

NOTICE OF INTENT APPLICATION
11 PINEVALE AVENUE
READING, MASS.

Project Summary:

The subject property is a 4,858 s.f. developed lot with an intermittent brook onsite running parallel to the rear lot line. The brook was dry upon a visual inspection on 7/29/24. There is an existing paved driveway, small single family house (built in 1927), and a detached 1 car garage on this property. The entire site is within 100 feet of the intermittent brook. A portion of the existing rear porch is within the 35 foot "No Structure" buffer zone. The existing 1 car garage and a portion of the rear steps from the rear porch are within the 25 foot "No Disturbance" buffer zone. The site is predominately landscaped with grass. There is an existing 1 foot high masonry wall (not a retaining wall) enclosing a portion of the rear yard on 3 sides. The wall provides a barrier to the intermittent brook.

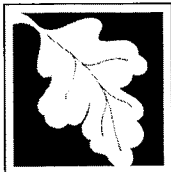
The owner is seeking to demolish an existing 1 story enclosed porch (on sonotubes) and demolish the existing platform/steps from the porch. A proposed 2 story addition will be constructed (on a full foundation) within the same footprint of the demolished porch. The owner obtained a Special Permit approval from the Reading Zoning Board of Appeals recently for this proposed addition. A proposed deck (5.5'x8') will be constructed off of the addition with steps to grade. An effort has been made to keep all portions of the proposed structures outside the 25 foot wetland buffer (where a portion of the existing steps to be removed are within the 25 foot buffer).

Norse Environmental Services performed the wetland delineation for this project. 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. Construction access to the work area will be over the existing paved driveway. No trees are to be cut/removed as part of this project. There are no site grading changes proposed.

Since there are proposed structures within the 35 foot wetland buffer zone, the owner is offering mitigation to support this waiver request in the form of enhancement plantings. The owner is proposing to plant 2-3" caliper red maples and 8 native shrubs in the area of the bank and presently over a grassed area. It should be noted that the proposed addition is entirely outside of the 25 foot "No Disturbance zone" and the proposed work is over previously disturbed areas and predominately within a footprint of a previous structure.

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) Certified Abutters List
- 6) Plot Plan of Land – 11 Pinevale Avenue, Reading; scale 1"=20', dated 7/25/24



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Reading

City/Town

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):

11 Pinevale Avenue

a. Street Address

Reading

b. City/Town

01867

c. Zip Code

Latitude and Longitude:

42.5/4840

d. Latitude

-71.104550

e. Longitude

11

f. Assessors Map/Plat Number

219

g. Parcel /Lot Number

2. Applicant:

Daniel and Elisha

a. First Name

Willis

b. Last Name

c. Organization

11 Pinevale Avenue

d. Street Address

Reading

e. City/Town

MA

f. State

01867

g. Zip Code

7815025044

h. Phone Number

i. Fax Number

danielarthurwillis@gmail.com

j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Jack

a. First Name

Sullivan

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

7818548644

h. Phone Number

i. Fax Number

jacksull53@comcast.net

j. Email address

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

\$110.00

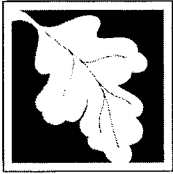
a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Improve the porch on the rear of the home and add a bathroom on top of the improved porch

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.

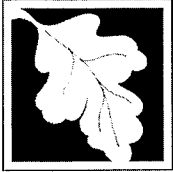
8. Property recorded at the Registry of Deeds for:

Middlesex	
a. County	b. Certificate # (if registered land)
54609	579
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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 _____	

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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:

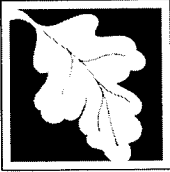
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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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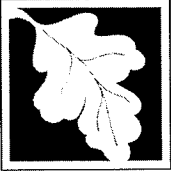
City/Town _____

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. <input type="checkbox"/> 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. <input type="checkbox"/> 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

MassG15 _____

b. Date of map _____

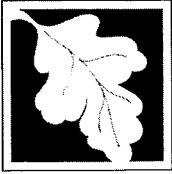
If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, 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/mass-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:

North Shore - Plymouth to New Hampshire border:

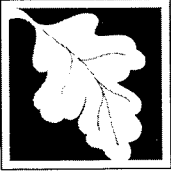
Division of Marine Fisheries -
 Southeast Marine Fisheries Station
 Attn: Environmental Reviewer
 836 South Rodney French Blvd.
 New Bedford, MA 02744
 Email: dmf.envreview-south@mass.gov

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).



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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

a. Plan Title

Jack Sullivan, PE

b. Prepared By

7/25/24

d. Final Revision Date

Jack Sullivan, PE

c. Signed and Stamped by

1"-20'

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:

1851

2. Municipal Check Number

1850

4. State Check Number

Daniel

6. Payor name on check: First Name

7/29/24

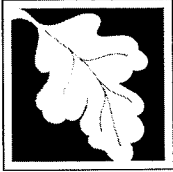
3. Check date

7/29/24

5. Check date

Willis

7. Payor name on check: Last Name



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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	7/2/27 _____ 2. Date
_____ 3. Signature of Property Owner (if different)	_____ 4. Date
_____ 5. Signature of Representative (if any)	_____ 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.

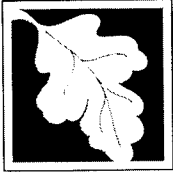
For MassDEP:

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:

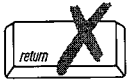
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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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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:

11 Pinevale Avenue Reading
 a. Street Address b. City/Town
 1850 \$42.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Daniel and Elisha Willis
 a. First Name b. Last Name
 c. Organization
 11 Pinevale Avenue
 d. Mailing Address
 Reading MA 01867
 e. City/Town f. State g. Zip Code
 7815025044 danielarthurwillis@gmail.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

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

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

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.

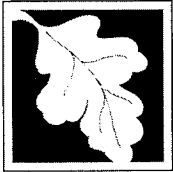
Step 2/Number of Activities: Identify the number of each type of activity.

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
iA Addition to JFH	1	\$110	\$110

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$110
State share of filing Fee:	\$42.50
City/Town share of filling Fee:	\$67.50
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	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

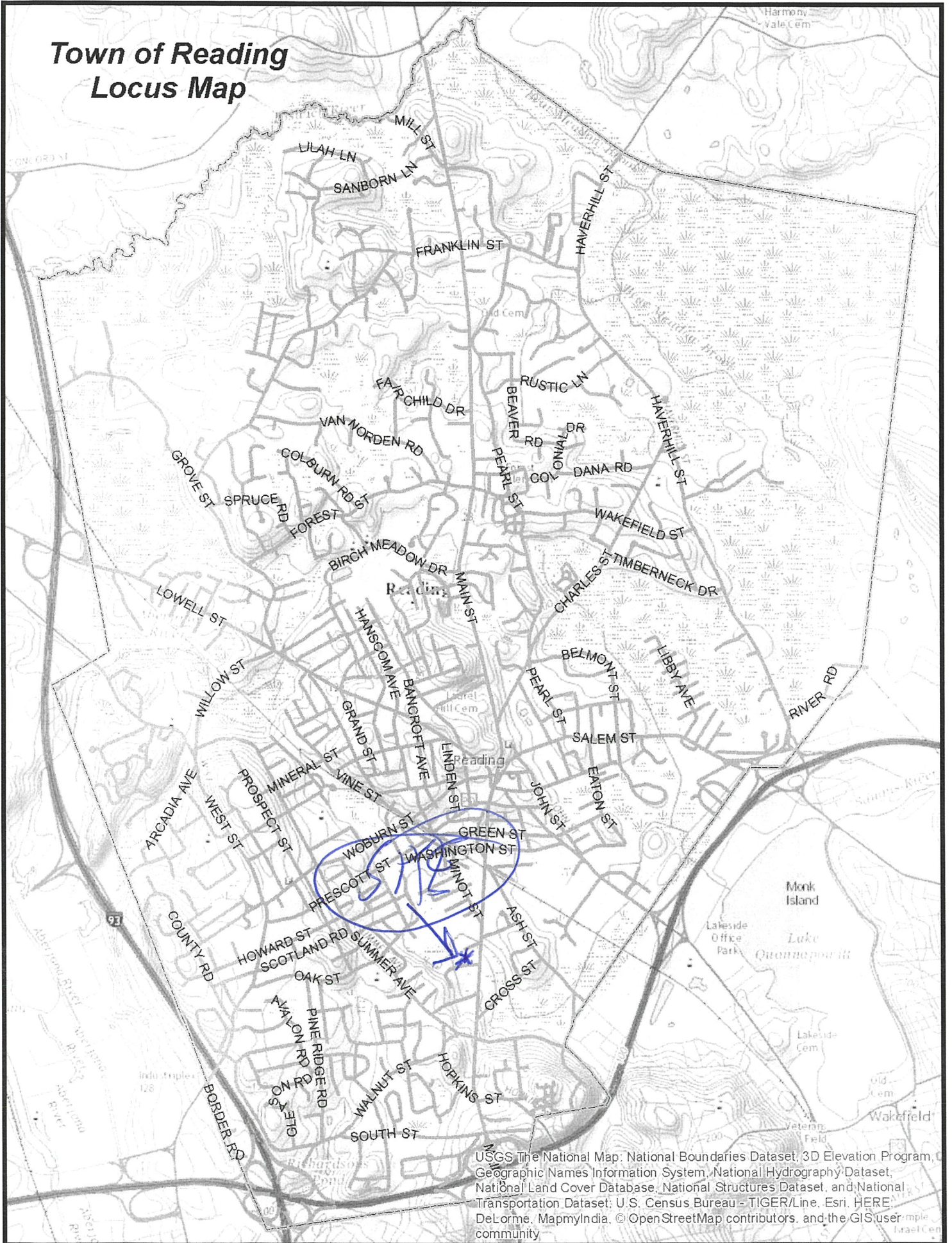
- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

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 <i>(Addition)</i>	125-
B. Each new single-family dwelling, including associated driveway, utilities, grading, landscaping, and drainage structures	\$600.00 plus all applicable fees listed in lines F through K	
C. Each new multi-family dwelling	\$600.00 plus \$125.00 per unit located in any Resource Area or Buffer Zone, plus all applicable fees listed in lines F through K	
D. Each subdivision roadway, or other roadway, or driveway (other than for a single-family dwelling), and all associated drainage structures, utilities, grading, curbing, landscaping, and other associated work exclusive of dwellings	\$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-
G. Temporary and /or permanent alteration of land within the Buffer Zone <i>146 SF</i>	\$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	\$18250
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>432.50</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



Patriot Properties

Readina

Abutters List

06/05/2024

10:15:58AM

Filter Used: DataProperty.AccountNumber in
(1892,1895,2000,9401,9402,9403,9404,9405,9406,9407,9408,9409,9410,9411,9412,9413,9414,9415,9416,9417,9418,9419,9420,9421,9422,9423,9424,1999,1870,1875,1876,1900..

**Reading
Abutters List**

Subject Parcel ID: 11 PINVALE AVE REPORT

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
011.0-0000-0190.0	242 MAIN ST	C&S CAPITAL PROPERTIES LLC		51 MAIN STREET	STONEHAM	MA	02180
011.0-0000-0192.0	252 MAIN ST	KEHOE JOYCE M		58 SHEFFIELD RD	MELROSE	MA	02176
011.0-0000-0193.0	258 MAIN ST	BLVD READING LLC		258 MAIN ST	READING	MA	01867
011.0-0000-0194.0	262 MAIN ST	BLVD READING LLC		258 MAIN STREET	READING	MA	01867
011.0-0000-0195.0	2 PINEVALE AVE	FARRELL MICHAEL C ETAL TRSTE	FARRELL LYNNE M ETAL TR	1 CHARLES ST UNIT G	READING	MA	01867-1759
011.0-0000-0196.0	10 PINEVALE AVE	HARKINS DANIEL J		10 PINEVALE AVE	READING	MA	01867
011.0-0000-0197.0	12 PINEVALE AVE	KILLEEN JENNIFER J		12 PINEVALE AVE	READING	MA	01867
011.0-0000-0198.0	16 PINEVALE AVE	NARAYAN SRIRAM		16 PINEVALE AVENUE	READING	MA	32821
011.0-0000-0199.0	20 PINEVALE AVE	DECROTEAU THOMAS E		20 PINEVALE AVENUE	READING	MA	01867
011.0-0000-0200.0	24 PINEVALE AVE	FULLER SARAH		255 BOSTON AVE #3	MEDFORD	MA	02155
011.0-0000-0201.0	28 PINEVALE AVE	FUCCI JAMES J JR		28 PINEVALE AVE	READING	MA	01867
011.0-0000-0203.0	34 PINEVALE AVE	PHELAN BRIAN TRUSTEE		34 PINEVALE AVENUE	READING	MA	01867
011.0-0000-0204.0	46 PINEVALE AVE	LLOYD KATELYN		46 PINEVALE AVE	READING	MA	01867
011.0-0000-0213.0	29 PINEVALE AVE	TOWN OF READING		16 LOWELL ST	READING	MA	01867
011.0-0000-0215.0	16 PERCY AVE	NAKANO TAKAYUKI		16 PERCY AVE	READING	MA	01867
011.0-0000-0216.0	25 PINEVALE AVE	REARDON JR KENNETH TSTEE E	25 PINEVALE AVE REALITY	25 PINEVALE AVE	READING	MA	01867
011.0-0000-0217.0	19 PINEVALE AVE	JACOBSON CARLY BRADSTREET	MURPHY CHRISTOPHER JAI	19 PINEVALE AVE	READING	MA	01867
011.0-0000-0218.0	15 PINEVALE AVE	RIBEIRO DEBBIE L		15 PINEVALE AVE	READING	MA	01867
011.0-0000-0219.0	11 PINEVALE AVE	WILLIS DANIEL A		11 PINEVALE AVE	READING	MA	01867
011.0-0000-0220.0	7 PINEVALE AVE	MCKENZIE LINDA J		7 PINEVALE AVE	READING	MA	01867
011.0-0000-0221.0	270 MAIN ST	READING DENTAL, P.C.		270 MAIN STREET	READING	MA	01867
011.0-0000-0222.0	274 MAIN ST	274 MAIN OFFICE LLC		274 MAIN ST	READING	MA	01867
011.0-0000-0223.0	288 MAIN ST	READING 288 MAIN STREET LLC		24 SUSAN DR	READING	MA	01867
011.0-0000-0231.0	5 PERCY AVE	ZERFAS JASON		5 PERCY AVE	READING	MA	01867
011.0-0000-0233.0	9 PERCY AVE	MACDOUGALL GEORGE E	JENNIFER BRICKLEY	9 PERCY AVENUE	READING	MA	01867
011.0-0000-0234.0	19 PERCY AVE	COZZI RAYMOND TRUSTEE	COZZI FAMILY TRUST	19 PERCY AVE	READING	MA	01867
012.0-0000-0041.0	271 MAIN ST	271 MAIN STREET LLC		120 WOODCHESTER DR	CHESTNUT HILL	MA	02467
012.0-0000-0042.0	281 MAIN ST	GWT HAVEN REALTY LLC		281 MAIN ST FLR 2	READING	MA	01867
012.0-1001-0040.0	269 MAIN ST 1001	FLEMING PAMELA E		269 MAIN STREET UNIT 1001	READING	MA	01867
012.0-1002-0040.0	269 MAIN ST 1002	GUO HENGYE		3531 WASHINGTON STREET	BOSTON	MA	02130
012.0-1003-0040.0	269 MAIN ST 1003	CLIFFORD JAMES		269 MAIN STREET UNIT 1003	READING	MA	01867
012.0-1004-0040.0	269 MAIN ST 1004	DOYLE BRUCE M TRUSTEE	DOYLE FAMILY TRUST	269 MAIN STREET UNIT 1004	READING	MA	01867
012.0-1005-0040.0	269 MAIN ST 1005	MOLL DAVID TRUSTEE	THE DAVID MOLL FAMILY TR	269 MAIN ST UN 1005	READING	MA	06477
012.0-1006-0040.0	269 MAIN ST 1006	JOHNSON LINDA M	HIGDON PHILIP TE	269 MAIN ST UNIT 1006	READING	MA	01867
012.0-2001-0040.0	269 MAIN ST 2001	KNOWLES JAMES E V TRUSTEES	175 NORTHAVEUNIT311 IRR	269 MAIN ST UNIT 2001	READING	MA	01867
012.0-2002-0040.0	269 MAIN ST 2002	BRENNER JEFFERY N	BRENNER SARA W TE	269 MAIN STREET UNIT 2002	READING	MA	01867
012.0-2003-0040.0	269 MAIN ST 2003	TRAVAGLINI MICHAEL		225 C FALLON ROAD APT 28	STONEHAM	MA	02180
012.0-2004-0040.0	269 MAIN ST 2004	CHEN SHAOJIA	JING RAN TC	89 E DEDHAM STREET APT : BOSTON	BOSTON	MA	02118
012.0-2005-0040.0	269 MAIN ST 2005	ROSENTHAL ERIC		28 WINSHIP DRIVE	STONEHAM	MA	02180

Subject Parcel ID: 11 PINVALE AVE REPORT

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
012.0-2006-0040.0	269 MAIN ST 2006	MANUKYAN ZORAYR		269 MAIN STREET UNIT 2006	READING	MA	01867
012.0-3001-0040.0	269 MAIN ST 3001	MOVASSAGHIAN SARA		269 MAIN STREET	READING	MA	01867
012.0-3002-0040.0	269 MAIN ST 3002	TORRES SETH E	TORRES ASHLEY C TE	269 MAIN STREET UNIT 3002	READING	MA	01867
012.0-3003-0040.0	269 MAIN ST 3003	IMBRIANO NANCY		20 SANBORN LANE	READING	MA	01867
012.0-3004-0040.0	269 MAIN ST 3004	HILL CAROL A TRUSTEE ETAL	CAROL & CHARLES HILL FAI	269 MAIN STREET UNIT 3004	READING	MA	01867
012.0-3005-0040.0	269 MAIN ST 3005	NANCY A MINICHIELLO TR OF 201	MINICHIELLO NANCY A TRU	269 MAIN ST	READING	MA	01867
012.0-3006-0040.0	269 MAIN ST 3006	CHAO WEIGONG	GUO YIPING TE	122 GLASGOW TERRACE	MAHWAH	NJ	07430
012.0-4001-0040.0	269 MAIN ST 4001	XU YANJING	LIU SONGJIU TC	190 PLEASANT STREET APT	MALDEN	MA	02148
012.0-4002-0040.0	269 MAIN ST 4002	TAN MEGAN		22 E EMERSON STREET	MELROSE	MA	02176
012.0-4003-0040.0	269 MAIN ST 4003	BATCHELDER SIMIN HAKIMI		269 MAIN STREET UNIT 4003	READING	MA	01867
012.0-4004-0040.0	269 MAIN ST 4004	BALURDI GIUSEPPE TRUSTEE	BALURDI GELSOMINA MARI	269 MAIN ST UNIT 4004	READING	MA	01867
012.0-4005-0040.0	269 MAIN ST 4005	SOOHOO MARIE		269 MAIN STREET UNIT 4005	READING	MA	01867
012.0-4006-0040.0	269 MAIN ST 4006	EPSTEIN WENDY S		269 MAIN ST UNIT 4006	READING	NH	01867

Parcel Count: 52

End of Report

NOTES:

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED ON JUNE 4, 2024 BY SULLIVAN ENGINEERING GROUP, LLC.
2. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILATION OF PLANS OF RECORD. THE DESIGN ENGINEER DOES NOT WARRANTY NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
4. THE ELEVATIONS DEPICTED HEREON WERE BASED UPON THE 1988 NAVD.
5. NO TREES TO BE CUT OR REMOVED.
6. NO SOIL STOCKPILING ALLOWED.

Wetland Delineation performed by Norse Environmental Services in June of 2024.

Tax Map 11 Lot 222
#274 Main Street
N/F Reading Investments, LLC

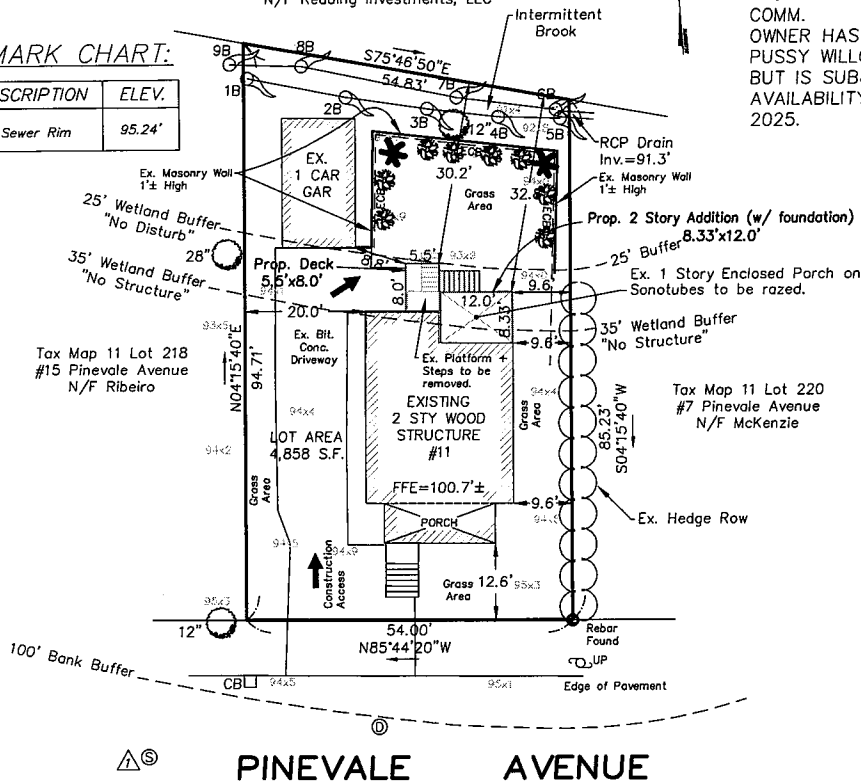
LEGEND:

- 6A = WETLAND FLAG
- = WETLAND RESOURCE AREA
- FFE = FIRST FLOOR ELEVATION
- 14" = EX. DECIDUOUS TREE
- ECB = PROP. 12" MULCH SOXX
- = PROP. 3" CALIPER RED MAPLE
- = PROP. SHRUB *
- CB = EX. CATCHBASIN
- = EX. SEWER MANHOLE
- = EX. DRAIN MANHOLE
- = EX. SPOT GRADE

* SHRUB TO BE SELECTED FROM APPROVED NATIVE PLANT LIST FROM TOWN OF READING CON. COMM. OWNER HAS SELECTED SPICEMACE, PUSSY WILLOW, & SPICEBUSH BUT IS SUBJECT TO AVAILABILITY IN THE SPRING OF 2025.

BENCHMARK CHART:

BM #	DESCRIPTION	ELEV.
	Sewer Rim	95.24'



ZONING TABLE:

ZONING DISTRICT: S-15

ITEM:	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT WIDTH	60 FEET	54.0 FEET	54.0 FEET
MIN. LOT AREA	15,000 S.F.	4,858 S.F.	4,858 S.F.
MIN. LOT FRONTAGE	100 FEET	54.0 FEET	54.0 FEET
MIN. FRONT YARD	20 FEET	12.6 FEET	> 20 FEET
MIN. SIDE YARD	15 FEET	9.6 FEET	9.6 FEET *
MIN. REAR YARD	20 FEET	32.8 FEET	30.2 FEET
MAX. LOT COVERAGE	25%	24.3%	25.0%

* SPECIAL PERMIT GRANTED BY ZBA (CASE #: 2408)

ZONING INFORMATION:

ZONING DISTRICT : S-15
MIN. BLDG. SETBACKS:
FRONT : 20 FEET
SIDE : 15 FEET
REAR : 20 FEET

ASSESSOR INFORMATION:

MAP 11 PARCEL 219

DEED REFERENCE:

BOOK: 54609 PAGE: 579

OWNER INFORMATION:

DANIEL & ELISHA WILLIS
11 PINEVALE AVENUE
READING, MA 01867

PLOT PLAN OF LAND
#11 PINEVALE AVENUE
READING, MA 01867
PREPARED BY:

SULLIVAN ENGINEERING GROUP, LLC
P.O. BOX 2004
WOBURN, MA 01888
(781) 854-8644

DATE: 7/25/24 SCALE: 1"=20'

