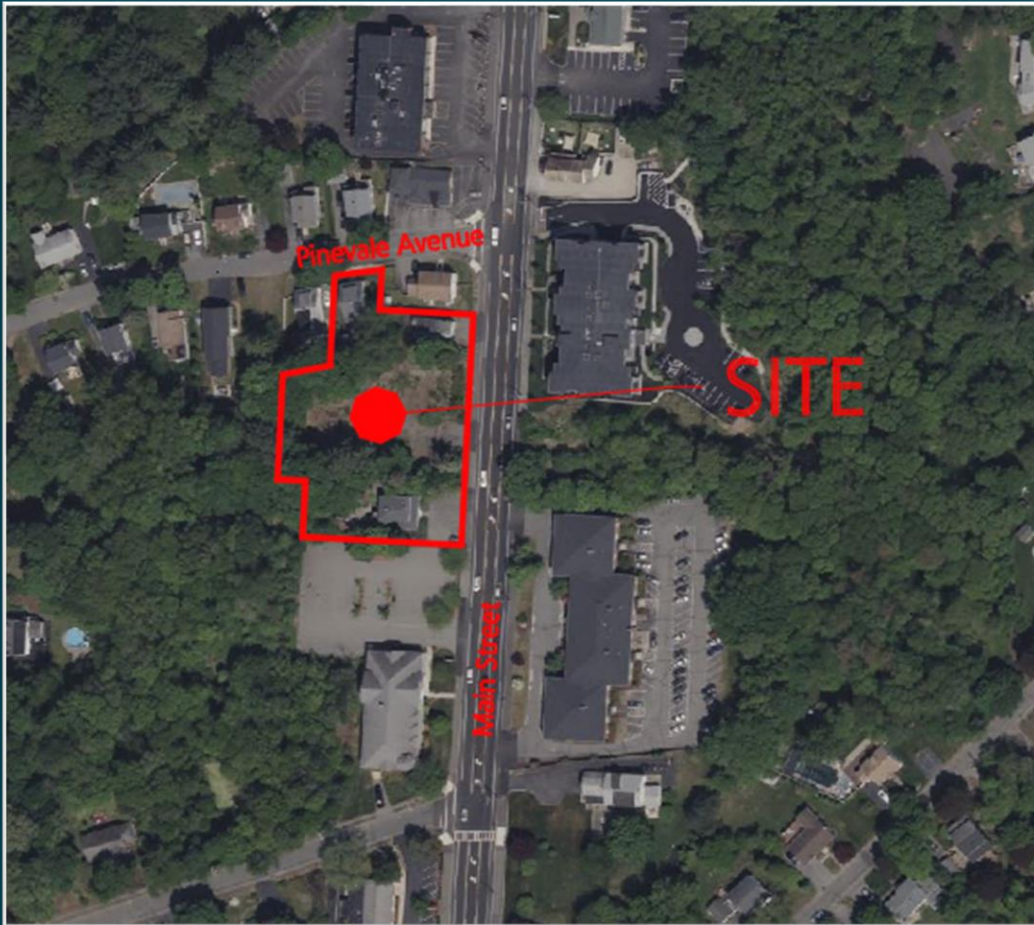




NOTICE OF INTENT

Strada Mixed Use Building
Reading, MA

Prepared: November 29, 2023



Site Locus

CLIENT:

BLVD Reading, LLC
Saverio Fulciniti
1 Sylvan Street
Peabody, MA 01960

PREPARED BY:

Allen & Major Associates, Inc.
100 Commerce Way, Suite 5
Woburn, Massachusetts 01801



NOTICE OF INTENT

Strada Mixed Use Building
Reading, MA

PROPONENT:

BLVD Reading, LLC
Saverio Fulciniti
1 Sylvan Street
Peabody, MA 01960

PREPARED BY:

Allen & Major Associates, Inc.
100 Commerce Way, Suite 5
Woburn, Massachusetts 01801

ISSUED:

November 29, 2023

REVISED:

[Date}

A&M PROJECT NO.:

2398-01A



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SECTION 1.0
NOI APPLICATION & WPA FORM 3



PROJECT NARRATIVE

Existing Conditions

The project site is located at 252-262 Main Street and 10 Pinevale Avenue, Reading, MA and is identified on the town Assessor's Map as Map 11 Lots 192-194 & 196.

With a combined acreage of approximately 1.05 acres, 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. The site also has a retaining wall that runs along the frontage that varies in height from one to four-feet tall. The site topography slopes west towards the rear and east towards Main Street from a high point located at the center of the site.

The lot is bordered by commercial and residential properties to the north and south, residential properties to the west and multifamily residential to the east.

Presently, stormwater from the site currently flows west towards the rear and east towards Main Street from a high point located at the center of the site.

The existing impervious area on-site is 23,150 s.f. +/-.

Proposed Project

In this Notice of Intent (NOI), 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.

The sites stormwater runoff was analyzed at three Study Points. Study Point #1 summarizes runoff that flows north off site into Pinevale Avenue. Study Point #2 summarizes runoff that flows east into Main street. Study Point #3 summarizes runoff that flows southwesterly towards the existing wetlands.

This NOI is required because the project proposes to conduct work within the 100' buffer zone of the bordering vegetated wetlands (BVW).

The proposed impervious area on-site is 35,600 s.f. +/-.

ENVIRONMENTAL DUE DILIGENCE

A review of the latest Massachusetts Natural Heritage Atlas; 15th Edition, reveals that there are not Estimated Habitats and Priority Habitats on-site nor directly adjacent to the site. The latest Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) map within 25017C0313E, effective Juned 04, 2010, was reviewed and indicates that site is located within the Area of Minimal Flood Hazard "Zone X".



MASSACHUSETTS WETLAND REGULATIONS

Massachusetts Regulations & Conformance to Performance Standards

Bordering Vegetated Wetlands 310 CMR 10.55; Subsection 4

Bordering Vegetated Wetlands: As defined at 310 CMR 10.55 (2)(a), are freshwater wetlands which border on creeks, rivers, streams, ponds and lakes.

10.55(4)(a): Where the presumption set forth in 310 CMR 10.55(3) is not overcome, any proposed work in a Bordering Vegetated Wetland shall not destroy or otherwise impair any portion of said area.

No work or disturbance is proposed within the resource area of the flagged BVW and therefore demonstration of compliance with the Massachusetts performance standards for this resource is not required.

Town of Reading Regulations & Conformance to Performance Standards

Fresh Water Wetlands Section 3.C.

The proposed work is in the buffer zone only.

Stormwater Runoff Section 3.N.

There shall be no significant change in runoff characteristics to any resource area. Any change in stormwater runoff characteristics, which may result in increased flooding off the site or degradation of water quality, must be mitigated by on-site controls. Such controls may include, but are not limited to, storm water detention facilities and stormwater retention facilities which do not alter existing wetlands.

The project has mitigated its stormwater impacts with on-site controls to meet this standard. The project's closest disturbance is 58' from the wetlands.

Discharge of Runoff into Resource Areas Section 3.O.

All discharges must be appropriately treated to mitigate for turbidity, sedimentation, erosion, nutrients, water volume and rate, temperature, oil and grease, and other toxic substances. There shall be no unmitigated point source discharges directly into any resource areas or into their zones of natural vegetation (see Section D).

The project has mitigated its stormwater impacts with on-site controls to meet this standard. There are no unmitigated point source discharges proposed as part of this project.



Tree Replacement Policy.

Tree removal is reviewed by the Commission at its scheduled bi-monthly meetings, pursuant to an application filed beforehand. The Commission requires replacement ratio based on the Replacement Tree and Shrub Schedule for trees removed within one hundred feet of a wetland and 200 feet of a river.

There are five (5) existing trees that measure over 6" DBH located within the 100' Buffer Zone. These 5 trees are planned to be removed.

The proposed native trees and shrubs within the 100' Buffer Zone are as follows:

TREES

- 1 Quercus Palustris (Green Pillar Oak)
- 1 Tilia Americana (Redmond American Linden)
- 1 Abies Balsamea (Balsam Fir)
- 2 Thuja Occidentalis (American Arborvitae)

SHRUBS

- 5 Ceanothus Americanus (New Jersey Tea)
- 5 Clethra Alnifolia (Summersweet)
- 4 Ilex Glabra (Shamrock Inkberry)

The replacement ratio of one tree removed with one proposed deciduous shade and evergreen tree is met. The ratio for shrubs is 3 per one tree removed. The total count of 14 shrubs covers 4 existing trees as an added bonus.

MASSDEP STORMWATER PERFORMANCE STANDARDS

The site design includes analysis of the existing and proposed stormwater systems for compliance with the MassDEP Stormwater Standards. The Stormwater Report will show by means of narrative, calculations, and exhibits that there is no increase in peak rate of runoff from the site at the study point for all design storm events. The stormwater management system (SMS) incorporates structural and non-structural Best Management Practices to provide stormwater quality treatment and conveyance. See separate Stormwater Report for a detailed analysis of how the project meets the MassDEP Stormwater Standards.

Additionally, appropriate erosion controls will be installed prior to construction and an operation and maintenance plan has been developed. These erosion controls include temporary stabilized construction entrance, silt fence and tubular barrier along downhill limit of work, and inlet protection on all existing and proposed catch basins. See the Erosion Control Plan for proposed erosion control measures.



NARRATIVE CONCLUSION

The applicant respectfully submits the proposed project for the review of the Conservation Commission. The site's development will provide both temporary and permanent local jobs and tax revenue. By developing the site, the proposed project will revitalize this parcel into a practical and useful parcel, without negatively impacting the existing resource areas. This project will meet the MA Stormwater Performance Standards. Through careful site design, the Massachusetts Wetlands Protection Act and the Town of Reading Wetlands Regulations have been protected.

March 9, 2023

Allen and Major Associates
100 Commerce Way
Woburn, MA

Re: Wetland Border Report
262,259,252 Main St, Reading, MA

Dear Allen and Major:

On March 9, 2023, the wetland resources were delineated on land located on or near the above listed site (refer to enclosed locus maps). The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al and the local wetland bylaw. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

Two sections of Bordering Vegetated Wetland were flagged off-site for buffer zone purposes with series W1-7 and W100-112. According to the Mass GIS data layers for NHESP, this site is not located within Estimated and/or Priority Habitat of Rare Wildlife. The site is not located in an ACEC, is not located within 200-ft of a river, or within a regulated FEMA flood zone.

The titles of attached documents are as follows:

- FEMA Flood Map
- NRCS Soil Map
- DEP field data forms
- *Orthophoto View of Locus Site*, Goddard Consulting, LLC
- *USGS of Locus Site*, Goddard Consulting, LLC

Section 1. Regulatory Framework, Implications, and Delineation Methodology

1.1 Wetlands Protection Act (WPA)

Inland resource areas were delineated in accordance with relevant federal, state, and local regulations. As stated in 310 CMR (2)(a), “Bordering Vegetated Wetlands are 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 ground and surface water regime and the vegetation community which occur in each type of freshwater wetland are specified in M.G.L. c 131 sec. 40.”

The methodology used to delineate Bordering Vegetated Wetlands is detailed in: (1) the BVW Policy “BVW: Bordering Vegetated Wetlands Delineation Criteria and Methodology,” issued March 1, 1995; and (2) “Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act: A Handbook,” produced by the Massachusetts Department of Environmental Protection, dated March 1995.

1.2 Bylaw

Federal, state, and local authorities regulate wetland jurisdiction. The local bylaws set forth additional definitions, regulations and performance standards necessary to protect the values and/or intent of the Bylaw, protect additional Resource Areas and wetland values, and specify standards and procedures stricter than those of the Wetlands Protection Act, M.G.L. Ch. 131, § 40 and implementing regulations at 310 CMR 10.00.

Section 2. Description of Regulated Inland Resource Area

- | | |
|---|---|
| <input type="checkbox"/> Bank | <input checked="" type="checkbox"/> Bordering Vegetated Wetland (BVW) |
| <input type="checkbox"/> Land Under Water Bodies and Waterways | <input type="checkbox"/> Land Subject to Flooding |
| <input type="checkbox"/> Riverfront Area | <input type="checkbox"/> Isolated Vegetated Wetlands |
| <input checked="" type="checkbox"/> Buffer Zone | <input type="checkbox"/> Estimated Habitats of Rare Wildlife |
| <input type="checkbox"/> Vernal Pool (Certified and/or Potential) | <input type="checkbox"/> Priority Habitats of Rare Species |

The table below provides the Flag Numbers, Flag Type, and Wetland Types and Locations for the BVW resources delineated.

Resource	Regulatory Buffer zone	Flag Numbers	Flag Type	Wetland Types and Locations
BVW	100-ft buffer	W1-7 W100-112	Blue	Forested wetland

2.1 Vegetation

The wetland is dominant in red maple, ash, buckthorn, elm and wetland ferns.

2.2 Site Photographs



Photo 1. Forested Wetland located off-site

2.3 Soils

Consistent with the NRCS survey, soils on site are identified as Merrimack urban upland soils. More detailed information about soils is included in the attached NCRS soil map and data forms.

Section 3. Buffer Zone

Buffer Zone is defined in 310 CRM 10.04 as the “area of land extending 100 feet horizontally outward from the boundary of any area specified in 310 CMR 10.02(1)(a).” This land is jurisdictional under the MA Wetlands Protection Act and most corresponding bylaws.

Section 4. FEMA Flood Zones

The MassGIS National Flood Hazard Layer provided by the Federal Emergency Management Agency (FEMA) depicts no regulated FEMA flood zone for this site (see attached figure)

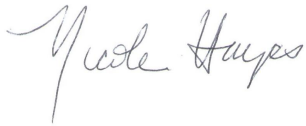
Section 5. Natural Heritage and Other Site-Specific Data

This site is not mapped for rare or endangered species habitat. It is not mapped for certified or potential vernal pools. It is not located in an Area of Critical of Environmental Concern.

Section 6. Findings

The BVW adjacent to the site is regulated along with the 100-ft buffer zone. Any work performed within the resource area and/or buffer zone needs a permit with the local conservation commission. Please contact Goddard Consulting if permit assistance is needed or requested.


Goddard Consulting, LLC.

A handwritten signature in cursive script that reads "Nicole Hayes".

Nicole Hayes, PWS
Senior Wetland Scientist

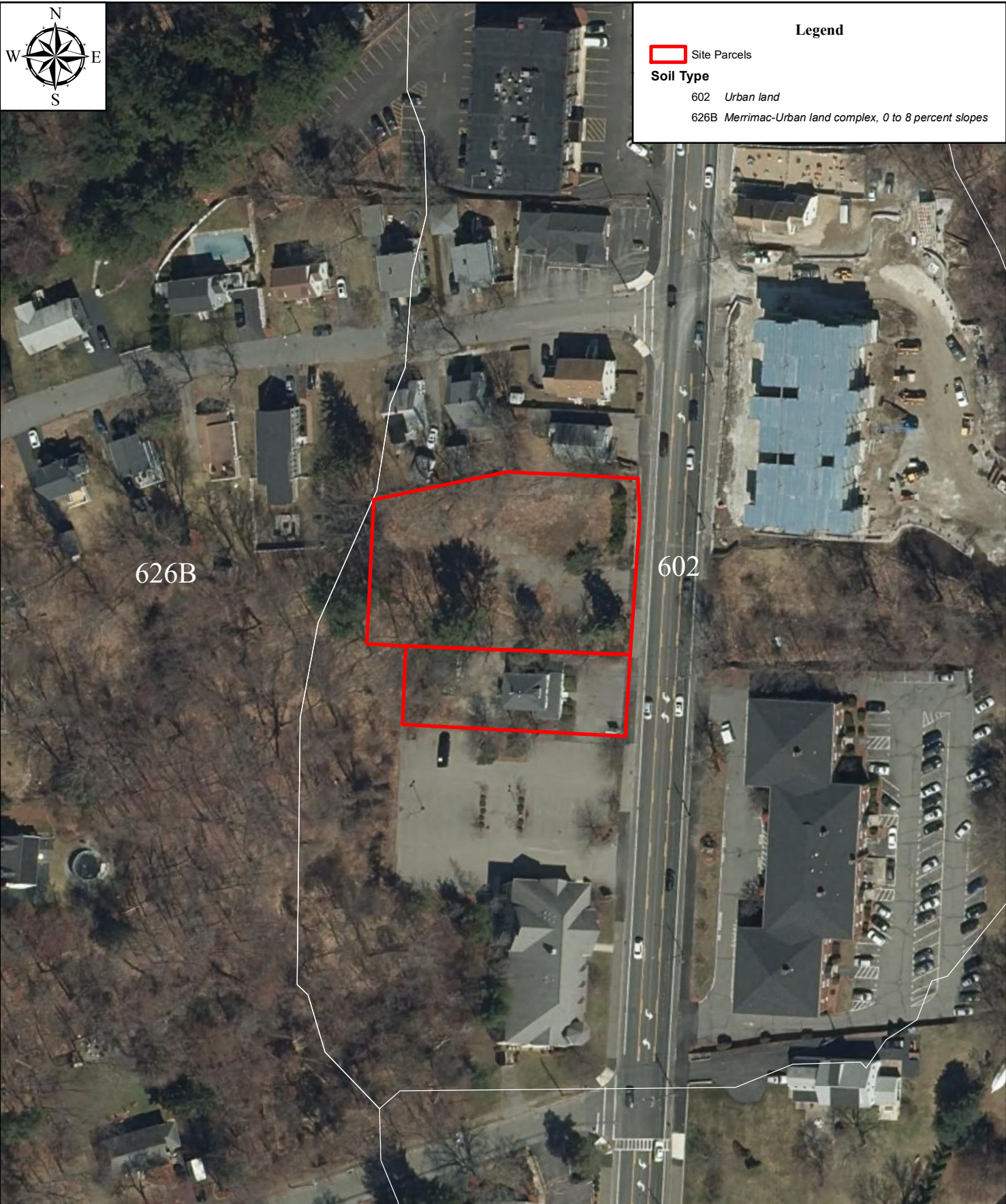


Legend

 Site Parcels

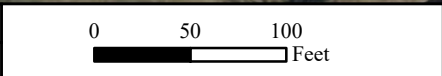
Soil Type

- 602 *Urban land*
- 626B *Merrimac-Urban land complex, 0 to 8 percent slopes*



Date: 3/7/2023

GC Job Number:
246-4



GODDARD CONSULTING
Strategic Wetland Permitting LLC

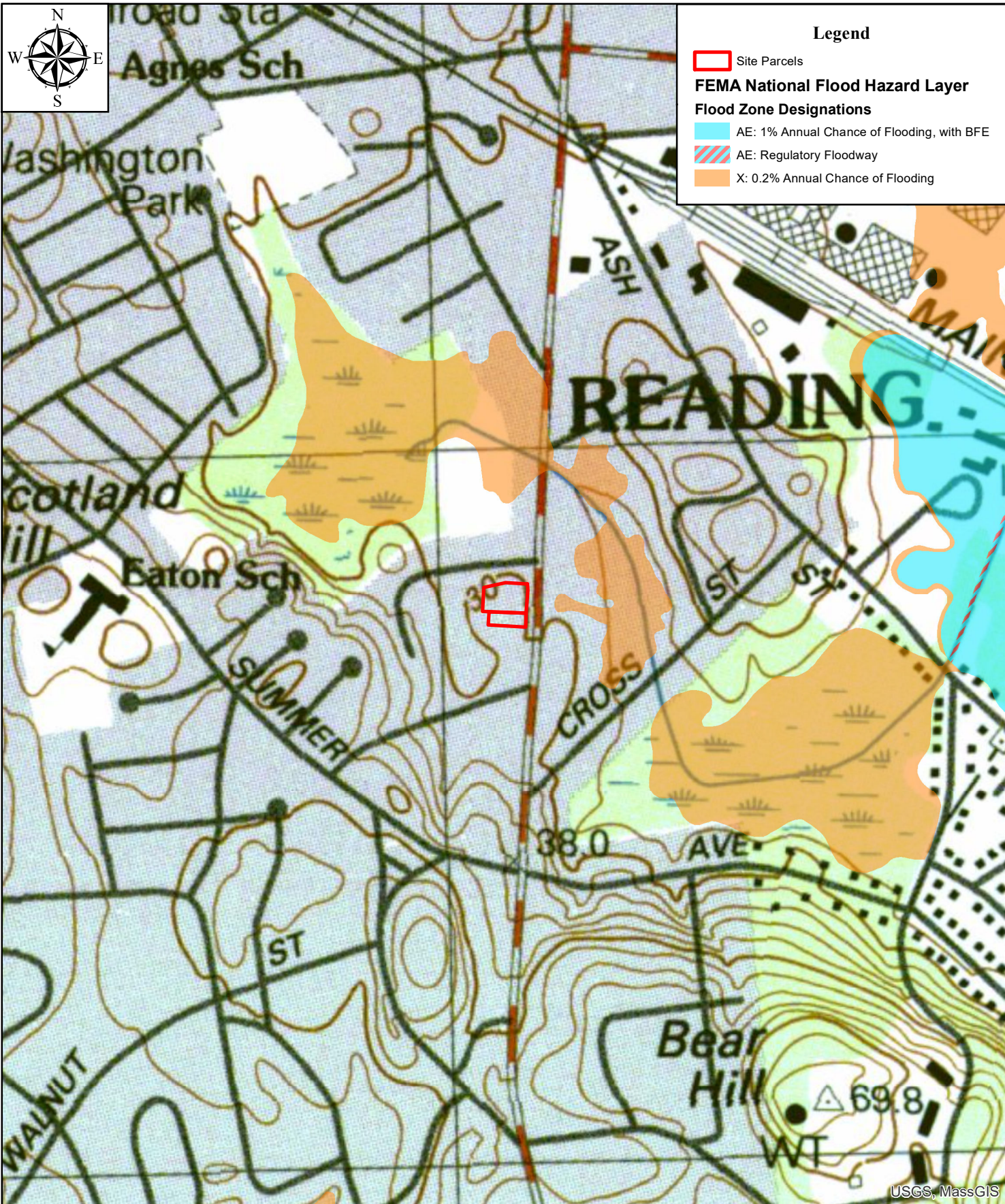
Orthophoto & Soils Map

252 & 260 Main Street
Reading, MA

1 in = 100 ft

Map: 11, Lot: 192, 193

Figure 2



Legend

- Site Parcels
- FEMA National Flood Hazard Layer**
- Flood Zone Designations**
- AE: 1% Annual Chance of Flooding, with BFE
- AE: Regulatory Floodway
- X: 0.2% Annual Chance of Flooding

Date: 3/7/2023

GC Job Number:
246-4

FEMA Map

0 300 600
Feet

1 in = 600 ft

GODDARD CONSULTING
Strategic Wetland Permitting LLC

252 & 260 Main Street
Reading, MA

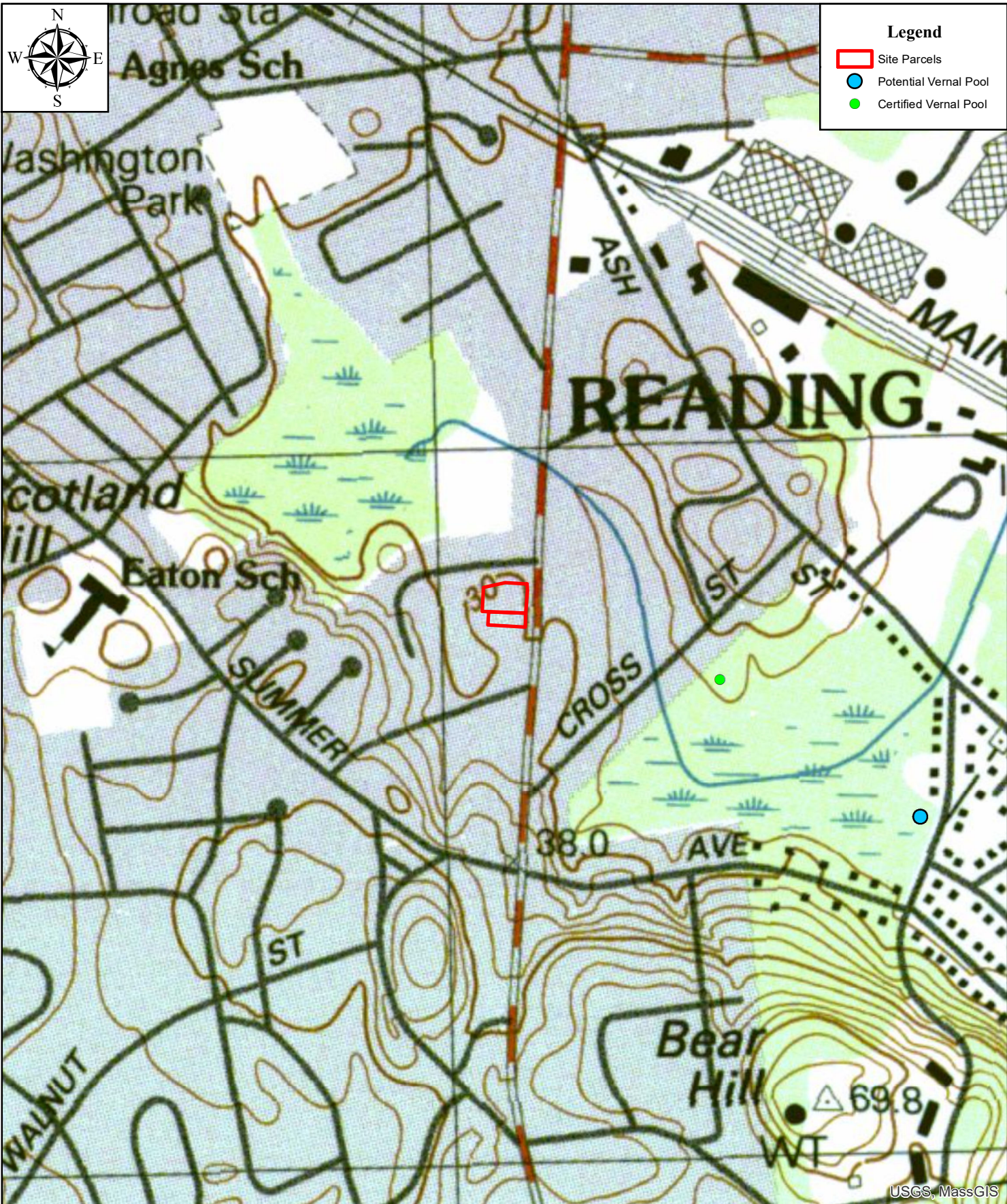
Map: 11, Lot: 192, 193

Figure 3



Legend

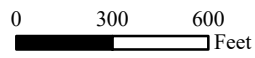
- Site Parcels (Red outline)
- Potential Vernal Pool (Blue circle)
- Certified Vernal Pool (Green circle)



Date: 3/7/2023

GC Job Number:
246-4

NHESP Map



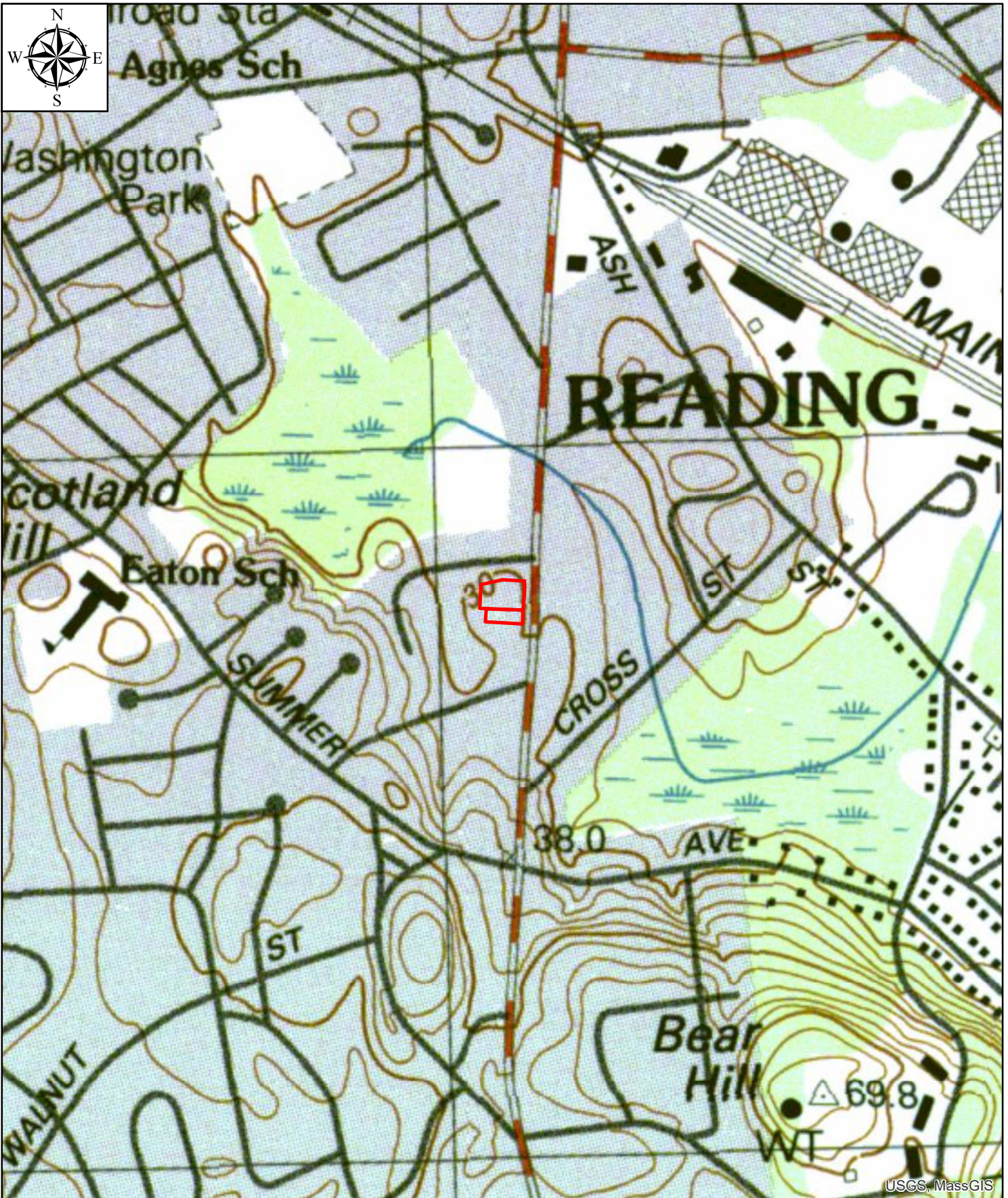
1 in = 600 ft

GODDARD CONSULTING
Strategic Wetland Permitting LLC

252 & 260 Main Street
Reading, MA

Map: 11, Lot: 192, 193

Figure 4



USGS, MassGIS

Date: 3/7/2023

GC Job Number:
246-4

Site Locus USGS Map

0 300 600

 Feet

1 in = 600 ft

Figure 1



252 & 260 Main Street
Reading, MA

Map: 11, Lot: 192, 193

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: _____ Prepared by: Goddard Consulting LLC Project location: Main st Reading DEP File #: _____

Check all that apply:

<input type="checkbox"/>	Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
<input checked="" type="checkbox"/>	Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
<input type="checkbox"/>	Method other than dominance test used (attach additional information)

Section I. Vegetation Observation Plot Number: **W4** Transect Number: **Upgradient** Date of Delineation: **9-Mar-23**

Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
--------------------------------	-----------------	---------	-------------	----------------------------	-----------------------------

Tree Layer

Sapling Layer

Shrub Layer

Rambler rose	<i>Rosa multiflora</i>	10%	21.7%	Yes	FACU
Yard knotweed	<i>Polygonum aviculare</i>	36%	78.3%	Yes	FACU

Climbing Woody Vine

Oriental bittersweet	<i>Celastrus orbiculatus</i>	10%	100.0%	Yes	UPL
----------------------	------------------------------	-----	--------	-----	-----

Ground Cover

Canada goldenrod	<i>Solidago canadensis</i>	20%	100.0%	Yes	FACU
------------------	----------------------------	-----	--------	-----	------

Remarks: * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth

Morphological Adaptations: 0 **Description:** _____

* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.

Vegetation conclusion:

Number of dominant wetland indicator plants: 0 **Number of dominant non-wetland indicator plants: 4**

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? no

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? yes no

title/date: Soil Survey of Worcester County, Southern Part - 1998

map number: _____

soil type mapped: Merrimac

hydric soil inclusions: _____

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

<u>Horizon</u>	<u>Depth (inches)</u>	<u>Matrix Color</u>	<u>Mottles Color or Texture</u>
A	0-6	10YR2/2	
BW	6-20	10YR5/4	

Remarks: _____

3. Other: _____

Conclusion: Is soil hydric? yes no

Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: _____
- Depth to free water in observation hole: _____
- Depth to soil saturation in observation hole: _____
- Water marks: _____
- Drift Lines: _____
- Sediment deposits: _____
- Drainage patterns in BVW: _____
- Oxidized rhizospheres: _____
- Water-stained leaves: _____
- Recorded data (stream, lake, or tidal gauge; aerial photo; other):

- Other: _____

Vegetation and Hydrology Conclusion for Upgradient of W4		
	<u>yes</u>	<u>no</u>
Number of wetland indicator plants		
>= number of non-wetland plants		X
Wetland hydrology present:		
hydric soils present		X
other indicators of hydrology present		X
Sample location is in a BVW		X

Submit this form with the Request for Determination of Applicability or Notice of Intent

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: _____ Prepared by: Goddard Consulting LLC Project location: Main st Reading DEP File #: _____

Check all that apply: Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
 Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
 Method other than dominance test used (attach additional information)

Section I. Vegetation Observation Plot Number: **W4** Transect Number: **Downgradient** Date of Delineation: **9-Mar-23**

Sample Layer and Plant Species	Scientific name	% Cover	% Dominance	Dominant Plant (yes or no)	Wetland Indicator Category*
<u>Tree Layer</u>					
Red Maple	<i>Acer rubrum</i>	20%	100.0%	Yes	FAC*
<u>Sapling Layer</u>					
American elm	<i>Ulmus americana</i>	20%	50.0%	Yes	FACW*
Green ash	<i>Fraxinus pennsylvanica</i>	20%	50.0%	Yes	FACW*
<u>Shrub Layer</u>					
European buckthorn	<i>Frangula alnus</i>	36%	100.0%	Yes	FAC*
<u>Climbing Woody Vine</u>					
<u>Ground Cover</u>					
Purple loosestrife	<i>Lythrum salicaria</i>	36%	64.3%	Yes	OBL*
Eastern poison ivy	<i>Toxicodendron radicans</i>	20%	35.7%	Yes	FAC*

Remarks: * An asterisk after common plant name indicates stunted growth; ** indicates extremely stunted growth

Morphological Adaptations: 0 **Description:** _____

* An asterisk after indicator status denotes wetlands plants: plants listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus Sphagnum; or plants listed as FAC, FACW, or OBL.

Vegetation conclusion:
Number of dominant wetland indicator plants: 6 **Number of dominant non-wetland indicator plants: 0**
Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? yes no
 title/date: Soil Survey of Worcester County, Southern Part - 1998
 map number: _____
 soil type mapped: Merrimac
 hydric soil inclusions: None

Are field observations consistent with soil survey? yes no

Remarks: _____

2. Soil Description

<u>Horizon</u>	<u>Depth (inches)</u>	<u>Matrix Color</u>	<u>Mottles Color or Texture</u>
O	0-8	10YR2/1	
C	8-20	10YR6/3	10YR5/6

Remarks: _____

3. Other: _____

Conclusion: Is soil hydric? yes no

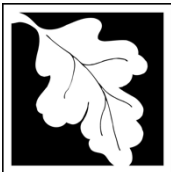
Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: _____
- Depth to free water in observation hole: _____
- Depth to soil saturation in observation hole: _____
- Water marks: _____
- Drift Lines: _____
- Sediment deposits: _____
- Drainage patterns in BVW: _____
- Oxidized rhizospheres: within 12 inches
- Water-stained leaves: _____
- Recorded data (stream, lake, or tidal gauge; aerial photo; other):

- Other: _____

Vegetation and Hydrology Conclusion for Downgradient of W4		
	<u>yes</u>	<u>no</u>
Number of wetland indicator plants		
>= number of non-wetland plants	X	
Wetland hydrology present:		
hydric soils present	X	
other indicators of hydrology present		X
Sample location is in a BVW	X	

Submit this form with the Request for Determination of Applicability or Notice of Intent



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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Reading

City/Town

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



Note:
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>252-262 Main St & 10 Pinevale Ave.</u>	<u>Reading</u>	<u>01867</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>11</u>	<u>42.5141</u>	<u>-71.1042</u>
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
	<u>192-194 & 196</u>	
	g. Parcel /Lot Number	

2. Applicant:

<u>Saverio</u>	<u>Filciniti</u>	
a. First Name	b. Last Name	
<u>BLVD Reading, LLC</u>		
c. Organization		
<u>1 Sylvan Street</u>		
d. Street Address		
<u>Peabody</u>	<u>MA</u>	<u>01960</u>
e. City/Town	f. State	g. Zip Code
<u>781.389.5989</u>	<u>saverio@weare14.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

<u>Jacqui</u>	<u>Trainer</u>	
a. First Name	b. Last Name	
<u>Allen & Major Associates, Inc.</u>		
c. Company		
<u>100 Commerce Way, Suite 5</u>		
d. Street Address		
<u>Woburn</u>	<u>MA</u>	<u>01801</u>
e. City/Town	f. State	g. Zip Code
<u>781.305.9432</u>	<u>jtrainer@allenmajor.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$1,638.00</u>	<u>\$806.50</u>	<u>\$831.50</u>
a. Total Fee Paid	b. State Fee Paid	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

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

A. General Information (continued)

6. General Project Description:

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.

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

409

c. Book

b. Certificate # (if registered land)

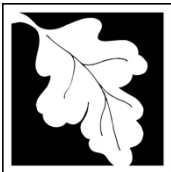
22

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

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.

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

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



Massachusetts Department of Environmental Protection
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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

- 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*

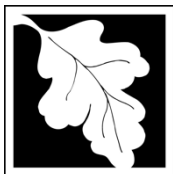
1. Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
2. Assessor’s Map or right-of-way plan of site

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

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

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



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

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

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

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

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

- (d) Vegetation cover type map of site

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

- (f) OR Check One of the Following

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

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

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

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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

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

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

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

D. Additional Information

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

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

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

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

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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.

Strada Mixed Use Building

a. Plan Title

Allen & Major Associates, Inc.

b. Prepared By

Carlton Quinn, P.E.

c. Signed and Stamped by

October 02, 2023

d. Final Revision Date

1"=20'

e. Scale

Drainage Report

f. Additional Plan or Document Title

October 05, 2023

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:

028

2. Municipal Check Number

November 28, 2023

3. Check date

029

4. State Check Number

November 28, 2023

5. Check date

GSC Management

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

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).

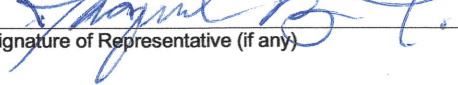
I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet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

1. Signature of Applicant 

2. Date 11/28/23

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any) 

6. Date 11/28/23

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



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

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



A. Applicant Information

1. Location of Project:

252-262 Main Street & 10 Pinevale Avenue

a. Street Address

Reading

b. City/Town

\$806.50

d. Fee amount

c. Check number

2. Applicant Mailing Address:

Saverio

a. First Name

Fulciniti

b. Last Name

BLVD Reading, LLC

c. Organization

1 Sylvan Street

d. Mailing Address

Peabody

e. City/Town

MA

f. State

01960

g. Zip Code

781.389.5989

h. Phone Number

i. Fax Number

saverio@weare17.com

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.

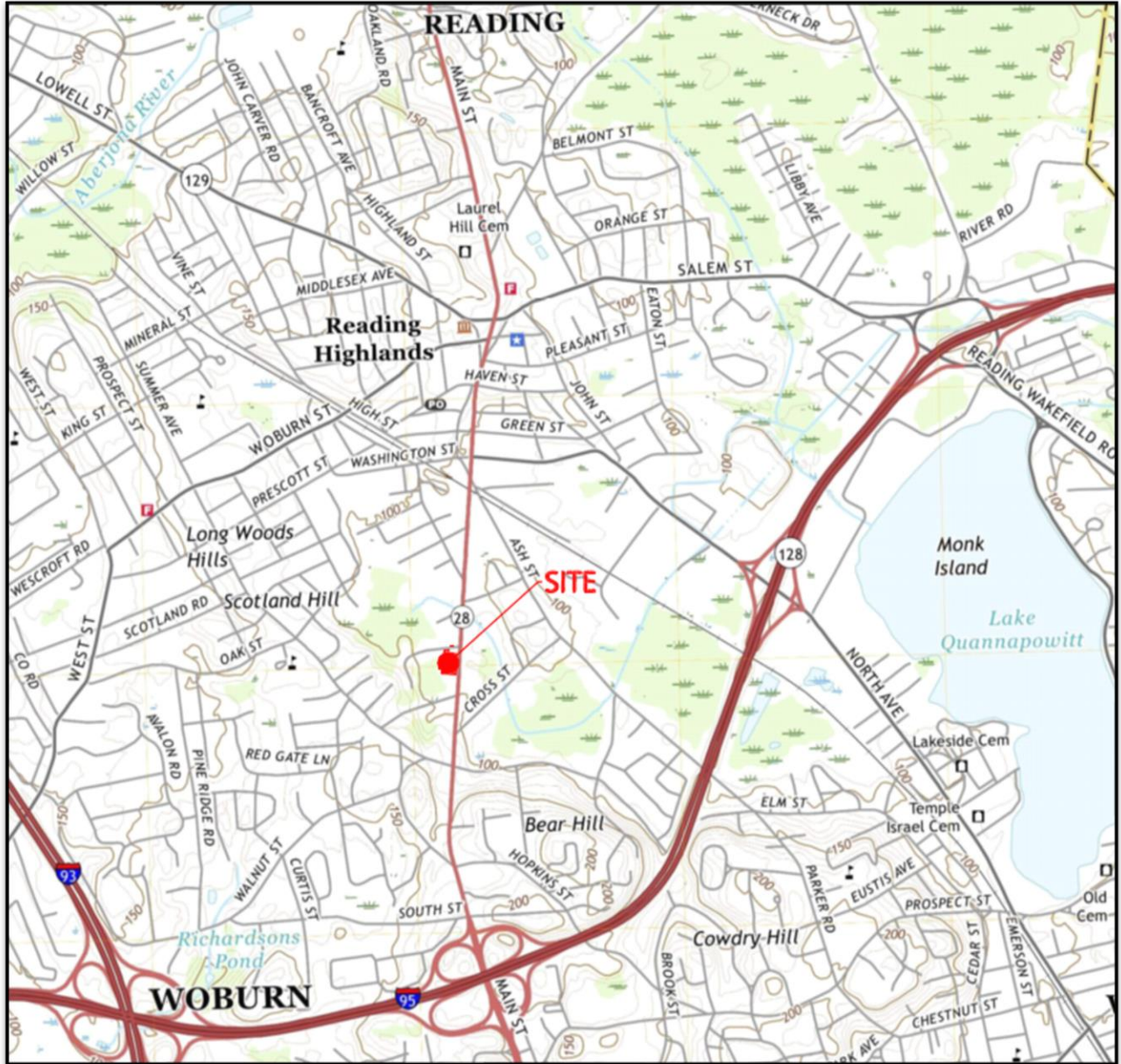
To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



SECTION 2.0
EXHIBITS

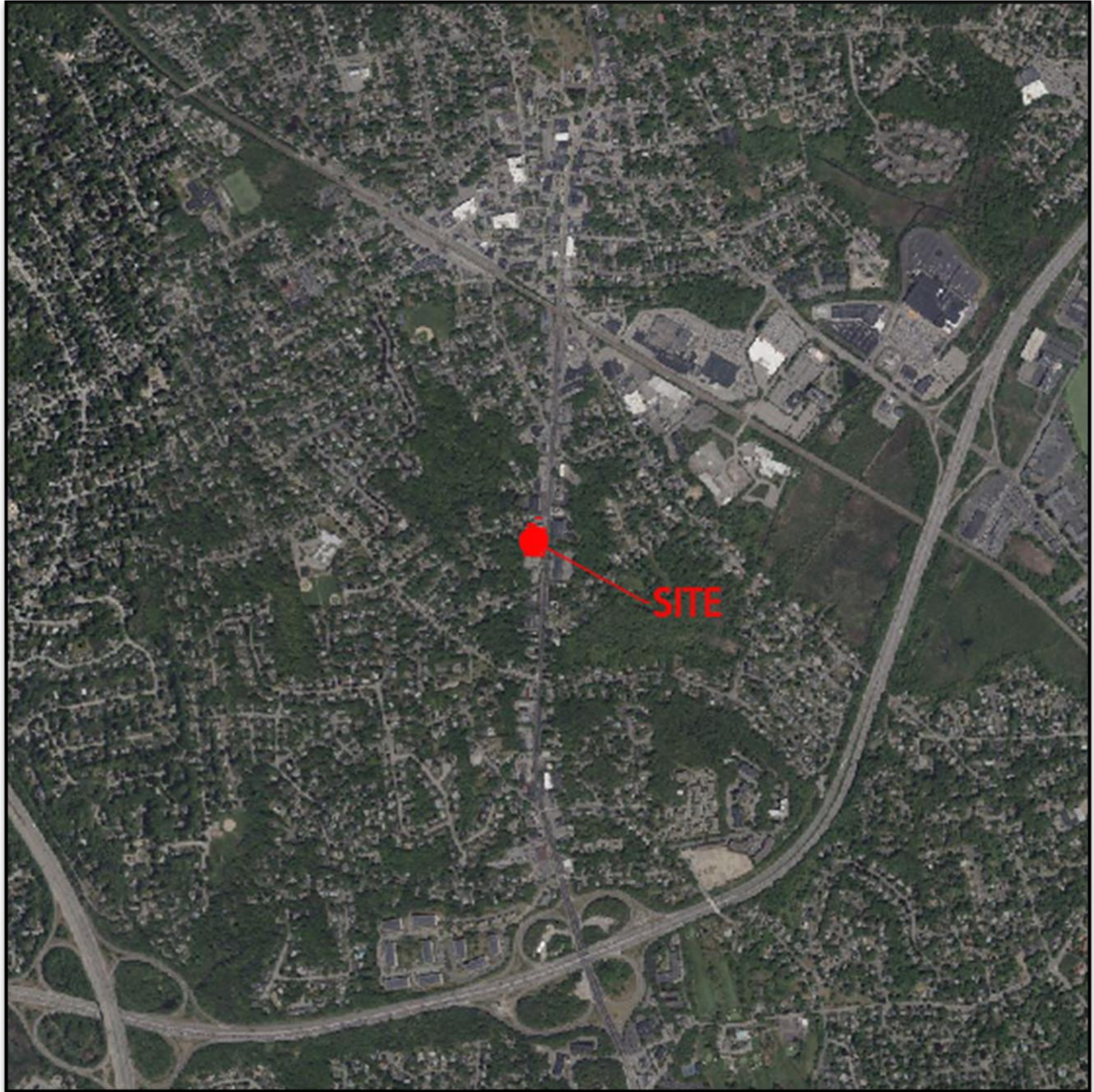


USGS SITE LOCUS MAP



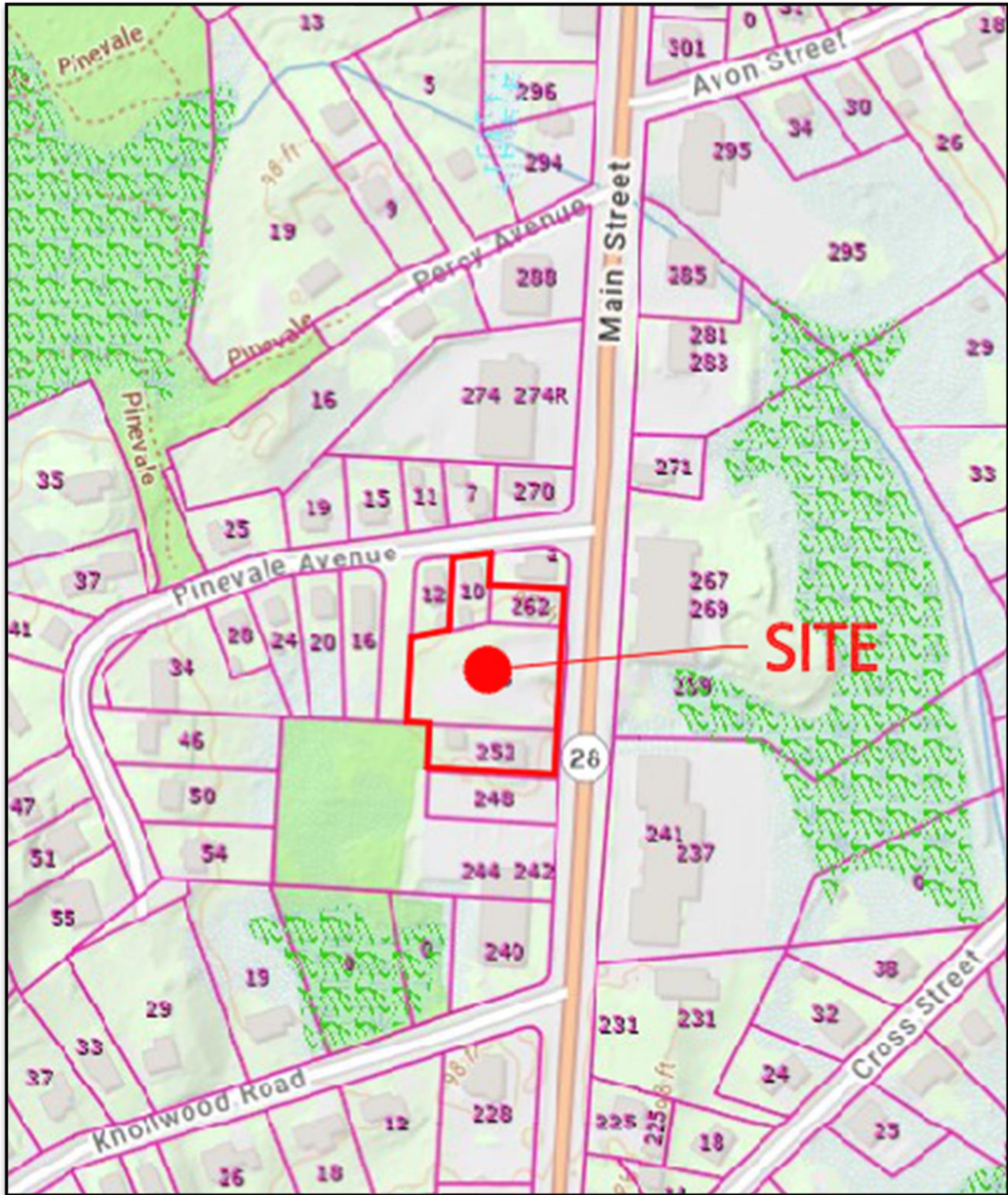


AERIAL PHOTO



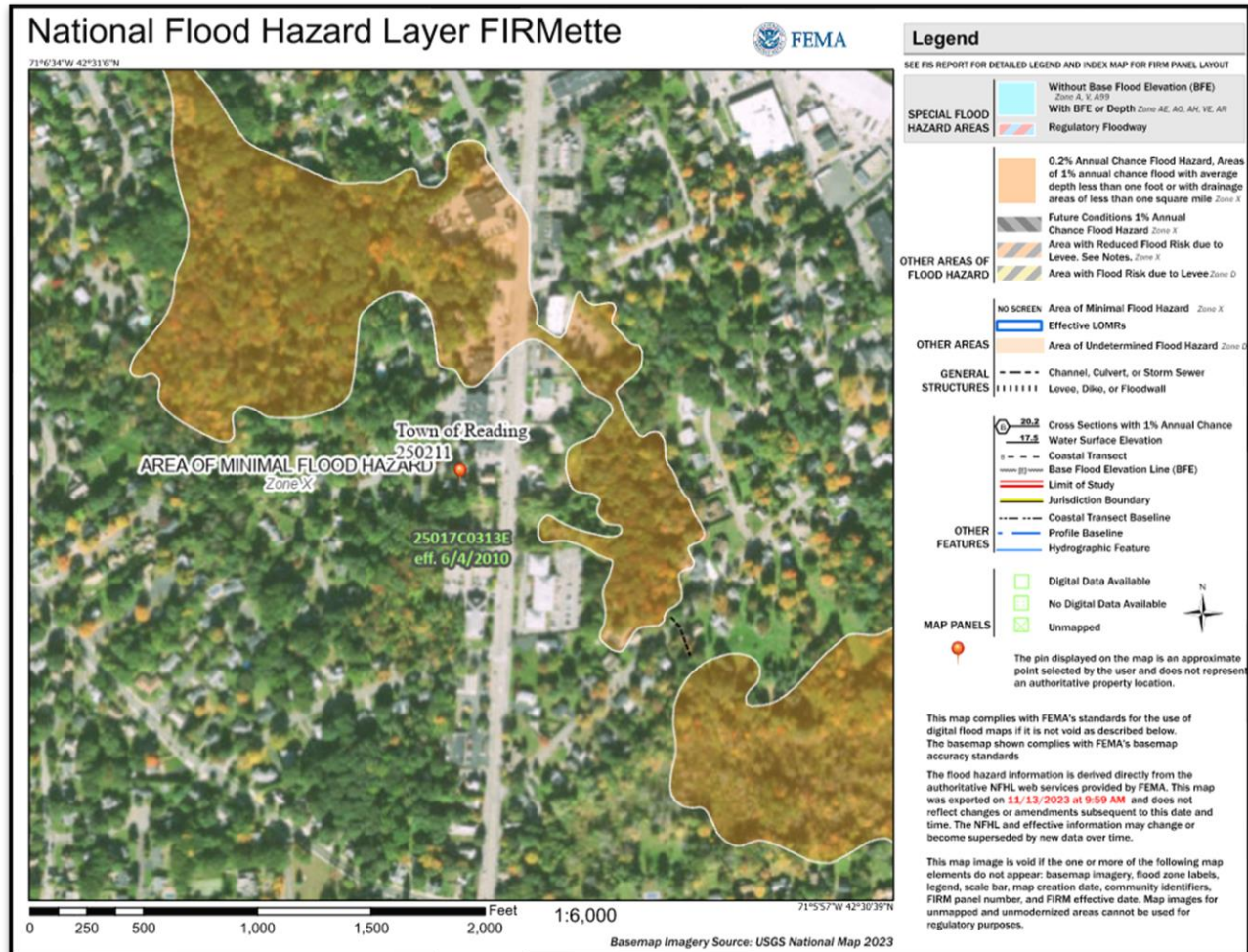


MASSDEP WETLANDS MAP





FEMA FLOOD INSURANCE RATE MAP



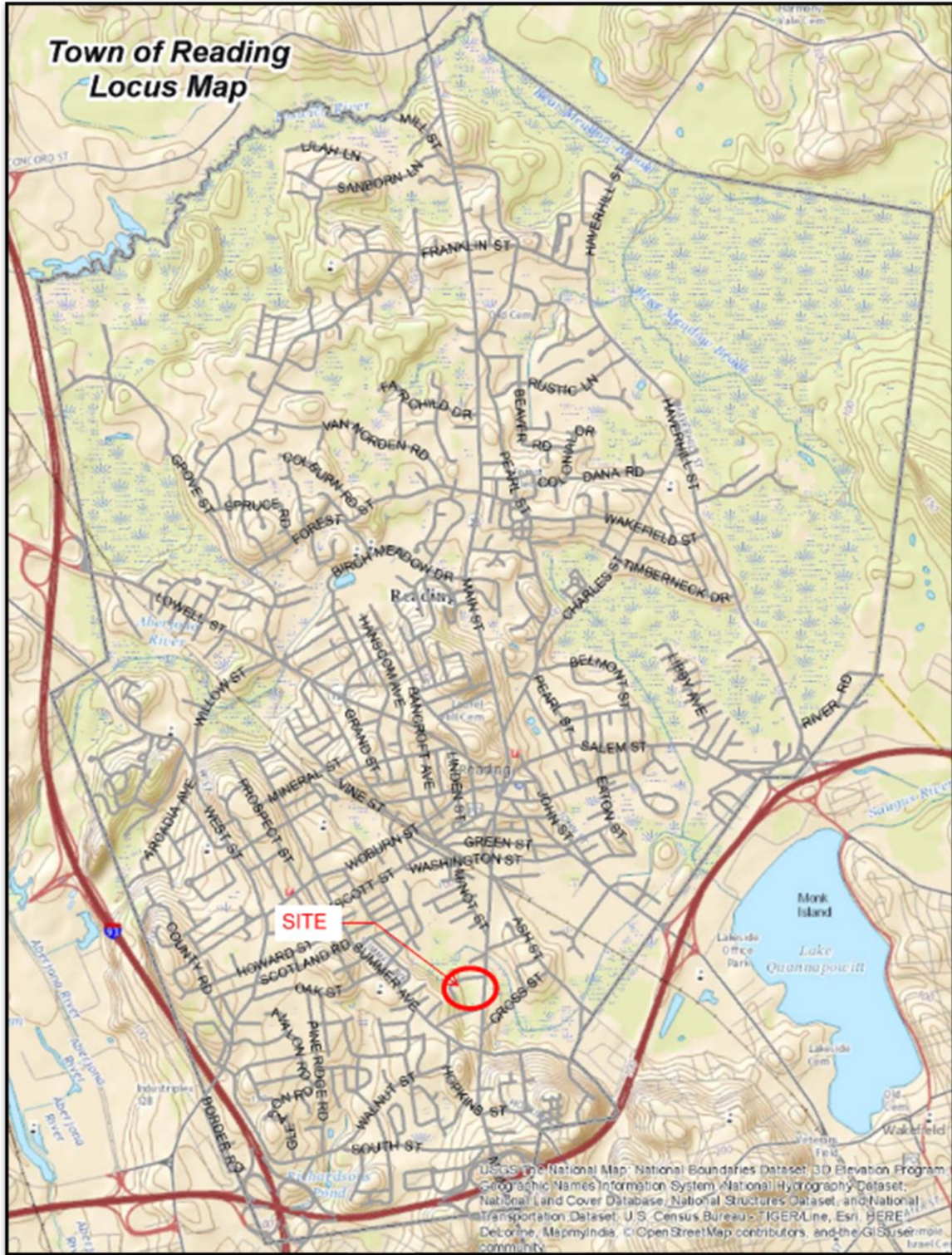


SITE TAX MAP





TOWN OF READING LOCUS MAP





SECTION 3.0
ABUTTER NOTIFICATION



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.

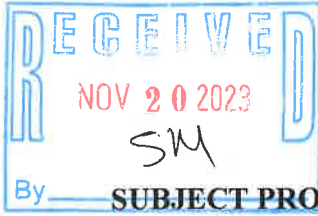
Sincerely,

Reading Board of Assessors


Cheryl Moschella


Michael E. Golden


Brendan Zarechian



TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY:

ADDRESS: 252-262 Main Street & 10 Pinevale Avenue

Assessors' Map Number: 11 Lot Number: 192-194 & 196

APPLICANT/AGENT:

Name: Jacqui Trainer

Address: 100 Commerce Way, Suite 5, Woburn, MA

Telephone: 781-305-9432 Email: jtrainer@allenmajor.com

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

Community Planning and Development Commission:

- Site Plan Review
Special Permit
Subdivision

Conservation Commission:

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

Zoning Board of Appeals:

- Appeal
Special Permit
Variance

- Health Department
Historic District Commission
Historical Commission
Other:

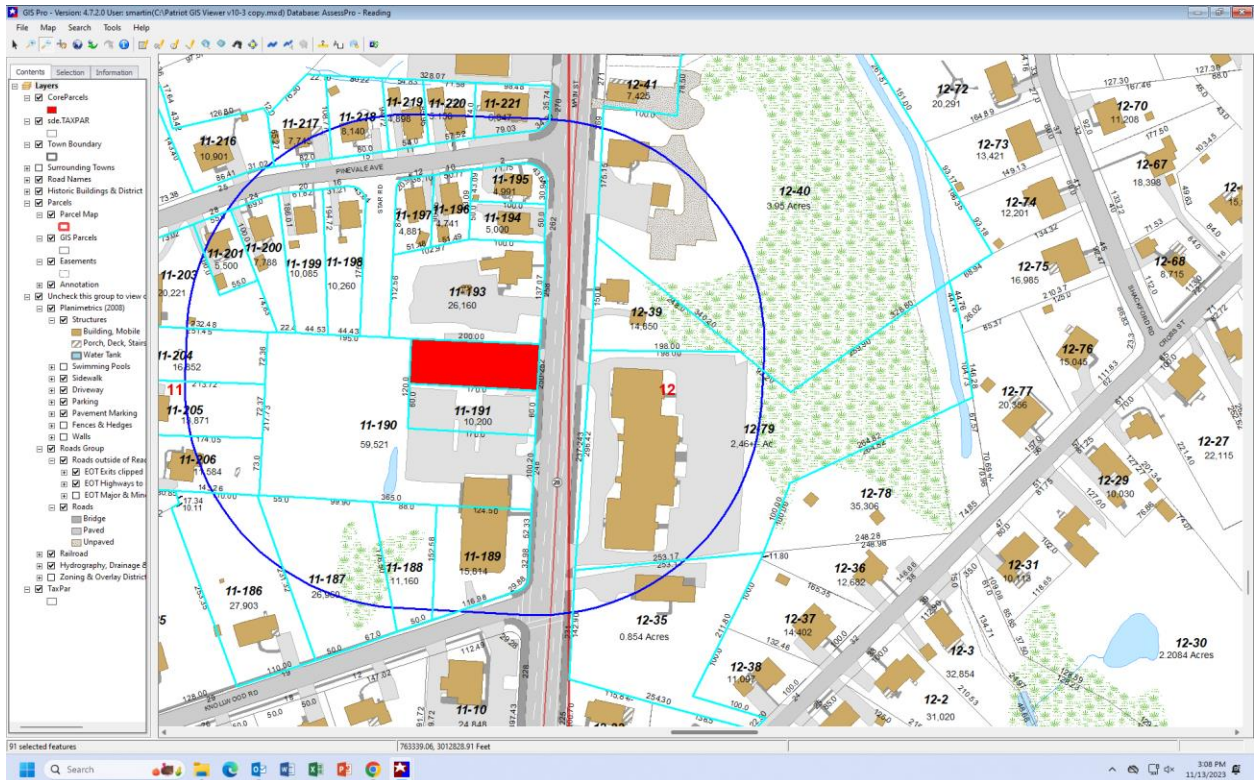
Brief description of request: NOI Application for work within 100' BVW buffer zone

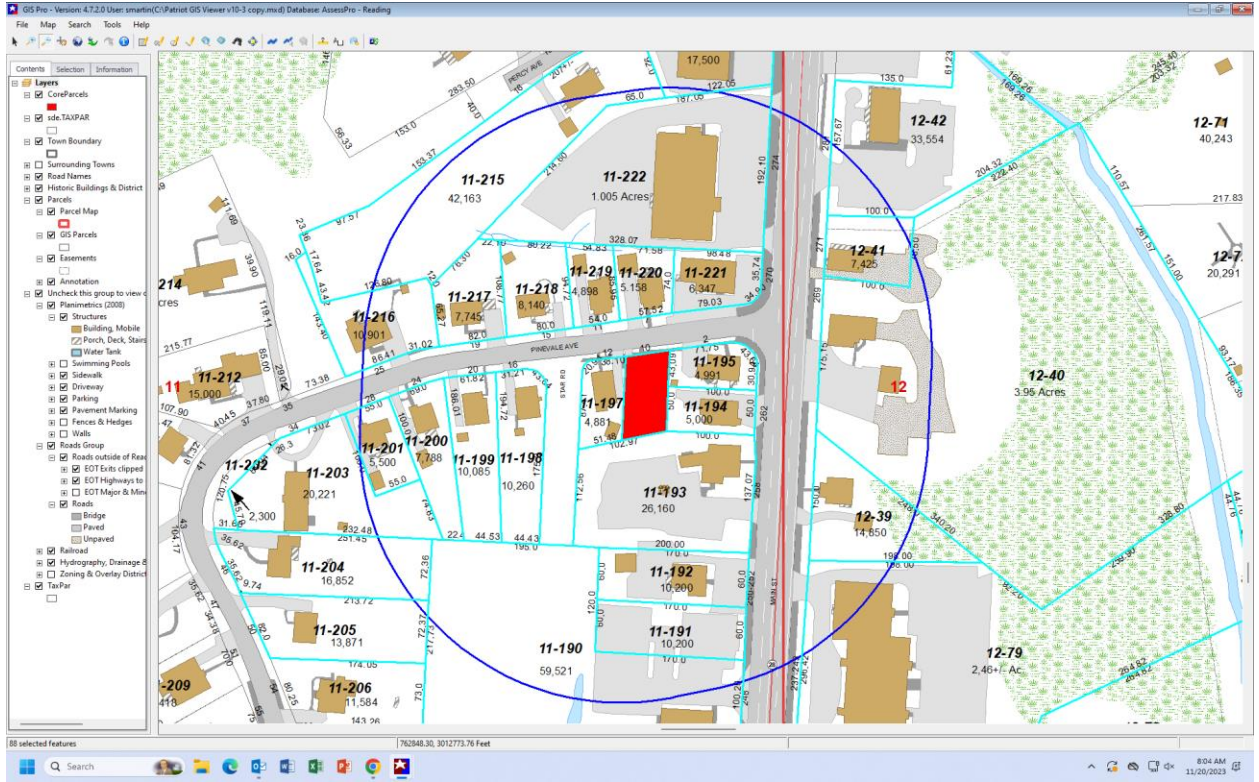
Applicant/Agent Signature: [Signature] Contact Info: jtrainer@allenmajor.com Date: Nov. 13, 2023

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

Authorized Signature: Amanda Beatrice Digitally signed by Amanda Beatrice Date: 2023.11.13 13:44:12 -05'00' Date:

Must be signed by the Public Services Department







Patriot Properties

Reading

11/13/2023

3:11:11PM

Abutters List

Filter Used: DataProperty.AccountNumber in
(1866,1882,1895,2000,9401,9402,9403,9404,9405,9406,9407,9408,9409,9410,9411,9412,9413,9414,9415,9416,9417,9418,9419,9420,9421,9422,9423,9424,1999,1870,1875,1876..

**Reading
Abutters List**

Subject Parcel ID: 252-262 MAIN ST

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
011.0-0000-0186.0	19 KNOLLWOOD RD	KRAMER MICHELLE	STEPHEN R COOK	19 KNOLLWOOD RD	READING	MA	01867
011.0-0000-0187.0	KNOLLWOOD RD	TOWN OF READING		16 LOWELL ST	READING	MA	01867
011.0-0000-0188.0	KNOLLWOOD RD	C&S CAPITAL PROPERTIES LLC		51 MAIN STREET	STONEHAM	MA	02180
011.0-0000-0189.0	240 MAIN ST	C&S CAPITAL PROPERTIES LLC		51 MAIN ST #3	STONEHAM	MA	02180
011.0-0000-0190.0	242 MAIN ST	C&S CAPITAL PROPERTIES LLC		51 MAIN STREET	STONEHAM	MA	02180
011.0-0000-0191.0	248 MAIN ST	C&S CAPITAL PROPERTIES LLC		51MAIN ST #3	STONEHAM	MA	02180
011.0-0000-0192.0	252 MAIN ST	KEHOE JOYCE M		58 SHEFFIELD RD	MELROSE	MA	02176
011.0-0000-0193.0	258 MAIN ST	BLVD READING LLC		258 MAIN ST	READING	MA	01867
011.0-0000-0194.0	262 MAIN ST	BLVD READING LLC		258 MAIN STREET	READING	MA	01867
011.0-0000-0195.0	2 PINEVALE AVE	FARRELL MICHAEL C ETAL TRSTE	FARRELL LYNNE M ETAL TR	1 CHARLES ST UNIT G	READING	MA	01867-1759
011.0-0000-0196.0	10 PINEVALE AVE	HARKINS DANIEL J		10 PINEVALE AVE	READING	MA	01867
011.0-0000-0197.0	12 PINEVALE AVE	KILLEEN JENNIFER J		12 PINEVALE AVE	READING	MA	01867
011.0-0000-0198.0	16 PINEVALE AVE	NARAYAN SRIRAM	NARAYAN SANGEETA S TE	16 PINEVALE AVENUE	READING	MA	32821
011.0-0000-0199.0	20 PINEVALE AVE	DECROTEAU THOMAS E		20 PINEVALE AVENUE	READING	MA	01867
011.0-0000-0200.0	24 PINEVALE AVE	FULLER SARAH	FULLER JAMAL TE	255 BOSTON AVE #3	MEDFORD	MA	02155
011.0-0000-0201.0	28 PINEVALE AVE	FUCCI JAMES J JR		28 PINEVALE AVE	READING	MA	01867
011.0-0000-0203.0	34 PINEVALE AVE	PHELAN BRIAN TRUSTEE	BRIAN PHELAN FAMILY TRU	34 PINEVALE AVENUE	READING	MA	01867
011.0-0000-0204.0	46 PINEVALE AVE	LLOYD KATELYN	LLOYD DANIEL II TE	46 PINEVALE AVE	READING	MA	01867
011.0-0000-0205.0	50 PINEVALE AVE	RICHARDS JOHN M ETAL TRUSTE	RICHARDS FAMILY TRUST	50 PINEVALE AVE	READING	MA	01867
011.0-0000-0206.0	54 PINEVALE AVE	GUIDI JOAN M TRUSTEE	GUIDI FAMILY REALTY TRU	54 PINEVALE AVENUE	READING	MA	01867
011.0-0000-0216.0	25 PINEVALE AVE	REARDON JR KENNETH TSTEE E	25 PINEVALE AVE REALITY	25 PINEVALE AVE	READING	MA	01867
011.0-0000-0217.0	19 PINEVALE AVE	JACOBSON CARLY BRADSTREET	MURPHY CHRISTOPHER JAI	19 PINEVALE AVE	READING	MA	01867
011.0-0000-0218.0	15 PINEVALE AVE	RIBEIRO DEBBIE L		15 PINEVALE AVE	READING	MA	01867
011.0-0000-0219.0	11 PINEVALE AVE	WILLIS DANIEL A	ELISHA W WILLIS	11 PINEVALE AVE	READING	MA	01867
011.0-0000-0220.0	7 PINEVALE AVE	MCKENZIE LINDA J		7 PINEVALE AVE	READING	MA	01867
011.0-0000-0221.0	270 MAIN ST	READING DENTAL, P.C.		270 MAIN STREET	READING	MA	01867
012.0-0000-0035.0	231 MAIN ST	BERTONE MARIO TRUSTEE	MARIO BERTONE TRUST	231 MAIN ST	READING	MA	01867
012.0-0701-0079.0	237 MAIN ST A1	KELLY ROBIN M		237 MAIN ST APT #A1	READING	MA	01867
012.0-0702-0079.0	237 MAIN ST A2	COLLINS SIOBHAN	HAYES TRISTAN JT ROS	237 MAIN ST UNIT A2	READING	MA	01867
012.0-0703-0079.0	237 MAIN ST A3	BREAULT STEPHEN		237 MAIN ST UNIT 3A	READING	MA	01867
012.0-0704-0079.0	237 MAIN ST A4	HUANG ZIWEI	GU XINGXIN TE	237 MAIN STREET UNIT A 4	READING	MA	01867
012.0-0705-0079.0	237 MAIN ST A5	TRAN KEN		91 JOHN ST	READING	MA	01867
012.0-0706-0079.0	237 MAIN ST A6	DE MOURA RICARDO SCHUBERT		46 NELLS POND ROAD	LYNN	MA	01904
012.0-0707-0079.0	237 MAIN ST A7	HUANG ANTHONY YT	TIAN LIAN HUANG	313 ASH ST	READING	MA	01867
012.0-0708-0079.0	237 MAIN ST A8	CURTIS DANIEL		237 MAIN ST UNIT A8	READING	MA	01867
012.0-0709-0079.0	237 MAIN ST A9	SARNO LOUISE		237 MAIN ST A9	READING	MA	01867
012.0-0710-0079.0	237 MAIN ST A10	CM REALTY 2023 LLC	CMR REALTY PROPERTY LL	186 COUNTY RD	READING	MA	01867
012.0-0711-0079.0	237 MAIN ST A11	BOLIS ROBERT W		237 MAIN ST APT #A11	READING	MA	01867
012.0-0712-0079.0	237 MAIN ST A12	DEVECIS ELLEN F		237 MAIN ST UNIT A-12	READING	MA	01867

**Reading
Abutters List**

Subject Parcel ID: 252-262 MAIN ST

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
012.0-0713-0079.0	239 MAIN ST B1	TEEHAN MARGARET M	TEEHAN EDWARD R JR	2 RUSSETT ROAD	BEDFORD	MA	01730
012.0-0714-0079.0	239 MAIN ST B2	SHARIFI JUSTIN		239 MAIN ST UNIT B2	READING	MA	01867
012.0-0715-0079.0	239 MAIN ST B4	POLLACK LINDA B ETAL TRUSTEE	LINDA B POLLACK FAMILY T	7 HOOVER AVE	PEABODY	MA	01960
012.0-0716-0079.0	239 MAIN ST B5	HOLLAND JOHN J	HOLLAND JOSEPHINE A	45 HOWARD ST	READING	MA	01867
012.0-0717-0079.0	239 MAIN ST B6	SHAFFER MICHAEL W ETAL TRUS	SHAFFER TRUST OF 2009	239 MAIN ST UNIT 6-B	READING	MA	01867
012.0-0718-0079.0	239 MAIN ST B7	YUAN LING BAO		239 MAIN ST B7	READING	MA	01867
012.0-0719-0079.0	239 MAIN ST B8	CURTIS GLENN T ETAL TRUSTEES	CURTIS FAMILY BELMONT A	127 MOUNTAIN ROAD	CONCORD	NH	03301
012.0-0720-0079.0	239 MAIN ST B9	SOLIMINI LANCE M		24 SHIPS HAVEN RD	HARWICH PORT	MA	02646
012.0-0721-0079.0	239 MAIN ST B10	CRAPO MADELINE		239 MAIN ST UNIT 10-B	READING	MA	01867
012.0-0722-0079.0	239 MAIN ST B11	HEDEGOR BEVERLY J		239 MAIN ST APT#B11	READING	MA	01867
012.0-0723-0079.0	239 MAIN ST B12	CALLAHAN COLIN P		39 MYSTIC AVE	MELROSE	MA	02176
012.0-0724-0079.0	241 MAIN ST C1	LAMACCHIA STEVEN J		241 MAIN ST UNIT C 1	READING	MA	01867
012.0-0725-0079.0	241 MAIN ST C2	BARRY LOIS TRUSTEE	BELMONT ARMS REALTY TF	241 MAIN ST UNIT C2	READING	MA	01867
012.0-0726-0079.0	241 MAIN ST C3	AMANTINI GIULIANO TRUSTEE ET.	AMANTINI FAMILY TRUST L	10 COVENTRY LANE	ANDOVER	MA	01810
012.0-0727-0079.0	241 MAIN ST C5	FILLIO NANCY E		241 MAIN ST #C-5	READING	MA	01867
012.0-0728-0079.0	241 MAIN ST C6	CRAM BRIAN M		241 MAIN ST UNIT C-6	READING	MA	01867
012.0-0729-0079.0	241 MAIN ST C7	DIMINICO DEANNA F		241 MAIN ST UNIT 7-C	READING	MA	01867
012.0-0730-0079.0	241 MAIN ST C8	GREER JOSEPH		241 MAIN STREET UNIT C8	READING	MA	01867
012.0-0731-0079.0	241 MAIN ST C9	MICHAEL KOURY		241 MAIN STREET UNIT 9 C	READING	MA	01867
012.0-0732-0079.0	241 MAIN ST C10	ROCCO MARK C		241 MAIN ST APT #C10	READING	MA	01867
012.0-0733-0079.0	241 MAIN ST C11	LC MANAGEMENT LLC	CLL PROPERTY LLC	186 COUNTY RD	READING	MA	01867
012.0-0734-0079.0	241 MAIN ST C12	BALL RAYMOND F III		241 MAIN ST UNIT C-12	READING	MA	01867
012.0-0735-0079.0	243 MAIN ST D1	MCKENNA ROBERT LE	MCKENNA COURTNEY L ET.	243 MAIN ST #D1	READING	MA	01867
012.0-0736-0079.0	243 MAIN ST D2	GARDNER STEPHEN	GARDNER BRENDA	243 MAIN ST UNIT #2D	READING	MA	01867
012.0-0737-0079.0	243 MAIN ST D3	ZHANG JINGWU	WU KE	30 ORCHARD PARK DR	READING	MA	01867
012.0-0738-0079.0	243 MAIN ST D4	D'ONOFRIO JUDITH A TRUSTEE	THE JUDITH A D'ONOFRIO T	16 OXBOW LN	BURLINGTON	MA	01803
012.0-0739-0079.0	243 MAIN ST D5	SHARRA DHESPINA		243 MAIN ST UNIT D5	READING	MA	01867
012.0-0740-0079.0	243 MAIN ST D6	SAADE JOSEPH E		243 MAIN ST UNIT 6D	READING	MA	01867
012.0-0741-0079.0	243 MAIN ST D7	TSARTSIDIS IOANNIS		243 MAIN ST UNIT 7D	READING	MA	01867
012.0-0742-0079.0	243 MAIN ST D8	PHLORIDIS KATHLEEN		31 SOUTH BEDFORD ST	BURLINGTON	MA	01803-4512
012.0-0743-0079.0	243 MAIN ST D9	MERCIER MATHEW		243 MAIN ST UNIT 9D	READING	MA	01867
012.0-0744-0079.0	243 MAIN ST D10	CHANDRASEKAR SUJATHA		6 SHACKFORD RD	READING	MA	01867
012.0-0745-0079.0	243 MAIN ST D11	OLEARY JAMES		82 CRYSTAL LAKE RD	OSTERVILLE	MA	02655
012.0-0746-0079.0	243 MAIN ST D12	MEDAPATI LAKSHIMI K	MEDAPATI RAVIRAM TE	24 RAYMOND BLVRD	PARSIPANNY	NJ	07054
012.0-1001-0040.0	269 MAIN ST 1001	FLEMING PAMELA E		269 MAIN STREET UNIT 1001	READING	MA	01867
012.0-1002-0040.0	269 MAIN ST 1002	GUO HENGYE	ZHANG CHIU TE	3531 WASHINGTON STREET	BOSTON	MA	02130
012.0-1003-0040.0	269 MAIN ST 1003	CLIFFORD JAMES	KHAN ANUM A TE	269 MAIN STREET UNIT 1003	READING	MA	01867
012.0-1004-0040.0	269 MAIN ST 1004	DOYLE BRUCE M TRUSTEE	DOYLE FAMILY TRUST	269 MAIN STREET UNIT 1004	READING	MA	01867
012.0-1005-0040.0	269 MAIN ST 1005	MOLL DAVID TRUSTEE	THE DAVID MOLL FAMILY TF	269 MAIN ST UN 1005	READING	MA	06477

**Reading
Abutters List**

Subject Parcel ID: 252-262 MAIN ST

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
012.0-1006-0040.0	269 MAIN ST 1006	JOHNSON LINDA M	HIGDON PHILIP TE	269 MAIN ST UNIT 1006	READING	MA	01867
012.0-2001-0040.0	269 MAIN ST 2001	KNOWLES JAMES E V TRUSTEES	175 NORTHAVEUNIT311 IRR	269 MAIN ST UNIT 2001	READING	MA	01867
012.0-2002-0040.0	269 MAIN ST 2002	BRENNER JEFFERY N	BRENNER SARA W TE	269 MAIN STREET UNIT 2002	READING	MA	01867
012.0-2003-0040.0	269 MAIN ST 2003	TRAVAGLINI MICHAEL		225 C FALLON ROAD APT 28	STONEHAM	MA	02180
012.0-2004-0040.0	269 MAIN ST 2004	CHEN SHAOJIA	JING RAN TC	89 E DEDHAM STREET APT :	BOSTON	MA	02118
012.0-2005-0040.0	269 MAIN ST 2005	ROSENTHAL ERIC		28 WINSHIP DRIVE	STONEHAM	MA	02180
012.0-2006-0040.0	269 MAIN ST 2006	MANUKYAN ZORAYR		269 MAIN STREET UNIT 2006	READING	MA	01867
012.0-3001-0040.0	269 MAIN ST 3001	MOVASSAGHIAN SARA		269 MAIN STREET	READING	MA	01867
012.0-3002-0040.0	269 MAIN ST 3002	TORRES SETH E	TORRES ASHLEY C TE	269 MAIN STREET UNIT 3002	READING	MA	01867
012.0-3003-0040.0	269 MAIN ST 3003	IMBRIANO NANCY		20 SANBORN LANE	READING	MA	01867
012.0-3004-0040.0	269 MAIN ST 3004	HILL CAROL A TRUSTEE ETAL	CAROL & CHARLES HILL FAI	269 MAIN STREET UNIT 3004	READING	MA	01867
012.0-3005-0040.0	269 MAIN ST 3005	GRUNDY NEIL	BUTCHER KIMIKO K TE	396 LEXINGTON RD	CONCORD	MA	01742
012.0-3006-0040.0	269 MAIN ST 3006	CHAO WEIGONG	GUO YIPING TE	122 GLASGOW TERRACE	MAHWAH	NJ	07430
012.0-4001-0040.0	269 MAIN ST 4001	XU YANJING	LIU SONGJIU TC	190 PLEASANT STREET APT	MALDEN	MA	02148
012.0-4002-0040.0	269 MAIN ST 4002	TAN MEGAN		22 E EMERSON STREET	MELROSE	MA	02176
012.0-4003-0040.0	269 MAIN ST 4003	BATCHELDER SIMIN HAKIMI		269 MAIN STREET UNIT 4003	READING	MA	01867
012.0-4004-0040.0	269 MAIN ST 4004	BALURDI GIUSEPPE TRUSTEE	BALURDI GELSOMINA MARI	269 MAIN ST UNIT 4004	READING	MA	01867
012.0-4005-0040.0	269 MAIN ST 4005	SOOHOO MARIE		269 MAIN STREET UNIT 4005	READING	MA	01867
012.0-4006-0040.0	269 MAIN ST 4006	EPSTEIN WENDY S		269 MAIN ST UNIT 4006	READING	NH	01867

Parcel Count: **97**

End of Report



Patriot Properties

11/20/2023

8:07:45AM

Reading

Abutters List

Filter Used: DataProperty.AccountNumber in
(1882,1892,1895,2000,9401,9402,9403,9404,9405,9406,9407,9408,9409,9410,9411,9412,9413,9414,9415,9416,9417,9418,9419,9420,9421,9422,9423,9424,1999,1870,1875,1876..

**Reading
Abutters List**

Subject Parcel ID: 10 PINEVALE AVE

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
011.0-0000-0190.0	242 MAIN ST	C&S CAPITAL PROPERTIES LLC		51 MAIN STREET	STONEHAM	MA	02180
011.0-0000-0191.0	248 MAIN ST	C&S CAPITAL PROPERTIES LLC		51MAIN ST #3	STONEHAM	MA	02180
011.0-0000-0192.0	252 MAIN ST	KEHOE JOYCE M		58 SHEFFIELD RD	MELROSE	MA	02176
011.0-0000-0193.0	258 MAIN ST	BLVD READING LLC		258 MAIN ST	READING	MA	01867
011.0-0000-0194.0	262 MAIN ST	BLVD READING LLC		258 MAIN STREET	READING	MA	01867
011.0-0000-0195.0	2 PINEVALE AVE	FARRELL MICHAEL C ETAL TRSTE	FARRELL LYNNE M ETAL TR	1 CHARLES ST UNIT G	READING	MA	01867-1759
011.0-0000-0196.0	10 PINEVALE AVE	HARKINS DANIEL J		10 PINEVALE AVE	READING	MA	01867
011.0-0000-0197.0	12 PINEVALE AVE	KILLEEN JENNIFER J		12 PINEVALE AVE	READING	MA	01867
011.0-0000-0198.0	16 PINEVALE AVE	NARAYAN SRIRAM	NARAYAN SANGEETA S TE	16 PINEVALE AVENUE	READING	MA	32821
011.0-0000-0199.0	20 PINEVALE AVE	DECROTEAU THOMAS E		20 PINEVALE AVENUE	READING	MA	01867
011.0-0000-0200.0	24 PINEVALE AVE	FULLER SARAH	FULLER JAMAL TE	255 BOSTON AVE #3	MEDFORD	MA	02155
011.0-0000-0201.0	28 PINEVALE AVE	FUCCI JAMES J JR		28 PINEVALE AVE	READING	MA	01867
011.0-0000-0203.0	34 PINEVALE AVE	PHELAN BRIAN TRUSTEE	BRIAN PHELAN FAMILY TRU	34 PINEVALE AVENUE	READING	MA	01867
011.0-0000-0204.0	46 PINEVALE AVE	LLOYD KATELYN	LLOYD DANIEL II TE	46 PINEVALE AVE	READING	MA	01867
011.0-0000-0205.0	50 PINEVALE AVE	RICHARDS JOHN M ETAL TRUSTE	RICHARDS FAMILY TRUST	50 PINEVALE AVE	READING	MA	01867
011.0-0000-0215.0	16 PERCY AVE	NAKANO TAKAYUKI	FUMIKO NAKANO	16 PERCY AVE	READING	MA	01867
011.0-0000-0216.0	25 PINEVALE AVE	REARDON JR KENNETH TSTEE E	25 PINEVALE AVE REALITY	25 PINEVALE AVE	READING	MA	01867
011.0-0000-0217.0	19 PINEVALE AVE	JACOBSON CARLY BRADSTREET	MURPHY CHRISTOPHER JAI	19 PINEVALE AVE	READING	MA	01867
011.0-0000-0218.0	15 PINEVALE AVE	RIBEIRO DEBBIE L		15 PINEVALE AVE	READING	MA	01867
011.0-0000-0219.0	11 PINEVALE AVE	WILLIS DANIEL A	ELISHA W WILLIS	11 PINEVALE AVE	READING	MA	01867
011.0-0000-0220.0	7 PINEVALE AVE	MCKENZIE LINDA J		7 PINEVALE AVE	READING	MA	01867
011.0-0000-0221.0	270 MAIN ST	READING DENTAL, P.C.		270 MAIN STREET	READING	MA	01867
011.0-0000-0222.0	274 MAIN ST	READING INVESTMENTS LLC		PO BOX 6	READING	MA	01867
011.0-0000-0223.0	288 MAIN ST	READING 288 MAIN STREET LLC		24 SUSAN DR	READING	MA	01867
012.0-0000-0041.0	271 MAIN ST	271 MAIN STREET LLC		120 WOODCHESTER DR	CHESTNUT HILL	MA	02467
012.0-0000-0042.0	281 MAIN ST	GWT HAVEN REALTY LLC		281 MAIN ST FLR 2	READING	MA	01867
012.0-0701-0079.0	237 MAIN ST A1	KELLY ROBIN M		237 MAIN ST APT #A1	READING	MA	01867
012.0-0702-0079.0	237 MAIN ST A2	COLLINS SIOBHAN	HAYES TRISTAN JT ROS	237 MAIN ST UNIT A2	READING	MA	01867
012.0-0703-0079.0	237 MAIN ST A3	BREAULT STEPHEN		237 MAIN ST UNIT 3A	READING	MA	01867
012.0-0704-0079.0	237 MAIN ST A4	HUANG ZIWEI	GU XINGXIN TE	237 MAIN STREET UNIT A 4	READING	MA	01867
012.0-0705-0079.0	237 MAIN ST A5	TRAN KEN		91 JOHN ST	READING	MA	01867
012.0-0706-0079.0	237 MAIN ST A6	DE MOURA RICARDO SCHUBERT		46 NELLS POND ROAD	LYNN	MA	01904
012.0-0707-0079.0	237 MAIN ST A7	HUANG ANTHONY YT	TIAN LIAN HUANG	313 ASH ST	READING	MA	01867
012.0-0708-0079.0	237 MAIN ST A8	CURTIS DANIEL		237 MAIN ST UNIT A8	READING	MA	01867
012.0-0709-0079.0	237 MAIN ST A9	SARNO LOUISE		237 MAIN ST A9	READING	MA	01867
012.0-0710-0079.0	237 MAIN ST A10	CM REALTY 2023 LLC	CMR REALTY PROPERTY LL	186 COUNTY RD	READING	MA	01867
012.0-0711-0079.0	237 MAIN ST A11	BOLIS ROBERT W		237 MAIN ST APT #A11	READING	MA	01867
012.0-0712-0079.0	237 MAIN ST A12	DEVECIS ELLEN F		237 MAIN ST UNIT A-12	READING	MA	01867
012.0-0713-0079.0	239 MAIN ST B1	TEEHAN MARGARET M	TEEHAN EDWARD R JR	2 RUSSETT ROAD	BEDFORD	MA	01730

Reading
Abutters List

Subject Parcel ID: 10 PINEVALE AVE

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
012.0-0714-0079.0	239 MAIN ST B2	SHARIFI JUSTIN		239 MAIN ST UNIT B2	READING	MA	01867
012.0-0715-0079.0	239 MAIN ST B4	POLLACK LINDA B ETAL TRUSTEE	LINDA B POLLACK FAMILY T	7 HOOVER AVE	PEABODY	MA	01960
012.0-0716-0079.0	239 MAIN ST B5	HOLLAND JOHN J	HOLLAND JOSEPHINE A	45 HOWARD ST	READING	MA	01867
012.0-0717-0079.0	239 MAIN ST B6	SHAFFER MICHAEL W ETAL TRUS	SHAFFER TRUST OF 2009	239 MAIN ST UNIT 6-B	READING	MA	01867
012.0-0718-0079.0	239 MAIN ST B7	YUAN LING BAO		239 MAIN ST B7	READING	MA	01867
012.0-0719-0079.0	239 MAIN ST B8	CURTIS GLENN T ETAL TRUSTEES	CURTIS FAMILY BELMONT A	127 MOUNTAIN ROAD	CONCORD	NH	03301
012.0-0720-0079.0	239 MAIN ST B9	SOLIMINI LANCE M		24 SHIPS HAVEN RD	HARWICH PORT	MA	02646
012.0-0721-0079.0	239 MAIN ST B10	CRAPO MADELINE		239 MAIN ST UNIT 10-B	READING	MA	01867
012.0-0722-0079.0	239 MAIN ST B11	HEDEGOR BEVERLY J		239 MAIN ST APT#B11	READING	MA	01867
012.0-0723-0079.0	239 MAIN ST B12	CALLAHAN COLIN P		39 MYSTIC AVE	MELROSE	MA	02176
012.0-0724-0079.0	241 MAIN ST C1	LAMACCHIA STEVEN J		241 MAIN ST UNIT C 1	READING	MA	01867
012.0-0725-0079.0	241 MAIN ST C2	BARRY LOIS TRUSTEE	BELMONT ARMS REALTY TF	241 MAIN ST UNIT C2	READING	MA	01867
012.0-0726-0079.0	241 MAIN ST C3	AMANTINI GIULIANO TRUSTEE ET.	AMANTINI FAMILY TRUST L	10 COVENTRY LANE	ANDOVER	MA	01810
012.0-0727-0079.0	241 MAIN ST C5	FILLIO NANCY E		241 MAIN ST #C-5	READING	MA	01867
012.0-0728-0079.0	241 MAIN ST C6	CRAM BRIAN M		241 MAIN ST UNIT C-6	READING	MA	01867
012.0-0729-0079.0	241 MAIN ST C7	DIMINICO DEANNA F		241 MAIN ST UNIT 7-C	READING	MA	01867
012.0-0730-0079.0	241 MAIN ST C8	GREER JOSEPH		241 MAIN STREET UNIT C8	READING	MA	01867
012.0-0731-0079.0	241 MAIN ST C9	MICHAEL KOURY		241 MAIN STREET UNIT 9 C	READING	MA	01867
012.0-0732-0079.0	241 MAIN ST C10	ROCCO MARK C		241 MAIN ST APT #C10	READING	MA	01867
012.0-0733-0079.0	241 MAIN ST C11	LC MANAGEMENT LLC	CLL PROPERTY LLC	186 COUNTY RD	READING	MA	01867
012.0-0734-0079.0	241 MAIN ST C12	BALL RAYMOND F III		241 MAIN ST UNIT C-12	READING	MA	01867
012.0-0735-0079.0	243 MAIN ST D1	MCKENNA ROBERT LE	MCKENNA COURTNEY L ET,	243 MAIN ST #D1	READING	MA	01867
012.0-0736-0079.0	243 MAIN ST D2	GARDNER STEPHEN	GARDNER BRENDA	243 MAIN ST UNIT #2D	READING	MA	01867
012.0-0737-0079.0	243 MAIN ST D3	ZHANG JINGWU	WU KE	30 ORCHARD PARK DR	READING	MA	01867
012.0-0738-0079.0	243 MAIN ST D4	D'ONOFRIO JUDITH A TRUSTEE	THE JUDITH A D'ONOFRIO T	16 OXBOW LN	BURLINGTON	MA	01803
012.0-0739-0079.0	243 MAIN ST D5	SHARRA DHESPINA		243 MAIN ST UNIT D5	READING	MA	01867
012.0-0740-0079.0	243 MAIN ST D6	SAADE JOSEPH E		243 MAIN ST UNIT 6D	READING	MA	01867
012.0-0741-0079.0	243 MAIN ST D7	TSARTSIDIS IOANNIS		243 MAIN ST UNIT 7D	READING	MA	01867
012.0-0742-0079.0	243 MAIN ST D8	PHLORIDIS KATHLEEN		31 SOUTH BEDFORD ST	BURLINGTON	MA	01803-4512
012.0-0743-0079.0	243 MAIN ST D9	MERCIER MATHEW		243 MAIN ST UNIT 9D	READING	MA	01867
012.0-0744-0079.0	243 MAIN ST D10	CHANDRASEKAR SUJATHA		6 SHACKFORD RD	READING	MA	01867
012.0-0745-0079.0	243 MAIN ST D11	OLEARY JAMES		82 CRYSTAL LAKE RD	OSTERVILLE	MA	02655
012.0-0746-0079.0	243 MAIN ST D12	MEDAPATI LAKSHIMI K	MEDAPATI RAVIRAM TE	24 RAYMOND BLVRD	PARSIPPANNY	NJ	07054
012.0-1001-0040.0	269 MAIN ST 1001	FLEMING PAMELA E		269 MAIN STREET UNIT 1001	READING	MA	01867
012.0-1002-0040.0	269 MAIN ST 1002	GUO HENGYE	ZHANG CHIYU TE	3531 WASHINGTON STREET	BOSTON	MA	02130
012.0-1003-0040.0	269 MAIN ST 1003	CLIFFORD JAMES	KHAN ANUM A TE	269 MAIN STREET UNIT 1003	READING	MA	01867
012.0-1004-0040.0	269 MAIN ST 1004	DOYLE BRUCE M TRUSTEE	DOYLE FAMILY TRUST	269 MAIN STREET UNIT 1004	READING	MA	01867
012.0-1005-0040.0	269 MAIN ST 1005	MOLL DAVID TRUSTEE	THE DAVID MOLL FAMILY TF	269 MAIN ST UN 1005	READING	MA	06477
012.0-1006-0040.0	269 MAIN ST 1006	JOHNSON LINDA M	HIGDON PHILIP TE	269 MAIN ST UNIT 1006	READING	MA	01867

**Reading
Abutters List**

Subject Parcel ID: 10 PINEVALE AVE

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
012.0-2001-0040.0	269 MAIN ST 2001	KNOWLES JAMES E V TRUSTEES	175 NORTHAVEUNIT311 IRR	269 MAIN ST UNIT 2001	READING	MA	01867
012.0-2002-0040.0	269 MAIN ST 2002	BRENNER JEFFERY N	BRENNER SARA W TE	269 MAIN STREET UNIT 2002	READING	MA	01867
012.0-2003-0040.0	269 MAIN ST 2003	TRAVAGLINI MICHAEL		225 C FALLON ROAD APT 28	STONEHAM	MA	02180
012.0-2004-0040.0	269 MAIN ST 2004	CHEN SHAOJIA	JING RAN TC	89 E DEDHAM STREET APT 3	BOSTON	MA	02118
012.0-2005-0040.0	269 MAIN ST 2005	ROSENTHAL ERIC		28 WINSHIP DRIVE	STONEHAM	MA	02180
012.0-2006-0040.0	269 MAIN ST 2006	MANUKYAN ZORAYR		269 MAIN STREET UNIT 2006	READING	MA	01867
012.0-3001-0040.0	269 MAIN ST 3001	MOVASSAGHIAN SARA		269 MAIN STREET	READING	MA	01867
012.0-3002-0040.0	269 MAIN ST 3002	TORRES SETH E	TORRES ASHLEY C TE	269 MAIN STREET UNIT 3002	READING	MA	01867
012.0-3003-0040.0	269 MAIN ST 3003	IMBRIANO NANCY		20 SANBORN LANE	READING	MA	01867
012.0-3004-0040.0	269 MAIN ST 3004	HILL CAROL A TRUSTEE ETAL	CAROL & CHARLES HILL FAI	269 MAIN STREET UNIT 3004	READING	MA	01867
012.0-3005-0040.0	269 MAIN ST 3005	GRUNDY NEIL	BUTCHER KIMIKO K TE	396 LEXINGTON RD	CONCORD	MA	01742
012.0-3006-0040.0	269 MAIN ST 3006	CHAO WEIGONG	GUO YIPING TE	122 GLASGOW TERRACE	MAHWAH	NJ	07430
012.0-4001-0040.0	269 MAIN ST 4001	XU YANJING	LIU SONGJIU TC	190 PLEASANT STREET APT	MALDEN	MA	02148
012.0-4002-0040.0	269 MAIN ST 4002	TAN MEGAN		22 E EMERSON STREET	MELROSE	MA	02176
012.0-4003-0040.0	269 MAIN ST 4003	BATCHELDER SIMIN HAKIMI		269 MAIN STREET UNIT 4003	READING	MA	01867
012.0-4004-0040.0	269 MAIN ST 4004	BALURDI GIUSEPPE TRUSTEE	BALURDI GELSOMINA MARI	269 MAIN ST UNIT 4004	READING	MA	01867
012.0-4005-0040.0	269 MAIN ST 4005	SOOHOO MARIE		269 MAIN STREET UNIT 4005	READING	MA	01867
012.0-4006-0040.0	269 MAIN ST 4006	EPSTEIN WENDY S		269 MAIN ST UNIT 4006	READING	NH	01867

Parcel Count: **96**

End of Report

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, _____(Name), hereby certify under the pains and penalties of perjury that on _____(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

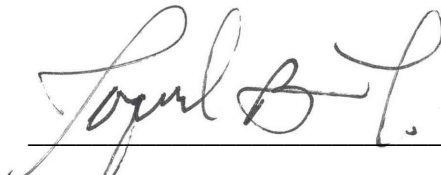
filed under M.G.L., c.131, s.40 and R.G.B., s.7.1 by

_____ (Applicant) with the Town of Reading

Conservation Commission on _____ (Date) for

property located at _____ (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

November 29, 2023

Date

Legal notice
placeholder



SECTION 4.0
APPENDIX



Enter your transmittal number →

X290007
Transmittal Number

Your unique Transmittal Number can be accessed online:
<https://www.mass.gov/service-details/transmittal-form-number-for-massdep-permit-application-payment>

Massachusetts Department of Environmental Protection Transmittal Form for Permit Application and Payment

1. Please type or print. A separate Transmittal Form must be completed for each permit application.

2. Make your check payable to the Commonwealth of Massachusetts and mail it with a copy of this form to: MassDEP, P.O. Box 4062, Boston, MA 02211.

3. Three copies of this form will be needed.

Copy 1 - the original must accompany your permit application. **Copy 2** must accompany your fee payment. **Copy 3** should be retained for your records

4. Both fee-paying and exempt applicants must mail a copy of this transmittal form to:

MassDEP
P.O. Box 4062
Boston, MA
02211

* **Note:**
For BWSC Permits, enter the LSP.

A. Permit Information

WPA Form 3	Wetlands
1. Permit Code: 4-to-7-character code from permit instructions	2. Name of Permit Category
Notice of Intent	
3. Type of Project or Activity	

B. Applicant Information – Firm or Individual

BLVD Reading, LLC			
1. Name of Firm - Or, if party needing this approval is an individual enter name below:			
Fulciniti	Saverio		4. MI
2. Last Name of Individual	3. First Name of Individual		
1 Sylvan Street			
5. Street Address			
Peabody	MA	01960	781.389.5989
6. City/Town	7. State	8. Zip Code	9. Telephone #
		10. Ext. #	
	saverio@weare17.com		
11. Contact Person	12. e-mail address		

C. Facility, Site or Individual Requiring Approval

Strada Mixed Use Building			
1. Name of Facility, Site or Individual			
252-262 Main Street & 10 Pinevale Avenue			
2. Street Address			
Reading	MA	01867	
3. City/Town	4. State	5. Zip Code	6. Telephone #
			7. Ext. #
8. DEP Facility Number (if Known)		9. Federal I.D. Number (if Known)	
10. BWSC Tracking # (if Known)			

D. Application Prepared by (if different from Section B)*

Allen & Major Associates, Inc.			
1. Name of Firm or Individual			
100 Commerce Way, Suite 5			
2. Address			
Woburn	MA	01801	781-305-9432
3. City/Town	4. State	5. Zip Code	6. Telephone #
			7. Ext. #
Jacqui Trainer			
8. Contact Person	9. LSP Number (BWSC Permits only)		

E. Permit - Project Coordination

1. Is this project subject to MEPA review? yes no
If yes, enter the project's EOE file number - assigned when an Environmental Notification Form is submitted to the MEPA unit:

EOEA File Number

F. Amount Due

Special Provisions:

- Fee Exempt: city, town, county, or district of the Commonwealth; federally recognized Indian tribe housing authority; municipal housing authority; the MBTA; or state agency if fee is \$100 or less. *There are no fee exemptions for BWSC permits, regardless of applicant status.*
- Hardship Request - payment extensions according to 310 CMR 4.04(3)(c).
- Alternative Schedule Project (according to 310 CMR 4.05 and 4.10).
- Homeowner (according to 310 CMR 4.02).

DEP Use Only

Permit No:

Rec'd Date:

Reviewer:

029	\$806.50	November 28, 2023
Check Number	Dollar Amount	Date

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 Mixed-Use	\$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 294 L.F.	\$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	\$1,367.50

copies of checks placeholder



SECTION 5.0
STORMWATER REPORT
(Submitted Under Separate Cover)



SECTION 6.0
SITE DEVELOPMENT PLANS
(See Attached Plans)