

November 29, 2023

**To:** Martha Moore, Chair  
Reading Conservation Commission  
Town Hall  
16 Lowell Street  
Reading, MA 01867

**A&M Project #:** 2398-01A  
**Re:** Strada Mixed Use Building  
252-262 Main Street and  
10 Pinevale Avenue

**Copy:** Saverio Fulciniti,  
BLVD Reading, LLC

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Dear Ms. Moore,

On behalf of the applicant, BLVD Reading, LLC, Allen & Major Associates, Inc. (A&M) is pleased to submit this Notice of Intent (NOI) to the Reading Conservation Commission for the site improvements to the 252-262 Main Street and 10 Pinevale Avenue property. As required, this NOI is being filed under the Massachusetts Wetlands Protection Act and its implementing regulations 310 CMR 10.00 and under the Town of Reading's Wetlands Protection Regulations.

**Existing Conditions:**

The site currently includes two residential houses, and a retail building. Most of the site is currently wooded, except for the access driveway to the commercial building and a driveway to the north of the site that serves the residential property.

This NOI is being filed because a portion of the property is located within the 100' Buffer Zone of Bordering Vegetated Wetlands (BVW).

According to the Mass GIS data layers for NHESP, this site is not located within Estimated and/or Priority Habitat of Rare Wildlife and is not located in an ACEC or Outstanding Resource Water. The site is not within the jurisdictional FEMA Flood Zone.

**Proposed Project:**

The proposed site improvements include the demolishing of three buildings, clearing of existing vegetation and constructing one mixed-use building. Other improvements to the site include construction of surface parking, landscaping and underground utilities servicing the site.

**Enclosed are:**

- Two copies of the NOI Application with Drainage Report
- 2 full-size copies of the Project Plans, Stamped

**Items emailed to ctirone@ci.reading.ma.us:**

- NOI Application with Drainage Report and Project Plans
- Proof of mailing the Affidavit of Service and Legal Notice to Abutters

**Fees**

- A check in the amount of \$1,367.50 and \$831.50 = \$2,199.00 made payable to the Town of Reading for the NOI Application fee. We understand one check is acceptable.
- A check in the amount of \$806.50 payable to the Commonwealth of Massachusetts will be sent to the MA DEP for the State's share of the MA DEP NOI Application fee.

The boundaries of all resource areas will be marked on site with labeled flags. The corners of proposed structures and other important features (drainage systems, paved areas, limits of work, etc.) will be marked with stakes or flags, using different colors and labels for different features.

One copy of the entire NOI package has been submitted to the DEP Northeast Regional Office. A&M looks forward to discussing the project at the next public hearing. Thank you for your time and consideration. If you have any questions regarding this submittal, please contact me at (781) 305-9432.

Very Truly Yours,

**ALLEN & MAJOR ASSOCIATES, INC.**



Jacqui Trainer, PLA  
Landscape Architect | Project Manager

Enclosure