

NOTICE OF INTENT

Proposed Single-Family House 0 Annette Lane (Map 38, Lot 139) Reading, Massachusetts



SUBMITTED TO:

Town of Reading
Conservation Commission
16 Lowell Street
Reading, Massachusetts 01867

PREPARED FOR:

Peter Seibold
437 Summer Street
Reading, Massachusetts 01867

PREPARED BY:

Lucas Environmental, LLC
500A Washington Street
Quincy, Massachusetts 02169

IN ASSOCIATION WITH:

Vineyard Engineering & Environmental Services, Inc.
17 Salem Street
Medford, Massachusetts 02155

REPORT DATE: November 28, 2023





November 28, 2023

Town of Reading
Conservation Commission
16 Lowell Street
Reading, MA 01867

Re: Notice of Intent
0 Annette Lane (Map 38, Lot 139)
Reading, MA, 01867

Members of the Reading Conservation Commission:

On behalf of the Applicant and Owner, Peter Seibold, and in association with Vineyard Engineering & Environmental Services, Inc., Lucas Environmental, LLC (LE) is pleased to submit this Notice of Intent (NOI) to the Reading Conservation Commission for the proposed construction of a single-family dwelling with driveway and associated grading, and the installation of an elevated boardwalk between Annette Lane and Apple Gate Lane, on property located at 0 Annette Lane (Map 38, Lot 139) in Reading, Massachusetts. The entire property is located within the 100-Foot Buffer Zone to Bordering Vegetated Wetlands. This NOI is submitted in accordance with the Massachusetts Wetlands Protection Act (WPA; M.G.L. Ch. 131, Section 40) and implementing regulations (310 CMR 10.00 et seq.), and the Town of Reading Wetlands Protection Bylaw (Section 7.1) and Wetlands Protection Regulations.

1.0 EXISTING CONDITIONS

The subject property is located at 0 Annette Lane (Map 38, Lot 139) in Reading, Massachusetts (See Figure 1 – USGS Map, the “Study Area”) and includes approximately 1.26± acres of land. The property is currently the subject of a Definitive Subdivision Plan that will subdivide a portion of the lot (1.0-acres) for the single-family dwelling and the remaining portion of the lot (0.26-acres) for the establishment of Annette Lane Extension.

The property is currently undeveloped, and includes forested uplands and wetlands. The area of the Annette Lane Extension currently consists primarily of herbaceous and shrub vegetation within a sewer easement, with wooded upland near the junctions with Annette Lane and Apple Gate Lane. An existing 50-foot wide sewer easement, containing sewer and water lines, is present within the entire area of the Annette Lane Extension parcel.

Bordering Vegetated Wetlands (BVW) are present on the northern and southern portions of the Study Area, and the entire property is located within the 100-Foot Buffer Zone. The boundaries of the BVW were approved through an Order of Resource Area Delineation (ORAD) issued by the Town of Reading Conservation Commission on December 11, 2019 under MassDEP File #270-0726. Due to the Massachusetts COVID-19 Tolling Extensions, the ORAD is valid through March 17, 2024.

According to the June 4, 2010, FEMA FIRM for the Town of Reading, Massachusetts, Map Number 25017C0311E, the Study Area is not located in a FEMA Zone A or AE (100-year flood). A Zone X 0.2% Annual Chance Flood Zone (i.e., 500-year flood), with average depth less than one foot or with drainage areas of less than one square mile, is mapped at the northern and southern ends of the Study Area. Therefore, Bordering Land Subject to Flooding (BLSF) is not present on the site.

A review of the current MassGIS data layer for the Massachusetts Natural Heritage Atlas (effective August 1, 2021) under the Natural Heritage & Endangered Species Program (NHESP) indicates that the property is not located within Estimated Habitat of Rare Wildlife or Priority Habitat of Rare Species (See Figure 2 – NHESP/FEMA Map). No Certified or Potential Vernal Pools under the jurisdiction of the Wetlands Protection Act Regulations (310 CMR 10.00 et seq.) or the Massachusetts Endangered Species Act (321 CMR 10.00 et seq.) are mapped by NHESP in the Study Area.

The Study Area is not located within an Area of Critical Environmental Concern (ACEC), Outstanding Resource Water (ORW), MassDEP Watershed Protection Area, or MassDEP Wellhead Protection Zone. Based on review of the Town of Reading GIS mapping, the Study Area is located within the Aquifer Protection District; however, Finding #8 of the ORAD states that the site is not located in the Aquifer Protection District.

2.0 WETLAND RESOURCE AREAS

A Professional Wetland Scientist (PWS) from Lucas Environmental, LE conducted site investigations at 0 Annette Lane in Reading, Massachusetts on October 11, and October 24, 2023, to inspect the existing site conditions. The inspection was performed relative to the Massachusetts Wetlands Protection Act (M.G.L. Ch. 131, § 40) and regulations (310 CMR 10.00 *et seq.*) and the Town of Reading Wetlands Protection Bylaw (Section 7.1) and Wetlands Protection Regulations.

The following data sources were examined prior to the site investigation:

- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps;
- United States Geological Survey Topographic Quadrangle;
- USGS National Map and National Hydrography Dataset;
- MassGIS MassDEP Wetland and Hydrography Datalayers;
- National Wetland Inventory (NWI) Maps;
- MassGIS Natural Heritage Atlas Datalayers; and
- United States Department of Agriculture, Natural Resources Conservation Service (USDA-NRCS) Soil Survey.

The site inspection identified the following wetland resource areas at the Study Area.

- Inland Bank (coincident with the BVW along a drainage ditch)
- BVW (boundary confirmed through the ORAD)

2.1 Resource Area Descriptions

Inland Bank – 310 CMR 10.54

Section 310 CMR 10.54 of the WPA defines Bank as *the portion of the land surface which normally abuts and confines a water body. It occurs between a water body and a vegetated bordering wetland and adjacent flood plain, or, in the absence of these, it occurs between a water body and an upland. The upper boundary of a Bank is the first observable break in the slope or the mean annual flood level, whichever is lower. The lower boundary of a Bank is the mean annual low flow level.*

The Bank of a drainage ditch (intermittent stream) is coincident with several BVW flags in the northwest portion of the Study Area. No work is proposed within this resource area.

Bordering Vegetated Wetlands – 310 CMR 10.55

Section 310 CMR 10.55 of the WPA defines BVW as *freshwater wetlands which border on creeks, rivers, streams, ponds and lakes. The types of freshwater wetlands are wet meadows, marshes, swamps and bogs. Bordering Vegetated Wetlands are areas where the soils are saturated and/or inundated such that they support a predominance of wetland indicator plants. The boundary of Bordering Vegetated Wetlands is the line within which 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated conditions exist. Wetland indicator plants are also those classified in the indicator categories of Facultative, Facultative+, Facultative Wetland-, Facultative Wetland, Facultative Wetland+, or Obligate Wetland in the National List of Plant Species That Occur in Wetlands: Massachusetts (Fish & Wildlife Service, U.S. Department of the Interior, 1988) or plants exhibiting physiological or morphological adaptations to life in saturated or inundated conditions.*

Under Section 12 of the Reading Wetlands Regulations, wetlands are defined as *lands where the water table is usually at or near the surface, or where the land is covered by shallow water. This shall include swamps, wet meadows, bogs and marshes, creeks, streams, ponds, rivers, and lakes and bordering vegetated wetlands. Wetlands must have a preponderance of hydrophytic vegetation or have the following attributes: 1 The substrate in the uppermost foot is predominantly undrained hydric soil; and 2 The substrate is saturated with water or covered by shallow water at some time during the growing season of each year.*

BVW are present on the northern and southern portions of the Study Area. No work is proposed within the northern BVW area. An elevated boardwalk, requested by the Town of Reading, is proposed completely within the sewer easement to provide pedestrian access between Annette Lane and Apple Gate Lane and will cross over the southern BVW. Vegetation within the sewer easement BVW area consists primarily of herbaceous plants including cinnamon fern (*Osmunda cinnamomea*), sensitive fern (*Onoclea sensibilis*), royal fern (*Osmunda regalis*), and New York Fern (*Thelypteris noveboracensis*), with scattered shrubs and trees including sweet pepperbush (*Clethra alnifolia*) and red maple (*Acer rubrum*). Vegetation within the sewer easement is noticeably less dense than in the adjacent wetlands indicating that the easement has been previously disturbed and/or is actively maintained.

3.0 PROPOSED WORK

The proposed work includes clearing of trees and other vegetation, site grading, construction of a single-family dwelling with driveway, stormwater infiltration chambers, sewer, water, and underground electric tie-ins to existing services at Annette Lane, construction of a snow storage and pretreatment area at the end of Annette Lane, and construction of an elevated boardwalk (footbridge) over a BVW located within the existing sewer easement. Stormwater runoff from impervious areas on the lot will be infiltrated on-site, with runoff from the roof and paved areas directed to subsurface infiltration chambers.

The boardwalk has been requested by the Town Planner as a public benefit to the neighborhood to connect Annette Lane and Applegate Lane to foot traffic, which has historically utilized the wetland for crossing. The Applicant has divided the lot in order to donate the area to the south which will include the proposed boardwalk and existing 30-foot wide sewer easement. If approved, the Town will be responsible for maintenance of the boardwalk once the land is deeded to the Town.

Impacts to the BVW from the proposed walkway will be negligible since the walkway will be elevated approximately one foot above the existing ground surface allowing unobstructed flow of any water and the area is primarily devoid of vegetation under current existing conditions. Soil disturbance associated with the boardwalk will be minimized using helical piers, and all construction will be done by hand. It appears that only one tree, a white pine (*Pinus strobus*), greater than six-inches diameter at breast height (dbh) will be cut for the boardwalk, with the stump to remain in place.

3.1 Regulatory Compliance

The proposed project meets the WPA and Bylaw performance standards for work within Buffer Zones associated with the construction of the single-family house, and for the work associated with elevated boardwalk within the BVW.

Under the WPA, the project qualifies as a Limited Project as defined at 10.53(3)(j) for “*The construction and maintenance of catwalks, footbridges, wharves, docks, piers, boathouses, boat shelters, duck blinds, skeet and trap shooting decks and observation decks; provided, however, that such structures are constructed on pilings or posts so as to permit the reasonably unobstructed flowage of water and adequate light to maintain vegetation.*” The proposed 92.4-foot long and four-foot wide boardwalk/footbridge (370 square feet) is designed to be constructed on helical pilings and will be elevated one foot off the ground through the wetland. The boardwalk is proposed as 142 feet long from Annette Lane to Applegate Lane.

Other than the proposed boardwalk, relatively minor work is proposed within locally regulated 25-Foot Zone of Natural Vegetation (ZNV) and includes a portion of the tie-in for the proposed sewer service to the house and the proposed pretreatment area for the snow storage area located at the end of Annette Lane. The sewer service and pretreatment area will impact approximately 844 square feet of the ZNV.

3.2 Freshwater Wetlands Performance Standards

The Performance Standards for Freshwater Wetlands under the Bylaw Regulations Section 3.C. are listed below in italics, followed by a description of how each standard is met.

- 1. Because of the history, geography, geology and hydrology of Reading some wetlands may not qualify for state protection under 310 CMR 10.55 due to being isolated or disconnected from water bodies. These will be protected under the local By-Law provided that: (1.) they are 500 or more square feet in area, and (2.) they meet all of the other criteria of 310 CMR 10.55 with the exception of connection to water bodies.*

Does not apply. The wetlands at the site are BVW protected under both the WPA and Bylaw.

- 2. It is the Commission's policy that there shall be no net loss of fresh water wetlands, including marshes, wet meadows, bogs, and swamps.*

No loss of wetlands is proposed. The impact to the BVW will be negligible as the footbridge will be constructed on helical piers and will be elevated approximately one foot above existing graded through an area generally lacking in vegetation.

- 3. Any proposed work that may alter a fresh water wetland shall not destroy or otherwise impair any portion of the area. However, the Commission may issue an Order of Conditions permitting work that results in the alteration of less than 5000 square feet of fresh water wetland, provided the following requirements are met:*

The proposed elevated footbridge through the BVW is within a previously altered existing sewer easement and will not destroy or impair existing functions of the wetland.

- a. There is no reasonable alternative to a proposed crossing, utility easement, or roadway drainage structure;*

The proposed footbridge is located at the narrowest section of the wetland in the area between Annette Lane and Apple Gate Lane and has been requested by the Town.

- b. All design mitigations, including the utilization of structures such as headwalls, have been utilized to minimize the alteration of wetlands;*

Wetland alteration will be minimized through the use of helical piers and the elevation of the footbridge.

- c. A revegetation plan addressing issues of interspersion and diversity of vegetation has been submitted, describing the construction and the amount of recreated fresh water wetland necessary to compensate for that portion that is proposed to be destroyed;*

No portion of the BVW is proposed to be destroyed (other than the very minor square footage of the helical piers). Any disturbed soils will be seeded with a wetland seed mix after completion of construction.

- d. The replacement fresh water wetland area must adequately replicate the wetland functions to be lost, and shall be at a 2:1 ratio to the area lost. The replacement freshwater wetland shall have an unrestricted hydraulic connection to the same fresh water wetland, waterbody, or waterway associated with the lost area;*

No wetland functions are proposed to be lost and no wetland replacement area is proposed.

- e. The replacement area shall be located in the same general area of the fresh water wetland, water body, or reach of the waterway as the lost area;*

Does not apply. No wetland replacement area is proposed.

- f. All surface vegetation and contours of the replacement area shall be substantially restored within two growing seasons; and*

No changes in grade are proposed within the BVW. Any disturbed soils will be seeded with a wetland seed mix and the area will be monitored for two growing seasons.

- g. Excavation and soil preparation: Timing of any preparation of any replacement area shall be specified in the Order of Conditions.*

Does not apply. No wetland replacement area is proposed.

4. *Supporting biological data for fresh water wetland delineation shall be considered valid for a period of three years from the date of the issuance of an Order of Conditions or a Determination of Applicability.*

The boundaries of the BVW were approved through an ORAD issued by the Town of Reading Conservation Commission on December 11, 2019, under MassDEP File #270-0726. Due to the Massachusetts COVID-19 Tolling Extensions, the ORAD is valid through March 17, 2024.

3.3 Zone of Natural Vegetation Performance Standards

Performance Standards for the ZNV under the Bylaw Regulations Section 3.D. are listed below in italics, followed by a description of how each standard is met.

1. *Bordering any wetland, the Commission may require a Zone of Natural Vegetation (ZNV) of sufficient width and vegetative community type to assure that silt, soil, fertilizer in solution, organic chemicals, herbicides, organic manures, oils or petroleum products which may be carried by surface run-off shall not reach that wetland, but instead will be trapped by the natural mulch, soil and roots; and that light levels and temperature shall be moderated; and that dispersal of seeds of exotic or otherwise disruptive plant species, such as phragmites reed and purple loosestrife (*Lythrum salicaria*) shall be avoided; and that other alterations shall be avoided or mitigated within the wetland.*

For this NOI, a ZNV of 25 feet was presumed to be sufficient.

2. *Under most conditions, a zone width of a minimum of twenty-five feet would be considered sufficient to accomplish this purpose. A wider ZNV may be required, depending on specific site conditions, such as grades, soil permeability or other impact potential.*

A ZNV of 25 feet was presumed to be sufficient.

2. *Excavations for proposed structures extend beyond the finished limits of the structures. The extent of excavation varies depending on: the nature of the structure; the soil; depth of excavation; type*

of equipment used; construction techniques; slope; incidence of precipitation; groundwater flow; soil saturation and freeze/thaw cycles; existing vegetative cover; or other ground cover. An area of curtilage is developed around structures as a result of access for finish work, maintenance, foot traffic, and machine travel such as lawnmowers; and to provide a clear area for security; and to prevent moisture damage and physical damage from shading and plant structures such as tree limbs.

A limit of work is identified on the Definitive Subdivision Plans.

4. *To protect the integrity of the Zone of Natural Vegetation, including the associated root system and canopy, no new foundations, including footings, frost walls or other inground structures, shall be permitted within ten feet of the ZNV. Depending on special site conditions, a greater distance may be required. Associated structures, including but not limited to the following: cantilevered structures, bay windows, eaves, and,*

No new foundations are proposed within ten feet of the ZNV (35 feet from the BVW). The only inground items located within 35 feet of the BVW are the underground utility tie-ins for the sewer line and electrical lines.

5. *Notwithstanding the standards of the preceding paragraph, the Commission may grant a reduced setback distance of structures from the ZNV as a consideration of specific site conditions, such as limited vegetative cover or an existing developed condition, and provided that a permanent physical delineation, such as a solid hedge or an appropriate permanent fence or wall, of sufficient height, shall be provided and shall be maintained between the structure and the ZNV.*

Due to site constraints, it is not possible to locate the proposed snow storage pretreatment area outside of the ZNV. This area will be seeded to reestablish native vegetative cover.

6. *Permanent markers shall be installed and maintained in convenient locations along the limits of the ZNV, such as at any corners or along a radius, no more than fifty feet apart. Markers may be stone or concrete bounds, metal pipes or rods, trees, shrubs or other structures as approved.*

Marker locations have been identified on the plans for the ZNV.

3.4 Alternatives Analysis

Because the site lies entirely within the 100-Foot Buffer Zone, there are no alternatives other than a no-build alternative that would avoid impacts to the Buffer Zone. The proposed alternative places the dwelling, driveway, and infiltration chambers outside the Bylaw 25-Foot Zone of Natural Vegetation and 35-Foot No-Structure setback. The proposed location for the elevated boardwalk utilizes the existing sewer easement and crosses the previously disturbed BVW at the narrowest point within the easement. Although the proposed snow storage pretreatment area is located within the 25-Foot Zone of Natural Vegetation, there is no other practicable location for this other than at the end of Annette Lane.

4.0 PROPOSED MITIGATION

Any area of soil disturbed within the BVW during installation will be seeded with a wetland seed mix (See Table 4-1). Any trees or shrubs that require cutting for the boardwalk will be replaced 1:1 by planting in close proximity to the cut plant using the same or similar native species. Location of the trees to be replanted will be determined in the field and located outside the existing sewer easement. Soils disturbed within the upland during installation of the boardwalk and snow storage and pretreatment area will be seeded with a conservation/wildlife seed mix (See Table 4-2).

All trees greater to or equal to six inches dbh that are cut within the locally regulated 25-Foot Zone of Natural Vegetation will be addressed in accordance with the Reading Tree Replacement Policy planting schedule. A total of 32 such trees are proposed to be cut and replaced. The Applicant respectfully requests to contribute to the Voluntary Shade Tree Fund in lieu of replacement plantings due to the existing site constraints and the donation of the sewer easement and boardwalk to the Town. Based upon review of the plans, it appears that one white pine tree will be removed from the wetland for the installation of the boardwalk. The Applicant proposes to replace this tree with two red maple trees outside the existing sewer easement.

**TABLE 4-1
NEW ENGLAND WETMIX WETLAND SEED MIX***

Species	Scientific Name	Indicator Status
Fox Sedge	<i>Carex vulpinoidea</i>	OBL
Blunt Broom Sedge	<i>Carex scoparia</i>	FACW
Lurid Sedge	<i>Carex lurida</i>	OBL
Hop Sedge	<i>Carex lupulina</i>	OBL
Fowl Bluegrass	<i>Poa palustris</i>	FACW
Beggar Ticks	<i>Bidens frondosa</i>	FACW
Green Bulrush	<i>Scirpus atrovirens</i>	OBL
Swamp Milkweed	<i>Asclepias incarnata</i>	OBL
Fringed Sedge	<i>Carex crinita</i>	OBL
New York Ironweed	<i>Vernonia noveboracensis</i>	FACW+
Soft Rush	<i>Juncus effusus</i>	FACW+
Starved/Calico Aster	<i>Aster lateriflorus</i> (<i>Symphotrichum lateriflorum</i>)	FACW
Blue Flag	<i>Iris versicolor</i>	OBL
American Mannagrass	<i>Glyceria grandis</i>	OBL
Square Stemmed Monkey Flower	<i>Mimulus ringens</i>	OBL
Spotted Joe Pye Weed	<i>Eupatorium maculatum</i>	OBL

*Apply at 18 lbs/acre :2500 sq ft/lb

**TABLE 4-2
NEW ENGLAND CONSERVATION/WILDLIFE SEED MIX***

Species	Scientific Name	Indicator Status
Virginia Wild Rye	<i>Elymus virginicus</i>	FACW-
Little Bluestem	<i>Schizachyrium scoparium</i>	FACU
Big Bluestem	<i>Andropogon gerardii</i>	FAC
Red Fescue	<i>Festuca rubra</i>	FACU
Indian Grass	<i>Sorghastrum nutans</i>	UPL
Switch Grass	<i>Panicum virgatum</i>	FAC
Partridge Pea	<i>Chamaecrista fasciculata</i>	FACU
Showy Tick Trefoil	<i>Desmodium canadense</i>	FAC
Butterfly Milkweed	<i>Asclepias tuberosa</i>	NI
Beggar Ticks	<i>Bidens frondosa</i>	FACW
Purple Joe Pye Weed	<i>Eupatorium purpureum</i> (<i>Eutrochium maculatum</i>)	FAC
Black Eyed Susan	<i>Rudbeckia hirta</i>	FACU-
Heath (or Hairy) Aster	<i>Aster pilosus</i> (<i>Symphotrichum pilosum</i>)	UPL
Early Goldenrod	<i>Solidago juncea</i>	---

*Apply at 25 lbs/acre :1700 sq ft/lb

Stormwater management includes management of runoff from proposed impervious surfaces, which will be collected via gravel trench drains and roof downspouts and directed to underground infiltration chambers in order to minimize stormwater runoff from the site and provide stormwater infiltration.

Erosion control/sediment barriers are proposed consisting of a silt fence with straw wattles to be located along the limit of work, except for the work associated with installing the helical piers and boardwalk as there will be minimal soil disturbance associated with this work. In addition, a crushed stone construction entrance is proposed to minimize transport of sediment onto public roads. Locations and details of the erosion controls are provided on the Site Plans.

5.0 SUMMARY

It is LE's opinion, based on our professional education, training, and familiarity with the project site, that the proposed work will not have any adverse effect on any interests identified in the Wetlands Protection Act or Reading Wetlands Protection Bylaw. The proposed design achieves the goals of the Applicant, while being sensitive to adjacent regulated resource areas.



500A Washington Street, Quincy, MA 02169

Accordingly, the Applicant respectfully requests that the Conservation Commission consider a finding that the proposed design is adequately protective of the interests identified in the Wetlands Protection Act and Reading Wetlands Protection Bylaw and issue an Order of Conditions approving the project as described in this Notice of Intent and as shown on the attached Site Plans.

Please find included with the NOI application package the WPA Form 3, project narrative, figures, photographic documentation, abutter notification, filing fees, and Site Plans. We respectfully request that you place this matter on your agenda for the December 13, 2023, Public Hearing.

If you have any questions, please do not hesitate to contact me at 617.405.4118 or jho@lucasenviro.com. Thank you for your consideration in this matter.

Sincerely,
LUCAS ENVIRONMENTAL, LLC

Joseph H. Orzel, PWS
Project Manager/Wetland Scientist

Enclosures:

1. WPA Form 3
2. Figure 1 – USGS Map
3. Figure 2 – NHESP/FEMA Map
4. Photographic Documentation
5. Abutter Information
6. NOI Wetland Fee Transmittal Form
7. Reading Fee Calculation Form
8. Filing Fees/Copy of Checks
9. Site Plans

cc: Peter Seibold – Applicant/Owner (electronic copy)
Vineyard Engineering & Environmental Services, Inc. (electronic copy)
MassDEP – NERO



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):

0 Annette Lane
a. Street Address

Reading
b. City/Town

01867
c. Zip Code

Latitude and Longitude:

42.541828°
d. Latitude

-71.119118°
e. Longitude

38
f. Assessors Map/Plat Number

139
g. Parcel /Lot Number

2. Applicant:

Peter
a. First Name

Seibold
b. Last Name

c. Organization

437 Summer Street
d. Street Address

Reading
e. City/Town

MA
f. State

01867
g. Zip Code

978.375.7326
h. Phone Number

i. Fax Number

peter@seiboldfenceinc.com
j. Email Address

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

Same as Applicant
a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Joseph
a. First Name

Orzel
b. Last Name

Lucas Environmental, LLC
c. Company

500A Washington Street
d. Street Address

Quincy
e. City/Town

MA
f. State

02169
g. Zip Code

617.405.4118
h. Phone Number

617.405.4465
i. Fax Number

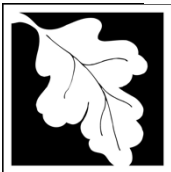
jho@lucasenviro.com
j. Email address

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

\$500.00
a. Total Fee Paid

\$237.50
b. State Fee Paid

\$262.50
c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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

A. General Information (continued)

6. General Project Description:

The proposed project includes construction of a single-family dwelling with driveway and associated grading within the 100-Foot Buffer Zone of Bordering Vegetated Wetlands (BVW), and the installation of an elevated boardwalk between Annette Lane and Apple Gate Lane that will cross a BVW. The boardwalk will be constructed on helical piers and will have minimal wetland impact.

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)
- 10.53(3)(j). The construction and maintenance of catwalks, footbridges, wharves, docks, piers, boathouses, boat shelters, duck blinds, skeet and trap shooting decks and observation decks; provided, however, that such structures are constructed on pilings or posts so as to permit the reasonably unobstructed flowage of water and adequate light to maintain vegetation.

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)
30698	582
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

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

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 checked="" type="checkbox"/> Bordering Vegetated Wetland	370 1. square feet	365.5 (in place) + 2 Trees 2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

<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 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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



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	_____

C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

August 1, 2021 _____
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

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
- 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.



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

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.

Definitive Subdivision Plans (8 Sheets)

a. Plan Title

Vineyard Engineering & Enviro. Services
Inc. & Somerville Engineering

James J. Abely, PLC & Carlton M. Quinn, PE

c. Signed and Stamped by

August 14, 15 & 27, 2023

Varies

d. Final Revision Date

e. Scale

Seibold Walkway Plan, prepared by Phoenix Architects

October 13, 2023

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:

820

2. Municipal Check Number

November 26, 2023

3. Check date

819

4. State Check Number

November 26, 2023

5. Check date

Seibold Fence Contracting Inc.

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).

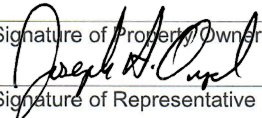
I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.


1. Signature of Applicant

11/20/2023
2. Date

3. Signature of Property Owner (if different)

4. Date


5. Signature of Representative (if any)

11/27/2023
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.

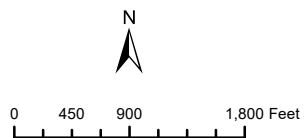
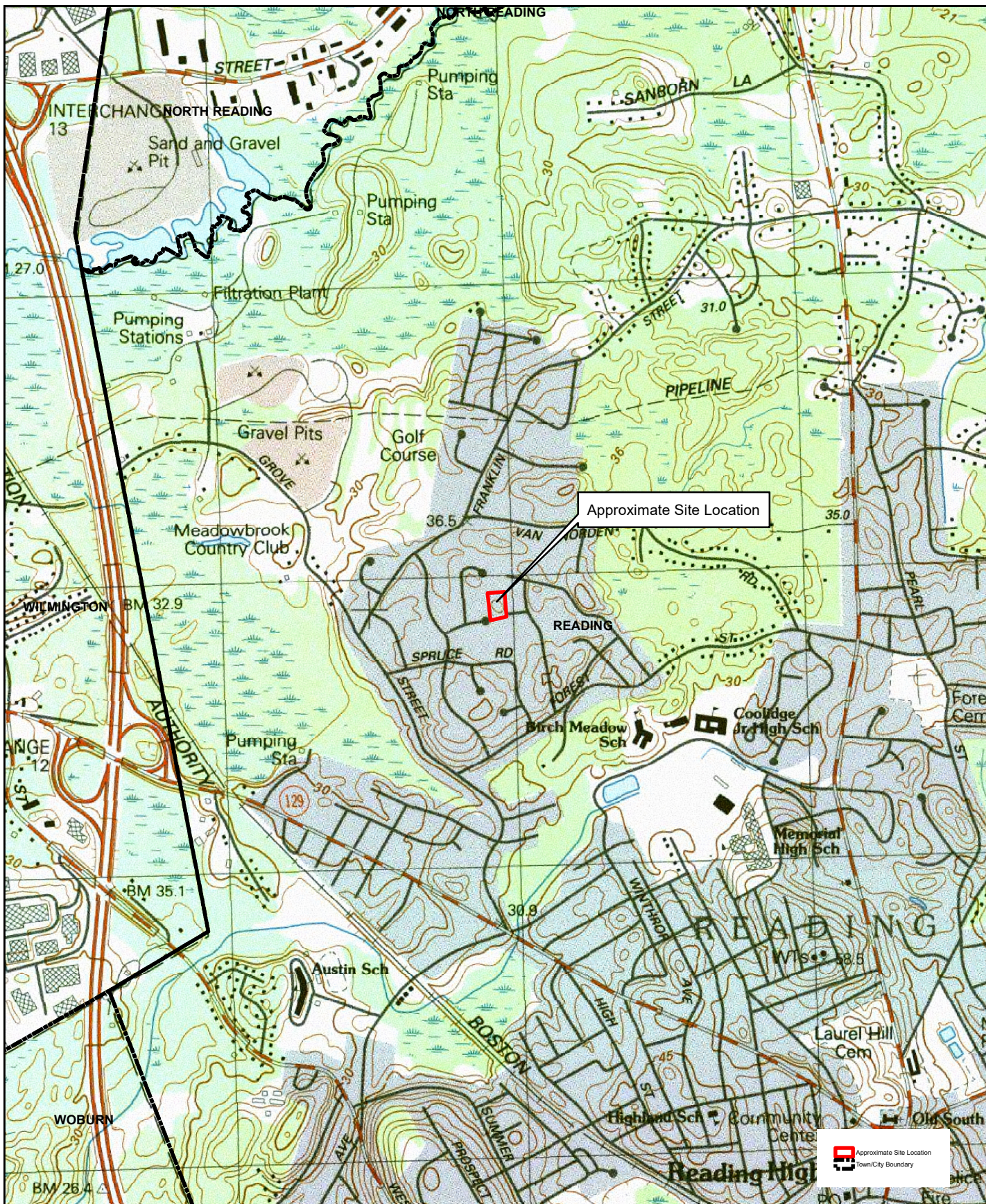
For MassDEP:

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.

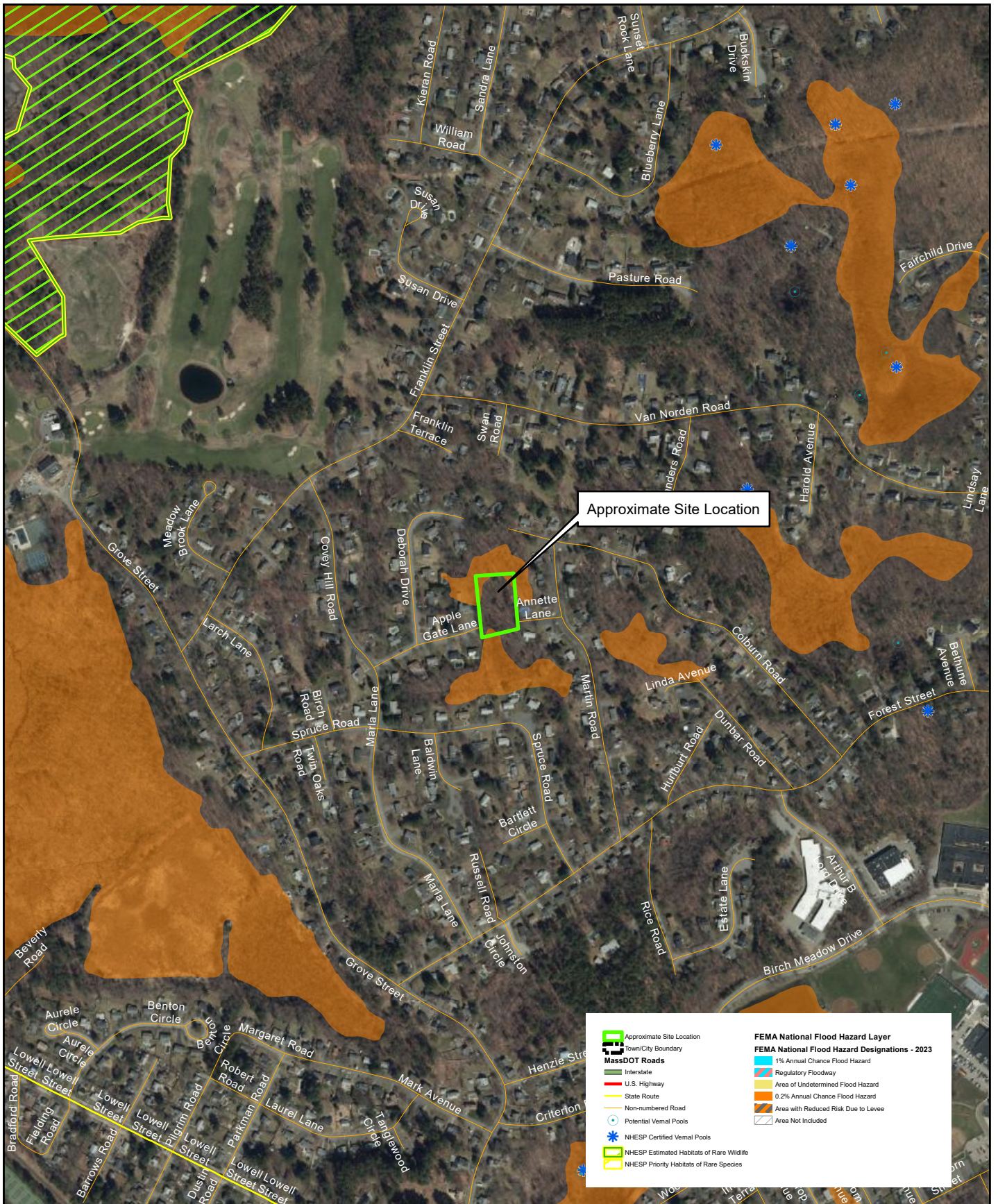
The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



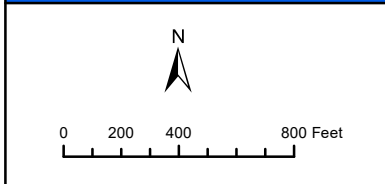
USGS Map
 Notice of Intent
 0 Annette Lane (Map 38, Lot 139)
 Reading, Massachusetts

FIGURE 1





Source: Office of Geographic and Environmental Information (MassGIS), Commonwealth of Massachusetts Executive Office of Environmental Affairs; USGS Color Ortho Imagery - 15cm (2021)



NHESP/FEMA Map
Notice of Intent
0 Annette Lane (Map 38, Lot 139)
Reading, Massachusetts

FIGURE 2

LUCAS
 ENVIRONMENTAL, LLC

PHOTOGRAPHIC DOCUMENTATION

DATE: October 11, 2023



Photograph 1: General location of proposed driveway connection to Annette Lane Extension.



Photograph 2: General area of proposed driveway looking northwest toward proposed house location.

PHOTOGRAPHIC DOCUMENTATION

DATE: October 11, 2023



Photograph 3: General area of proposed driveway looking north.



Photograph 4: General area of proposed house.

PHOTOGRAPHIC DOCUMENTATION

DATE: October 11, and October 24, 2023



Photograph 5: View of sewer easement looking west from the end of Annette Lane.



Photograph 6: Centerline stake for boardwalk, looking west from near Annette Lane.

PHOTOGRAPHIC DOCUMENTATION

DATE: October 24, 2023



Photograph 7: Two white pine trees that would be cut for the proposed boardwalk. The further one is just within the wetland boundary, the closer is in upland.



Photograph 8: Centerline of proposed boardwalk looking west from within the BVW.

PHOTOGRAPHIC DOCUMENTATION

DATE: October 24, 2023



Photograph 9: Centerline of proposed boardwalk looking west from within the BVW, approaching Apple Gate Lane.



Photograph 10: Centerline of proposed boardwalk looking west near the terminus with Apple Gate Lane.



ABUTTER NOTIFICATION

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, Massachusetts General Laws Chapter 131, Section 40), and 310 CMR 10.05(4)(a) of the Wetlands Regulations, and the Town of Reading Wetlands Bylaw, you are hereby notified of the following.

- A. A Notice of Intent was filed with the Reading Conservation Commission on November 28, 2023 seeking permission to remove, fill, dredge, or alter an area subject to protection under M.G.L. c. 131 §40 and the Town of Reading Wetlands Bylaw. The following is a description of the proposed activity/activities:

Activities Proposed: The proposed project includes construction of a single-family dwelling with driveway and associated grading within the 100-Foot Buffer Zone of Bordering Vegetated Wetlands (BVW), and the installation of an elevated boardwalk between Annette Lane and Apple Gate Lane that will cross a BVW. The boardwalk will be constructed on helical piers and will have minimal wetland impact.

- B. The name of the applicant is Peter Seibold
- C. The Address of the Land where the activity is proposed is 0 Annette Lane, Reading, MA
Assessors Map 38, Lot 139
- D. Copies of the Notice of Intent may be examined at the office of the Reading Conservation Commission Conservation Commission, located at 16 Lowell Street, Reading
The regular business hours of the Commission are **8:00AM to 5:30PM Monday, Wednesday & Thursday, and 8:00AM to 7:00PM Tuesdays**
The Commission may be reached at 781.942.9016
- E. Copies of the Notice of Intent may be obtained from either (check one) the Applicant or the Applicant's representative by calling this telephone number 617.405.4140
Name of Representative: Christopher M. Lucas, Lucas Environmental, LLC
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.

NOTE: Notice of the public hearing, including its date, time and place, will be published at least five (5) days in advance in the Daily Times Chronicle.

NOTE: To preserve your appeal rights you must submit comments/concerns in writing. 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.

NOTE: You also may contact the nearest Department of Environmental Protection (MassDEP) Regional Office for more information about this application or the Wetlands Protection Act. Northeast Region: 978.694.3200.



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

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

11/13/2023

4:38:57PM

Reading

Abutters List

Filter Used: DataProperty.AccountNumber in
(6972,7050,6974,6975,7049,6979,7027,7051,7033,7028,7032,7030,7052,7034,7029,7036,6973,7037,7048,7055,7031,7026,7045,7022,7054,7047,7023,7024,7035,7053,7046)

**Reading
Abutters List**

Subject Parcel ID: 0 ANNETTE LANE

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
038.0-0000-0057.0	64 SPRUCE RD	LIZOTTE JUSTIN	LIZOTTE AMY TE	64 SPRUCE RD	READING	MA	01867
038.0-0000-0058.0	72 SPRUCE RD	CORLEY WILLIAM J JR	KATHLEEN A CORLEY	72 SPRUCE RD	READING	MA	01867
038.0-0000-0059.0	78 SPRUCE RD	SOUSA LYNDA M		78 SPRUCE RD	READING	MA	01867
038.0-0000-0060.0	82 SPRUCE RD	REILLY TERRENCE J	JENNIFER M REILLY	82 SPRUCE RD	READING	MA	01867
038.0-0000-0064.0	46 MARTIN RD	MAROTTA RICHARD J	GAIL A MAROTTA	46 MARTIN RD	READING	MA	01867
038.0-0000-0107.0	84 MARTIN RD	MCPAHON VIRGINIA L LE	VLM REALTY TRUST	84 MARTIN RD	READING	MA	01867
038.0-0000-0108.0	117 COLBURN RD	BOUMENNA TAHANI	HAKIM SAHEB	117 COLBURN RD	READING	MA	01867
038.0-0000-0109.0	109 COLBURN RD	SHEILA ANN MOE		109 COLBURN RD	READING	MA	01867
038.0-0000-0111.0	79 MARTIN RD	SERRENTINO ROBIN M TRUSTEE	ROBIN M SERRENTINO TRU	79 MARTIN RD	READING	MA	01867
038.0-0000-0112.0	73 MARTIN RD	HECHT WILLIAM J SR ETAL TRS	THE HECHT FAMILY REALTY	73 MARTIN RD	READING	MA	01867
038.0-0000-0113.0	65 MARTIN RD	DASKALOV KIRIL ENEV	CHITAK SYUZAN BASRI	65 MARTIN RD	READING	MA	01867
038.0-0000-0114.0	55 MARTIN RD	JONES MATTHEW D	JONES ANDREA A	55 MARTIN RD	READING	MA	01867
038.0-0000-0115.0	54 MARTIN RD	GREELEY KATHLEEN M	MIRON JAIME E	54 MARTIN RD	READING	MA	01867
038.0-0000-0116.0	62 MARTIN RD	BUCKLEY WALTER E	BUCKLEY GINA M TE	62 MARTIN ROAD	READING	MA	01867
038.0-0000-0117.0	70 MARTIN RD	ASGEIRSSON KRISTJAN A	ASGEIRSSON CHERIE M	70 MARTIN RD	READING	MA	01867
038.0-0000-0118.0	78 MARTIN RD	FOX TIM	FOX EMILY G TE	78 MARTIN RD	READING	MA	01867
038.0-0000-0119.0	27 APPLE GATE LN	SCHNEIDER WILLIAM L ETALTRTE	SCHNEIDER CAMPAGNA RE	27 APPLE GATE LN	READING	MA	01867
038.0-0000-0120.0	21 APPLE GATE LN	HENIC BENJAMIN	HENIC SARAH B TE	21 APPLGATE LN	READING	MA	01867
038.0-0000-0121.0	15 APPLE GATE LN	SPINELLA ROBERT A TRUSTEE	SPINELLA ANTOINETTE F TF	15 APPLGATE LN	READING	MA	01867
038.0-0000-0122.0	7 APPLE GATE LN	LAPOINTE VERONICA	LAPOINTE JEAN PIERRE TE	7 APPLE GATE LN	READING	MA	01867
038.0-0000-0130.0	47 DEBORAH DR	MCDONAGH JOSEPH G ETAL TRU	THE MCDONAGH REALTY TI	47 DEBORAH DR	READING	MA	01867
038.0-0000-0131.0	35 DEBORAH DR	FOLEY PATRICK	FOLEY VERONICA	35 DEBORAH DRIVE	READING	MA	01867
038.0-0000-0132.0	25 DEBORAH DR	KILEY JOYCE N TRUSTEE	THE KILEY 2022 NOMINEE T	25 DEBORAH DRIVE	READING	MA	01867
038.0-0000-0133.0	17 DEBORAH DR	CALEBRESE CHRISTOPHER	GAO JIANING TE	17 DEBORAH DRIVE	READING	MA	01867
038.0-0000-0134.0	11 DEBORAH DR	BENINATI GUY J ETAL TRS	BENINATI HOLDING TRUST	11 DEBORAH DR	READING	MA	01867
038.0-0000-0135.0	3 DEBORAH DR	DEBORAH FEINN TRUSTEE		3 DEBORAH DR	READING	MA	01867
038.0-0000-0136.0	30 APPLE GATE LN	POULIN RACHEL	GARY CHOPOURIAN	30 APPLE GATE LN	READING	MA	01867
038.0-0000-0137.0	54 DEBORAH DR	MARFIONE PATRICIA M TSTEE ET.	MARIFONE FAMILY TRUST	54 DEBORAH DR	READING	MA	01867
038.0-0000-0138.0	COLBURN RD	TOWN OF READING		16 LOWELL STREET	READING	MA	01867
038.0-0000-0139.0	ANNETTE LN	SEIBOLD PETER		% FRANCESCO FINOCCHIAF	METHUEN	MA	01844
038.0-0000-0140.0	10 ANNETTE LN	JUDGE ROBERT L TRUSTEE	JUDGE MARYJANE TRUSTE	10 ANNETTE LANE	READING	MA	01867

Parcel Count: 31

End of Report

GIS Pro - Version: 4.7.2.0 User: smartin/C:\Patriot GIS Viewer\10-3-copy.mxd Database: AssessPro - Reading

File Map Search Tools Help

Contents Selection Information

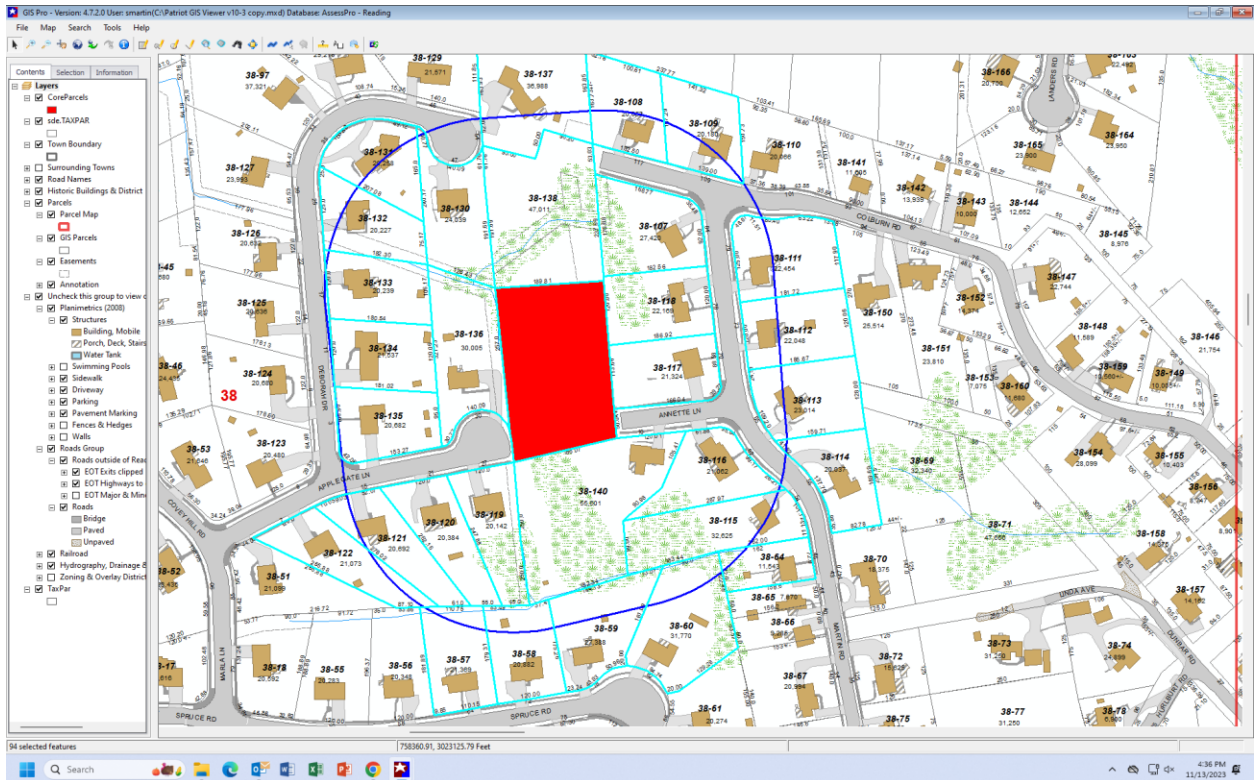
- Layers
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- Town Boundary
- Surrounding Towns
- Road Names
- Historic Buildings & District
- Parcel Map
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 - Roads outside of Road
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 - EOT Major & Min
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 - Bridge
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- Hydrography, Drainage &
- Zoning & Overlay District
- TaxPar

778906.30, 302269.25 Feet

1 selected features

Search

4:30 PM 11/13/2023





PROPERTY LOCATION

No	Alt No	Direction/Street/City	
		ANNETTE LN, READING	
OWNERSHIP			
Owner 1:		SEIBOLD PETER	
Owner 2:			
Owner 3:			
Street 1:		% FRANCESCO FINOCCHIARO	
Street 2:		166A MERRIMACK ST	
Twn/City:		METHUEN	
St/Prov:	MA	Cntry:	Own Occ:
Postal:	01844	Type:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
131	1.060			73,800	73,800
Total Card		1.060		73,800	73,800
Total Parcel		1.060		73,800	73,800
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A

Legal Description	
Entered Lot Size	
Total Land: 1.06	
Land Unit Type: AC	

User Acct	
1530000000450	
GIS Ref	
GIS Ref	
Insp Date	
02/18/15	

PREVIOUS OWNER

Owner 1:	PACY JAMES JR TR BAY -
Owner 2:	-
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	131	PTCH		0	1.06	66,600	66,600	66,600	patch	4/27/2023
2023	131	FV		0	1.06	66,600	66,600	66,600	Year end	1/9/2023
2022	131	FV		0	1.06	60,500	60,500	60,500	Year end	12/20/2021
2021	131	FV		0	1.06	58,100	58,100	58,100	Year End Roll	12/15/2020
2020	131	FV		0	1.06	55,300	55,300	55,300	Year End Roll	12/17/2019
2019	131	FV		0	1.06	52,700	52,700	52,700	YER	12/12/2018
2018	131	FV		0	1.06	49,700	49,700	49,700	YER	12/27/2017
2017	131	FV		0	1.06	46,900	46,900	46,900	Year End Roll	1/3/2017

Parcel ID 038.0-0000-0139.0

!7054!

PRINT

Date	Time
11/13/23	16:41:16

LAST REV

Date	Time
06/03/16	09:36:52

apro
7054

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
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:	

NARRATIVE DESCRIPTION

This Parcel contains 1.06 ACRES of land mainly classified as POTENTL

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PACY JAMES JR T	30698-0582		9/27/1999		40,000	No	No		

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
2/18/2015	ABATEMENT	VPS	VPS

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	S20	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D	READ	READ	100	Topo		
s				Street	P	PAVED
t				Gas:	M	MEDIUM

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
131	POTENTL		43560		SQ FEET	PRIMARY	1.0	0	11.	0.15	MG	1.22		WETLAN	-50	ACCESS	-75			73,072						73,100	NO FRONTAGE REQ MU
131	POTENTL		0.06		ACRES	EXCESS	1.0	0	10,000.	1.22	MG	1.22								732						700	

Sign: VERIFICATION OF VISIT NOT DATA

ASGEIRSSON KRISTJAN A
ASGEIRSSON CHERIE M
70 MARTIN RD
READING. MA 01867

GREELEY KATHLEEN M
MIRON JAIME E
54 MARTIN RD
READING. MA 01867

MCDONAGH JOSEPH G ETAL TRUSTE
THE MCDONAGH REALTY TRUST
47 DEBORAH DR
READING. MA 01867

BENINATI GUY J ETAL TRS
BENINATI HOLDING TRUST
11 DEBORAH DR
READING. MA 01867

HECHT WILLIAM J SR ETAL TRS
THE HECHT FAMILY REALTY TRUST
73 MARTIN RD
READING. MA 01867

MCPMAHON VIRGINIA L LE
VLM REALTY TRUST
84 MARTIN RD
READING. MA 01867

BOUMENNA TAHANI
HAKIM SAHEB
117 COLBURN RD
READING. MA 01867

HENIC BENJAMIN
HENIC SARAH B TE
21 APPLGATE LN
READING. MA 01867

POULIN RACHEL
GARY CHOPOURIAN
30 APPLE GATE LN
READING. MA 01867

BUCKLEY WALTER E
BUCKLEY GINA M TE
62 MARTIN ROAD
READING. MA 01867

JONES MATTHEW D
JONES ANDREA A
55 MARTIN RD
READING. MA 01867

REILLY TERENCE J
JENNIFER M REILLY
82 SPRUCE RD
READING. MA 01867

CALEBRESE CHRISTOPHER
GAO JIANING TE
17 DEBORAH DRIVE
READING. MA 01867

JUDGE ROBERT L TRUSTEE
JUDGE MARYJANE TRUSTEE
10 ANNETTE LANE
READING. MA 01867

SCHNEIDER WILLIAM L ETALTRTEES
SCHNEIDER CAMPAGNA REV TRUST
27 APPLE GATE LN
READING. MA 01867

CORLEY WILLIAM J JR
KATHLEEN A CORLEY
72 SPRUCE RD
READING. MA 01867

KILEY JOYCE N TRUSTEE
THE KILEY 2022 NOMINEE TRUST
25 DEBORAH DRIVE
READING. MA 01867

SEIBOLD PETER
% FRANCESCO FINOCCHIARO
166A MERRIMACK ST
METHUEN. MA 01844

DASKALOV KIRIL ENEV
CHITAK SYUZAN BASRI
65 MARTIN RD
READING. MA 01867

LAPOINTE VERONICA
LAPOINTE JEAN PIERRE TE
7 APPLE GATE LN
READING. MA 01867

SERRENTINO ROBIN M TRUSTEE
ROBIN M SERRENTINO TRUST
79 MARTIN RD
READING. MA 01867

DEBORAH FEINN TRUSTEE
3 DEBORAH DR
READING. MA 01867

LIZOTTE JUSTIN
LIZOTTE AMY TE
64 SPRUCE RD
READING. MA 01867

SHEILA ANN MOE
109 COLBURN RD
READING. MA 01867

FOLEY PATRICK
FOLEY VERONICA
35 DEBORAH DRIVE
READING. MA 01867

MARFIONE PATRICIA M TSTEE ETAL
MARIFONE FAMILY TRUST
54 DEBORAH DR
READING. MA 01867

SOUSA LYNDA M
78 SPRUCE RD
READING. MA 01867

FOX TIM
FOX EMILY G TE
78 MARTIN RD
READING. MA 01867

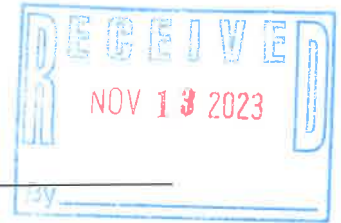
MAROTTA RICHARD J
GAIL A MAROTTA
46 MARTIN RD
READING. MA 01867

SPINELLA ROBERT A TRUSTEE
SPINELLA ANTOINETTE F TRUSTEE
15 APPLGATE LN
READING. MA 01867

TOWN OF READING
16 LOWELL STREET
READING, MA 01867

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY:

ADDRESS: 0 Annette Lane

Assessors' Map Number: 38 Lot Number: 139

APPLICANT/AGENT:

Name: Joseph Orzel, Lucas Environmental, LLC

Address: 500A Washington Street, Quincy, MA 02169

Telephone: 603.921.2438 Email: jho@lucasenviro.com

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:

Please email the Certified list to the above email address.

Applicant/Agent Signature: Joseph H. Orzel Date: 11.13.23

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

Authorized Signature: Date: 11/13/2023

Must be signed by the Public Services Department



CALCULATED FILING FEE STATEMENT

The proposed project is located at 0 Annette Lane (Map 38, Lot 139) in Reading, Massachusetts, and consists of construction of a single-family dwelling, driveway, associated grading, and the installation of an elevated boardwalk between Annette Lane and Apple Gate Lane. Proposed activities are included under Category 2(a) of the WPA Wetlands Filing Fee Calculation Worksheet and Categories B, G, and J of the Reading Wetlands Protection Bylaw Fee Calculation Form.

Wetlands Protection Act Fees:

Category 2(a): *Construction of each single family house (including single family houses in a subdivision), any part of which is in a buffer zone or resource area. Any activities associated with the construction of said house(s), including associated site preparation and construction of retention/detention basins, utilities, septic systems, roadways and driveways other than those roadways or driveways reviewable under 310 CMR 10.53(3)(e) (See Category 2f.), shall not be subject to additional fees if all said activities are reviewed under a single Notice of Intent.* The fee is \$500.00 under the WPA.

Category 2(a) = \$500.00

State Share of WPA Filing Fee: $(\$500.00/2) - \$12.50 = \$237.50$

Town Share of WPA Filing Fee: $(\$500.00/2) + \$12.50 = \$262.50$

Reading Filing Fee:

Category B. *Each new single-family dwelling, including associated driveway, utilities, grading, landscaping, and drainage structures. The fee is \$600.00 plus all applicable fees listed in lines F through K.* (Project Fee = \$600.00)

Category 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.* Project fee = \$1,055.00 = \$1.25 x 844 square feet of work within 25 feet of a Resource Area

Category 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.* Project fee = \$49.50 = \$11.00 x 4.5 square feet for the helical piers

Total Reading Bylaw Filing Fee = \$1,704.50 ($\$600.00 + \$1,055.00 = \$1,655.00 + \$49.50 = \$1,704.50$)

Check Payable to: Town of Reading for \$1,704.50 (Bylaw Fees)

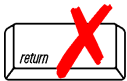
Check Payable to: Town of Reading for \$262.50 (WPA Fee)

Check Payable to: Commonwealth of Massachusetts for \$237.50 (WPA Fee)



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:

0 Annette Lane (Map 38, Lot 139)

a. Street Address

819

c. Check number

Reading

b. City/Town

\$237.50

d. Fee amount

2. Applicant Mailing Address:

Peter

a. First Name

Seibold

b. Last Name

c. Organization

437 Summer Street

d. Mailing Address

Reading

e. City/Town

617.405.4118

h. Phone Number

i. Fax Number

MA

f. State

01867

g. Zip Code

peter@seiboldfenceinc.com

j. Email Address

3. Property Owner (if different):

Same as Applicant

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

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 2(a) single-family house	1	\$500.00	\$500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$500.00
Step 6/Fee Payments:			
Total Project Fee:			\$500.00
State share of filing Fee:			\$237.50
City/Town share of filling Fee:			\$262.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee less \$12.50
			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	
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	\$1,704.50