

NOTICE OF INTENT APPLICATION
62 SCOTLAND ROAD
READING, MASS.

Project Summary:

The owners are seeking to construct a 18'x36' inground saltwater pool, bluestone patio, and relocate a play structure all within 100 feet of a bordering vegetated wetland. All the proposed work is located over existing lawn area. There is currently fencing in-place surrounding the entire proposed pool and patio area. The closest point of construction to the wetland area is the pool patio being 74 feet away. The owner is still deciding where to relocate the play structure, but understands it needs to be outside the 35 foot buffer zone to the wetlands.

Norse Environmental Services, Inc. provided the wetland delineation. No trees are to be cut as part of this project. All structures are located outside the 35 foot local "No Structure" buffer zone. The proposed site grading is very minor (< 6" grade changes). A 12 inch diameter mulch soxx will be installed to provide erosion control measures along the limit of work line.

Attached are the following:

- 1) Completed WPA Form 3 – Notice of Intent
- 2) NOI Wetland Fee Transmittal Form
- 3) Local Bylaw Fee worksheet
- 4) Affidavit of Service
- 5) Locus Map
- 6) Certified Abutters List
- 7) BVW Determination Forms
- 8) Plot Plan of Land – 62 Scotland Road, Reading, scale 1"=20', dated 10/22/2024



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

Provided by MassDEP:

MassDEP File Number
Document Transaction Number
Reading
City/Town

WPA Form 3 – Notice of Intent

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

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):

62 Scotland Road	Reading	01867
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.514900	-71.116850
Tax Map 10	d. Latitude	e. Longitude
f. Assessors Map/Plat Number	Lot 215	
	g. Parcel /Lot Number	

2. Applicant:

Brad & Kristin	Doherty	
a. First Name	b. Last Name	
n/a		
c. Organization		
62 Scotland Road		
d. Street Address		
Reading	MA	01867
e. City/Town	f. State	g. Zip Code
781-820-9824	kristin.dorsi@gmail.com	
h. Phone Number	i. Fax Number	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	Sullivan	
a. First Name	b. Last Name	
Sullivan Engineering Group, LLC		
c. Company		
PO Box 2004		
d. Street Address		
Woburn	MA	01888
e. City/Town	f. State	g. Zip Code
781-854-8644	jacksull53@comcast.net	
h. Phone Number	i. Fax Number	j. Email address

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

\$110.00	\$42.50	\$67.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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

Provided by MassDEP:	
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A. General Information (continued)

6. General Project Description:

The owner is proposing construction of a 18'x36' inground saltwater pool with a bluestone patio within 100 feet of a wetland.

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)
67493	302
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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Provided by MassDEP:

MassDEP File Number

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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. 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. Project Involves Stream Crossings

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



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Provided by MassDEP:	
MassDEP File Number	_____
Document Transaction Number	_____
Reading	_____
City/Town	_____

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

- 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 _____
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*

- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
- Assessor’s Map or right-of-way plan of site

- 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/ma-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 - Cohasset to Rhode Island border, and
the Cape & Islands:

North Shore - Hull 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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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Provided by MassDEP:	
MassDEP File Number	
Document Transaction Number	
Reading	
City/Town	

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 - 62 Scotland Road, Reading, MA

a. Plan Title

John D. Sullivan III, PE

John D. Sullivan III, PE

b. Prepared By

10/22/2024

c. Signed and Stamped by

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:

630

2. Municipal Check Number

631

4. State Check Number

Brad

6. Payor name on check: First Name

11-20-2024

3. Check date

11-20-2024

5. Check date

Doherty

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
& READING WETLAND PROTECTION BYLAWS SECTION 7.1

MassDEP File Number

Document Transaction Number

Reading

City/Town

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		11-20-2024
2. Date		
3. Signature of Property Owner (if different)		4. Date
5. Signature of Representative (if any)		11-20-2024
		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.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
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:

62 Scotland Road	Reading
a. Street Address	b. City/Town
631	\$42.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Brad & Kristin	Doherty	
a. First Name	b. Last Name	
n/a		
c. Organization		
62 Scotland Road		
d. Mailing Address		
Reading	MA	01867
e. City/Town	f. State	g. Zip Code
781-820-9824	kristin.dorsi@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

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.

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



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NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Cat. 1A-pool	1	\$110	\$110

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$110.00
State share of filing Fee:	a. Total Fee from Step 5 \$42.50
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 \$67.50
	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	\$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	\$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>\$ 250 • 00</u>

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, Kristin Doherty (Name), hereby certify under the pains and penalties of perjury that on Dec. 3, 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 Brad & Kristin Doherty (Applicant) with the Town of Reading Conservation Commission on Nov. 27, 2024 (Date) for property located at 62 Scotland Road (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.

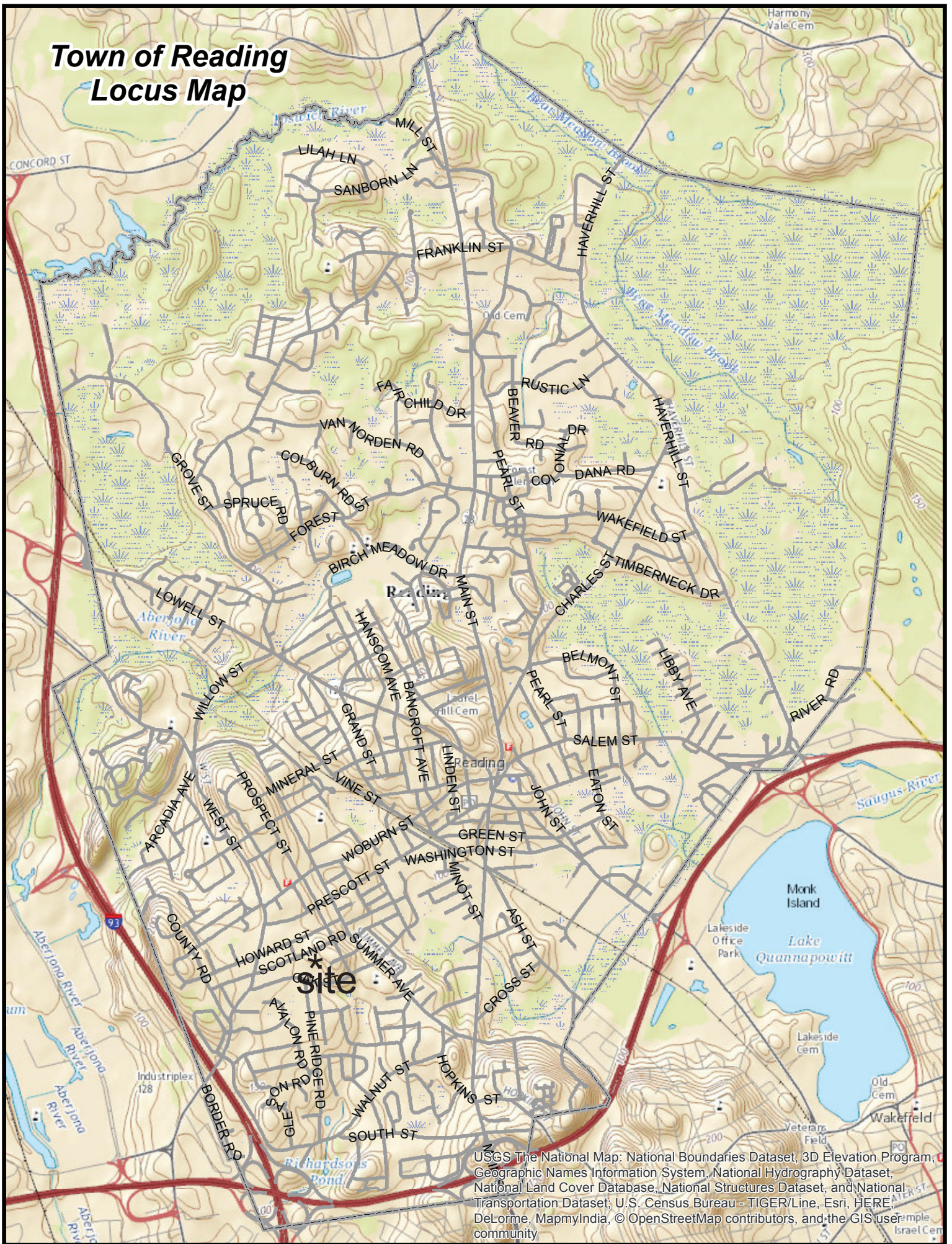


Name

11-20-2024

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

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST

SUBJECT PROPERTY:

ADDRESS: 62 Scotland Road

Assessors' Map Number: 10 Lot Number: 215

APPLICANT/AGENT:

Name: Jack Sullivan, PE

Address: 25 Clover Circle

Telephone: 781-854-8644 Email: jacksull53@comcast.net

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: Construction of an inground pool, patio
and fence within 100 feet of a wetland

Applicant/Agent Signature:  Date: 10-03-2043

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

Authorized Signature: _____ Date: _____

Must be signed by the Public Services Department



Readina

Abutters List

10/03/2024

11:28:31AM

Filter Used: DataProperty.AccountNumber in (1542,1804,1504,1545,1501,1499,1543,1362,1500,1531,1517,1544,1503,1533,1537,1515,1530,1540,1536,1532,1529,1546,1361,1516,1547,1528,1502,1541,1327,1351,1549,1352..

**Reading
Abutters List**

Subject Parcel ID: 62 Scotland Rd Report

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
010.0-0000-0002.0	100 OAK ST	O'MALEY SUSAN E TRUSTEE	THE PIM NOMINEE TRUST	100 OAK ST	READING	MA	01867
010.0-0000-0003.0	106 OAK ST	LETHIN DOUGLAS O	LETHIN SANDRA A TE	106 OAK ST	READING	MA	01867
010.0-0000-0004.0	108 OAK ST	DOLAN ROBERT L	KATHY KALOUTAS	108 OAK ST	READING	MA	01867
010.0-0000-0026.0	94 OAK ST	MCISAAC LESLIE A	MCISAAC DAVID W (TE)	94 OAK ST	READING	MA	01867
010.0-0000-0027.0	7 PINE RIDGE RD	HENNESSY DAVID	AMY E MACCALOUS-HENNE	7 PINE RIDGE RD	READING	MA	01867
010.0-0000-0035.0	10 PINE RIDGE RD	JAMES HUBERT	JAMES EMILY	10 PINE RIDGE ROAD	READING	MA	01867
010.0-0000-0036.0	6 PINE RIDGE RD	LATHAM O BRADLEY	JANET M LATHAM	6 PINE RIDGE RD	READING	MA	01867
010.0-0000-0037.0	OAK RIDGE RD	LATHAM JANET M		6 PINE RIDGE RD	READING	MA	01867
010.0-0000-0038.0	7 OAK RIDGE RD	COUGHLIN BRIAN A	KELLY M COUGHLIN	7 OAK RIDGE RD	READING	MA	01867
010.0-0000-0175.0	76 HOWARD ST	COURTNEY MATTHEW	COURTNEY CAROLINE N TE	76 HOWARD ST	READING	MA	01867
010.0-0000-0176.0	70 HOWARD ST	FREITAS JOHN C	FREITAS NANCY E	70 HOWARD ST	READING	MA	01867
010.0-0000-0177.0	69 SCOTLAND RD	KESSINGER DANIEL J	KESSINGER LAURIE	69 SCOTLAND ROAD	READING	MA	01867
010.0-0000-0178.0	81 SCOTLAND RD	LOMBARDO JAMES A	BONNIE J G LOMBARDO	81 SCOTLAND RD	READING	MA	01867
010.0-0000-0179.0	77 SCOTLAND RD	LIU ZEYUAN	ZHOU BINGYAN TE	77 SCOTLAND RD	READING	MA	01867
010.0-0000-0180.0	82 HOWARD ST	KEATING EDWARD S	COLLEEN SHEA-KEATING	82 HOWARD ST	READING	MA	01867
010.0-0000-0191.0	82 SCOTLAND RD	MACALUSO JOHN J	PATRICIA L MACALUSO	82 SCOTLAND RD	READING	MA	01867
010.0-0000-0192.0	78 SCOTLAND RD	FOLEY ROBERT W	EUNICE F FOLEY	78 SCOTLAND RD	READING	MA	01867
010.0-0000-0193.0	103 OAK ST	GILBURG DEBORAH J	ANDREW W GRIMES	103 OAK ST	READING	MA	01867
010.0-0000-0194.0	109 OAK ST	BREEN JEFFREY A	JANET O BREEN	109 OAK STREET	READING	MA	01867
010.0-0000-0204.0	93 OAK ST	MOTTL ANN H TRUSTEE	ANN H MOTTL ESTATE PLAN	93 OAK ST	READING	MA	01867
010.0-0000-0205.0	99 OAK ST	THOMAS EDWARD G	RACHEL NOKES	99 OAK ST	READING	MA	01867
010.0-0000-0206.0	83 OAK ST	FADALE CHRISTOPHER J	PHYLLIS MERCURIO-FADAL	83 OAK ST	READING	MA	01867
010.0-0000-0207.0	87 OAK ST	BRANSON CARL W	AMY L BRANSON	87 OAK ST	READING	MA	01867
010.0-0000-0208.0	75 OAK ST	HARRISON DAVA	HARRISON BRYAN TE	75 OAK STREET	READING	MA	01867
010.0-0000-0209.0	65 OAK ST	MARONEY DAVID J	MARONEY ROSEMARY	65 OAK ST	READING	MA	01867
010.0-0000-0211.0	OFF OAK ST	CAMERON PETER B		39 ELLIS AVE	READING	MA	01867
010.0-0000-0212.0	40 SCOTLAND RD	CAMERON LYNNE H		39 ELLIS AVENUE	READING	MA	01867
010.0-0000-0213.0	46 SCOTLAND RD	DIMAMBRO BERNARD N 1/2 TTEE	DIMAMBRO CAROLYN I 1/2 I	46 SCOTLAND RD	READING	MA	01867
010.0-0000-0214.0	54 SCOTLAND RD	DIORIO ROBERT E TRUSTEE ETAL	DIORIO EVELYN M TRUSTEE	54 SCOTLAND RD	READING	MA	01867
010.0-0000-0215.0	62 SCOTLAND RD	DOHERTY BRAD T	DORSI KRISTIN A	62 SCOTLAND RD	READING	MA	01867
010.0-0000-0216.0	68 SCOTLAND RD	LYNCH WILLIAM C	LYNCH JESSICA L TE	68 SCOTLAND RD	READING	MA	01867
010.0-0000-0217.0	56 HOWARD ST	MCCOY JOHN M	LYNN D MCCOY	56 HOWARD STREET	READING	MA	01867
010.0-0000-0218.0	63 SCOTLAND RD	VOGEL JOSHUA C	HAWRUSIK REBECCA	63 SCOTLAND RD	READING	MA	01867
010.0-0000-0219.0	57 SCOTLAND RD	UCCI MICHELLE	UCCI ANGELO D	57 SCOTLAND RD	READING	MA	01867
010.0-0000-0220.0	54 HOWARD ST	MCCOY BRUCE A ETAL (LE)	MCCOY KIMBERLEY N ETAL	54 HOWARD ST	READING	MA	01867
010.0-0000-0221.0	55 SCOTLAND RD	FRASCA JOSEPHINE L TRUST	R & R REALTY TRUST	55 SCOTLAND ROAD	READING	MA	01867
010.0-0000-0222.0	47 SCOTLAND RD	BECKSTROM ERIK	BECKSTROM SELMIRA TE	47 SCOTLAND RD	READING	MA	01867
010.0-0000-0223.0	43 SCOTLAND RD	FITZGERALD MICHAEL	FITZGERALD TRACY A	43 SCOTLAND ROAD	READING	MA	01867
010.0-0000-0224.0	40 HOWARD ST	TORELL PETER L	COLLEEN M TORELL	40 HOWARD ST	READING	MA	01867

Subject Parcel ID: 62 Scotland Rd Report

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
010.0-0000-0225.0	46 HOWARD ST	RICHISSIN THOMAS F	RICHISSIN ELIZABETH A TE	46 HOWARD ST	READING	MA	01867
011.0-0000-0126.0	39 ELLIS AVE	CAMERON LYNN H		39 ELLIS AVENUE	READING	MA	01867

Parcel Count: 41

End of Report

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 62 Scotland Road City/Town: Reading Sampling Date: 9/25/24

Applicant/Owner: Kristin Doherty Sampling Point or Zone: SP-1

Investigator(s): Norse Environmental Services, Inc. - Maureen Herald Latitude / Longitude: 42.51484 / -71.11664

Soil Map Unit Name: Haven-urban land NWI or DEP Classification: DEP

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks)

Are Vegetation , Soil , or Hydrology significantly disturbed? (If yes, explain in Remarks)

Are Vegetation , Soil , or Hydrology naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils criterion met?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Wetlands hydrology present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Remarks, Photo Details, Flagging, etc.:
drought conditions.

HYDROLOGY

Field Observations:

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches) _____
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches) _____

Wetland Hydrology Indicators

Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
<input type="checkbox"/> Water-stained leaves	<input type="checkbox"/> Hydrological records	<input type="checkbox"/> Direct observation of inundation
<input type="checkbox"/> Evidence of aquatic fauna	<input type="checkbox"/> Free water in a soil test hole	<input type="checkbox"/> Drainage patterns
<input type="checkbox"/> Iron deposits	<input type="checkbox"/> Saturated soil	<input type="checkbox"/> Drift lines
<input type="checkbox"/> Algal mats or crusts	<input type="checkbox"/> Water marks	<input type="checkbox"/> Scoured areas
<input type="checkbox"/> Oxidized rhizospheres/pore linings	<input type="checkbox"/> Moss trim lines	<input type="checkbox"/> Sediment deposits
<input type="checkbox"/> Thin muck surfaces	<input type="checkbox"/> Presence of reduced iron	<input type="checkbox"/> Surface soil cracks
<input type="checkbox"/> Plants with air-filled tissue (aerenchyma)	<input type="checkbox"/> Woody plants with adventitious roots	<input type="checkbox"/> Sparsely vegetated concave surface
<input type="checkbox"/> Plants with polymorphic leaves	<input type="checkbox"/> Trees with shallow root systems	<input type="checkbox"/> Microtopographic relief
<input type="checkbox"/> Plants with floating leaves	<input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
<input type="checkbox"/> Hydrogen sulfide odor		

Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30'</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name			
1.	Norway Maple	Acer platanoides	UPL	60.0	Yes No
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
			<u>60.0</u> = Total Cover		
<u>Shrub/Sapling Stratum</u>		Plot size <u>15'</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name			
1.	Norway Maple	Acer platanoides	UPL	15.0	Yes No
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
			<u>15.0</u> = Total Cover		
<u>Herb Stratum</u>		Plot size <u>5'</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name			
1.	Skunk Cabbage	Symplocarpus foetidus	OBL	10.0	Yes Yes
2.	Jack-in-the-Pulpit	Arisaema triphyllum	FAC	5.0	Yes Yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
			<u>15.0</u> = Total Cover		

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>None</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.	Bittersweet	Celastrus orbiculatus		FACU	5.0	Yes	Yes
2.							
3.							
4.							
				5.0 = Total Cover			

Rapid Test: Do all dominant species have an indicator status of OBL or FACW?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up ≥ 50% of dominant plant species?	
	5	2	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species	10	X 1	= 10.00
	FACW species		X 2	= 0.00
	FAC species	5	X 3	= 15.00
	FACU species	5	X 4	= 20.00
	UPL species	75	X 5	= 375.00
	Column Totals	(A) 95		(B) 420
	Prevalence Index	B/A = 4.42		Is the Prevalence Index ≤ 3.0?
				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland vegetation criterion met?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Definitions of Vegetation Strata

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 62 Scotland Road City/Town: Reading Sampling Date: 9/25/24

Applicant/Owner: Kristen Doherty Sampling Point or Zone: SP-2

Investigator(s): Norse Environmental Services, Inc. - Maureen Herald Latitude / Longitude: 42.51484 / -71.11664

Soil Map Unit Name: Haven-urban land NWI or DEP Classification: DEP

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks)

Are Vegetation , Soil , or Hydrology significantly disturbed? (If yes, explain in Remarks)

Are Vegetation , Soil , or Hydrology naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soils criterion met?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Wetlands hydrology present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		

Remarks, Photo Details, Flagging, etc.:
drought conditions.

HYDROLOGY

Field Observations:

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches) _____
Water Table Present?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches) _____

Wetland Hydrology Indicators

Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
<input type="checkbox"/> Water-stained leaves	<input type="checkbox"/> Hydrological records	<input type="checkbox"/> Direct observation of inundation
<input type="checkbox"/> Evidence of aquatic fauna	<input type="checkbox"/> Free water in a soil test hole	<input checked="" type="checkbox"/> Drainage patterns
<input type="checkbox"/> Iron deposits	<input type="checkbox"/> Saturated soil	<input type="checkbox"/> Drift lines
<input type="checkbox"/> Algal mats or crusts	<input type="checkbox"/> Water marks	<input type="checkbox"/> Scoured areas
<input checked="" type="checkbox"/> Oxidized rhizospheres/pore linings	<input type="checkbox"/> Moss trim lines	<input type="checkbox"/> Sediment deposits
<input type="checkbox"/> Thin muck surfaces	<input type="checkbox"/> Presence of reduced iron	<input type="checkbox"/> Surface soil cracks
<input type="checkbox"/> Plants with air-filled tissue (aerenchyma)	<input type="checkbox"/> Woody plants with adventitious roots	<input type="checkbox"/> Sparsely vegetated concave surface
<input type="checkbox"/> Plants with polymorphic leaves	<input type="checkbox"/> Trees with shallow root systems	<input type="checkbox"/> Microtopographic relief
<input type="checkbox"/> Plants with floating leaves	<input checked="" type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
<input type="checkbox"/> Hydrogen sulfide odor		

Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30'</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name			
1.	Norway Maple	Acer platanoides	UPL	60.0	Yes No
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
			<u>60.0</u> = Total Cover		
<u>Shrub/Sapling Stratum</u>		Plot size <u>15'</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name			
1.	Norway Maple	Acer platanoides	UPL	10.0	Yes No
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
			<u>10.0</u> = Total Cover		
<u>Herb Stratum</u>		Plot size <u>5'</u>			
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name			
1.	Skunk Cabbage	Symplocarpus foetidus	OBL	15.0	Yes Yes
2.	Jack-in-the-Pulpit	Arisaema triphyllum	FAC	10.0	Yes Yes
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
			<u>25.0</u> = Total Cover		

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size _____		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name	Scientific name						
1.							
2.							
3.							
4.							
				0.0 = Total Cover			

Rapid Test: Do all dominant species have an indicator status of OBL or FACW?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up ≥ 50% of dominant plant species?	
	4	2	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species	15	X 1	= 15.00
	FACW species		X 2	= 0.00
	FAC species	5	X 3	= 15.00
	FACU species		X 4	= 0.00
	UPL species	70	X 5	= 350.00
	Column Totals	(A) 90		(B) 380
	Prevalence Index	B/A = 4.22		Is the Prevalence Index ≤ 3.0?
				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland vegetation criterion met?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Definitions of Vegetation Strata

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
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15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

