

Re: 0 Annette Lane - Owner Peter Seibold  
Assessor's Map 38, Lot 139  
DEP File. No. 270-0780

Dear Reading Conservation Committee Members and Conservation Administrator Tirone,

1. Springs / Water Route - As indicated in my 12/17/23 email regarding the proposed 0 Annette Lane development, water from springs behind Spruce Road and Martin Ave. pool in the proposed wooded swampy wetland space between Annette Lane and Applegate Lane. Water that is not absorbed into the ground by the trees and other vegetation, travels downstream in a drainage ditch behind well established homes on Deborah Drive, under Deborah Drive, perpendicular to the back yards at 20 and 28 Covey Hill, along the back and side of 14 Covey Hill, behind 500 Franklin Street and under Franklin Street to the Meadowbrook Golf Course.

2. Flooding - The primary concern of neighbors downstream is that this proposed construction of a single-family dwelling, driveway and now a boardwalk will disturb wetlands and may cause more water to flow through the drainage ditch, causing flooding of downstream property. In the past 40 years, the Town has cleaned the drainage ditch only once, in the early 1980s; property owners along the drainage route have voluntarily periodically removed obstructions.

3. Boardwalk - The proposal that a boardwalk between Applegate and Annette be constructed over the wetlands and gifted to the Town to be maintained perhaps by the Trails Committee, flies in the face of history. As well, the proposed boardwalk could prove to be an attractive nuisance, with the Town responsible. Several generations of children and families (and local wildlife native to the area) have passed through area between Deborah and Colburn road without incident; the proposed site for a boardwalk by 0 Annette seems unnecessary and fraught with problems.

4. Third Party Independent Review - Considering the 0 Annette Lane proposal involves removal of 32+ trees (the roots of which currently absorb water and prevent it from flowing downstream), a neighborhood concern is that calculations to compensate for impervious areas to be occupied by the proposed house and paved driveway are inadequate to prevent flooding downstream. I am requesting an Independent Third Party do a review to ensure the infiltration chambers and storm management water flow through parcel 38-138 and neighbors downstream is adequate and will not result in future property damage in the established neighborhoods.

Having observed some of the December site visit of the wetland 0 Annette property, I appreciate the time committee members put into these filings and thank you for your efforts to protect Reading's wetlands and conservation areas.

Sincerely,  
Kendra Cooper, TMM Prec. 8  
20 Covey Hill Rd.  
Reading, MA 01867