



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& READING WETLAND PROTECTION BYLAWS SECTION 7.1

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>451 Pearl Street</u>	<u>Reading</u>	<u>01867</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>42.54757</u>	<u>71.10312</u>	
d. Latitude	e. Longitude	
<u>46</u>	<u>15</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Frank</u>	<u>Fodera</u>	
a. First Name	b. Last Name	
c. Organization		
<u>451 Pearl Street</u>		
d. Street Address		
<u>Reading</u>	<u>MA</u>	<u>01867</u>
e. City/Town	f. State	g. Zip Code
<u>(781) 706-0477</u>	<u>Fodera@EastCoastDevelopments.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></u>	<u></u>	
a. First Name	b. Last Name	
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

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

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

<u>\$500.00</u>	<u>\$237.50</u>	<u>\$262.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Demolish of an existing single-family house and to construct a new single-family home and new driveway.

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:

Southern Middlesex

a. County

51352

c. Book

b. Certificate # (if registered land)

539

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced

- f. Riverfront Area
1. Name of Waterway (if available) - **specify coastal or inland**
2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
 - 100 ft. - New agricultural projects only
 - 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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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. <input type="checkbox"/> 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 BWV	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. 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

- 9/12/23
 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*

1. 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

2. 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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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 [BWW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

- 3. Identify the method for BWV and other resource area boundary delineations (MassDEP BWV 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.

a. Plan Title	
b. Prepared By	c. Signed and Stamped by
d. Final Revision Date	e. Scale
f. Additional Plan or Document Title	g. Date

- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form
- 9. Attach Stormwater Report, if needed.

E. Fees

- 1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1458	9/12/23
2. Municipal Check Number	3. Check date
Paid online Electronically	9/12/23
4. State Check Number	5. Check date
East Coast Developments Inc	
6. Payor name on check: First Name	7. Payor name on check: Last Name



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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.

<i>Frank Fodera</i>	dotloop verified 09/12/23 7:26 PM EDT VY0I-VECC-Z8MG-P6CO
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1. Signature of Applicant

09/12/2023

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



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

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A. Applicant Information

1. Location of Project:

451 Pearl Street Reading
 a. Street Address b. City/Town

 c. Check number d. Fee amount

2. Applicant Mailing Address:

Frank Fodera
 a. First Name b. Last Name

 c. Organization
 451 Pearl Street
 d. Mailing Address
 Reading MA 01867
 e. City/Town f. State g. Zip Code
 (781) 706-0477 Fodera@EastCoastDevelopments.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

_____ a. First Name b. Last Name

 c. Organization

 d. Mailing Address

 e. City/Town f. State g. Zip Code

 h. Phone Number i. Fax Number j. Email Address

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.

Giovanni Fodera

From: customerservice@nCourt.com
Sent: Tuesday, September 12, 2023 7:06 PM
To: Giovanni Fodera
Subject: Receipt from nCourt

YOUR RECEIPT >>

Paid To	
Name:	Massachusetts Department of Environmental Protection
Address 1:	One Winter St
City:	Boston
State:	Massachusetts
Zip:	02108

Payment On Behalf Of			
First Name:	GIOVANNI	Last Name:	FODERA
Address 1:	28 HARBOR STREET		
City:	DANVERS	State/Territory:	MA
Phone:	(781) 706-0477	Zip:	01923

Description	ID	Service Fee	Amount
DEP Tracking ID: 1608121 - WPA Form 3 - NOI (Fee Transmittal)	eDEP Online Filling System	\$5.58	\$237.50

Receipt Date: 9/12/2023 7:06:03 PM EDT
Invoice Number: 07060e15-a826-4fdd-af98-4ab7f3c9c6e2

Total Amount Paid: **\$243.08**

Billing Information	Credit / Debit Card Information
First Name: Frank	Card Type: Visa
Last Name: FODERA	Card Number: *****3145
Address 1: PO Box 216	
City: North Reading	
State/Territory: MA	
Zip: 01864	
Email: gfodera@foderaengineering.com	

IMPORTANT INFORMATION >>

Please verify the information shown above. Your payment has been submitted to the location listed above.

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	\$600
C. Each new multi-family dwelling	\$600.00 plus \$125.00 per unit located in any Resource Area or Buffer Zone, plus all applicable fees listed in lines F through K	
D. Each subdivision roadway, or other roadway, or driveway (other than for a single-family dwelling), and all associated drainage structures, utilities, grading, curbing, landscaping, and other associated work exclusive of dwellings	\$1,000.00 plus \$600.00 per house, plus all applicable fees listed in lines F through K	
E. Each commercial, industrial, institutional or other non-residential project	\$1,000.00 , plus all applicable fees listed in lines F through K	
F. Boundary delineation for any Resource Area	\$1.25 per linear foot of Resource Area boundary, up to a maximum of \$125 for a single-family lot and \$1,250 for any other lot.	
G. Temporary and /or permanent alteration of land within the Buffer Zone	\$1.25 per square foot of Buffer Zone altered for any temporary or permanent alteration within 25 feet of a Resource Area or any permanent structure within 35 feet of a Resource Area	
H. Work in Floodplain	\$1.25 per square foot of Floodplain temporarily or permanently altered outside of any other Resource Area and Buffer Zone	
I. Work in Vernal Pool habitat	\$11.00 per square foot of Vernal Pool habitat temporarily or permanently altered.	
J. Work in Freshwater Wetland, Wet Meadow, Bog, Swamp, Marsh, Creek, River, Stream, Pond, Lake, Land Under Waterbody	\$11.00 per square foot of Resource Area temporarily or permanently altered	
K. Work in Bank	\$11.00 per linear foot of Bank temporarily or permanently altered	
	Total Fee Calculated	\$ _____ ● _____

INTRODUCTION

On behalf of applicant Frank Fodera, Fodera Engineering has prepared this Notice of Intent for 451 Pearl Street in Reading, MA for a single-family redevelopment of the subject property. The applicant is seeking an Order of Conditions under the Massachusetts Wetlands Protection Act (WPA) 310 CMR 10.00, and the Town of Reading Wetlands Protection ByLaws (bylaws).

EXISTING CONDITIONS

451 Pearl Street is located on the easterly side of Pearl Street and identified as Parcel ID: 46-15 with the Town of Reading. The property is 20,002 square-feet (sq-ft) in lot size, and 120 feet (ft) in frontage. The area is a residential street abutting residences to the north, east, and south.

There is an existing single-family home on site with a driveway to the north, patio in the rear, and shed in the rear yard. The total impervious area is 3,935 sq-ft. The remainder of the lawn is a well-maintained lawn and a few isolated trees.

Topography of the site slopes to the southeast. There is a gradual pitch and drops about ten (10) feet over approximately 200 horizontal feet. According to the Natural Resources Conservation Service soil survey map, site soils are determined to be Windsor Loamy Sand and naturally well-drain soils.

RESOURCE AREAS

The construction area is located within the 100' buffer zone to Bordering Vegetated Wetlands (BVW). The BVW is associated to the top bank of an intermittent stream. The intermittent stream is located on the southerly side of the property and runs almost parallel to the southerly property line. Delineation of the stream performed by a certified wetland scientist with Williams and Sparages on August 10, 2021. The intermittent stream flows from an upstream wetland and easterly to a drainage easement.

PROPOSED PROJECT

The project will consist of razing the existing dwelling, driveway, patio, and shed to construct a new single-family home with a new driveway, deck, and shed. Utilities will be stubbed for re-use for the new structure. The new structure will be in approximately the same location as the existing house but will have a larger footprint. The total proposed impervious area is 3,700 sq-ft and is reduced from existing conditions. Although impervious area is reduced in the proposed conditions, stormwater control measures will be in place to mitigate stormwater runoff and promote groundwater recharge. A three (3) chamber SC-740 StormTech chamber system is proposed in the rear yard and will capture all roof runoff.

All proposed structures are outside the thirty-five (35) foot no-build zone. The house will be no closer than 36' from the BVW. Two (2) trees on site will be removed. These trees are both fully matured pine

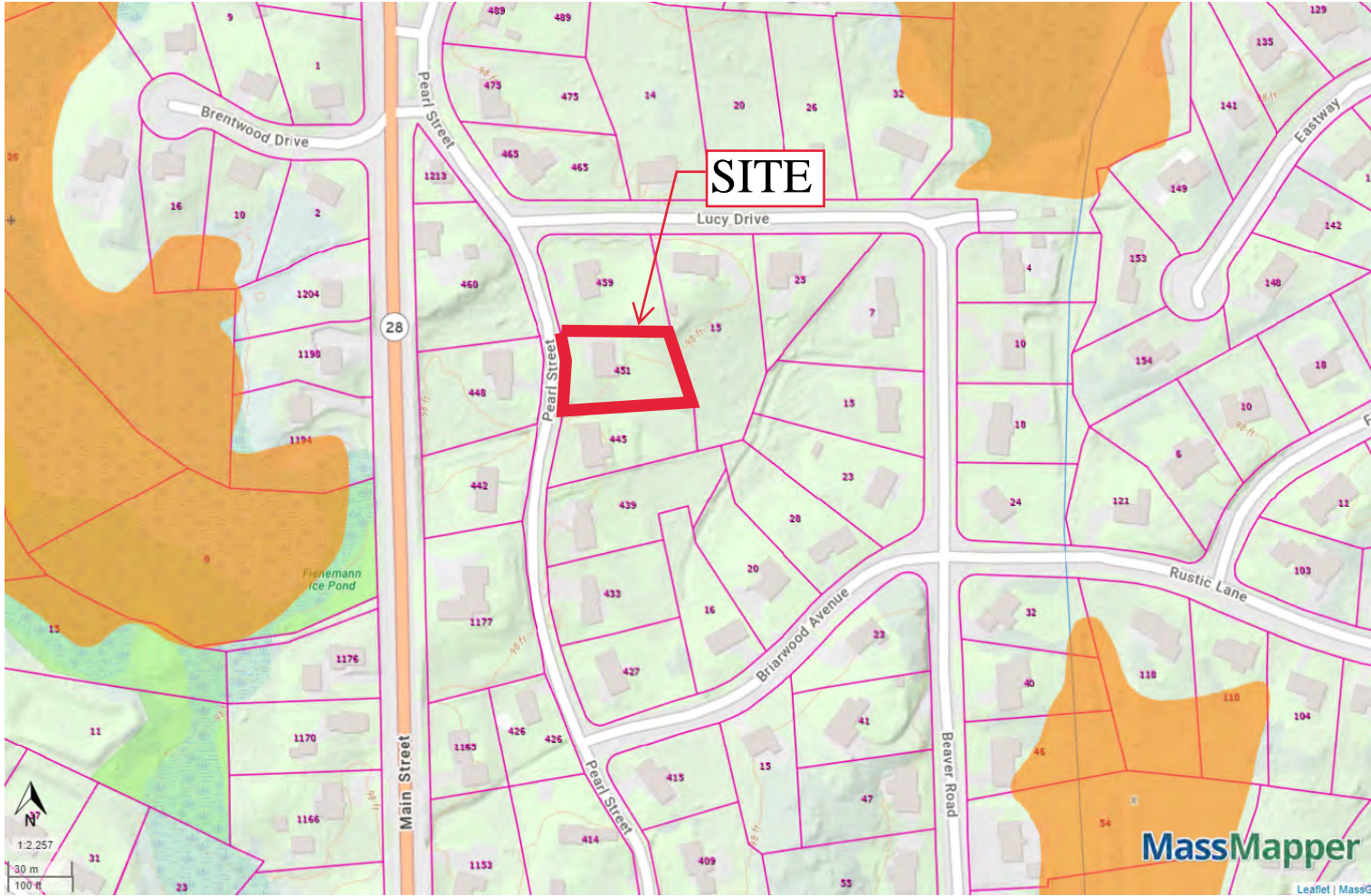
trees that are about 24” – 30” in diameter at breast height (DBH). The trees are both outside the 25’ zone of natural vegetation (ZNV), and are 26’ and 30’ away. Removal of these trees are due to the proximity from the proposed house. Keeping them in place will be detrimental to the roots and overall health of the trees, in addition to posing a risk to the new structure.

Tree replanting will be completed at a 2:1 ratio of two (2) new trees for every one (1) removed. A total of four (4) new red maple trees: two (2) Red Sunset #20, and two (2) October Glory #20 trees will be planted. The new tree’s caliper is 1.75” – 2”. These trees are readily and locally available from Northeast Nursery. The new plantings will be within the along the southerly property line and within the 25’ ZNV.

The project is an improvement to existing conditions. Impervious area is reduced in the proposed conditions and a stormwater infiltration system is being installed to capture roof runoff. This promotes groundwater recharge and reduces peaks rates of runoff. Four (4) new trees will be planted within the 25’ ZNV and will promote a naturally vegetated buffer from the intermittent stream.

Please refer to the site plans prepared by Fodera Engineering, named “Proposed Single-Family House” and dated September 12, 2023.

451 Pearl St



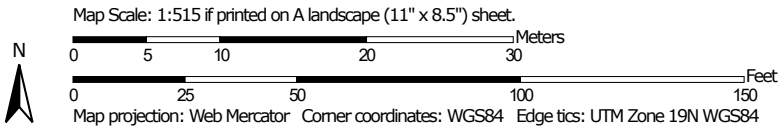
- FEMA National Flood Hazard Layer
- Areas of Critical Environmental Concern
- ACECs
-
- Zone IIs
-
- USGS Rivers and Streams 25k
 - Stream
 - INTERMITTENT STREAM
 - SHORELINE
 - INTERMITTENT SHORELINE
 - MANMADE SHORELINE
 - DITCH/CANAL
 - AQUEDUCT
 - DAM
 - CHANNEL IN WATER
- NHESP Priority Habitats of Rare Species
 -
 -
- NHESP Certified Vernal Pools
 - *
- Property Tax Parcels



Hydrologic Soil Group—Middlesex County, Massachusetts




Soil Map may not be valid at this scale.




MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points





 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

Warning: Soil Map may not be valid at this scale.

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

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

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

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

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

Soil Survey Area: Middlesex County, Massachusetts
 Survey Area Data: Version 22, Sep 9, 2022

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

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
255B	Windsor loamy sand, 3 to 8 percent slopes	A	1.1	84.1%
655	Udorthents, wet substratum		0.2	15.9%
Totals for Area of Interest			1.4	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Northeast Nursery, Inc.

Supplying Fine Plant Material & Landscaping Supplies
8 Dearborn Rd, Peabody MA 01960
(978) 535-6551 - Fax: (978) 854-4514

Northeast Nursery
Dearborn - Store 001

QUOTATION

Sales Rep. Copy

Remittance Address

Commercial Distribution Center:

8 Dearborn RD., Peabody, MA 01960-3804

Tel: (978) 535-6551 - Fax: (978) 854-4442



TDW
16:44

Sold To

EAST COAST DEVELOPMENTS INC
153 MAIN ST UNIT 290
NORTH READING, MA 01864

781-706-0477

Ship To

EAST COAST DEVELOPMENTS INC
153 MAIN ST UNIT 290
NORTH READING, MA 01864

CUSTOMER NUMBER 93441		DELIVERY DATE 09/12/2023		TERMS C.O.D.		INTERNAL			
SHIPPING INSTRUCTIONS			SALES PERSON 23		CUSTOMER PURCHASE ORDER NUMBER		DATE 09/12/2023	SOURCE 124	ORDER NUMBER 3889
ITEM NO.	QTY.	DESCRIPTION	LIST PRICE	NET PRICE	U/M	EXTENSION			
100500	2	Acer-Oct.Glory Red #20	319.99	260.00		520.00			
100536	2	Acer-Red Sunset Red #20	329.99	275.00		550.00			
Total number of units is 4									
Prices are valid for 30 days.									
SUBTOTAL: 1,070.00		Received By:			SALES TAX: 66.88 MA		FREIGHT:		TOTAL: 1,136.88

Visit our website at www.northeastnursery.com

Date: _____

Signature: _____

YOUR SIGNATURE INDICATES YOUR WILLINGNESS TO PAY 1.5% SERVICE CHARGE ON ANY INVOICE NOT PAID WITHIN THE TERM AS WELL AS COLLECTION FEES IF DEEMED NECESSARY. THIS MERCHANDISE HAS BEEN CAREFULLY COUNTED, CHECKED AND PACKED. NO CLAIMS ON SHORTAGE, BREAKAGE OR ERRORS WILL BE CONSIDERED UNLESS ATTENTION IS CALLED TO DRIVER AT TIME OF DELIVERY.



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TDW
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BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 451 Pearl Street City/Town: Reading Sampling Date: 8/10/2021

Applicant/Owner: Frank Fodera 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.:

The flagged area was performed by Williams & Sparages on August 10, 2021. Associated flags represent the top bank of an intermittent stream. Much of this form is not applicable to the subject BVW.

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"/> Hydrological records	<input type="checkbox"/> Direct observation of inundation
<input type="checkbox"/> Evidence of aquatic fauna	<input type="checkbox"/> Free water in a soil test hole	<input type="checkbox"/> Drainage patterns
<input type="checkbox"/> Iron deposits	<input type="checkbox"/> Saturated soil	<input type="checkbox"/> Drift lines
<input type="checkbox"/> Algal mats or crusts	<input type="checkbox"/> Water marks	<input type="checkbox"/> Scoured areas
<input type="checkbox"/> Oxidized rhizospheres/pore linings	<input type="checkbox"/> Moss trim lines	<input type="checkbox"/> Sediment deposits
<input type="checkbox"/> Thin muck surfaces	<input type="checkbox"/> Presence of reduced iron	<input type="checkbox"/> Surface soil cracks
<input type="checkbox"/> Plants with air-filled tissue (aerenchyma)	<input type="checkbox"/> Woody plants with adventitious roots	<input type="checkbox"/> Sparsely vegetated concave surface
<input type="checkbox"/> Plants with polymorphic leaves	<input type="checkbox"/> Trees with shallow root systems	<input type="checkbox"/> Microtopographic relief
<input type="checkbox"/> Plants with floating leaves	<input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
<input type="checkbox"/> Hydrogen sulfide odor		

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			

<u>Rapid Test:</u> Do all dominant species have an indicator status of OBL or FACW?			Yes <input type="checkbox"/> No <input type="checkbox"/>
<u>Dominance Test:</u>	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"/>
<u>Prevalence Index:</u>		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"/>
<u>Wetland vegetation criterion met?</u>			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 %

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST

SUBJECT PROPERTY:

ADDRESS: 451 Pearl Street

Assessors' Map Number: 46 Lot Number: 15

APPLICANT/AGENT:

Name: Giovanni Fodera (Agent)

Address: 28 Harbor Street

Telephone: (617) 877-3293 Email: gfodera@foderaengineering.com

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

Community Planning and Development Commission:

- Site Plan Review
- Special Permit
- Subdivision

Conservation Commission:

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

Zoning Board of Appeals:

- Appeal
- Special Permit
- Variance

- Health Department
- Historic District Commission
- Historical Commission
- Other: _____

Brief description of request: Certified abutters list for NOI submittal

Applicant/Agent Signature:  Digitally signed by Giovanni Fodera
Date: 9/7/2023
Date: 2023.09.07 10:28:03 -04'00'

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

Authorized Signature: _____ 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

9/11/2023
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



Patriot Properties

09/11/2023

10:45:11AM

Reading

Abutters List

Filter Used: DataProperty.AccountNumber in
(7891,7893,7817,7890,7816,7901,7894,7892,7813,7812,7887,7888,7898,7906,7897,7895,7814,7902,7811,7900,7905,7896,7889,7875,7838,7839)

**Reading
Abutters List**

Subject Parcel ID: 451 PEARL ST REPORT

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
045.0-0000-0043.0	1177 MAIN ST	WHITNEY JON C	DARLENE E WHITNEY	1177 MAIN ST	READING	MA	01867
045.0-0000-0044.0	460 PEARL ST	BORAWSKI MICHAEL J	BORAWSKI JEANNE M	460 PEARL STREET	READING	MA	01867
045.0-0000-0045.0	1213 MAIN ST	COOMBS MICHELLE	COONS JESSICA JTROS	1213 MAIN STREET	READING	MA	01867
045.0-0000-0046.0	475 PEARL ST	NAZARIAN MARK F	JERRY NAZARIAN	475 PEARL STREET	READING	MA	01867
045.0-0000-0048.0	448 PEARL ST	TURA DEBORAH S TRUSTEE	DEBORAH S TURA LIVING T	448 PEARL ST	READING	MA	01867
045.0-0000-0049.0	442 PEARL ST	GRANT ELOISA M ETAL TRUSTEE	ELOISA M GRANT TRUST	442 PEARL ST	READING	MA	01867
045.0-0000-0070.0	1198 MAIN ST	RUEDA ROMERO CARLOS TE	MATEO VAZQUEZ CRISTINA	1198 MAIN ST	READING	MA	01867
045.0-0000-0071.0	1204 MAIN ST	NESHAT DAVID	NESHAT MONICA M	1204 MAIN ST	READING	MA	01867
045.0-0000-0107.0	1194 MAIN ST	MITRA ARIJIT	MITRA MONALISA TE	1194 MAIN STREET	READING	MA	01867
046.0-0000-0012.0	433 PEARL ST	BENTLEY DONAVIN K	BENTLEY JENNIFER E	433 PEARL ST	READING	MA	01867
046.0-0000-0013.0	439 PEARL ST	PSICHOS BRETT J	RENE S PSICHOS	439 PEARL ST	READING	MA	01867
046.0-0000-0014.0	445 PEARL ST	RIVERS AMY	MICHAEL RIVERS	445 PEARL ST	READING	MA	01867
046.0-0000-0015.0	451 PEARL ST	451 PEARL STREET REALTY TRUS		451 PEARL ST	READING	MA	01867
046.0-0000-0016.0	459 PEARL ST	KEEFE NICOLE R	KEEFE GRANT C	459 PEARL ST	READING	MA	01867
046.0-0000-0017.0	465 PEARL ST	STRUKEL HENRY W JR	SUSAN N STRUKEL	465 PEARL ST	READING	MA	01867
046.0-0000-0018.0	23 BEAVER RD	HALL JOHN S ETAL TRUSTEES	HALL FAMILY REVOC TRUS	23 BEAVER ROAD	READING	MA	01867
046.0-0000-0019.0	28 BRIARWOOD AVE	RICCI LOUIS A TRUSTEE	28 BRIARWOOD REALTY TR	28 BRIARWOOD AVE	READING	MA	01867
046.0-0000-0020.0	20 BRIARWOOD AVE	MATHIEU TIMOTHY A ETAL TRUST	THE MATHIEU REVOCABLE	20 BRIARWOOD AVE	READING	MA	01867
046.0-0000-0021.0	16 BRIARWOOD AVE	GANDOLFI JOSEPHINE M ETAL		16 BRIARWOOD AVE	READING	MA	01867
046.0-0000-0022.0	15 LUCY DR	BERMAN RUSSELL M	SUSAN G OWRUTSKY	15 LUCY DR	READING	MA	01867
046.0-0000-0023.0	25 LUCY DR	COLOMBA LORENZO ETAL TRUST	25 LUCY DRIVE REALTY TRI	25 LUCY DR	READING	MA	01867
046.0-0000-0025.0	26 LUCY DR	PRYPUTNIEWICZ DARIUSZ R ETAL	PRYPUTNIEWICZ FAMILY TF	26 LUCY DR	READING	MA	01867
046.0-0000-0026.0	20 LUCY DR	KENDALL DIANNE		20 LUCY DR	READING	MA	01867
046.0-0000-0027.0	14 LUCY DR	MORGAN WILLIAM DAVID		14 LUCY DR	READING	MA	01867
046.0-0000-0030.0	15 BEAVER RD	SHAH CHANDU TRUSTEE	SHAH ESHANI TRUSTEE	15 BEAVER ROAD	READING	MA	01867
046.0-0000-0031.0	7 BEAVER RD	LYDECKER PETER L	LYDECKER LINDA S	7 BEAVER ROAD	READING	MA	01867

Parcel Count: 26

End of Report