

NOTICE OF INTENT APPLICATION
0 FOREST STREET
(Portion of Tax Map33 Lot 92)
READING, MASS.

Project Summary:

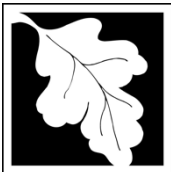
The owner is seeking to construct a new single family house, paved driveway, deck, hardscape, landscaping, and site grading within 100 feet to a bordering vegetated wetland. The 25 foot local “Do Not Disturb” buffer zone to the wetland area is off-site. Additionally, there is an off-site certified vernal pool (to the south of the site) and the 100 foot buffer zone to the vernal pool is entirely off-site.

This property has been recently subdivided from the YMCA property (36 Arthur B. Lord Drive, Reading). The site is undeveloped (wooded) consisting of 140 feet of lot frontage on Forest Street with 16,798 s.f. of land area. The site topography is moderately steep slopes with young tree growth. As part of this project, eight (8) mature trees (6” diameter and larger) are to be removed. In accordance with the Conservation tree removal policy a mix of trees and shrubs will be planted back to mitigate this impact. The proposed house will have a walkout basement to limit site impact. The front portion of the house roof will have stormwater collected and conveyed via roof drains to a concrete drywell with crushed stone surrounding. The roof downspouts will have emergency overflows for larger storm events.

Norse Environmental Services performed the wetland delineation for this project as part of a previous project for the YMCA. The wetland flags were still intact and were survey located as part of this application. A 12” diameter mulch soxx backed by silt fencing will be installed along the limit of work line to protect resource areas during construction. A temporary crushed stone construction access is shown off of Forest Street.

Attached are the following:

- 1) Completed WPA Form 3 – Notice of Intent
- 2) NOI Wetland Fee Transmittal Form
- 3) Local Bylaw Fee worksheet
- 4) Locus Map
- 5) Norse Environmental Services letter on wetland delineation
- 6) Certified Abutters List
- 7) GIS map with abutting lots highlighted (within 300 feet)
- 8) Affidivat of Service form (signed)
- 9) Plot Plan of Land – 0 Forest Street, Reading; scale 1”=20’, dated 3/21/2024.



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):

0 Forest Street

a. Street Address

Reading

b. City/Town

01867

c. Zip Code

Latitude and Longitude:

42.539930

d. Latitude

-71.110670

e. Longitude

Portion of Tax Map 33

f. Assessors Map/Plat Number

Lot 92

g. Parcel /Lot Number

2. Applicant:

Thomas

a. First Name

Walsh

b. Last Name

Trinity Home Builders, LLC

c. Organization

429 South Main Street

d. Street Address

Andover

e. City/Town

MA

f. State

01810

g. Zip Code

339-221-0137

h. Phone Number

i. Fax Number

twalsh@ksarealtyllc.com

j. Email Address

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

c/o Helio

a. First Name

Rosa, VP

b. Last Name

Greater Boston Young Men's Christian Association

c. Organization

316 Huntington Avenue

d. Street Address

Boston

e. City/Town

MA

f. State

02115

g. Zip Code

h. Phone Number

i. Fax Number

hrosa@ymcaboston.org

j. Email address

4. Representative (if any):

John

a. First Name

Sullivan, PE

b. Last Name

Sullivan Engineering Group, LLC

c. Company

PO Box 2004

d. Street Address

Woburn

e. City/Town

MA

f. State

01888

g. Zip Code

781-854-8644

h. Phone Number

i. Fax Number

jacknull53@comcast.net

j. Email address

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

\$500.00

a. Total Fee Paid

\$237.50

b. State Fee Paid

\$262.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Construct a new single family house, paved driveway, hardscape, landscaping, deck and site grading within 100 feet of a bordering vegetated wetland. The site is presently undeveloped (wooded). The wetland delineation performed by others (Norse Environmental Services)

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.

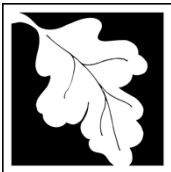
8. Property recorded at the Registry of Deeds for:

Middlesex South	
a. County	b. Certificate # (if registered land)
19373	531
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.



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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:

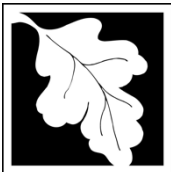
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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.



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Reading
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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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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

	Size of Proposed Alteration	Proposed Replacement (if any)
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
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5. Project Involves Stream Crossings

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

MassGIS 2024

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.



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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 - Bourne to Rhode Island border, and
the Cape & Islands:

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

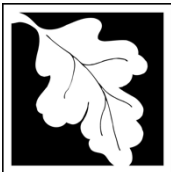
North Shore - Plymouth to New Hampshire border:

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).



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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.

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



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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.

Plot Plan of Land - 0 Forest Street

a. Plan Title

Sullivan Eng. Group, LLC

John D. Sullivan III, PE

b. Prepared By

c. Signed and Stamped by

March 21, 2024

1"=20'

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:

32228

3-26-2024

2. Municipal Check Number

32227

3. Check date

3-26-2024

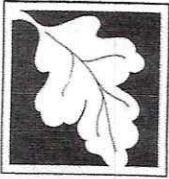
4. State Check Number

KSA Realty LLC

5. Check date

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

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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

3-21-2024

2. Date

3. Signature of Property Owner (if different)

3-21-2024

4. Date

5. Signature of Representative (if any)

3-21-2024

6. Date

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.

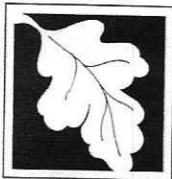
For MassDEP:

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.



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1. Signature of Applicant

3-21-2024

2. Date

3. Signature of Property Owner (if different)

3-21-2024

4. Date

5. Signature of Representative (if any)

3-21-2024

6. Date

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:

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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:

0 Forest Street (Part of Tax Map 33 Lot 92) Reading
 a. Street Address 32227 b. City/Town
\$237.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Tom Walsh
 a. First Name b. Last Name
 Trinity Home Builders, LLC
 c. Organization
 429 South Main Street
 d. Mailing Address
Andover MA 01810
 e. City/Town f. State g. Zip Code
339-221-0137 twalsh@ksarealtyllc.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

c/o Helio Rosa, VP
 a. First Name b. Last Name
 Greater Boston Young Men's Christian Association
 c. Organization
 316 Huntington Avenue
 d. Mailing Address
Boston MA 02115
 e. City/Town f. State g. Zip Code
hrosa@ymcaboston.org
 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.



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat. 2(a)- new SFH	1	\$500.00	\$500.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$110.00
Step 6/Fee Payments:			
Total Project Fee:			\$500.00
			a. Total Fee from Step 5
State share of filing Fee:			\$237.50
			b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:			\$262.50
			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

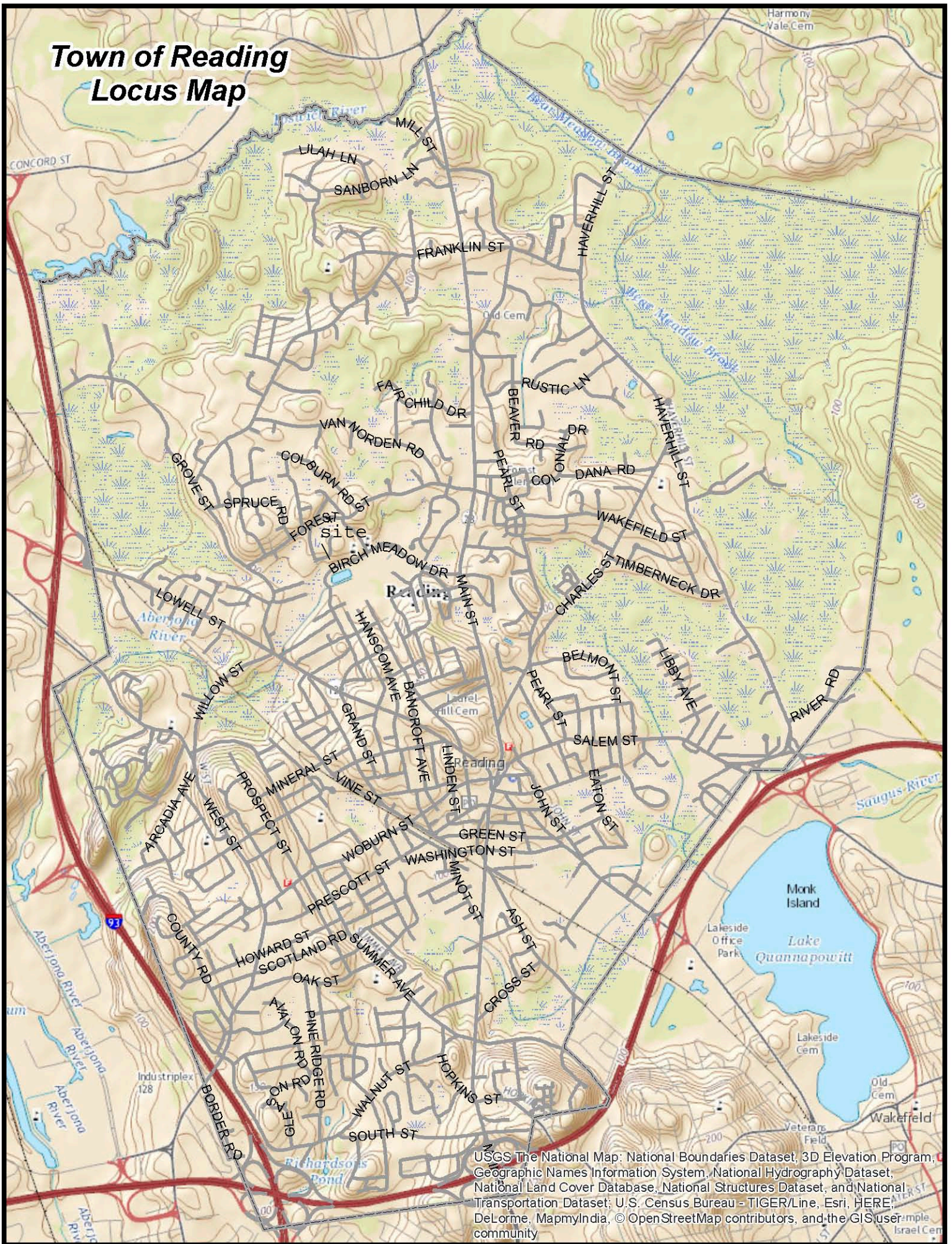
- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

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	\$600.00
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.	\$125.00
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	\$ <u>725.00</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



NORSE ENVIRONMENTAL SERVICES, INC.

92 Middlesex Road, Unit 4

Tyngsboro, MA 01879

TEL. (978) 649-9932 • FAX (978) 649-7582

Website: www.norseenvironmental.com

August 21, 2023

Mr. John Fuedo
Executive Director
YMCA Boston
316 Huntington Avenue
Boston, MA 02115

Re: Burbank YMCA
36 Arthur B. Lord Drive
Reading, MA 01867

Dear Mr. Fuedo,

Norse Environmental Services performed a site visit with Mr. Greg Ryan on April 13, 2022, to walk the above property. The property consists of 4.78 acres of land with the YMCA building, driveway, parking lot and drainage. The remainder of the property is wooded with ledge outcrops and walking trails. Approximately 70,374 s.f. of this area is located within a Conservation Restriction.

The Conservation Restriction Area, Reading YMCA Plan, prepared by Cuoco & Cormier dated 9-28-98, shows the approximate location of the bordering vegetated wetland, certified vernal pool and associated buffer zones. Norse Environmental Services performed subsequent site visits on 12-20-22 and 1-31-23 to flag the resource areas. The resource areas were flagged per 310 CMR 10.00 the Massachusetts Wetland Protection Act, Reading General Bylaw, Section 7.1, and Reading Wetlands Protection Regulations.

The wetlands are flagged in the field with blue ribbon and aluminum tags labeled 1A-31A, 1B-9B & 1C-17C. Any work within 100 ft. of the bordering vegetated wetland or 100 ft. buffer zone is required to file a permit with the Massachusetts Department of Environmental Protection and Reading Conservation Commission. The Town of Reading has local Bylaws and Regulations that implement a 25 ft. Zone of Natural Vegetation and 35 ft. No Structure from the wetland boundary.

The bordering vegetated wetlands are red maple swamps consisting of red maple (*Acer rubrum*), white pine (*Pinus strobus*) and oaks (*Quercus* sp.) in the overstory. The understory consists of glossy buckthorn (*Rhamnus frangula*), high bush blueberry (*Vaccinium corymbosum*), sweet pepperbush (*Clethra alnifolia*) and winterberry (*Ilex verticillata*). The herbaceous layer consists

of cinnamon fern (*Osmunda cinnamomea*), sensitive fern (*Onoclea sensibilis*) and skunk cabbage (*Symplocarpus foetidus*).

The Web Soil Survey maps the site as a Charlton Hollis Rock outcrop. Charlton-Hollis-Rock Outcrop complex consists of well drained Charlton soils, somewhat excessively drained Hollis soils and rock outcrops that occur in such intricate patterns on the landscape, that it is not practical to separate them at the scale of mapping. Generally, these areas consist of about 50 percent Charlton soil, 15 percent Hollis soil, 10 percent rock outcrop and 25 percent other soils. Major limitations are related to rockiness and slope, and depth to bedrock in the Hollis soil.

The USGS Topographic Map shows no perennial streams or rivers located on or near the property. The site is not located within Bordering Land Subject to Flooding or the 100-year Floodplain. In addition, the property is not located with the NHESP mapping of Estimated and/or Priority Habitat. The mapping does show a certified vernal pool, CVP No. 301, located within the A-series wetland.

The Conservation Commission has local regulations that allows the Commission to expand or extend the Zone of Natural Vegetation beyond the 25 ft. No Alteration Zone. The Commission has been requiring a 100 ft. Zone of Natural Vegetation setback from any potential or certified vernal pool and this may affect the development of the lot. Please note, this requirement is NOT stated in either the Reading Wetland Bylaw or Regulations.

Enclosed are the maps of the site. The wetland boundaries, permitting and setbacks are in the opinion of the approving authority or Conservation Commission. Please contact me if you have any questions or concerns regarding the above information.

Sincerely,

Maureen Herald

Maureen Herald, PWS, CWS



Patriot Properties

Readina

Abutters List

03/19/2024

8:39:51AM

Filter Used: DataProperty.AccountNumber in
(7119,7120,7218,7212,6448,7214,7215,7116,7118,7175,7213,7117,7176,6412,6436,6410,7216,6447,6450,6449,6408,6445,6411,7174,6446,7217,8736)

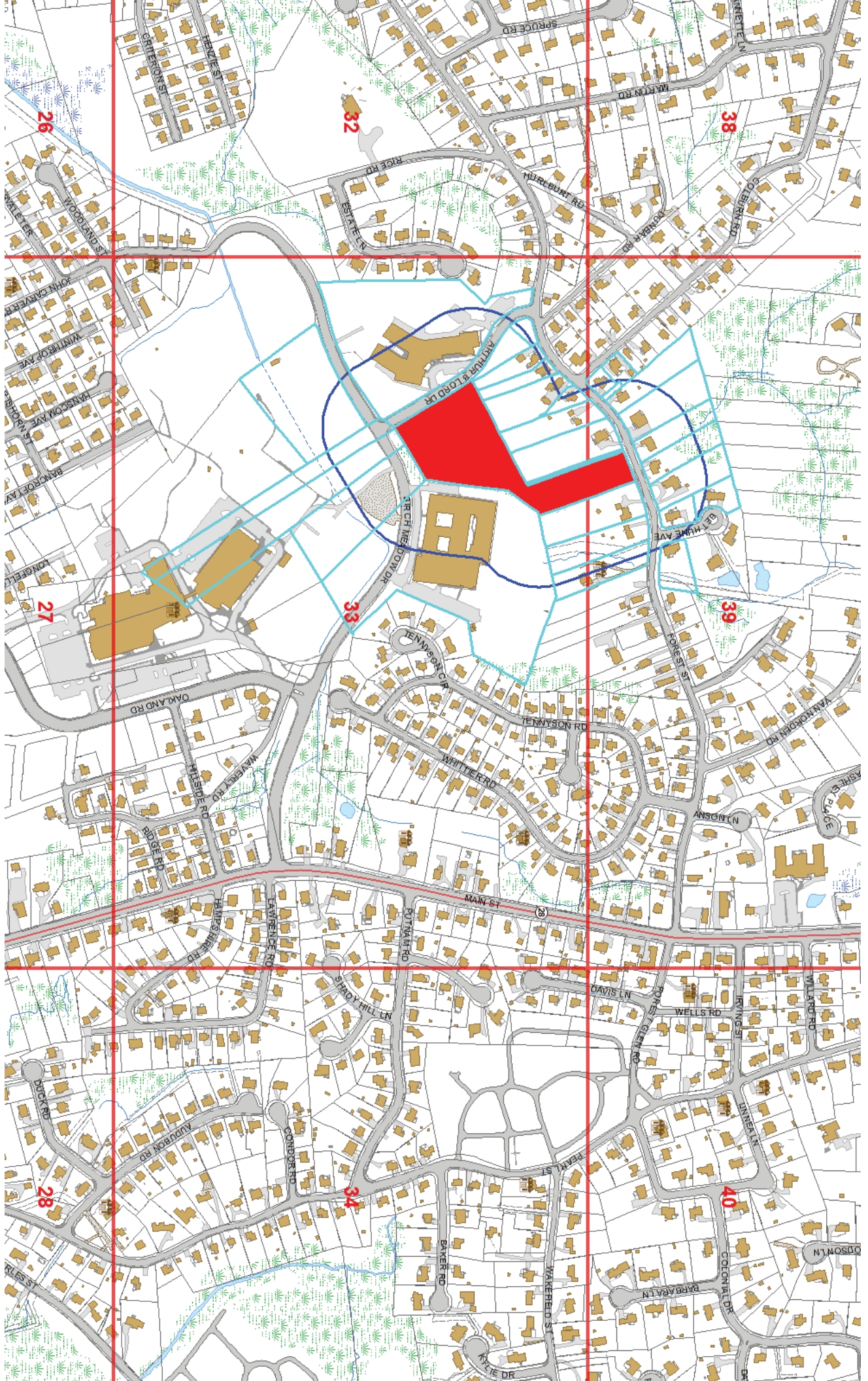
Subject Parcel ID: 36 ARTHUR B LORD DR REPORT

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
033.0-0000-0052.0	BIRCH MEADOW	TOWN OF READING	PARK	16 LOWELL ST	READING	MA	01867
033.0-0000-0054.0	BIRCH MEADOW	TOWN OF READING	PARK	16 LOWELL ST	READING	MA	01867
033.0-0000-0055.0	BIRCH MEADOW	TOWN OF READING	PARK	16 LOWELL ST	READING	MA	01867
033.0-0000-0056.0	BIRCH MEADOW	TOWN OF READING	PARK	16 LOWELL ST	READING	MA	01867
033.0-0000-0080.0	27 ARTHUR B LORD DR	TOWN OF READING	BIRCH MEADOW ELEMENT#	27 ARTHUR B LORD DR	READING	MA	01867
033.0-0000-0091.0	89 BIRCH MEADOW DR	TOWN OF READING	ARTHUR W. COOLIDGE JR F	89 BIRCH MEADOW DR	READING	MA	01867
033.0-0000-0092.0	36 ARTHUR B LORD DR	GREATER BOSTON YMCA	321 HUNTINGTON AVE		BOSTON	MA	02115
033.0-0000-0093.0	152 FOREST ST	SONIT TOMAR LIVING TRUST	SAKIRA VERMA LIVING TRU	152 FOREST ST	READING	MA	01867
033.0-0000-0094.0	150 FOREST ST	HOYT LEONARD P ETAL (LE)	LYNDA DEANGELO J ETAL T	150 FOREST ST	READING	MA	01867
033.0-0000-0095.0	144 FOREST ST	POLK KENNETH LOREN		144 FOREST ST	READING	MA	01867
033.0-0000-0096.0	140 FOREST ST	DI PIETRO GILBERT A	ELAINE DI PIETRO	140 FOREST ST	READING	MA	01867
039.0-0000-0001.0	134 FOREST ST	FORESMAN LEE G JR ETAL TTEES	THE 134 FOREST ST REALT	134 FOREST ST	READING	MA	01867
039.0-0000-0002.0	126 FOREST ST	FINN THOMAS M	LOUISE M HICKEY	126 FOREST ST	READING	MA	01867
039.0-0000-0003.0	106 FOREST ST	PENDERGAST ROGER	SUSAN A WHITE	106 FOREST ST	READING	MA	01867
039.0-0000-0004.0	104 FOREST ST	MCGLATHERY DOUGLAS G	MCGLATHERY KATHLEEN L	104 FOREST STREET	READING	MA	01867
039.0-0000-0005.0	100 FOREST ST	RYAN DAVID K ETAL TRUSTEES	RYAN FAMILY TRUST	100 FOREST ST	READING	MA	01867
039.0-0000-0060.0	7 COLBURN RD	SERRENTINO MICHAEL	JOYCE T SERRENTINO	7 COLBURN ROAD	READING	MA	01867
039.0-0000-0061.0	137 FOREST ST	HOYT RUSSELL S		137 FOREST ST	READING	MA	01867
039.0-0000-0062.0	FOREST ST	MCGRAIL PHILIP M	MCGRAIL LINDA W	131 FOREST STREET	READING	MA	01867
039.0-0000-0098.0	131 FOREST ST	MCGRAIL PHILIP M	MCGRAIL LINDA W	131 FOREST STREET	READING	MA	01867
039.0-0000-0099.0	125 FOREST ST	CAPONE FRANK	CAPONE MARIA E	125 FOREST ST	READING	MA	01867
039.0-0000-0100.0	115 FOREST ST	BAKER TIMOTHY		115 FOREST ST	READING	MA	01867
039.0-0000-0101.0	111 FOREST ST	TAKACH ROBERT M	TAKACH PATRICIA H	111 FOREST STREET	READING	MA	01867
039.0-0000-0102.0	107 FOREST ST	LEBOVIDGE JASON S	JENNIFER S LEBOVIDGE	107 FOREST ST	READING	MA	01867
039.0-0000-0103.0	6 BETHUNE AVE	GEORGE MATTHEW	ROY HEIDI	6 BETHUNE AVE	READING	MA	01867
039.0-0000-0104.0	3 BETHUNE AVE	SPENCER STEVEN J	SPENCER TASHIA L	3 BETHUNE AVE	READING	MA	01867
039.0-0000-0226.0	18 BETHUNE AVE	PRUITT STEPHEN WALTER ETAL T	SW AND EK PRUITT LIVING	18 BETHUNE AVENUE	READING	MA	01867

Parcel Count: 27

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, Jack Sullivan (Name), hereby certify under the pains and penalties of perjury that on March 27, 2024 (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:

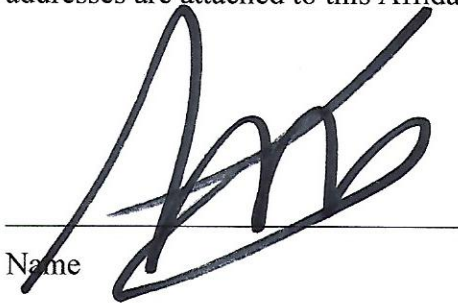
(Check the applicable form.)

- 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
Trinity Home Builders, LLC (Applicant) with the Town of Reading
Conservation Commission on March 27, 2024 (Date) for
property located at 0 Forest Street (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



Date

