

***NOTICE OF INTENT APPLICATION***  
***41 WINTER STREET***  
***READING, MASS.***

Project Summary:

The owner is seeking to demolish an existing single family house, remove existing degraded areas, demolish a shed, remove a paved driveway, and cut/cap existing utilities with the majority of the work within the 200 foot Riverfront Area and within the 100 foot bordering vegetated buffer. The owner is seeking to construct a new single family house, a paved driveway, new utilities, lawn area, and enhancement plantings to re-establish a 25 foot planted buffer to the bordering vegetated wetlands. The majority of new house is outside of the 200 foot Riverfront Area. There is no work proposed within the inner 100 foot riparian buffer (excluding the native plantings). The existing house was constructed in 1894 per Town records and the lot existed prior to the Riverfront Act being enacted. In order to comply with the Riverfront redevelopment performance standards the following has been provided;

- 1) The proposed work results in improvement over existing conditions. Existing degraded areas in the Riverfront Area have been reduced by 3,878 s.f.
- 2) All proposed work is within previously disturbed areas and no work is proposed closer to the river from the existing degraded areas onsite (No work is proposed within the 100 foot inner riparian buffer)
- 3) Stormwater mitigation is provided by REMOVAL of existing impervious surfaces instead of onsite drainage facilities. A reduction of 3,878 s.f. of impervious surfaces will occur in the Riverfront Area. A reduction of 4,167 s.f of impervious surfaces will take place within the 100 foot bordering vegetated buffer zone.
- 4) 2,900 s.f. of buffer zone plantings are proposed to re-establish a native planting area within the 25 foot wetland buffer zone. In addition, 4,660 s.f. of existing lawn area within the 100 foot inner riparian buffer zone will be set as a “no-cut” zone and allowed to grow back in a natural state.

This site affords the opportunity to plant enhancement trees and shrubs within the 25 foot buffer to the bordering vegetated wetland. The owner is proposing to plant 2,900 s.f of buffer area with a mix of plants, shrubs, and trees. These plantings meet the intent of the Riverfront performance standards. Additionally, the owner is proposing to allow 4,660 s.f. of lawn area that exists with the wetland area to be a “no cut” zone and allowed to grow back in a natural state.

Norse Environmental Services performed the wetland delineation for this project. A 12” diameter mulch soxx will be installed along the limit of work line to protect resource areas during construction. Silt sacs are proposed at 3 catchbasin locations in Winter Street. A proposed soil stockpile area is shown on the plan. A note is provided that the existing paved driveway will serve as the temporary construction entrance during demolition activities.

Attached are the following:

- 1) Completed WPA Form 3 – Notice of Intent
- 2) NOI Wetland Fee Transmittal Form
- 3) Local Bylaw Fee worksheet
- 4) Locus Map
- 5) Affidavit of Services
- 6) Assessor Field Card
- 7) Riverfront Alternatives Analysis
- 8) Plot Plan of Land – 41 Winter Street, Reading; scale 1”=20’, dated Oct. 11, 2023



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands

Provided by MassDEP:

MassDEP File Number
Document Transaction Number
Reading
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):

41 Winter Street	Reading	01867
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.529170	-71.092020
Tax Map 29	d. Latitude	e. Longitude
f. Assessors Map/Plat Number	Lot 3	
	g. Parcel /Lot Number	

2. Applicant:

John	Burns	
a. First Name	b. Last Name	
Winter Street Reading LLC		
c. Organization		
7 Grey Lane		
d. Street Address		
Lynnfield	MA	01940
e. City/Town	f. State	g. Zip Code
617-596-1946	john@johnburnslawoffice.com	
h. Phone Number	i. Fax Number	j. Email Address

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

_____	_____	
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):

John	Sullivan	
a. First Name	b. Last Name	
Sullivan Engineering Group, LLC		
c. Company		
PO Box 2004		
d. Street Address		
Woburn	MA	01888
e. City/Town	f. State	g. Zip Code
781-854-8644	jacksull53@comcast.net	
h. Phone Number	i. Fax Number	j. Email address

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

\$700.00	\$337.50	\$362.50
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:  
See Narrative on cover page

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1.  Yes  No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Middlesex South

a. County

81872

c. Book

b. Certificate # (if registered land)

454

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.

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____	2. square feet _____
	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____	
	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. <input checked="" type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b> _____	

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: 33,682  
 square feet

4. Proposed alteration of the Riverfront Area:

<u>5,770</u>	<u>0</u>	<u>5,770</u>
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.  Restoration/Enhancement  
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

_____	_____
a. square feet of BVW	b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

_____	_____
a. number of new stream crossings	b. number of replacement stream crossings



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**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](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

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

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

- b. Date of map \_\_\_\_\_

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

- c. Submit Supplemental Information for Endangered Species Review\*

- 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/ma-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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

- (c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to “Commonwealth of Massachusetts - NHESP” and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d)  Vegetation cover type map of site

- (e)  Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_

3.  Separate MESA review completed.  
Include copy of NHESP “no Take” determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a.  Not applicable – project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and  
the Cape & Islands:

North Shore - Hull to New Hampshire border:

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



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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

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- 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.



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**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.

Plot Plan of Land - 41 Winter Street Reading, MA

a. Plan Title

Sullivan Eng. Group, LLC

John D. Sullivan III, PE

b. Prepared By

10/11/2023

c. Signed and Stamped by

1"=20'

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:

241	10/20/2023
2. Municipal Check Number	3. Check date
240	10/20/2023
4. State Check Number	5. Check date
Law Office of John Burns	
6. Payor name on check: First Name	7. Payor name on check: Last Name



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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.

<p>1. Signature of Applicant </p>	<p>2. Date <u>10/20/2023</u></p>
<p>3. Signature of Property Owner (if different) </p>	<p>4. Date <u>11-15-23</u></p>
<p>5. Signature of Representative (if any)</p>	<p>6. Date</p>

**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.



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**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:

41 Winter Street	Reading
a. Street Address	b. City/Town
240	\$337.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

John	Burns	
a. First Name	b. Last Name	
Winter Street Reading, LLC		
c. Organization		
7 Grey Lane		
d. Mailing Address		
Lynnfield	MA	01940
e. City/Town	f. State	g. Zip Code
617-596-1946	john@johnburnslawoffice.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

**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.

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



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**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat. 2A- New SFH	1	\$500	\$500
Cat. 6- Delineation	1	\$200	\$200

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

**\$700.00**

Total Project Fee: \_\_\_\_\_  
 a. Total Fee from Step 5  
 337.50

State share of filing Fee: \_\_\_\_\_  
 b. 1/2 Total Fee **less** \$12.50  
 362.50

City/Town share of filing Fee: \_\_\_\_\_  
 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

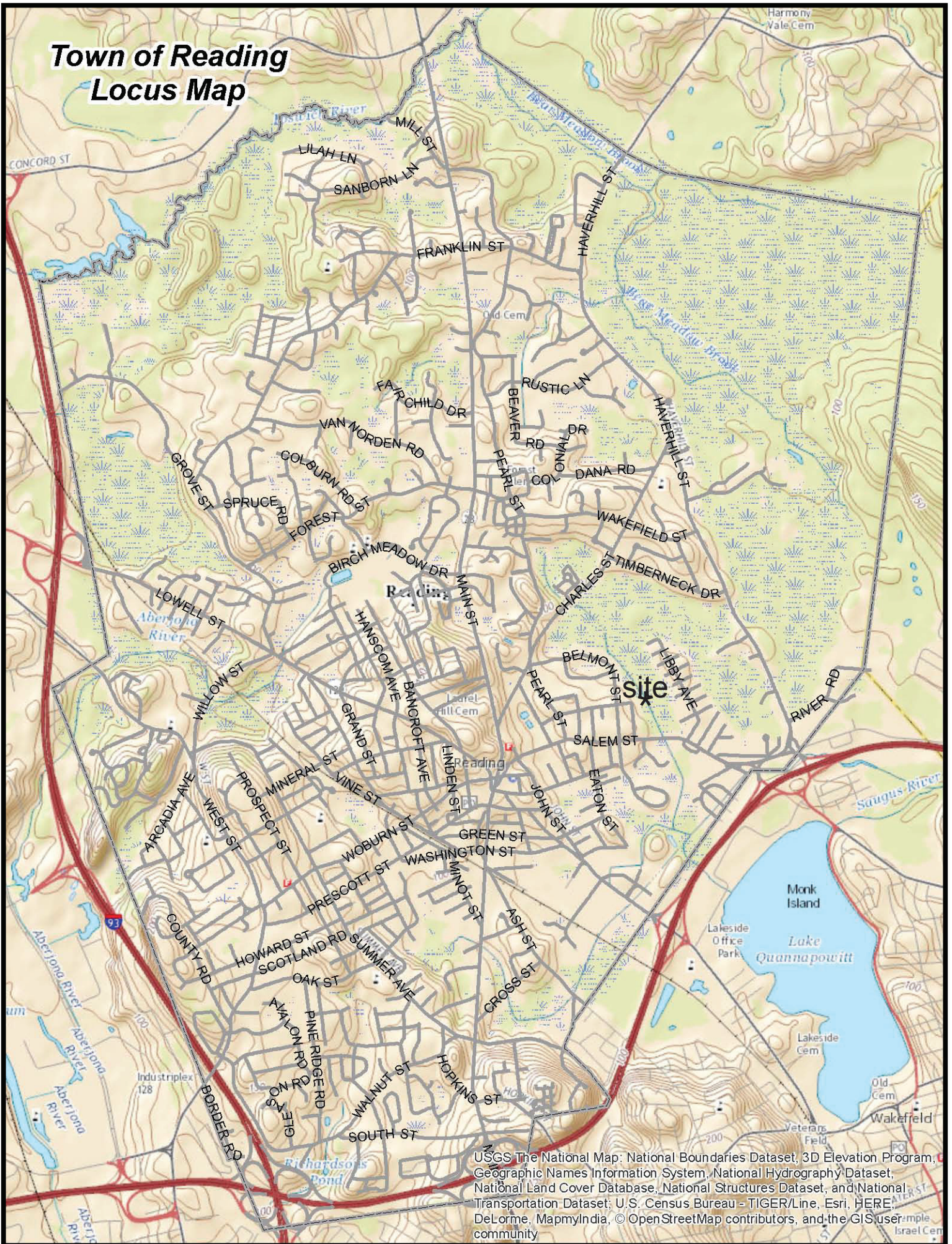
- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**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	\$600.00
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.	\$125
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	
	<b>Total Fee Calculated</b>	\$ <u>725-</u>

# Town of Reading Locus Map



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

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act, M.G.L., c.131, s.40 and Reading General Bylaws, Section 7.1

(To be submitted to the Conservation Commission when filing a Notice of Intent or Abbreviated Notice of Resource Area Delineation or Request for Determination of Applicability)

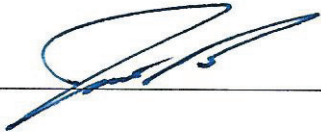
I, John Burns <sup>11/21/23</sup> (Name), hereby certify under the pains and penalties of perjury that on ~~Oct 25, 2023~~ (Date), I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws, c.131, s.40, and the **DEP Guide to Abutter Notification** dated April 8, 1994, and Reading General Bylaws, Section 7.1 in connection with the following matter:

(Check the applicable form.)

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

filed under M.G.L., c.131, s.40 and R.G.B., s.7.1 by Winter Street Reading LLC (Applicant) with the Town of Reading Conservation Commission on ~~Oct 25, 2023~~ <sup>11/21/23</sup> (Date) for property located at 41 Winter Street, Reading (Location).

The form of the notification and list of abutters to whom it was given and their addresses are attached to this Affidavit of Service.

  
Name

10-25-2023  
Date



Patriot Properties

# Readina

## Abutters List

08/15/2023

8:22:07AM

**Filter Used:** DataProperty.AccountNumber in  
(4685,4502,5711,5710,5900,5695,4689,4699,5713,4698,5712,5708,4500,5901,5709,5899,5696,4686,5902,4688,4695,5694,5903,4687,4690,4501,4684)

**Subject Parcel ID: 41 WINTER ST REPORT**

**Subject Property Location:**

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
022.0-0000-0298.0	33 BELMONT ST	LIU TINA YAN	CHAN CHUN HO	33 BELMONT ST	READING	MA	01867
022.0-0000-0299.0	29 BELMONT ST	MARIA ALBERT	JENNIE M MARIA	29 BELMONT ST	READING	MA	01867
022.0-0000-0300.0	25 BELMONT ST	AQUINO DAURO M		25 BELMONT ST	READING	MA	01867
023.0-0000-0076.0	22 WINTER ST	BOUCHER CAROLINE E	JEFFREY D BOUCHER	22 WINTER ST	READING	MA	01867
023.0-0000-0077.0	24 WINTER ST	HUNT ROBERT V	MARY BETH HUNT	24 WINTER STREET	READING	MA	01867
023.0-0000-0078.0	28 WINTER ST	SWEENEY-WHITE ANN E		28 WINTER ST	READING	MA	01867
023.0-0000-0079.0	34 WINTER ST	HEMEON LISA C		34 WINTER ST	READING	MA	01867
023.0-0000-0080.0	25 WINTER ST	NGUYEN TIMMY	ZAWACKI KAITLIN TE	25 WINTER ST	READING	MA	01867
023.0-0000-0081.0	21 WINTER ST	STEIR KATHERINE CLAIRE TRSTE	KATHERINE CLAIRE STEIR F	21 WINTER ST	READING	MA	01867
023.0-0000-0082.0	19 WINTER ST	WINSOR CLIFFORD R	LISA J WINSOR	19 WINTER ST	READING	MA	01867
023.0-0000-0087.0	192 SALEM ST	TRIONE DOMINIC R	BAYLA MARGARET E	192 SALEM ST	READING	MA	01867
023.0-0000-0090.0	218 SALEM ST	JWARCHAN MANINDRA	YONJAN CHAYAN	218 SALEM ST	READING	MA	01867
023.0-0000-0091.0	OFF CHARLES ST	TOWN OF READING	CONS.	16 LOWELL ST	READING	MA	01867
028.0-0000-0011.0	103 ORANGE ST	WOOLLES ADDISON D	HAUSMAN JENNIFER M	103 ORANGE ST	READING	MA	01867
028.0-0000-0012.0	99 ORANGE ST	WILLIAMS MARK E	AMY M WILLIAMS	99 ORANGE ST	READING	MA	01867
028.0-0000-0013.0	37 BELMONT ST	SURETTE RONALD J ETAL TTEES	THE SURETTE FAMILY TRUS	37 BELMONT ST	READING	MA	01867
028.0-0000-0025.0	63 BELMONT ST	ROMANO JEFFREY TRUSTEE ETA	ROMANO REALTY TRUST	63 BELMONT ST	READING	MA	01867
028.0-0000-0026.0	59 BELMONT ST	GUILD BARRET	KILLAM AMANDA TE	59 BELMONT ST	READING	MA	01867
028.0-0000-0027.0	53 BELMONT ST	RICHARDS SANDRA D	RICHARDS WILLIAM E	53 BELMONT ST	READING	MA	01867
028.0-0000-0028.0	43 BELMONT ST	NEWTON EDWARD J ETAL		43 BELMONT ST	READING	MA	01867
028.0-0000-0029.0	100 ORANGE ST	MURPHY CHRISTOPHER	MURPHY LORNA	100 ORANGE ST	READING	MA	01867
028.0-0000-0030.0	102 ORANGE ST	SHETTY DINESH B		102 ORANGE STREET	READING	MA	01867
029.0-0000-0001.0	36 WINTER ST	MULUMBA LIONEL	MULUMBA PENIEL TE	36 WINTER ST	READING	MA	01867
029.0-0000-0002.0	106 ORANGE ST	ALTIERI JOHN A	LISA ALTIERI	106 ORANGE ST	READING	MA	01867
029.0-0000-0003.0	41 WINTER ST	WINTER STREET READING LLC		7 GREY LANE	LYNNFIELD	MA	01940
029.0-0000-0004.0	33 WINTER ST	DINITTO STEVEN	DINITTO SARA ABAD TE	33 WINTER ST	READING	MA	01867
029.0-0000-0005.0	OFF CHARLES ST	TOWN OF READING	CONS.	16 LOWELL ST	READING	MA	01867

Parcel Count: 27

*End of Report*





## **ALTERNATIVES ANALYSIS**

### **41 Winter Street, Reading**

#### 1) Construct Proposed House as shown

The applicant is proposing to construct a new house on this property with the majority of the house being outside the 200 foot Riverfront Area. An effort was made to keep the house as far from the brook as possible. There is an overall reduction in degraded area within the Riverfront Area of 3,878 s.f. Additionally with the project plantings being provided and the reduction in impervious surfaces a more natural planted buffer and drainage mitigation are being offered which presently do not exist.

#### 2) Add onto the existing house

The existing house was constructed in 1894 and needs substantial work. Plus, that would still leave a large amount of existing degraded areas onsite and an extensive lawn area within the wetland area. An addition to the existing house is not an economically solution since the entire house needs work which is more costly than building new.

#### 3) Do Nothing

The option of “Do Nothing” is always an option, but we feel that the proposed dwelling, removal of degraded areas, and the proposed plantings provide a significant improvement over existing conditions.