

**PLANNING BOARD APPLICATION
FOR
DEFINITIVE SUBDIVISION PLAN
AND
CONSERVATION COMMISSION
NOTICE OF INTENT**

246-248 Walnut Street
Reading, Massachusetts

December 20, 2023

PREPARED FOR:

Stella Construction
25 Everett Street
Woburn, MA 01801

PREPARED BY:

MEISNER BREM CORPORATION
142 Littleton Road
Westford, MA 01886

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Section 1.0 Description of Project

1.1 Introduction

The proposed project is two-lot subdivision on a previously developed parcel known as 246 Walnut Street. A new single family home will be constructed on each lot to be numbered 246 Walnut Street and 248 Walnut Street. So, in essence the project is simply for one new residential house lot. A new private way will be constructed to service the two lots measuring about 150 feet.

The site is a single parcel in the Single Family 20 Zone with a total area of about 2 acres. There is currently an existing house, gravel driveway, and small paved driveway. The west side of the site nearest Walnut Street is generally open and grassed. The eastern portion of the site is forested and contains a large wetland area. The site is located just downslope of an interchange associated with Interstate Route 93 - See Figure 1 below.



Figure 1: Assessors Map (From Reading GIS)

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1.2 Background

The home at 246 Walnut Street is a 3 bedroom, 1 bath existing residential house constructed about 1961 on a 2.02 acre property. Stella Construction purchased the property in July of 2022. The original plan included dividing the property into 3 residential building lots off a new public roadway extending off Walnut Street. This plan was submitted to the Reading Planning Board on June 26, 2023 as a Preliminary Plan pursuant to MGL Ch. 40, Section 81K- 81GG and received conditional approval as a Preliminary Plan on July 11, 2023 for three (3) lots off a new roadway of 300 linear feet as an extension of Walnut Street. This is shown as Figure 1 below.

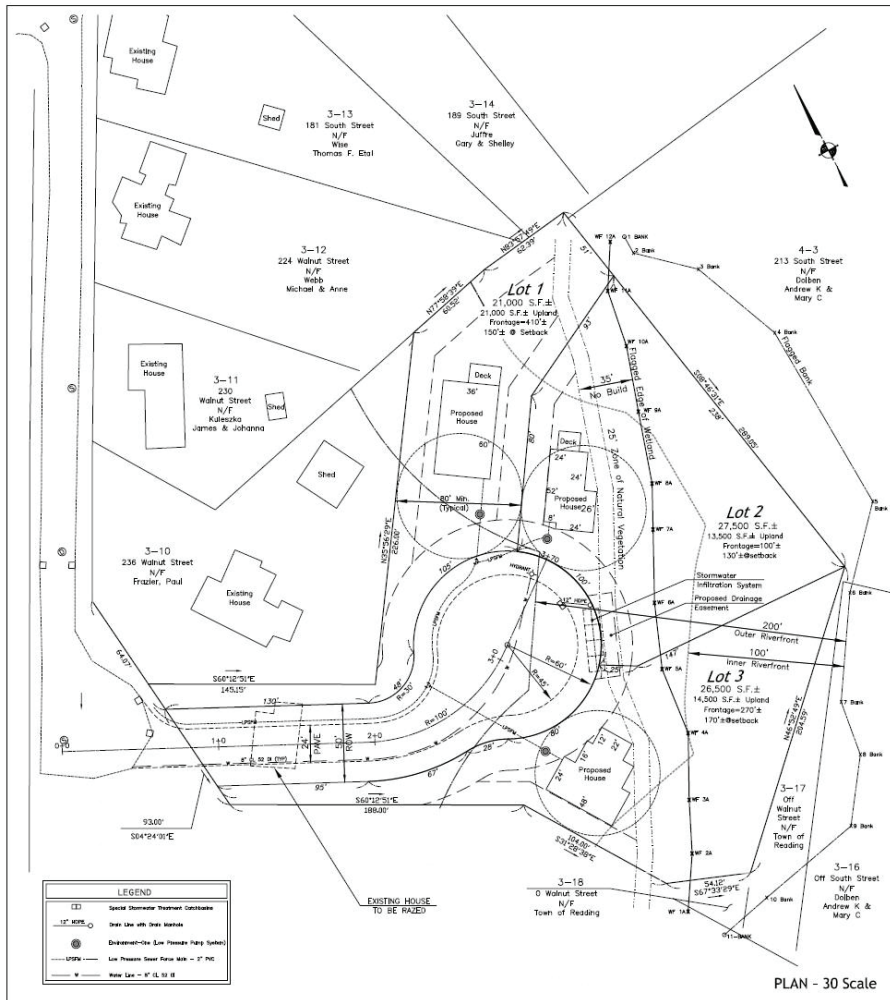


Figure 2: Preliminary Subdivision Plan – 3 lots

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1.2 Site Description

The project site is a 2.02 acre parcel of land improved by a residential building constructed on or about 1961. The access is at the easterly side of Walnut Street at the end off a turnaround cul-de-sac. The property is bounded on the southerly side by the northerly on ramp to US Route 93 North from US Route 95 South and the opposing on ramp onto US Route 95 South from US Route 93 North (see figure 1). To the east and southeast the property borders on undeveloped wetland. To the north and west the property borders other residential homes on Walnut Street and South Street.

The property slopes relatively steeply from west to east over a total drop of about 24 feet over 300 feet (avg slope = 8%) but is fairly flat in the non-wetland areas of the property.

The easterly portion of the property is adjacent to a perennial unnamed stream and adjacent wetland areas that travels southerly through Sturgis Park from the north and across the property and then southwesterly through the federal highways and interchange. The bank of the stream and the associated bordering vegetated wetlands (BVW) were delineated (flagged) by Leah Basbanes in January 2023 and surveyed by Meisner Brem Corporation. Associated with the edges of the stream are the following wetland resources:

- Bank
- Riverfront Area – inner riparian zone (0'-100') and outer riparian zone (100'-200')
- Bordering Vegetated Wetland

There is no FEMA designated flood plain associated with this stream.

1.3 Proposed Development

After the approval from the Planning Board for the 3 lot Preliminary Subdivision, the developer began the final design. The first step was the soil testing for the stormwater infiltration system which was performed on July 14, 2023. The results were excellent with loamy sand to a depth exceeding 6 feet with no water and no estimated seasonal high water evident.

During the Preliminary Plan process with the Planning Board and the Reading Town Staff as well as the neighbor's comments, it was apparent that the primary issues for the development of this site were related to the

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wetland and meeting the general performance standards outlined in 310 CMR 10.00, particularly 310 CMR 10.58, Riverfront Area.

Specifically, 310 CMR 10.58, the presumption states:

(3) Presumption. Where a proposed activity involves work within the riverfront area, the issuing authority shall presume that the area is significant to protect the private or public water supply; to protect the groundwater; to provide flood control; to prevent storm damage; to prevent pollution; to protect land containing shellfish; to protect wildlife habitat; and to protect fisheries.

Where the presumption is not overcome, the applicant must meet the General Performance Standards by performing an alternative analysis as stated in the language directly as follows:

(4) General Performance Standard. Where the presumption set forth in 310 CMR 10.58(3) is not overcome, the applicant shall prove by a preponderance of the evidence that there are no practicable and substantially equivalent economic alternatives to the proposed project with less adverse effects on the interests identified in M.G.L. c.131 § 40 and that the work, including proposed mitigation, will have no significant adverse impact on the riverfront area to protect the interests identified in M.G.L. c. 131 § 40.

In addition, the issuing (approving) authority, either the Reading Conservation Commission or Mass DEP, may approve work if they determine that the work has “no significant adverse impact on the riverfront area to protect the interests identified in M.G.L. c. 131, § 40. The proposed work can be permitted in the outer Riverfront Area (100’ to 200’) up to a limit of alteration of “up to 5000 square feet or 10% of the riverfront area within the lot, whichever is greater” (on a lot recorded on or before October 6, 1997 such as the subject lot).

This is the important take – away. In summary, the developer must first compute the total Riverfront Area on the subject lot and then show that the work proposed is within 10% of that total Lot Riverfront Area . This is a critical part of the determination by the issuing authority that there is “no significant adverse impact”.

In addition, Reading Conservation Commission has local rules for tree replication and mitigation which must be taken into consideration as part of this process (See Table 1).

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Replacement tree and shrub schedule

Existing trees to be removed	Replacement Tree and Shrubs			
Size 6" or greater (DBH) of trees to be cut	Number of deciduous shade trees 2.5" dbh or greater	Number of evergreen trees 5-6' in height or greater	Number of large shrubs or small trees 5-6' in height or greater	Number of shrubs 3' in height or greater
Replacement Ratios	1 for each tree removed	1 for each tree removed	2 for each tree removed	3 for each tree removed
	The Commission may at its sole discretion apply a different standard when conditions warrant			

Table 1: Reading Replacement Tree and Shrub Schedule

1.4 Utilities

The property is served by municipal water and sewer. A new 2" polyethylene water service is proposed to tap into the existing water on Walnut Street. Sewer is proposed via individual exterior E-One Sewer pumps placed in the front yard to pump to the existing sewer on Walnut Street. Electric, Cable, Telephone service will be determined by the providers but is expected to be underground feeding from Walnut Street with a transformer and hand holes, as needed, located between the two lots.

1.5 Alternative Analysis

As part of the regulations related to the Wetlands Protection Act, specifically 310 CMR 10.58(4)(c) an applicant intending to work within the Riverfront Area of a perennial stream must perform an Alternative Analysis. The specific wording is as follows:

310 CMR10.58(4)(c): Practicable and Substantially Equivalent Economic Alternatives. There must be no practicable and substantially equivalent economic alternative to the proposed project with less adverse effects on the interests identified in M.G.L. c. 131 § 40.

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As such, by explaining the project intent to both the Planning Board and the Conservation Commission, the applicant offers the following:

The zoning of the subject property allows up to 4 lots based solely on the area of the property. However, the lack of available frontage and the presence of wetlands limit the development of the property to 3 lots. A plan was presented to the Reading Planning Board which meets the zoning and other regulations for development of this project into 3 residential building lots. This plan received Preliminary Subdivision approval with conditions on July 10, 2023.

In considering the impact of the perennial stream and its associated wetlands the developer re-assessed the project to minimize the impact to the wetlands and, alternatively, is now proposing a 2 lot project. This is the preferred alternative.

This alternative design proposes even less impact to the wetlands and community by limiting the construction. Since the project is only for one additional lot that presently exists the developer will be requesting the Planning Board to grant certain waivers of road construction so that the vehicular lot access will essentially be a private shared driveway for access for both lots. This shared driveway would be classified as a private way to provide the requisite frontage. The permanent maintenance will be by the lot owners themselves and not the Town of Reading.

As this is a small property with limited available zoning uses, virtually all residential or related uses, there are limited available viable alternatives. The dimensional regulations and wetlands rules also significantly limit alternatives.

Thus, the two viable alternatives are:

- i) Alternative A - the 3 lot subdivision plan with a new public road extension of 300 feet with a cul-de-sac turnaround or
- ii) Alternative B - the 2 lot subdivision with a private way to be maintained by the associated homeowners for 170 feet before it turns into private driveways.

The property is currently improved with a single family home which is to be razed in both alternatives. Hence, it should be noted that the resulting density increase is only 1 additional single family house in Alternative B and 2 additional single family homes in Alternative A.

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The following Table 2 compares the impacts of the two alternatives.

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Table 2: Tabulation of Alternative Analysis Impact		
Description	ALTERNATIVE A	ALTERNATIVE B
		PREFERRED
	3 LOTS	2 LOTS
Number of Single Family Homes	3	2
Total Riverfront Area on Entire Parcel	71,030 SF	71,030 SF
Total Lot Area	87,991 SF	87,991 SF
Total Disturbed Lot Area/Limit of Work - Entire Parcel	50,380 SF	31,830 SF
Total Disturbed Riverfront Area	26,073 SF	12,377 SF
LESS Previously Disturbed Area	10,125 SF	8,608 SF
Newly Disturbed Area	16,791 SF	4,296 SF
Max of 10% Riverfront - Allowed per WPA	7,103 SF	7,103 SF
Meets 310 CMR 10.58 - less than 7,103 SF	No	Yes
ADDITIONAL ANALYSIS COMPARISONS:		
Total Proposed Impervious Area	11,029 SF	4,918 SF
Number of Trees Removed - Road	8	2
Number of Trees Removed - Lot 1	7	6
Number of Trees Removed - Lot 2	15	11
Number of Trees Removed - Lot 3	16	N/A
Total Number of Trees to be Removed	46	20
Roadway Maintenance Status	Public-Town	Private- Lot Owners

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As can be seen in Table 2, the 2 lot, private way alternative described as Alternative B has less impact on the environment, less homes, less overall area of impact, less overall riverfront area disturbances, less impervious area, cuts fewer trees, meets the 10% threshold listed in the wetland regulations, and provides for less town maintenance. As such, Alternative B is the preferred alternative.

Alternative B will require certain waivers from the Planning Board and will hopefully get the support of the Reading Conservation Commission.

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Section 2.0 Planning Board Waivers and Conditions

The following waivers will be requested to accomplish the goal of the Alternative B plan of 2 residential lots off a private driveway.

2.1 Waivers Previously Granted

These waivers were granted during the Preliminary Plan:

1. Section 7.1.1.a requiring a right of way width of 60 feet.

Waiver was granted on July 10, 2023. CPDC voted 5-0-0 to approve waiver.

2. Section 7.1.5 requiring dead end streets to be no longer than 500 feet.

Waiver was granted on July 10, 2023 for a total of an estimated 750 feet in length. CPDC voted 5-0-0 to approve waiver with a condition that utilities are sufficient to support the proposed development and noting that at the existing end of Walnut Street there is a 45' diameter paved cul-de-sac turnaround.

2.2 New Waivers

Newly requested waivers, waivers that were requested but tabled, and revisions to waivers for Definitive Plan (essentially waivers to be acted upon).

3. Section 7.1.3 requiring a Typical Cross Section for a 60 feet street.

A waiver is requested for the typical cross section including the pavement width to be 20 feet in width with the use as a private way and as the minimum width generally required of the fire department. It is noted that a waiver was previously granted by a CPDC vote of 4-1-0 on July 10, 2025 to grant a waiver to allow for a 24 foot paved travel way where 30 feet is required. This request is to waive it to 20 feet, which allows for 2 way vehicular movements and is generally the minimum width that the Fire Department would allow.

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4. Section 7.1.1.(b) requiring certain street grades. One of the requirements needs a waiver being slightly steeper than 2% for 64 feet due to being a private roadway and because it is at the end of the current flat area for the existing cul-de-sac.
5. Section 7.1.5(e) requiring a landscaped cul-de-sac. The applicant requests a waiver to allow for an alternative fire safety “Y” type turnaround on the private way.
6. Section 7.1.7 requiring vertical granite curbing. The applicant requests a waiver since it will be a private drive and since there is no curbing on either side of the road on the existing Walnut Street.
7. Section 7.2 requiring sidewalks along both sides of the roadway. The applicant requests a waiver since it will be a private drive and since there are no sidewalks on either side of the road on the existing Walnut Street.
8. Section 6.1.1.d.3 requiring a full traffic study. The applicant requests relief from the requirement as the project is proposing only one new residential dwelling.
9. Section 7.6.2.2 requesting a waiver for new trees. The applicant is not sure a waiver is required but if so then the applicant is proposing to planting a total of 20 new trees as part of the replication / mitigation for work within the wetland resource areas for the Conservation Commission in addition to dozens of trees left remaining in and adjacent to the wetland.
10. Section 8.5.1.1: Pipes and Culverts to be reinforced concrete. Due to the infiltration system and the fact that the maintenance will not be by the Town of Reading as a private drive a waiver is requested to allow HDPE piping, which is typical for infiltration system piping.

2.3 Other Definitive Subdivision Items

Due to the proposed private drive status of the roadway, the applicant expects to engage with Town Counsel to determine the best way to address Section 9.2 Performance Guarantee as conditions expected as part of the approval process.

The applicant expects to record, at the Register of Deeds, only the Definitive Subdivision Sheet of the plan set. This should also be a condition. Further, the applicant expects and accepts a finding/condition that the street will never be submitted to Town Meeting for acceptance.

Notice of Intent **Submittal Checklist**

Reading Conservation Commission

This checklist is intended as an aid only, to assist in the process of submitting a Notice of Intent (NOI) and to help avoid delays. Please consult MGL Chapter 131, Section 40, the Wetlands Protection Act and its accompanying Regulations, 310 CMR 10.00, available through the state website, www.mass.gov/dep. Also, please consult Reading General Bylaws, Section 7.1, and the Reading Wetlands Protection Regulations, available through the Town Clerk's office and on the town website, www.readingma.gov. It is only necessary to file one submittal under both State and Town law.

Prior to the submittal of a Notice of Intent (NOI):

1. It is strongly recommended that the applicant or representative meet with the Conservation Administrator to review the proposed work, research existing site information, and become familiar with the wetlands regulations. Contact the Administrator at Town Hall, (781) 942-6616.
2. Submit a completed Request for Abutters List form to the Conservation Administrator or Public Service Department Staff, who will submit the request to the Assessor's Office. It may take up to 21 days for the Assessor to return the Certified List of Abutters.

Notice of Intent submittal:

1. 1 completed **electronic copy** and 2 physical completed copies with 2 full-size original plans. The electronic file can be e-mailed to ctirone@ci.reading.ma.us and the 2 physical copies with can be dropped off at the Public Services Department. Both must include the following items:
 - a. A completed Notice of Intent form (Form 3)
 - b. A copy of the Locus Map showing the site location clearly marked (e.g., circled and located by a large arrow).
 - c. A description of the site, the proposed activity, and supporting data and calculations such as soils test data, drainage calculations, wetlands boundaries, proposed earth moving, impervious cover area, etc. (Please refer to the wetlands regulations for requirements)
 - d. Resource area Information
 - Identifying what standard was used to define the wetland
 - A summary of methods used to delineate the wetland
 - Provide copies of wetland determination data forms, for each resource area, buffer zone, and upland, either from the USACE New England District wetland delineation manual or equivalent, that documents observations and conditions of hydrology, soil, and vegetation made during the wetland delineation.
 - How a project meets or does meet performance standards for affected resource areas
 - e. A site plan or plans no more than 2' by 3' in size, prepared by an engineer, surveyor, or other licensed professional, having a title block with location, date, legend, scale (1"=20' or 1"=40'), and north arrow, that clearly shows at least the following (please refer to the wetlands regulations for complete requirements):
 - Property boundaries, easements, rights-of-way, etc.;
 - Boundaries of waterways, water bodies, banks, floodplains, and wetlands within and within 100 feet of the site, including locations of field flags;

- Boundaries of the 100-foot Buffer Zone 35- foot No Structure zone and 25-foot Zone of Natural Vegetation;
 - Existing topography (in one- or two-foot intervals), structures, and other physical features (walls, paths, trees, wells, drainage and utility lines, etc.);
 - Proposed topography, structures, and physical features, including temporary and permanent stormwater and erosion control features.
- f. Completed **NOI Fee Transmittal Form** with a check payable to “**Town of Reading**” for Town fee: Use the link to state forms on the Conservation home page, or download the form from the State website, www.mass.gov/dep
 - g. Completed **Reading Bylaw Fee Calculation Form** with a check payable to “**Town of Reading**” for the calculated amount. (One check may be written to the Town to cover both State and Town fees). <https://ma-reading.civicplus.com/468/Applications-for-Conservation-wetland-pe>
 - h. Affidavit of Service
 - i. Notification to Abutters
 - j. Certified List of Abutters
2. The same day the Notice of Intent is submitted to the Commission, mail one completed copy to:
 - a. **DEP Northeast Regional Office**
ATTN: Wetlands Program
150 Presidential Way, Woburn MA 01801
 - b. One copy of the completed Notice of Intent Fee Transmittal Form and check payable to “Commonwealth of Massachusetts” for the State share of the state fee to the DEP Box in Boston shown on the fee form.

Legal Notice & Mailing Information

1. The legal notice mailing and fee for the publication is the responsibility of the applicant/consultant.
2. Conservation Department will:
 - a. Draft and publish the legal notice with the [Daily Times Chronicle](#)
 - b. Send a copy of the legal notice Application/Consultant for the mailing, along with the contact information to directly pay for the **\$275 fee** (fee is subject to change at any time) for the publication:
 - Tricia Lawson
Accounting Department
[Daily Times Chronicle](#)
1 Arrow Drive, Woburn, MA 01801
P 781-933-3700 ext. 353
tricia.lawson@dailytimesinc.com
www.homenewshere.com
3. Mailing Requirements
 - a. One copy of the Affidavit of Service and one copy of the Legal Notice must be sent to all certified abutters.
 - They can be mailed in the same envelope
 - If the certified list of abutters includes duplicates, one mailing is sufficient.

- If the list includes the Planning Boards of abutting towns, do not send notifications to those addresses.
- b. The Legal Notices can be mailed in the following ways:
 - Certified Mail
 - Certificate of Mailing
 - Hand deliver with homeowner's signature.
 - The legal notice must be mailed out 7 days before the scheduled Conservation meeting.
- c. A digital copy of the mailing receipts needs to be scanned and emailed to ctirone@ci.reading.ma.us

Prior to the Public Hearing

1. The Conservation Commission will submit the legal notice of the public hearing to the Daily Times Chronicle for publication.
2. The applicant will pay the legal notice fee, mail the legal notice using the certified abutters list and provide proof of mailing.
3. The Conservation Administrator and the Conservation Commission may inspect the site. The Administrator usually inspects during normal business hours Monday through Thursday. The Commission usually inspects prior to the hearing. The boundaries of all resource areas should be marked on site with labeled flags. The corners of proposed structures and other important features (drainage systems, paved areas, limits of work, etc.) should be marked with stakes or flags, preferably using different colors and labels for different features.

Public Hearing

1. A public hearing will normally be scheduled within 21 days of receipt of a complete submittal. (If not possible, the Commission may ask the applicant to sign a waiver of the 21-day requirement. It is rare that the Commission cannot open the hearing within 21 days.) Commission meetings are generally held every other Wednesday evening.
2. At the hearing, the applicant and his or her representatives will be given the opportunity to present and discuss the proposed work. The Commission, the Administrator, and the general public may comment upon the proposal and ask questions.
3. If additional information is needed for the Commission to understand the proposed work, the Commission and applicant may continue the public hearing to a future date, giving the applicant adequate time to provide the information. When the information is complete, the hearing will be closed and the Commission will draft a decision.

Order of Conditions

1. The Commission will vote on the conditions of the Order during a public meeting and will issue the Order of Conditions within 21 days of the close of the hearing. The Order may be appealed as provided by law.

Note

The Commission adopted a Tree Policy on 9/28/2016. This can be found on the Conservation Commission Home Page. Please read the policy carefully as you are required to replace all trees removed in the Buffer Zone, one to one.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Reading
City/Town

Important:

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



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

A. General Information

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

246 Walnut St a. Street Address	Reading b. City/Town	01867 c. Zip Code
Latitude and Longitude:	42.5035 N d. Latitude	71.116319 W e. Longitude
3 f. Assessors Map/Plat Number	9 g. Parcel /Lot Number	

2. Applicant:

a. First Name Stella Construction	b. Last Name
c. Organization 25 Everett Street	
d. Street Address Woburn	MA f. State
e. City/Town 01810	g. Zip Code
857-251-5110 h. Phone Number	ebkortz@stellahomeservices.com j. Email Address
i. Fax Number	

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

Steven, Erik, Joseph a. First Name	Balsavich, Kortz, Maliewski b. Last Name
c. Organization	
246 Walnut Street d. Street Address	
Reading e. City/Town	MA f. State
01867 g. Zip Code	
857-251-5110 h. Phone Number	ebkortz@stellahomeservices.com j. Email address
i. Fax Number	

4. Representative (if any):

Jeffrey a. First Name	Brem, PE b. Last Name
Meisner Brem Corporation c. Company	
142 Littleton Rd, Suite 16 d. Street Address	
Westford e. City/Town	MA f. State
01886 g. Zip Code	
978-692-1313 h. Phone Number	jabrem@meisnerbrem.com j. Email address
i. Fax Number	

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

\$1,500 a. Total Fee Paid	\$737.50 b. State Fee Paid	\$762.50 c. City/Town Fee Paid
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WPA Form 3 – Notice of Intent

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& READING WETLAND PROTECTION BYLAWS SECTION 7.1

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

A. General Information (continued)

6. General Project Description:

Two lot subdivision with an associated 150 ft paved private way partially within the Riverfront Area and the Buffer Zone associated with Bordering Vegetated Wetlands

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	b. Certificate # (if registered land)
80377	491
c. Book	d. Page Number

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

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

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

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

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

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

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

3. Total area of Riverfront Area on the site of the proposed project: 71,030 square feet

4. Proposed alteration of the Riverfront Area:

<u>4,296</u>	<u>0</u>	<u>4,296</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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Reading	_____
City/Town	_____

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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

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

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

5. Project Involves Stream Crossings

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Reading

City/Town

C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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**

12/1/2023 Mass GIS

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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:	
MassDEP File Number	
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Reading	
City/Town	

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

(c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).
Make check payable to “Commonwealth of Massachusetts - NHESP” and **mail to NHESP** at above address

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

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

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

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

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

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

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

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

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



Massachusetts Department of Environmental Protection
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& READING WETLAND PROTECTION BYLAWS SECTION 7.1

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

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

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.



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Provided by MassDEP:	
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City/Town	

WPA Form 3 – Notice of Intent

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& READING WETLAND PROTECTION BYLAWS SECTION 7.1

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.

246 and 248 Walnut Street - Definitive Subdivision Plan Set (12 sheets)

a. Plan Title

Meisner Brem Corporation

Jeffrey Brem, PE

b. Prepared By

c. Signed and Stamped by

December 6, 2023

1"=30'

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:

110

2. Municipal Check Number

12/11/23

3. Check date

111

4. State Check Number

12/11/23

5. Check date

246 Walnut St Realty Group LLC

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:
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WPA Form 3 – Notice of Intent

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

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.

DocuSigned by: <i>Eric Kortz</i>	12/11/2023
1. Signature of Applicant	2. Date
<i>Joe Malejowski</i>	12/11/2023
3. Signature of Property Owner (if different)	4. Date
<i>Steve Baksavich</i>	12/11/2023
5. Signature of Representative (if any)	6. Date
	12/11/2023

For Conservation Commission: *Rep: Dr J An* *12/20/23*
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
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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:

246 Walnut St	Reading
a. Street Address	b. City/Town
110	\$762.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Stella Construction		b. Last Name	
c. Organization			
25 Everett Street			
d. Mailing Address			
Woburn	MA	01810	
e. City/Town	f. State	g. Zip Code	
857-251-5110	ebkortz@stellahomeservices.com		
h. Phone Number	i. Fax Number	j. Email Address	

3. Property Owner (if different):

Steven, Erik, Joseph	Balsavich, Kortz, Maliewski		
a. First Name	b. Last Name		
c. Organization			
246 Walnut Street			
d. Mailing Address			
Reading	MA	01867	
e. City/Town	f. State	g. Zip Code	
857-251-5110	ebkortz@stellahomeservices.com		
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).



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2 - Single Family House	2	\$500 x 1.5	2 x \$500 x 1.5= \$1,500
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	<u>\$1,500</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$737.50</u>
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	<u>\$762.50</u>
	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

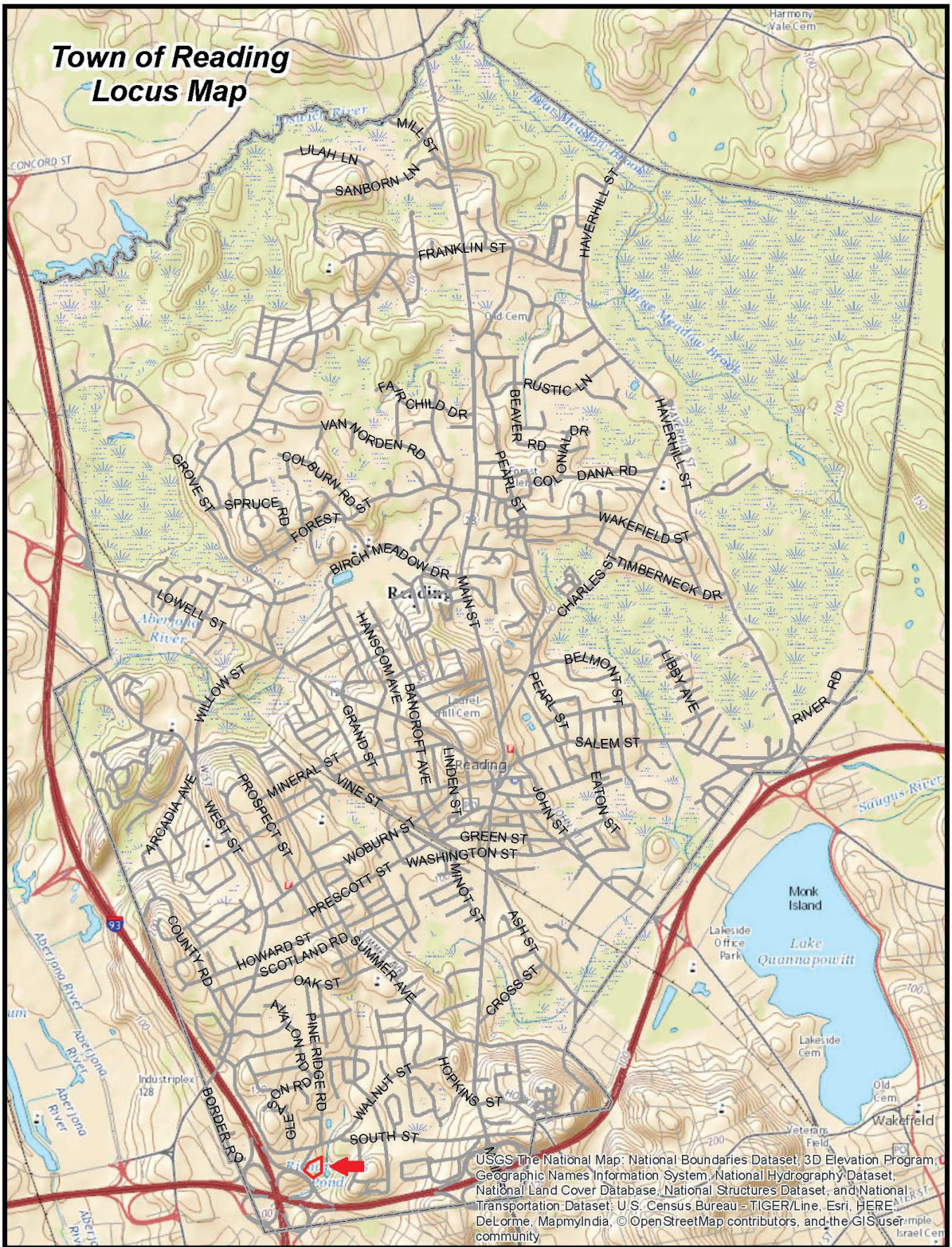
- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

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 x 2 lots = \$1,200
C. Each new multi-family dwelling	\$600.00 plus \$125.00 per unit located in any Resource Area or Buffer Zone, plus all applicable fees listed in lines F through K	
D. Each subdivision roadway, or other roadway, or driveway (other than for a single-family dwelling), and all associated drainage structures, utilities, grading, curbing, landscaping, and other associated work exclusive of dwellings	\$1,000.00 plus \$600.00 per house, plus all applicable fees listed in lines F through K	
E. Each commercial, industrial, institutional or other non-residential project	\$1,000.00 , plus all applicable fees listed in lines F through K	
F. Boundary delineation for any Resource Area	\$1.25 per linear foot of Resource Area boundary, up to a maximum of \$125 for a single-family lot and \$1,250 for any other lot.	
G. Temporary and /or permanent alteration of land within the Buffer Zone	\$1.25 per square foot of Buffer Zone altered for any temporary or permanent alteration within 25 feet of a Resource Area or any permanent structure within 35 feet of a Resource Area	\$1.25 x 584 SF = \$730
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	<u>\$ 1930.00</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

BASBANES WETLAND CONSULTING

39 Hardy St.
Dunstable, MA 01827

Delineation Report

December 12 2022

The following is a report on the delineation of the wetland resource areas at 246 Walnut St., Reading, MA. The delineation was done December 6 2022. The jurisdictional wetland resource area present on site may include: 310 10.54 Bank, 310 CMR 10.55 Bordering Vegetated Wetland, 310 10.56 Land under Waterways and Water Bodies, 310 CMR 10:58 Riverfront.

Delineation Method

A wetland delineation is done by visual survey of topography, evidence of hydrology, and identification of plant species. A determination is made for each plant species as to their indicator status as referenced in the “National List of Plant Species that Occur in Wetlands”, published by the Fish and Wildlife Service. The boundary of the wetland is then determined to be where 50% or more of the vegetation community consists of wetland indicator species with a status of FAC or wetter. Where there is a dominance of wetland plants species, evidence of hydrology is looked for, i.e. water stained leaves, drainage patterns, morphological adaptations, and hydric soils. Typically, hydric soils are determined by digging or augering a pit 20” deep and observing the horizons for color and features. Determinations are made referencing “Field Indicators for Identifying Hydric Soils in New England” and color matched to the Munsell Soil Color Charts.

The Bank or Mean Annual High Water Line is determined by the line that is apparent from visible markings or changes in the character of soils or vegetation due to the prolonged presence of water and that distinguishes between predominantly aquatic and predominantly terrestrial land. This is typically the first observable break in slope. However, in some river reaches, characterized by features such as a low gradient, meanders, oxbows, histosols, a low-flow channel, or poorly-defined or nonexistent banks, the MAHW line will be evidenced by some combination of the bankfull field indicators i.e. changes in vegetation (usually changes in vegetative community), stain lines, top of point bars (depositional features), changes in slope, changes in bank material, and bank undercuts.

Flagging Series

The wetland resource areas are delineated by the flagging series 1A-12A, Bordering Vegetated Wetland and Bank 1-11. The wetland delineated is a bordering vegetated wetland that borders on a stream shown as perennial on the USGS map. The edge of the wetland is very well defined by topography, vegetation and soils. The bank of the stream is also very well defined.

Vegetation

The vegetation along the delineated area consists of the following dominant species:

Elm <i>Ulmus americana</i>	FACW
Maple, Red <i>Acer rubrum</i>	FAC
Oak, Red <i>Quercus rubra</i>	FACU
Buckthorn, European <i>Rhamnus frangula</i>	FAC
Dogwood Silky <i>Cornus amomum</i>	FACW
Highbush Blueberry <i>Vaccinium corymbosum</i>	FACW
Steeplebush <i>Spiraea tomentosa</i>	FAC
Fern Cinnamon <i>Osmunda cinnamomea</i>	FACW
Fern Sensitive <i>Onoclea sensibilis</i>	FACW
Goldenrod, Roughstem <i>Solidago rugosa</i>	FAC

Purple Loosestrife <i>Lythrum salicaria</i>	FACW
Reed Canary Grass <i>Phalaris arundinacea</i>	FACW
Skunk Cabbage <i>Symplocarpus foetidus</i>	OBL

Soils

As referenced to the NRCS Soil Survey, the soils on the subject property are Swansea series which consist of nearly level, deep (5+ ft.), very poorly drained organic soils in depressions and low flat areas of uplands and glacial outwash plains and terraces. They formed in 16 to 51 inches of black, highly decomposed organic material (muck) with moderate or moderately rapid permeability, over sandy mineral material with very rapid permeability. They have a water table that is at or near the surface most of the year. Major limitations are related to wetness and low strength. Field observations are consistent.

The typical soil profiles observed were:

<u>SP upland</u>		<u>SP hydric</u>	
O	<1"	O	<1"
A	0" – 8" 10YR 2/2	A	0" – 16" 10YR 2/1 muck
B	8"-18" 10YR 4/3	B	16"-18" 10YR 4/2 redox

Indicators of hydrology

Along with the presence of hydric soil conditions other indicators of hydrology were observed. Those indicators include: water-stained leaves, drainage patterns, areas void of vegetation.

Rare Species

Under MESA and 310 CMR 10:59 Estimated Habitats of Rare Wildlife, any work proposed, regardless of wetlands, within an Estimated or Priority habitat shall be reviewed by the NHESP as well as the Conservation Commission. The site is not located within an Estimated or Priority Habitat

Vernal Pools

There are no certified vernal pools on the property per the most recent NHESP map.

FEMA

As referenced to the FEMA flood data maps, the property is not located within a regulatory flood zone.

If you have any questions, please do not hesitate to contact me at lbasbanes@gmail.com. Thank you.

Sincerely,



Leah D. Basbanes, M.A.
Wetland Consultant/Biologist

The wetland resource areas were delineated/reviewed in the keeping with the Massachusetts Wetland Protection Act and were done so to the best of our abilities. Considering all the variables (seasonal growth form of vegetation, soils conditions, topography, weather, etc.) involved in such an effort, please be advised that despite the best effort, no wetland delineation is considered definitive until verified and approved by the final issuing authority.



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

12/4/2023

DATE

**Reading
Abutters List**

Subject Parcel ID: 246 WALNUT ST

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
003.0-0000-0001.0	217 WALNUT ST	WALSH DAVID J	KELLIE A WALSH	217 WALNUT ST	READING	MA	01867
003.0-0000-0002.0	163 SOUTH ST	CHUHA STEPHEN C JR ETAL TRS	163 SOUTH STREET READIN	50 LOTHROP RD	READING	MA	01867
003.0-0000-0003.0	155 SOUTH ST	RING JONATHAN	RING EMILY TE	155 SOUTH ST	READING	MA	01867
003.0-0000-0004.0	149 SOUTH ST	WATSON JOSEPH J	WATSON DIANE J TE	149 SOUTH ST	READING	MA	01867
003.0-0000-0006.0	235 WALNUT ST	SORACCO MICHAEL G	HEATHER C SORACCO	235 WALNUT ST	READING	MA	01867
003.0-0000-0007.0	239 WALNUT ST	MCCLELLAN MAUREEN		239 WALNUT ST	READING	MA	01867
003.0-0000-0008.0	245 WALNUT ST	REDINGER MATTHEW I	REDINGER IRA H JR JT	245 WALNUT ST	READING	MA	01867
003.0-0000-0009.0	WALNUT ST	TOWN OF READING		16 LOWELL STREET	READING	MA	01867
003.0-0000-0010.0	236 WALNUT ST	FRAZIER PAUL STEPHEN		236 WALNUT ST	READING	MA	01867
003.0-0000-0011.0	230 WALNUT ST	WICKS JEFFREY DAVID	MACKWICKS MILLICENT TE	230 WALNUT ST	READING	MA	01867
003.0-0000-0012.0	224 WALNUT ST	WEBB MICHAEL J	LEE ANNE R WEBB	224 WALNUT ST	READING	MA	01867
003.0-0000-0013.0	181 SOUTH ST	WISE THOMAS F ETAL TRUSTEES	THE WISE LIVING TRUST	181 SOUTH ST	READING	MA	01867
003.0-0000-0014.0	189 SOUTH ST	JUFFRE GARY M	SHELLEY S JUFFRE	189 SOUTH ST	READING	MA	01867
003.0-0000-0015.0	193 SOUTH ST	DOLBEN ANDREW K		213 SOUTH ST	READING	MA	01867
003.0-0000-0016.0	OFF SOUTH ST	DOLBEN ANDREW K	MARY C DOLBEN	213 SOUTH ST	READING	MA	01867
003.0-0000-0017.0	OFF WALNUT ST	DOLBEN ANDREW K	MARY C DOLBEN	213 SOUTH ST	READING	MA	01867
003.0-0000-0018.0	WALNUT ST	TOWN OF READING		16 LOWELL ST	READING	MA	01930
003.0-0000-0019.0	246 WALNUT ST	BALSAVICH STEVEN T	KORTZ ERIK ETAL JTROS	246 WALNUT ST	READING	MA	01867
004.0-0000-0001.0	197 SOUTH ST	HAYES CHRISTOPHER	ROTONDO AMANDA	197 SOUTH ST	READING	MA	01867
004.0-0000-0003.0	WALNUT ST	DOLBEN ANDREW K	MARY C DOLBEN	213 SOUTH ST	READING	MA	01867
004.0-0000-0043.0	55 HEATHER DR	DON STEWART A	SUSAN M DON	55 HEATHER DR	READING	MA	01867
004.0-0000-0044.0	49 HEATHER DR	YATSUHASHI AMY E	DOUGLAS S YATSUHASHI	49 HEATHER DR	READING	MA	01867
004.0-0000-0045.0	41 HEATHER DR	JOSHI SAUMIL NITIN	JOSHI DRASHTI SAUMIL TE	41 HEATHER DRIVE	READING	MA	01867

Parcel Count: 23

End of Report

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY:

ADDRESS: 246 Walnut Street

Assessors' Map Number: 3 Lot Number: 19

APPLICANT/AGENT:

Name: Ian Ainslie, PE

Address: 142 Littleton Rd, Suite 16, Westford MA 01886

Telephone: 978-692-1313 Email: iana@meisnerbrem.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: Two lot subdivision with NOI

Applicant/Agent Signature: Ian Ainslie Date: 11/30/23
The Assessors' Office may require up to three weeks in order to process and approve this request.

Authorized Signature: _____ Date: 11/30/2023
Must be signed by the Public Services Department