

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, Jonathon Taubman (Name), hereby certify under the pains and penalties of perjury that on 8/1/24 (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
Reading (Applicant) with the Town of Reading
Conservation Commission on _____ (Date) for
property located at 1312 Main Street, Reading MA 01867 (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

8/1/24

Date



WPA Form 1- Request for Determination of Applicability

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

A. General Information

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



1. Applicant:

Jonathon Taubman	taubmanjon@gmail.com	
Name	E-Mail Address	
34 Orange St		
Mailing Address		
Reading	MA	01867-2691
City/Town	State	Zip Code
503-781-1632		
Phone Number	Fax Number (if applicable)	

2. Representative (if any):

Savoie Nolan Architects, LLC		
Firm		
William (Bill) Nolan	bill@savoienolan.com	
Contact Name	E-Mail Address	
130 Liberty Street		
Mailing Address		
Danvers	MA	01923
City/Town	State	Zip Code
978-356-7786		
Phone Number	Fax Number (if applicable)	

B. Determinations

1. I request the Reading Conservation Commission make the following determination(s). Check any that apply:
Conservation Commission

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance or bylaw** of:

Reading
Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



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C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

1312 Main Street	Reading
Street Address	City/Town
51	051.0-0000-0079.0
Assessors Map/Plat Number	Parcel/Lot Number

- b. Area Description (use additional paper, if necessary):

The site is approximately 26,070sf and contains a commercial building, 2 small sheds, paved parking lots, impermeable walkways, grassy areas and landscaped gardens. Along the south east edge of the site, approximately 875sf of land is within areas subject to flooding. To the south of the property line on abutting properties exists Wetland Areas Subject to Protection including a Wooded Marsh which is located greater than 250ft from the proposed work area, a small Reservoir which is located greater than 220ft from the proposed work area, and an Intermittent Stream/ Hydrolic Connection is located greater than 85ft from the proposed work area according to Mass DEP and Town of Reading GIS data sources.

- c. Plan and/or Map Reference(s):

"Proposed Site Plan" prepared by Savoie Nolan Architects	7/30/2024
Title	Date
"1312 Main St. Reading" DEP Wetlands GIS map (arcgis.com/apps/mapviewer)	7/30/2024
Title	Date
"1312 Main St GIS Map- Town of Reading"	7/29/2024
Title	Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

Work includes installing (3) 12" diam. concrete piers below the existing entry vestibule which was previously constructed without adequate supports. These piers shall be installed by hand, with no heavy equipment to be used on site. The existing wood entry ramp shall be replaced with a code-compliant, concrete ramp and landing per the 521 CMR AAB accessibility regulations. All of this work shall be done in the same area as the structure currently exists. There shall be no increase of impermeable surfaces on the site. There will be a negligible impact on the land located directly below the existing structures. The structure shall not be enlarged. No lands subject to protection will be disturbed or altered by the proposed minor activities.

The nearby wetland resource areas shall be protected from being impacted by the proposed work. A silt barrier shall be maintained around the work area in compliance with the Reading Conservation Commission's requirements throughout the duration of the project. No materials or equipments will be stored within the buffer zone.

To improve the site which is in close proximity to wetland buffer zones and protected areas, native mitigation plantings shall be installed including a 75 sq. ft. area to include (3) High-bush Blueberry Bushes along the southern side of the new ramp as indicated on the Proposed Site Plan.



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

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

Per 310 CMR 10.02(2)(b) any activities within the Buffer Zone which shall alter Lands in an Area Subject to Protection requires the Filing of a Notice of Intent. The Proposed work includes only minor activities to replace an existing structure in a buffer zone, and will not substantially change nor enlarge it.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Reading
City/Town

WPA Form 1- Request for Determination of Applicability

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

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

SOCA MEDICAL LLC

Name

319 SUMMER AVENUE

Mailing Address

Reading

City/Town

Massachusetts

01867

State

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

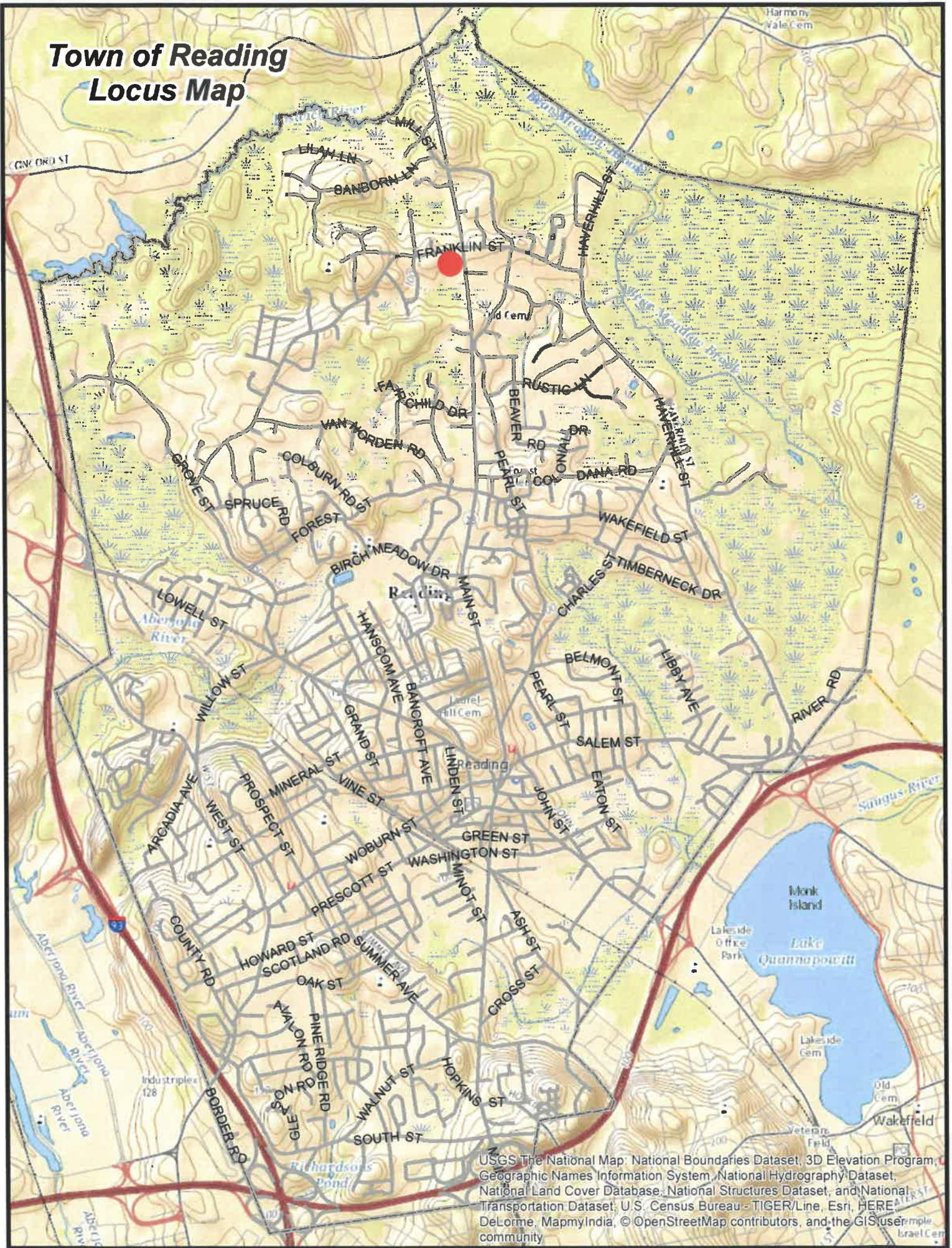
Signature of Applicant

7-31-24
Date

Signature of Representative (if any)

7-31-24
Date

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

Reading Abutters List

Subject Parcel ID: 1312 Main St Report

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
051.0-0000-0075.0	1310 MAIN ST	ARLORO HELEN J TRUSTEE	HJA MA REALTY TRUST	1310 MAIN ST	READING	MA	01867
051.0-0000-0076.0	1330 MAIN ST	GLOBAL COMPANIES LLC		PO BOX 9161	WALTHAM	MA	02454-9161
051.0-0000-0078.0	170 FRANKLIN ST	DEBELLIS STEPHEN M	LUCIE DEBELLIS	170 FRANKLIN ST	READING	MA	01867
051.0-0000-0079.0	1312 MAIN ST	SOCA MEDICAL LLC		319 SUMMER AVENUE	READING	MA	01867
051.0-0000-0080.0	162 FRANKLIN ST	ELIADIS NESTOR	FANOULA ELIADIS	162 FRANKLIN ST	READING	MA	01867
051.0-0000-0081.0	MAIN ST	TOWN OF READING		16 LOWELL ST	READING	MA	01867
051.0-0000-0083.0	1320 MAIN ST	SHURLAND ELIZABETH TRUSTEE	ANIMALS CURA TRUST	319 SUMMER AVENUE	READING	MA	01867
051.0-0000-0085.0	1331 MAIN ST	QUEENIE LLC		1331 MAIN ST	READING	MA	01867
051.0-0000-0087.0	124 FRANKLIN ST	DEANE CAMERON O	ERICA L DEANE	124 FRANKLIN ST	READING	MA	01867
051.0-0000-0088.0	14 NELSON AVE	YAU KAM SHIU ETAL		14 NELSON AVE	READING	MA	01867
051.0-0000-0089.0	1321 MAIN ST	SHAW TERRENCE M ETAL TRS	SHAW REALTY TRUST	P.O. BOX 588	NORTH READING	MA	01864
051.0-0000-0090.0	1311 MAIN ST	SHAW TERRENCE M ETAL TRS	SHAW REALTY TRUST	P.O. BOX 588	NORTH READING	MA	01864
051.0-0000-0091.0	1301 MAIN ST	BERGER S SCOTT	DONNA V BERMAN	1301 MAIN ST	READING	MA	01867
051.0-0000-0092.0	11 NELSON AVE	GUPTA KRATIKA	NATH SHASHWAT TE	11 NELSON AVE	READING	MA	01867
051.0-0000-0093.0	13 NELSON AVE	PREVITI BRANDY	MICHAEL A PREVITI	13 NELSON AVE	READING	MA	01867
051.0-0000-0095.0	1261 MAIN ST	BREYNE KOEN	CALLAERT NATHALIE TE	1261 MAIN ST	READING	MA	01867
051.0-0001-0086.0	128 FRANKLIN ST 128	PIKEN LESLIE B	MCVEY AMY E JT	128 FRANKLIN ST UNIT 1	READING	MA	01867
051.0-0002-0086.0	128 FRANKLIN ST 130	KIEHL HUGO G MALHEIROS	KIEHL MARIANA FITARELLI (130 FRANKLIN ST	READING	MA	01867

Parcel Count: 18

End of Report



**TOWN OF READING
16 LOWELL STREET
READING, MA 01867-2693**

**BOARD OF ASSESSORS
TEL.: 781-942-9027
FAX: 781-942-9037**

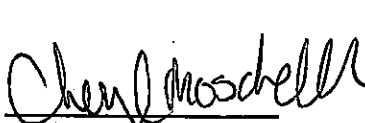
March 11, 2023

To whom it may concern;

In an effort to streamline our business practices and desire to decrease turnaround time for taxpayers and other municipal departments, please be advised that effective this date, we the Board of Assessors for the Town of Reading Hereby delegate to the Town Appraiser of the Assessing Department signatory authority of all Certified Abutter's Lists as compiled by the department.

Sincerely,

Reading Board of Assessors


Cheryl Moschella


Michael E. Golden


Brendan Zarechian

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY:

ADDRESS: 1312 Main Street

Assessors' Map Number: 51 Lot Number: 79

APPLICANT/AGENT:

Name: Jonathon Taubman

Address: 34 Orange St

Telephone: 5037811632 Email: taubmanjon@gmail.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: Seeking approval to rebuild an ADA

New ramp will be concrete with metal railings to meet code requirements

Applicant/Agent Signature: [Signature] Date: 7/25/2024

The Assessors' Office may require up to three weeks in order to process and approve this request.

Authorized Signature: [Signature] Date: 7/25/2024

Must be signed by the Public Services Department



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

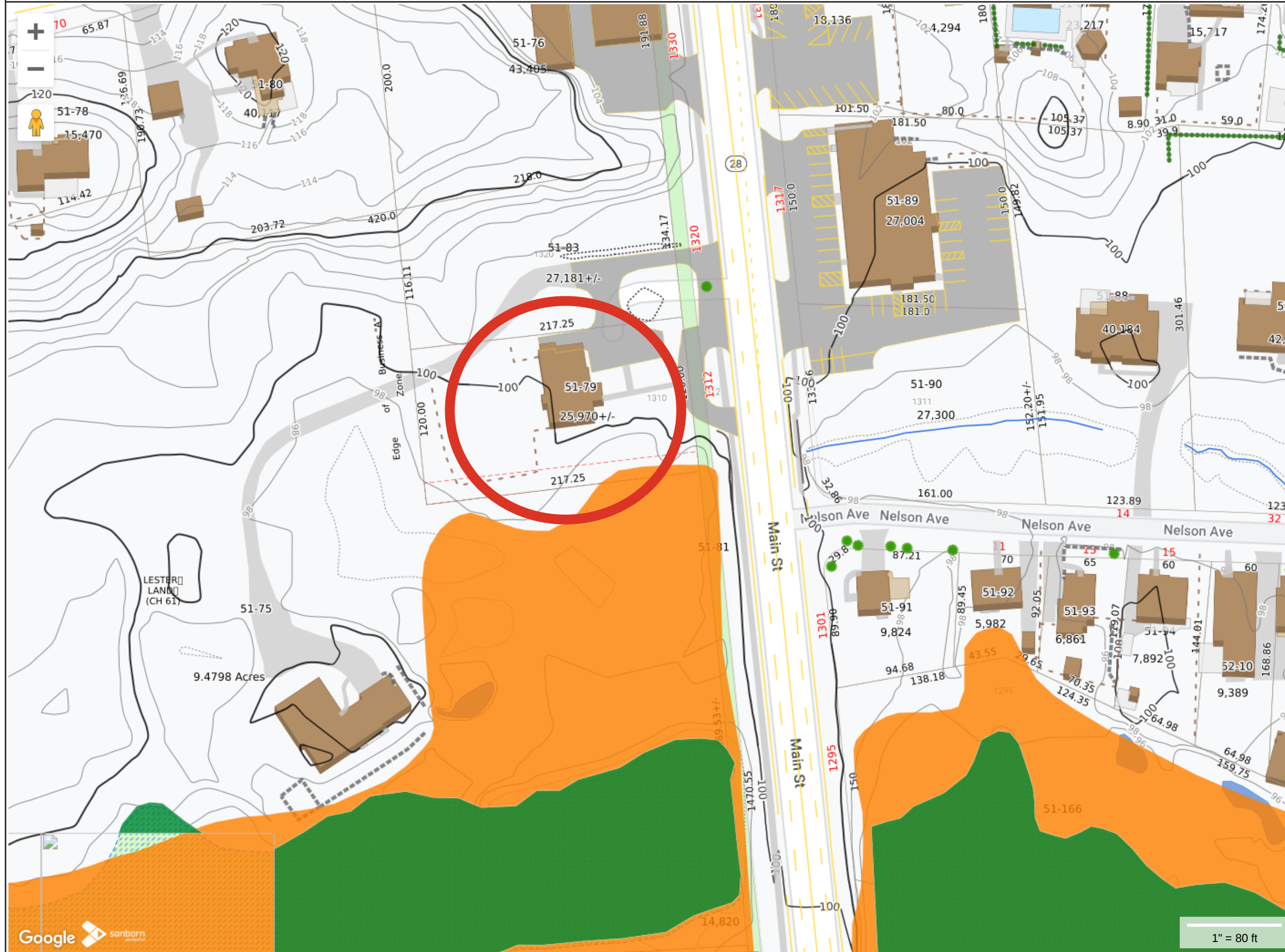
Michele Keohan

7/25/24

MICHELE KEOHAN, ASSISTANT APPRAISER

DATE

1312 Main Street GIS Map



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Reading, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 2/22/2023
Data updated 2/22/2023

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Map Theme Legends

Contours

-  Major Index Contours
-  Major Index Depressions
-  Intermediate Contours
-  Intermediate Depressions

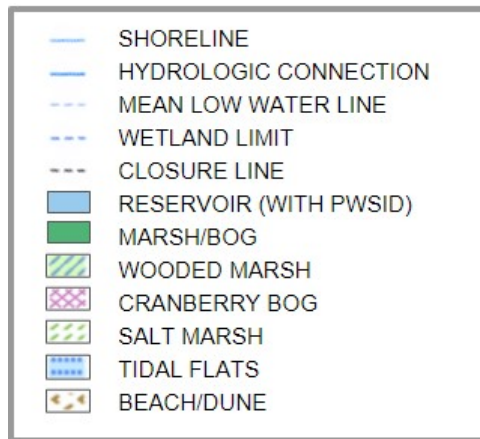
MassGIS (Bureau of Geographic Information)

Reading Wetlands



Town of Reading. Actual wetland boundaries must be determined on the ground by a wetlands scientist. Wetlands may be more extensive than shown or may be missing from the GIS data.

MassGIS: DEP Wetlands (2005)









MassDEP Wetlands. Wetlands shown are for planning purposes only. Wetlands boundary determination for other purposes, such as the Wetlands Protection Act MA Act M.G.L. c. 131 or local by-laws, must use the relevant procedures and criteria.

MassGIS: National Wetlands Inventory



[MassGIS: National Wetlands Inventory, Nov 2020](#)

FEMA Flood Zones

-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Area with Reduced Risk Due to Levee
-  Area Not Included

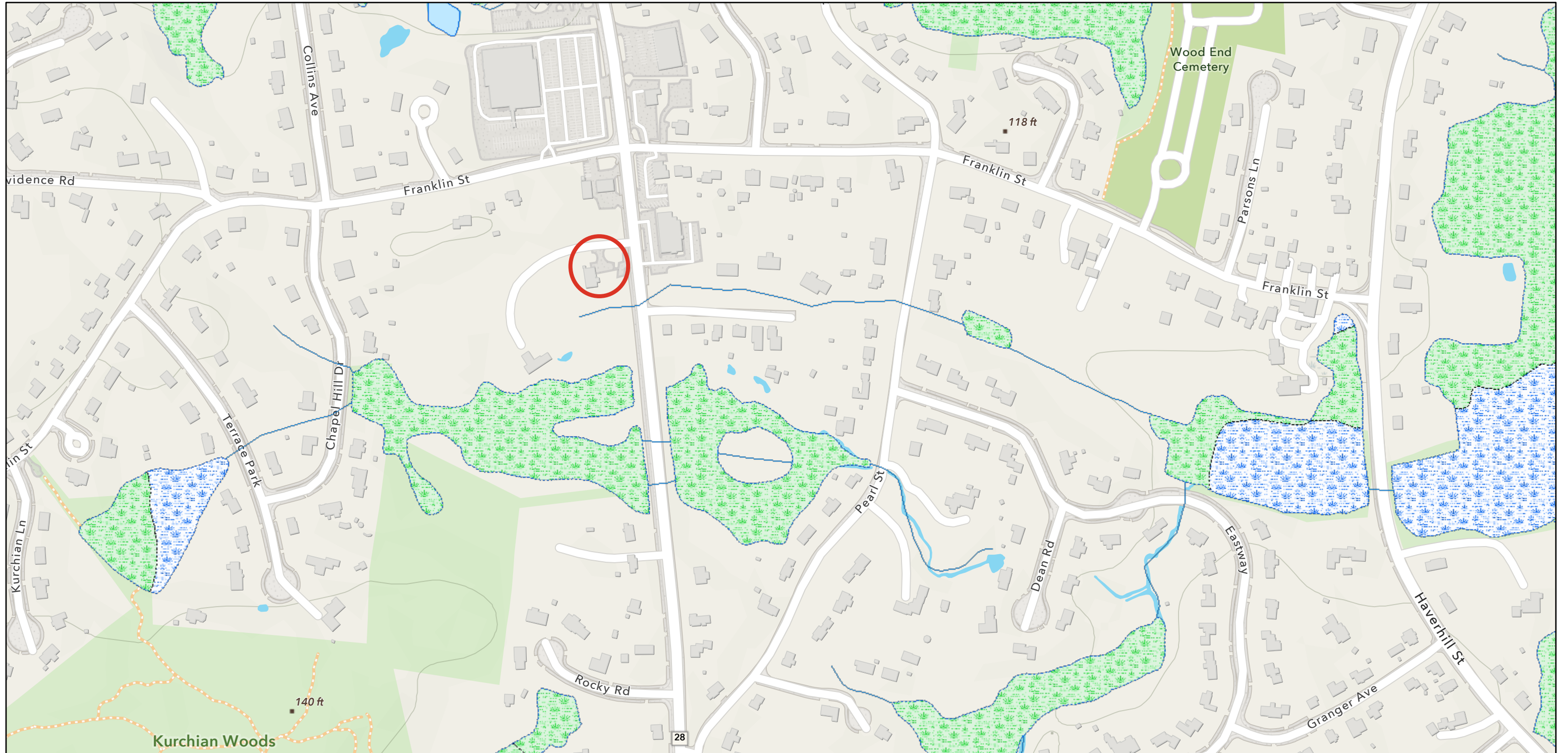
This map service from MassGIS includes data published by FEMA as of January 30th, 2024.

Basemap Features

-  Parcels
-  Easement
-  Tree
-  Fence
-  Guardrail
-  Hedge
-  Retaining Wall
-  Stone Wall
-  Wall
-  Sidewalk
-  Driveway
-  Parking
-  Pool
-  Sports Facility/Field
-  Building
-  Deck/Porch
-  Tanks
-  Patios
-  Drainage
-  Trails
-  Path

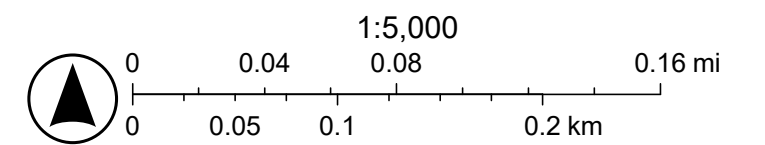
Most features from 2015 aerial imagery. Spot updates are more current.

1312 Main St. Reading



7/30/2024

- | | | | |
|------------------------------|---------------------|---------------|------------------------|
| DEP Wetlands Linear Features | ----- Wetland Limit | Wooded marsh | Reservoir (with PWSID) |
| Shoreline | ----- Closure Line | Cranberry Bog | Tidal Flats |
| Hydrologic Connection | DEP Wetland Areas | Salt Marsh | Beach/Dune |
| ----- Mean Low Water Line | Marsh/Bog | Open Water | |



MassDEP, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

