

Joe McDonagh
47 Deborah Drive
Reading, Massachusetts 01867
4 January 2024

Reading Conservation Commission
c/o Charles Tirone, Conservation Administrator
Conservation Commission
Reading Town Hall
16 Lowell Street
Reading, Ma 01867

Re: 0 Annette Lane Subdivision

Dear Members of the Conservation Commission

As an abutter to the proposed development at 0 Annette Lane, I hope you can consider the following feedback.

1.) Stormwater management

The project NOI details proposed work includes clearing of trees and other vegetation, site grading, construction of a single-family dwelling with driveway, stormwater infiltration chambers, sewer, water, snow storage and pretreatment area at the end of Annette Lane. Stormwater runoff from impervious areas on the lot will be infiltrated onsite, with runoff from the roof and paved areas directed to subsurface infiltration chambers. Based on 25 years of living at Deborah Drive, this area can be very saturated post heavy rains, snow melt etc. The water saturation is particularly noticeable in the town owned parcel 38-138 which abuts the proposed development of this house. Additionally standing water sits in the area creating a natural habitat for mosquitos which increasingly carry very harmful diseases i.e. West Nile, Eastern Equine Encephalitis.

Ask:

Both Town engineering and a third party do a review to make sure the infiltration chambers, storm management water flow through parcel 38-138, and neighboring parcels is adequate.

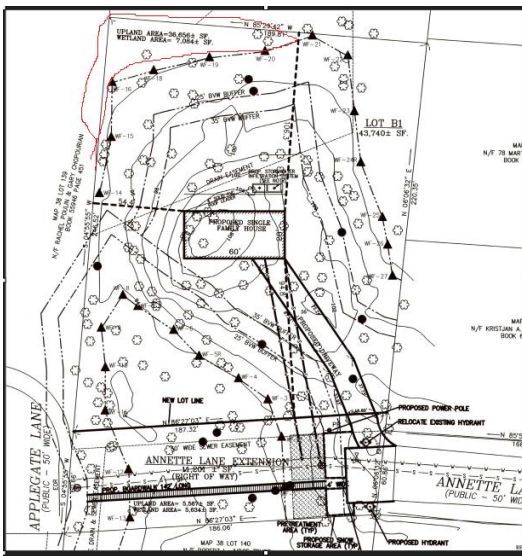
2.) Mitigation of Development to neighboring properties

Residents and wildlife in this area have enjoyed the both the visual and health benefits of the greenspace supported by this parcel and the neighboring parcel 38-138. It is very disappointing that this natural habitat will be lost forever. The NOI details removal of 32 trees and shrubs to

clear land for both house and driveway. The house will also be positioned on small knoll at 100 feet which would make the presence of the house even more prominent.

Ask:

The NOI details the willingness to contribute to the Voluntary Shade Tree Fund in lieu of replacement plantings. I ask that the funds be used to partially mitigate the actual community impacted by the development. It would be very beneficial if the visual impact of this house could be reduced somewhat by using some of these funds to plant native trees, shrubs in the upland area of the parcel, adjacent to parcels: 38 138, 38 130 and 38 136 denoted in red below. Similarly, this approach potentially can be applied on areas of the lot.



I defer to the Conservation Commission on the best type of trees, shrubs that would provide some screening and also be able to grow in the area that will de downhill form the house water runoff. Personally, I would suggest red maples, cedars, northern red oak river birch, willows, various berry bushes etc.

Additionally, it appears that the actual yard space would be constrained by proximity to the BVW. Related to visual impact, It would helpful to confirm the extent of land to be cleared for a yard and/or any plans for fencing.

Thank you for your time and protecting and managing Reading's wetlands and conservation lands.

Sincerely,

Joe McDonagh, CFA
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