	12/20/2021
2021	326	FV	773,300	19700	.501	496,600	1,289,600	1,289,600	Year End Roll	12/15/2020
2020	326	FV	773,300	19700	.501	496,600	1,289,600	1,289,600	Year End Roll	12/17/2019
2019	326	FV	758,500	19400	.501	487,100	1,265,000	1,265,000	YER	12/12/2018
2018	326	FV	751,200	19200	.501	482,400	1,252,800	1,252,800	YER	12/27/2017
2017	326	FV	736,400	18800	.501	473,000	1,228,200	1,228,200	Year End Roll	1/3/2017
2016	326	FV	719,100	18800	.501	442,100	1,180,000	1,180,000	Year End Roll	12/15/2015

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
FAULKNER BURTON	26135-0322	P	3/14/1996	CONVIENCE		1	No	No D

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

NARRATIVE DESCRIPTION
 This Parcel contains .501 ACRES of land mainly classified as RST/BAR with a(n) FAST FOOD Building Built about 1963, Having Primarily BRICK Exterior and MEMBRANE Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	BUSB	BUSINESS	100	U	PS	PUBLIC-SYS
o				t	SW	SEWER
n				l		
Census:				Exmpt		
Flood Haz:						
D	READ	READ	100	Topo	L	LEVEL
s				Street	P	PAVED
t				Traffic	H	HEAVY

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/21/2016	B1667	REMOD	25,219	C				INTERIOR ALTERATIO
5/15/2014	B14195	REMOD	45,000	C	8/14/2014			REPLACE 4 HVAC ROO
8/4/1999	100940		12,000	C				KITCHEN REMODEL
5/28/1997	6824		5,000	C				FREE STANDING SIGN
8/18/1994	3577		4,200	C				REROOF
1/3/1994	2640		4,000	C				INSTALL PLAYLND AR
12/6/1993	2561		15,000	C				ADD 9X44 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
3/16/2023	IE RESPOND	SSM	SSM
4/18/2018	IE RESPOND	JF	Joanne
3/13/2017	IE RESPOND	TG	Theresa
3/23/2016	IE RESPOND	PC	PC
3/10/2016	PERMIT VISIT	PC	PC
12/28/2010	INFORMAL HEA	NONE	NONE
8/27/2009	COMPLETE-INS	PAS	PAS
8/27/2009	COMPLETE-INS	PAS	PAS

Sign: _____ VERIFICATION OF VISIT NOT DATA ____/____/____

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
326	RST/BAR		21815		SQ FEET	PRIMARY	1.0	0	17.75	1.441	1	1.03								557,854						557,900	RESTRICTIONS

Total AC/HA:	0.50080	Total SF/SM:	21814.85	Parcel LUC:	326 RST/BAR	Prime NB Desc:	C/I GOOD	Total:	557,854	Spl Credit:		Total:	557,900
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GIS Pro - Version 4.1.6.0 User: smartin\user\gis\GISArcMap\Projects\Assessing\Patrol GIS Viewer v10.3.mxd Database: AssessPro - Reading

File Map Search Tools Help

Contents Selection Information

- CoreParcels
- TAIRPAR
- Town Boundary
- Surrounding Towns
- Read Names
- Historic Buildings & District
- Parcels
- Parcel Map
- GIS Parcels
- Easements
- Annotation
- Uncheck this group to view
- Planimetrics (2008)
- Structures
- Building Mobile
- Ruins, Deck, Saus
- Water Tank
- Swimming Pools
- Sidewalk
- Driveway
- Parking
- Pavement Marking
- Fences & Hedges
- Walls
- Roads Group
- Roads outside of Base
- EOT Exits clipped
- EOT Highways to
- EOT Major & Min
- Roads
- Bridge
- Paved
- Unpaved
- Railroad
- Hydrography, Drainage
- Zoning & Overlay District
- TaxPar

109 selected features [762989.09, 3015126.49 Feet]

Abatement Entry... | smartin | AssessPro 4.1.6.0... | GIS Pro - Version... | 11:45 AM 4/26/2023

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



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

5/27/2023

PHILIP CANNIFF, ASSISTANT APPRAISER

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

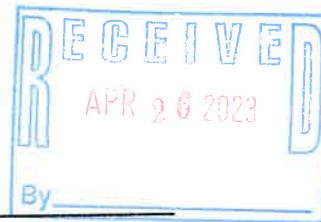

Cheryl Moschella


Michael E. Golden


Brendan Zarechian

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY:

Address: 413 Main Street

Assessors' Map Number: 017 Lot Number: 64

APPLICANT/AGENT:

Name: Hinckley Allen Soc 413 Main St. LLC

Address: 650 Elm St, Manchester NH 03101

Telephone: 603-545-6130 Email: sfyfee@hinckleyallen.com

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

Zoning Board of Appeals:

- [X] Variance
[] Special Permit
[] Appeal

Community Planning and Development Commission:

- [] Site Plan Review
[] Special Permit
[] Subdivision

Conservation Commission:

- [] Request for Determination
[] Abbreviated Notice of Resource Area Delineation
[] Notice of Intent

Applicant/Agent Signature: [Signature] Date: 4-25-23

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

Authorized Signature: Amanda Beatrice 4/26/23 Date: Department of Community Services

413 MAIN STREET LLC
10 JEAN AVE #2
CHELMSFORD, MA 01824

DEPOT APARTMENTS LLC
PO BOX 503
READING, MA 01867

MCGILVRAY JOSEPH III
DANIELA MCGILVRAY
182 WASHINGTON ST
READING, MA 01867

454 MAIN STREET REALTY LLC
452-454 MAIN ST
READING, MA 01867

FAULKNER BURTON F JR
C/O MCDONALDS CORP 20-0015
10 JEAN AVE #2
CHELMSFORD, MA 01824

OHARA SEAN
OHARA ELIZABETH COURTNEY
171 WASHINGTON ST
READING, MA 01867

459 FLATS LLC
28 HARBOR ST
DANVERS, MA 01923

FERRARI ROBERT J
MARIE B FERRARI
20 CROSBY RD
READING, MA 01867

OLD SALEM LLC
397 FARNUM ST
NORTH ANDOVER, MA 01845

AJM REALTY LLC
143 WASHINGTON ST
READING, MA 01867

FINGFING BEAHN H
BEATRIX T FINGFING
18 CROSBY RD
READING, MA 01867

PELEDGE JUSTIN PATRICK
PELEDGE KRISTIN MARY TE
16 BOLTON ST
READING, MA 01867

AKM CORP
C/O WALGREENS
P O BOX 1159
DEERFIELD, IL 60015

FODERA MARIA A TRUSTEE
WASHINGTONCIMA REALTY TRUST
147 SANBORN LANE
READING, MA 01867

RAVENS FRED J III ETAL TRS
198 ASH ST REALTY TRUST
198 ASH ST
READING, MA 01867

AKM CORP
C/O WALGREENS CO
P O BOX 1159
DEERFIELD, IL 60015

GOODRIDGE BARBARA B ETAL LE
GOODRIDGE IRREVOCABLE TRUST
20 BOLTON STREET
READING, MA 01867

S & S FAB LLC
159 ASH STREET
READING, MA 01867

BOISVERT MARCEL P ETAL TRS
THE 161 ASH STREET REALTY TRUS
161 ASH STREET
READING, MA 01867

GRAY CHARLES W
SUSAN GRAY
15 HERITAGE LN
LYNNFIELD, MA 01940

S AND S FAB LLC
159 ASH ST
READING, MA 01867

BOSTON OIL CHANGE LLC
25 MAIN ST
HARTFORD, CT 06101

GRAY'S MAIN & WASHINGTON LLC
15 HERITAGE LN
LYNNFIELD, MA 01940

SINGH HARMINDER
KAUR RAJWINDER
174 WASHINGTON ST UNIT 1
READING, MA 01867

DAO PHUONG N
NGUYEN HAI T
8 BOLTON ST
READING, MA 01867

HIRST JONATHAN D
HIRST HOLLY A TE
183 WASHINGTON ST
READING, MA 01867

SULLIVAN MICHAEL G TRUSTEE
RISING READING REALTY TRUST
PO BOX 503
READING, MA 01867

DEPOT APARTMENTS LLC
PO BOX 503
READING, MA 01867

JOHNSON BRUCE D ETAL
GREGORY D JOHNSON ETAL
166 WASHINGTON ST
READING, MA 01867

SUMNER NEIL J ETAL TRUSTEES
SUMNER FAMILY REV TRUST
12 BOLTON ST
READING, MA 01867

SVENSSON ROBERT
LOMBARDO PORTIA TE
176 WASHINGTON ST UNIT 2
READING, MA 01867

TOWER KEITH M
SUSAN M AHERN
175 WASHINGTON ST
READING, MA 01867

TOWN OF READING
PARK
16 LOWELL ST
READING, MA 01867

TRAINO JENNIFER
400 MAIN ST
READING , MA 01867

VAIL THOMAS R
4 BOLTON ST
READING , MA 01867

VOZZELLA MARIO
VOZZELLA ADRIANA M TE
179 WASHINGTON ST
READING, MA 01867

WASH DEPOT 1, INC
C/O WASH DEPOT HOLDINGS
2400 EAST COMMERCIAL BLVD SUITE 901
FORT LAUDERDALE, FL 33308



Patriot Properties

08/28/2023

8:48:43AM

Reading

Abutters List

Filter Used: DataProperty.AccountNumber in
(3025,2821,3061,3077,2811,3062,3078,3019,3021,3027,3064,3020,3083,3084,3059,3082,3024,3006,3080,3057,3026,3023,3081,2819,2820,2812,3060,3066,3079,3056,9069,9070..

**Reading
Abutters List**

Subject Parcel ID: 170 ASH STREET

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
016.0-0000-0277.0	18 CROSBY RD	FINGFING BEAHN H	BEATRIX T FINGFING	18 CROSBY RD	READING	MA	01867
016.0-0000-0278.0	20 CROSBY RD	FERRARI ROBERT J	MARIE B FERRARI	20 CROSBY RD	READING	MA	01867
016.0-0000-0285.0	145 WASHINGTON ST	S AND S FAB LLC		159 ASH ST	READING	MA	01867
016.0-0000-0286.0	143 WASHINGTON ST	AJM REALTY LLC		143 WASHINGTON ST	READING	MA	01867
016.0-0000-0287.0	139 WASHINGTON ST	DEPOT APARTMENTS LLC		PO BOX 503	READING	MA	01867
017.0-0000-0008.0	198 ASH ST	RAVENS FRED J III ETAL TRS	198 ASH ST REALTY TRUST	198 ASH ST	READING	MA	01867
017.0-0000-0021.0	364 MAIN ST	PAN READING LLC		PO BOX 724	WINCHESTER	MA	01890
017.0-0000-0022.0	374 MAIN ST	WASH DEPOT 1, INC	C/O WASH DEPOT HOLDING	2400 EAST COMMERCIAL BL	FORT LAUDERDALFL		33308
017.0-0000-0023.0	357 MAIN ST	THE RESTAURANT UNITS CORP	C/O RYAN	PO BOX 460189	HOUSTON	TX	77056
017.0-0000-0025.0	369 MAIN ST	BOSTON OIL CHANGE LLC		8 TWO MILE RD	FARMINGTON	CT	06032
017.0-0000-0026.0	400 MAIN ST	TRAINO JENNIFER		400 MAIN ST	READING	MA	01867
017.0-0000-0027.0	161 ASH ST	BOISVERT MARCEL P ETAL TRS	THE 161 ASH STREET REAL	161 ASH STREET	READING	MA	01867
017.0-0000-0028.0	159 ASH ST	S & S FAB LLC		159 ASH STREET	READING	MA	01867
017.0-0000-0029.0	WASHINGTON ST	TOWN OF READING	PARK	16 LOWELL ST	READING	MA	01867
017.0-0000-0060.0	166 WASHINGTON ST	JOHNSON BRUCE D ETAL	GREGORY D JOHNSON ETA	166 WASHINGTON ST	READING	MA	01867
017.0-0000-0062.0	459 MAIN ST	459 FLATS LLC		28 HARBOR ST	DANVERS	MA	01923
017.0-0000-0063.0	431 MAIN ST	GRAY'S MAIN & WASHINGTON LLC		15 HERITAGE LN	LYNNFIELD	MA	01940
017.0-0000-0064.0	413 MAIN ST	413 MAIN STREET LLC		10 JEAN AVE #2	CHELMSFORD	MA	01824
017.0-0000-0065.0	167 WASHINGTON ST	GRAY CHARLES W	SUSAN GRAY	15 HERITAGE LN	LYNNFIELD	MA	01940
017.0-0000-0066.0	171 WASHINGTON ST	OHARA SEAN	OHARA ELIZABETH COURT	171 WASHINGTON ST	READING	MA	01867
017.0-0000-0067.0	175 WASHINGTON ST	TOWER KEITH M	SUSAN M AHERN	175 WASHINGTON ST	READING	MA	01867
017.0-0000-0068.0	179 WASHINGTON ST	VOZZELLA MARIO	VOZZELLA ADRIANA M TE	179 WASHINGTON ST	READING	MA	01867
017.0-0000-0069.0	183 WASHINGTON ST	HIRST JONATHAN D	HIRST HOLLY A TE	183 WASHINGTON ST	READING	MA	01867
017.0-0000-0080.0	20 BOLTON ST	GOODRIDGE BARBARA B ETAL LE	GOODRIDGE IRREVOCABLE	20 BOLTON STREET	READING	MA	01867
017.0-0000-0081.0	16 BOLTON ST	PELEDGE JUSTIN PATRICK	PELEDGE KRISTIN MARY T	16 BOLTON ST	READING	MA	01867
017.0-0000-0082.0	12 BOLTON ST	SUMNER NEIL J ETAL TRUSTEES	SUMNER FAMILY REV TRUS	12 BOLTON ST	READING	MA	01867
017.0-0000-0083.0	8 BOLTON ST	DAO PHUONG N	NGUYEN HAI T	8 BOLTON ST	READING	MA	01867
017.0-0000-0084.0	4 BOLTON ST	VAIL THOMAS R		4 BOLTON ST	READING	MA	01867
017.0-0000-0085.0	170 ASH ST	FAULKNER BURTON F JR	C/O MCDONALDS CORP 20-	10 JEAN AVE #2	CHELMSFORD	MA	01824
017.0-0000-0086.0	5 BOLTON ST	AKM CORP	C/O WALGREENS	P O BOX 1159	DEERFIELD	IL	60015
017.0-0000-0087.0	15 BOLTON ST	AKM CORP	C/O WALGREENS CO	P O BOX 1159	DEERFIELD	IL	60015
017.0-0001-0059.0	174 WASHINGTON ST 1	SINGH HARMINDER	KAUR RAJWINDER	174 WASHINGTON ST UNIT 1	READING	MA	01867
017.0-0002-0059.0	176 WASHINGTON ST 2	SVENSSON ROBERT	LOMBARDO PORTIA TE	176 WASHINGTON ST UNIT 2	READING	MA	01867

Parcel Count: **33**

End of Report

PROPERTY LOCATION

No	Alt No	Direction/Street/City
170		ASH ST, READING
OWNERSHIP		
Unit #: _____		
Owner 1: FAULKNER BURTON F JR		
Owner 2: C/O MCDONALDS CORP 20-0015		
Owner 3: _____		
Street 1: 10 JEAN AVE #2		
Street 2: _____		
Twn/City: CHELMSFORD		
St/Prov:	MA	Cntry: _____ Own Occ: N
Postal:	01824	Type: _____

PREVIOUS OWNER

Owner 1:	FAULKNER BURTON F -
Owner 2:	-
Street 1:	_____
Twn/City:	_____
St/Prov:	_____ Cntry: _____
Postal:	_____

NARRATIVE DESCRIPTION

This Parcel contains .241 ACRES of land mainly classified as PARKLOT

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	BUSB	BUSINESS	100	water	PS	PUBLIC-SYS
o				Sewer	SW	SEWER
n				Electri		
Census:				Exmpt		
Flood Haz:						
D	READ	READ	100	Topo	L	LEVEL
s				Street	P	PAVED
t				Gas:	H	HEAVY

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
337	PARKLOT		10515		SQ FEET	SECONDARY	1.0	0	17.75	0.46	1	1.03		RESTRIC	-80					86,780						86,800	Parcel is part of

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
337	0.241		12,600	86,800	99,400
Total Card 0.241 12,600 86,800 99,400					
Total Parcel 0.241 12,600 86,800 99,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	337	PTCH		12600	.241	86,800	99,400	99,400	patch	4/27/2023
2023	337	FV		12600	.241	86,800	99,400	99,400	Year end	1/9/2023
2022	337	FV		12600	.241	84,300	96,900	96,900	Year end	12/20/2021
2021	337	FV		12100	.241	77,300	89,400	89,400	Year End Roll	12/15/2020
2020	337	FV		12100	.241	77,300	89,400	89,400	Year End Roll	12/17/2019
2019	337	FV		11900	.241	75,800	87,700	87,700	YER	12/12/2018
2018	337	FV		11800	.241	75,000	86,800	86,800	YER	12/27/2017
2017	337	FV		11600	.241	73,600	85,200	85,200	Year End Roll	1/3/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAULKNER BURTON	25130-0468	L	1/19/1995	CONVIENCE		1	No	No	D

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	IE RESPOND	JF	Joanne
3/13/2017	IE RESPOND	TG	Theresa
6/27/2013	FIELD REV	VPS	VPS
5/26/2011	COMPLETE-INS	WLB	WLB
5/26/2011	COMPLETE-INS	WLB	WLB
6/14/2010	FY05 ABATEME	NONE	NONE

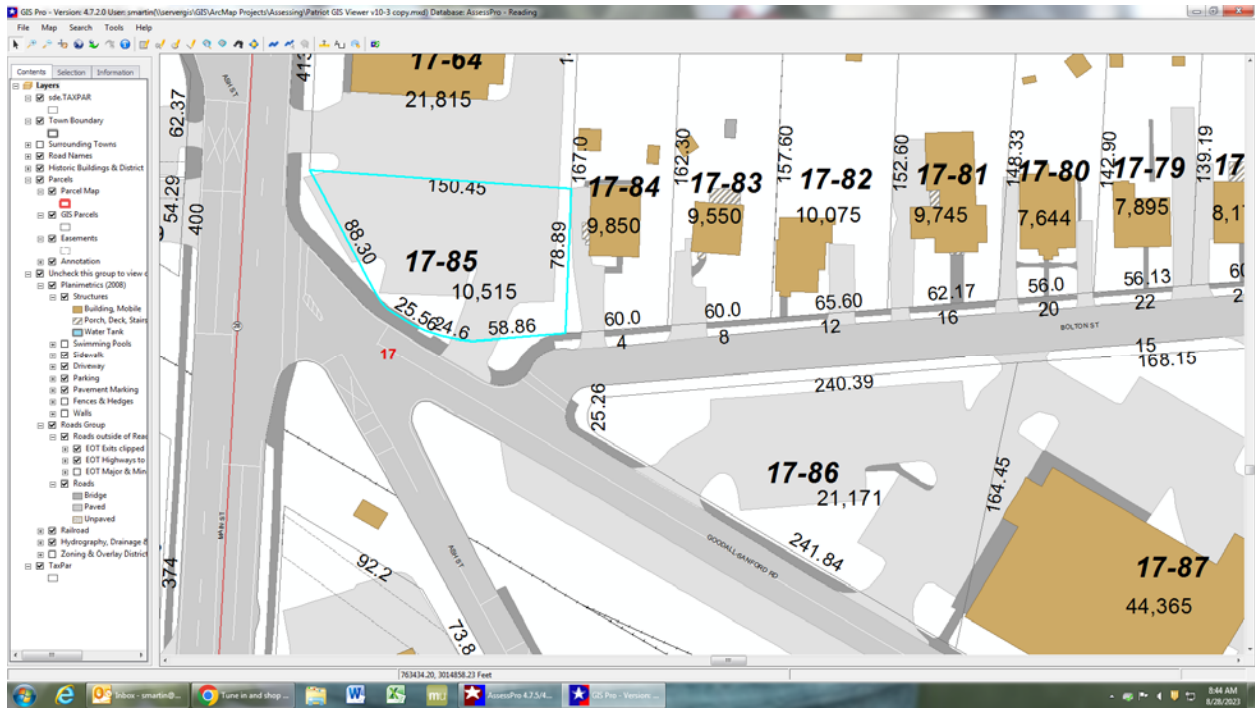
Sign: _____

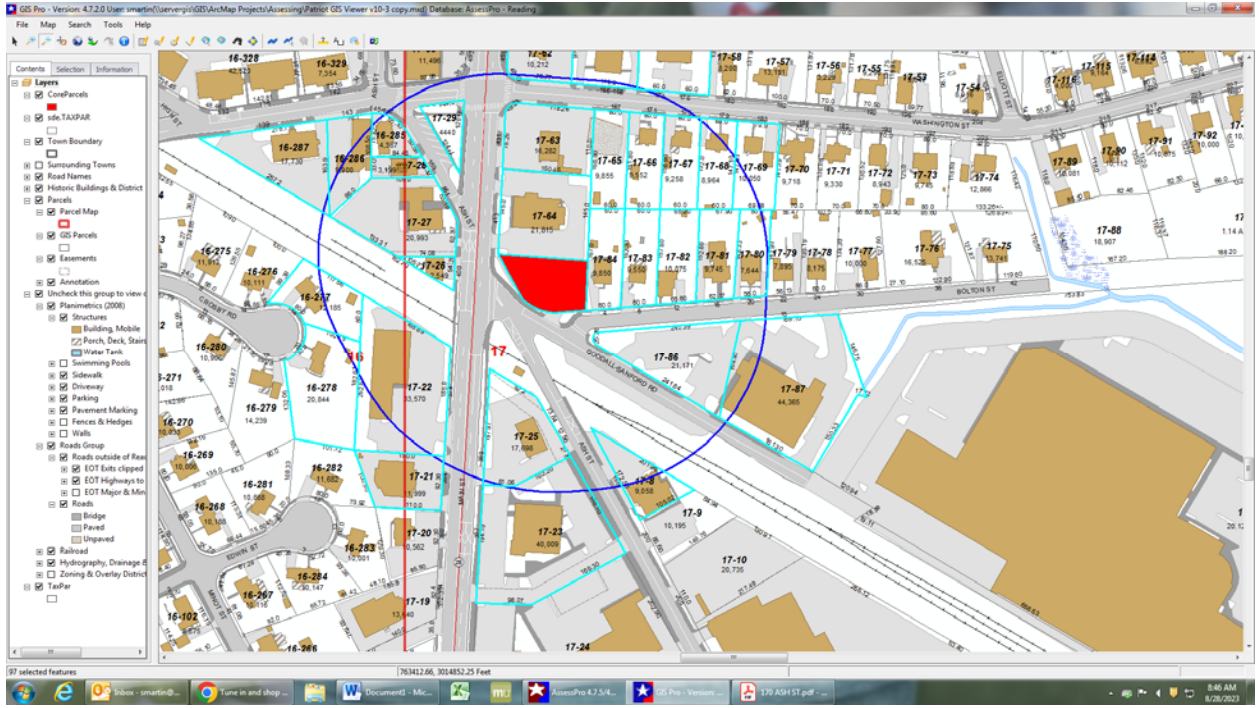
VERIFICATION OF VISIT NOT DATA ____/____/____



USER DEFINED

Prior Id # 1:	INCLUDE
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	PRKG LOT
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	





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

TOWN OF READING
REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY:

ADDRESS: 170 Ash Street, Reading, MA 01867

Assessors' Map Number: 17 Lot Number: 85

APPLICANT/AGENT:

Name: McDonald's USA, LLC (c/o Bohler)

Address: 352 Turnpike Road, 3rd Floor, Southborough, MA 01772

Telephone: 508-480-9900 Email: cennis@bohlereng.com
(Connor Ennis - Bohler)

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

Community Planning and Development Commission:

- Site Plan Review (300 feet)
- Special Permit (300 feet)
- Subdivision (300 feet)

Conservation Commission:

- Request for Determination (300 feet)
- Abbreviated Notice of Resource Area Delineation (300 feet)
- Notice of Intent (300 feet)

Zoning Board of Appeals:

- Appeal (300 feet)
- Special Permit (300 feet)
- Variance (300 feet)

- Building Department: Immediate Abutters**
- Health Department: Immediate Abutters**
- Historic District Commission (300 feet)**
- Historical Commission (300 feet)**
- Other:** _____

Brief description of request: The Applicant is requesting a certified abutters list for Site Plan Review and Special Permit applications through the CPDC and a NOI application through the Conservation Commission.

Applicant/Agent Signature: *Connor Ennis* (Bohler) Date: 8/24/2023

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

Authorized Signature: Amanda Beatrice 8/24 Date: _____

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

8/28/2023
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

413 MAIN STREET LLC
10 JEAN AVE #2
CHELMSFORD . MA 01824

FERRARI ROBERT J
MARIE B FERRARI
20 CROSBY RD
READING. MA 01867

RAVENS FRED J III ETAL TRS
198 ASH ST REALTY TRUST
198 ASH ST
READING. MA 01867

459 FLATS LLC
28 HARBOR ST
DANVERS. MA 01923

FINGFING BEAHN H
BEATRIX T FINGFING
18 CROSBY RD
READING. MA 01867

S & S FAB LLC
159 ASH STREET
READING. MA 01867

AJM REALTY LLC
143 WASHINGTON ST
READING. MA 01867

GOODRIDGE BARBARA B ETAL LE
GOODRIDGE IRREVOCABLE TRUST
20 BOLTON STREET
READING. MA 01867

S AND S FAB LLC
159 ASH ST
READING. MA 01867

AKM CORP
C/O WALGREENS
P O BOX 1159
DEERFIELD. IL 60015

GRAY CHARLES W
SUSAN GRAY
15 HERITAGE LN
LYNNFIELD. MA 01940

SINGH HARMINDER
KAUR RAJWINDER
174 WASHINGTON ST UNIT 1
READING. MA 01867

AKM CORP
C/O WALGREENS CO
P O BOX 1159
DEERFIELD. IL 60015

GRAY S MAIN & WASHINGTON LLC
15 HERITAGE LN
LYNNFIELD. MA 01940

SUMNER NEIL J ETAL TRUSTEES
SUMNER FAMILY REV TRUST
12 BOLTON ST
READING. MA 01867

BOISVERT MARCEL P ETAL TRS
THE 161 ASH STREET REALTY TRUS
161 ASH STREET
READING. MA 01867

HIRST JONATHAN D
HIRST HOLLY A TE
183 WASHINGTON ST
READING. MA 01867

SVENSSON ROBERT
LOMBARDO PORTIA TE
176 WASHINGTON ST UNIT 2
READING. MA 01867

BOSTON OIL CHANGE LLC
8 TWO MILE RD
FARMINGTON. CT 06032

JOHNSON BRUCE D ETAL
GREGORY D JOHNSON ETAL
166 WASHINGTON ST
READING. MA 01867

THE RESTAURANT UNITS CORP
C/O RYAN
PO BOX 460189
HOUSTON. TX 77056

DAO PHUONG N
NGUYEN HAI T
8 BOLTON ST
READING. MA 01867

OHARA SEAN
OHARA ELIZABETH COURTNEY
171 WASHINGTON ST
READING. MA 01867

TOWER KEITH M
SUSAN M AHERN
175 WASHINGTON ST
READING. MA 01867

DEPOT APARTMENTS LLC
PO BOX 503
READING. MA 01867

PAN READING LLC
PO BOX 724
WINCHESTER. MA 01890

TOWN OF READING
PARK
16 LOWELL ST
READING. MA 01867

FAULKNER BURTON F JR
C/O MCDONALDS CORP 20-0015
10 JEAN AVE #2
CHELMSFORD. MA 01824

PELEDGE JUSTIN PATRICK
PELEDGE KRISTIN MARY TE
16 BOLTON ST
READING. MA 01867

TRAINO JENNIFER
400 MAIN ST
READING . MA 01867

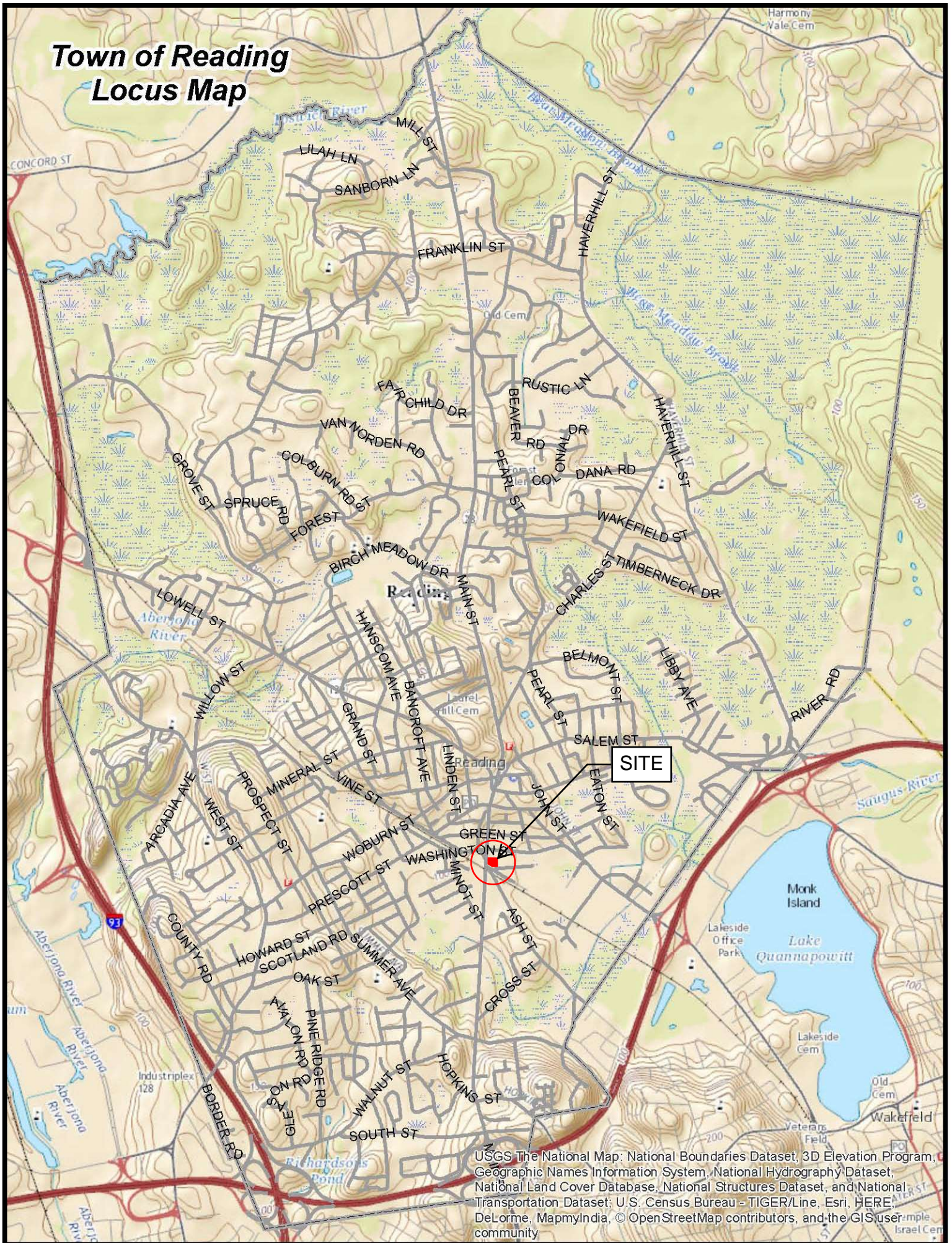
VAIL THOMAS R
4 BOLTON ST
READING . MA 01867

VOZZELLA MARIO
VOZZELLA ADRIANA M TE
179 WASHINGTON ST
READING. MA 01867

WASH DEPOT 1, INC
C/O WASH DEPOT HOLDINGS
2400 EAST COMMERCIAL BLVD SUITE 901
FORT LAUDERDALE. FL 33308

APPENDIX A – LOCUS MAP

Town of Reading Locus Map



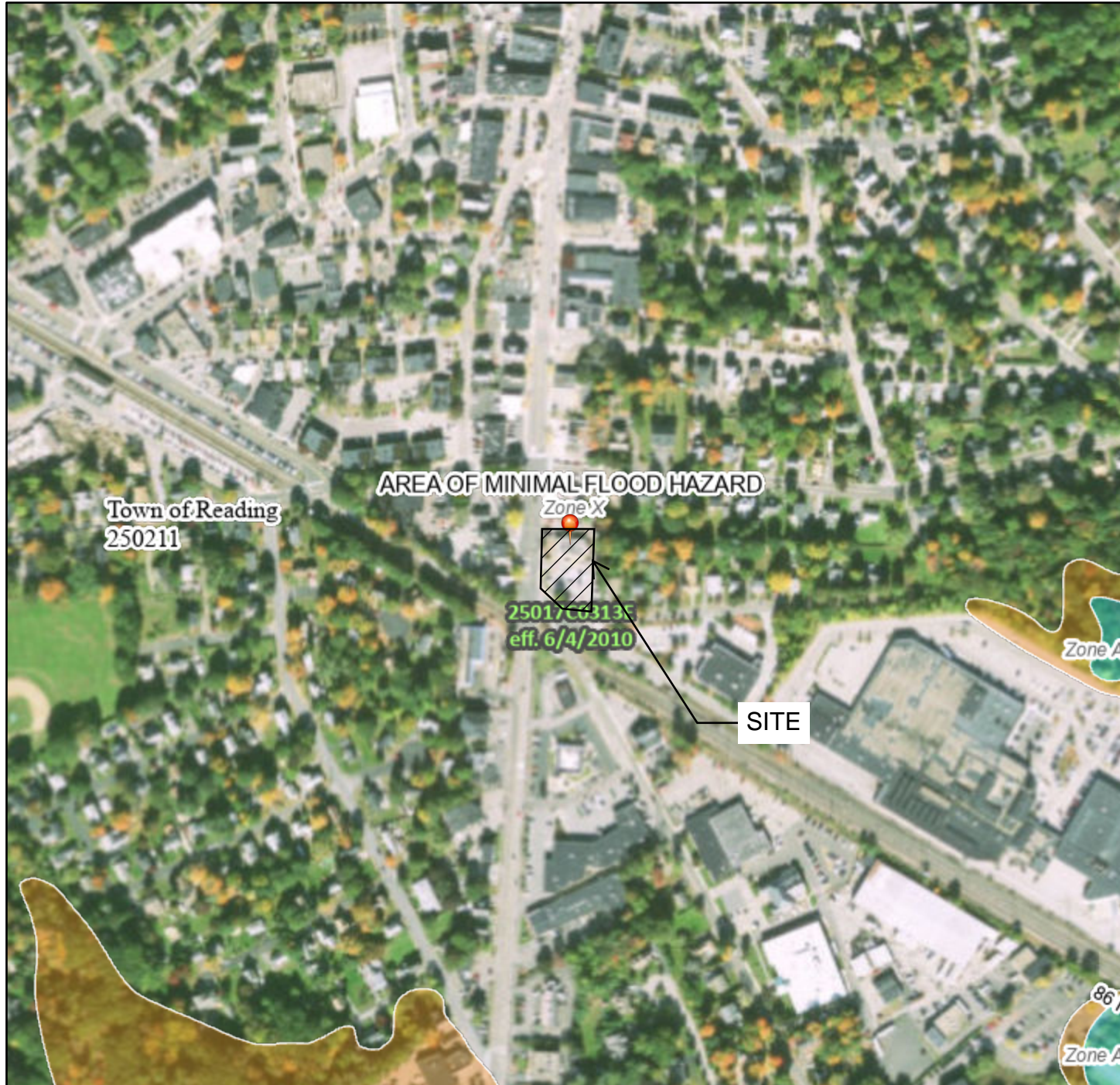
USGS The National Map: National Boundaries Dataset, 3D Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

APPENDIX B – FEMA FLOOD INSURANCE RATE MAP

National Flood Hazard Layer FIRMMette



71°6'29"W 42°31'27"N



Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
MAP PANELS		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 **3/28/2023 at 10:19 AM** 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.

APPENDIX C – RESOURCE AREA PHOTO

