

MBTA
READING TURNBACK TRACK
Reading, Massachusetts

November 26, 2024

NOTICE OF INTENT
Reading Turnback Track
Reading, Massachusetts

Prepared For:

Massachusetts Bay Transportation Authority
10 Park Plaza, Suite #5720
Boston, MA 02116

Prepared By:

C1.0

**ENGINEERING &
DEVELOPMENT**

14 Spring Street
2nd Floor
Waltham, MA 02451

C1.0 #240015

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1. INTRODUCTION

On behalf of the Applicant and Property Owner, Massachusetts Bay Transportation Authority, (MBTA), C1.0 Engineering, (C1.0) is filing the enclosed Notice of Intent (NOI) Application with the Reading Conservation Commission. The proposed work within the Wetlands Protection Act, (WPA) jurisdictional area is to install a Turnback Track rail set within the existing railroad right-of-way and existing ballast, for additional service from the Reading Station to Boston, the project will also include associated signals and turnout switches. The project generally extends approximately 4,500 linear feet with approximately 567 linear feet within the jurisdictional areas. The project extends from about 200-feet east of the Aberiona River to the Reading Station at Woburn Street. There are two general jurisdictional areas affected by the project, the westerly area, which has approximately 0.54 acres within the 100-foot wetlands buffer zone, near the Aberiona River and Willow Street; and the easterly area, which has approximately 0.63 acres within the 100-foot wetlands buffer zone, generally in the vicinity of High Street and Vine Street. The westerly area is also within a Zone II wellhead protection Zone, while the easterly area is within a Zone C Surface Water Protection Zone. A vernal pool is indicated near the easterly wetland area, outside the limits of this project.

All the work will be within the railroad right-of-way and within the existing ballast at the location where a second track was once located. The new track will begin greater than 200-feet east of the Aberiona River, to avoid impacts to the 200-foot Riverfront Area. The new track will be located on the northern side of the existing track. With the project being constructed in an area that is currently improved with an existing degraded gravel roadway, the proposed new turnback track is not expected to negatively impact the property or adjacent resource areas; and with the proposed erosion control program risk of sediments reaching the resource areas during construction is controlled.

2. GENERAL SITE DESCRIPTION

The project is located within the railroad right-of-way between the Aberiona River and Woburn Street in Reading Massachusetts. The location of the proposed new turnback track is along the Norther side of the existing track. Currently the area is constructed as an access road parallel to the existing main line track that exists today, this location is where a historic second track was once located. The access road is comprised of compacted railroad ballast and overlain with unsuitable compacted gravels that contains fine organic and non-organic materials.

Opportunistic native and non-native vegetation exists along portions of the right-of-way edge. Within the right-of-way, in the ballast, there also exists some herbaceous and scattered woody vegetation. There are two degraded drainage ditches along the norther side of the tracks, just outside where the new turnback track is proposed. Most of the vegetation along the tracks has been managed through the current Vegetation Management Plan that is in place to keep the tracks clear of tree hazards. There is some minor opportunistic vegetation along the tracks that will require pruning for the installation of the turnback track and there are several dead or unhealthy trees within the railroad right-of-way that may need removal to eliminate future hazards and track fowling.

The project site has two general Wetlands Protection Act, (WPA) jurisdictional areas, one at the east near the intersection of Vine and High Street and then one at the west before Willow Street and associated with the Aberiona River. The eastern wetland system is on the opposite side of the track from where the new turnback track is proposed, the tracks at this end of the project are generally level with the surrounding ground, there is a slight grade change sloping from the highpoint of the tracks, south towards the wetland. The western wetland system flanks both sides of the tracks, the tracks in this area are built up higher above the wetlands, on a causeway constructed generally of ballast stone. The tracks at this location are built up as the high point extending between five and ten feet above the wetland along both sides of the tracks. There are municipal drainage and sewer easements located along the southern side of the tracks, downgradient from the tracks, generally at the elevation of the wetlands.

According to the 15th Edition of the Massachusetts Natural Heritage Atlas (effective August 1, 2021) published by the Natural Heritage & Endangered Species Program (NHESP), no areas of Estimated Habitats of Rare Wildlife or Priority Habitat of Rare Species, or Potential or Certified Vernal Pools exist on the site (Figure 2).

The entirety of the project site is degraded as the developed historic railroad ballast, access drive and tracks. Wooded uplands primarily occur beyond the right-of-way where the wetlands and Aberiona River do not exist.

3. PROPOSED ACTIVITIES

MBTA working with their contractor Keolis, propose to install approximately 4,500 lineal feet of new turnback track adjacent to the existing main line track, with 567 lineal feet of this within 100-foot buffer zone; no work is proposed to be within the wetland resource areas. The new turnback track is intended to allow for a train car set to queue off the main line to both allow other trains to pass and to provide parking space for the for the additional train set. The location of the turnback track is proposed to be in a previously degraded gravel area that is currently being used for unofficial access to the right-of-way. The area will be excavated to remove the top layer of degraded gravel, this material is expected to be minimal and will be used within the project limits as fill within the right-of-way. The area of the new track will be compacted and new clean ballast gravel will be placed and compacted. The area of the new turnback track will not extend beyond the existing railroad base gravel. Railroad ties and rails will then be set into position and additional gravel will be placed and vibrated into position as the final elevation of the new turnback track are set. No materials will be stockpiled within jurisdictional areas.

In addition to the new turnback track on the northern side of the tracks, signal conduits and signal posts will be installed along the southern side of the tracks. The signal works is within jurisdictional area, however this work would be exempt under section 10.02(b)2(i)" Installation of underground utilities (e.g., electric, gas, water) within existing paved or unpaved roadways and private roadways/driveways, provided that all work is conducted within the roadway or driveway and that all trenches are closed at the completion of each workday;.....". The conduit installation will be standard 4-inch ducts that are buried within the ballast shoulders via open

excavation between 24- and 36-inch deep. The signals and conduits will extend from the existing controller boxes within the right-of-way opposite the High and Vine Streets intersection.

The work proposed is generally reflected on the attached plan "Turnback Track Plan". The work will be staged outside of all resource areas and materials will be delivered via rail cars. Work areas will be isolated from jurisdictional resource areas with compost filter sock type erosion controls. No deep excavation is required therefore dewatering will not be required.

To comply with FTA standards, portions of the regarded areas adjacent to the tracks, will receive ballast backfill while areas beyond the influence of the tracks will receive clean compacted fill material and loam and then seeded as needed.

Equipment and materials staging will be within the rights-of-way or at remote locations within proximity to the project and accessed via the tracks and right-of-way. Compost Filter socks will be employed as erosion control barriers around the work zone, staging area and stockpile areas as needed to control the tracking or flowing of sediments off the project site and to protect regulated resource areas. Disturbed upland areas, where organic soils exist and where rip-rap or ballast is not present, will be re-seeded with an upland seed mix that includes 50-75% pollinator species.

4. COMPLIANCE WITH DEP STORMWATER MANAGEMENT STANDARDS

The project will include erosion controls to protect adjacent Resource Areas and properties during construction and for slope stabilization. Unlike a typical roadway, the ballast structure of the railroad bed itself acts like an infiltration BMP. The ballast has voids and the ability to filter, capture, hold and infiltrate stormwater. Existing ballast and sub-grade system can attenuate the peak rate and volume of runoff by providing stormwater storage within the voids and filtration as stormwater passes through the ballast. These mitigating measures are intended to meet or exceed the regulatory requirements to the maximum extent practicable.

4.1 Structure, and Access

The erosion control program will protect the associated BVW, and adjacent properties from sedimentation during construction activities. The plan for the control of potential impacts to the adjacent Wetland Resource Areas is based on DEP guidelines and will be comprised of staked compost filter tubes along the Limit-of-Work lines. Erosion controls will be installed along the Limit-of-Work line associated with the site improvements. All erosion control measures will remain in place until disturbed areas are stabilized by vegetation or the appropriate ballast ground cover is placed. The location of the proposed erosion controls and details are shown on Sheet C1.0 of the Plan Set (attached).

4.2 Stormwater Management

Under existing conditions, the site contains no stormwater management measures except for disconnected ditches along portions of the north side of the tracks. The proposed

project does not propose any new pavement or stormwater management measures except for cleaning and re-establishing the existing drainage ditches.

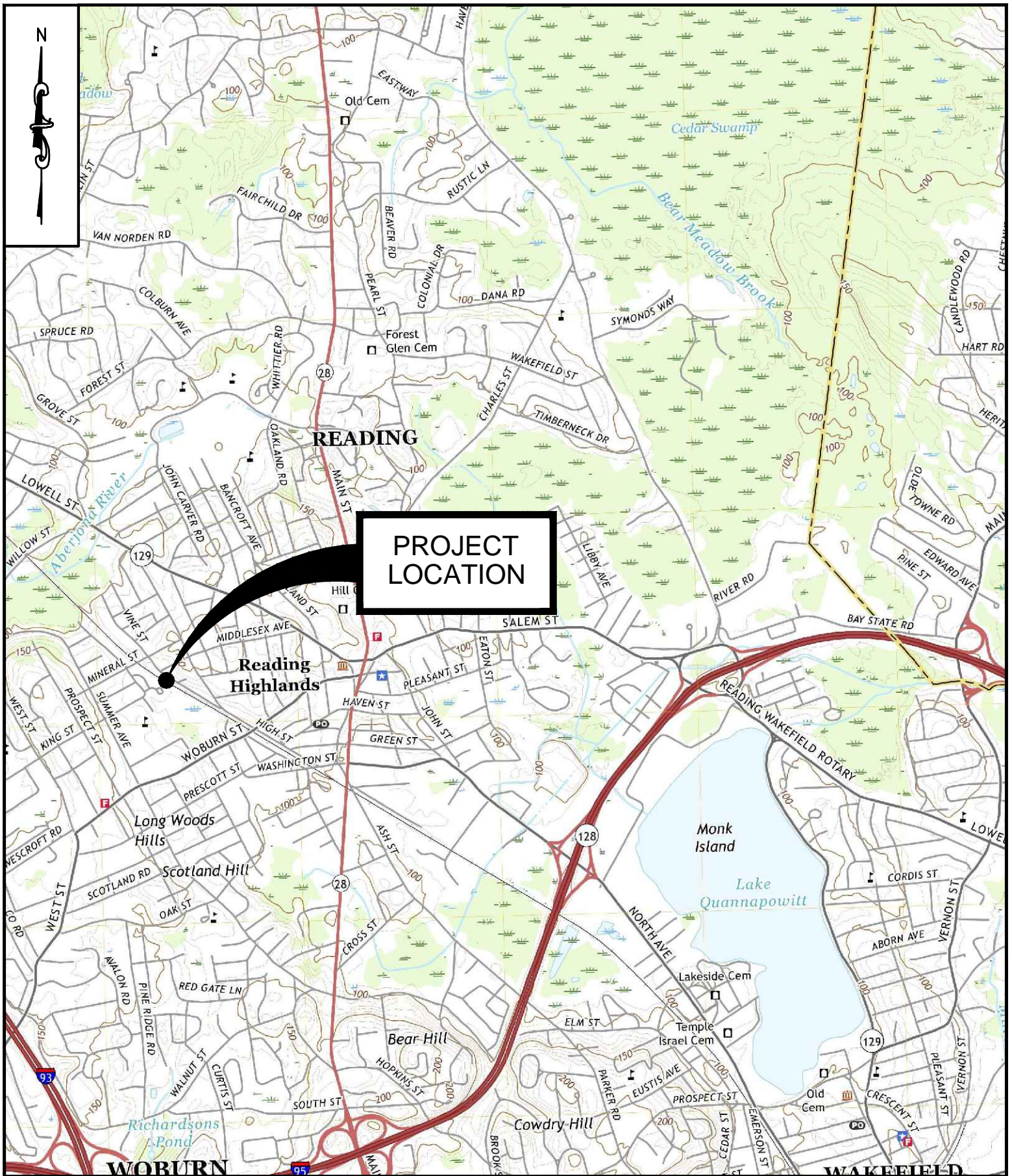
5. SUMMARY

The proposed turnback track will provide improved Commuter Rail service from Reading to Boston. The proposed site work required to provide this additional service includes the installation of approximately 4,500 linear feet of turnback track immediately adjacent to the existing mainline track. The location of the new turnback track is in an area that historically was a second set of tracks and is currently degraded. The work will be entirely within the existing disturbed and degraded area within the railroad right-of-way. Materials will be stockpiled and delivered via train cars with minimal if any stockpiled materials on site. Erosion control measures will be deployed to protect wetland and other jurisdictional areas, these erosion controls will be monitored and throughout construction.

Accordingly, the Applicant requests that the Commission look favorably on the proposed design and issue an Order of Conditions approving the project as proposed herein.

FIGURE 1

Locus Map



C1.0

ENGINEERING & DEVELOPMENT
 14 Spring Street, 2nd floor
 Waltham, MA 02451
 www.doyleng.com

No.	Description	Date
DWG ISSUE & REVISION HISTORY		

Stamp:

Drawing Title:
**LOCUS MAP
 READING MBTA
 STATION
 READING, MA**

Project No. 240015 Scale: 1" = 1,000'
 Drawn By: GMD
 Checked By: GMD
 Approved By: WAD
 Date: NOVEMBER 18, 2024
 Drawing No. **FIG. 1**

FIGURE 2

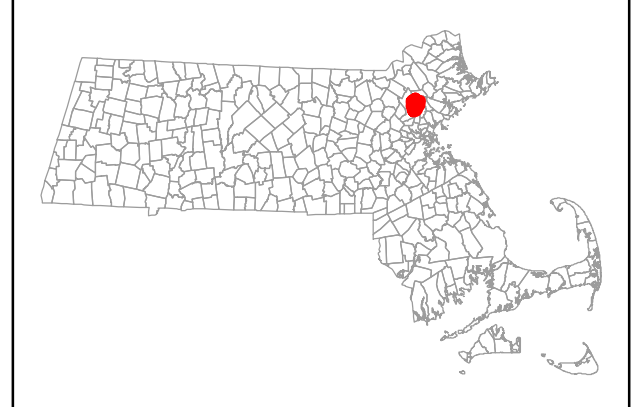
Natural Heritage Map



READING

Priority Habitats and Estimated Habitats

Priority Habitats, for use with the MA Endangered Species Act Regulations (321 CMR 10)
Estimated Habitats, for use with the MA Wetlands Protection Act Regulations (310 CMR 10)
Effective August 1, 2021



Natural Heritage & Endangered Species Program
 1 Habitat Hill Road, Westborough, MA 01581
 Tel: (508) 389-6360; Fax: (508) 389-7890

Data Sources:
 Priority Habitats and Estimated Habitats: created by NHESP in 2021.
 Certified Vernal Pools: created by NHESP, July 20, 2021.
 Town Boundaries: 1:25,000 community boundary data, from MassGIS (updated March, 2017).
 Roads: MassDOT roads, from MassGIS (updated 2018).
 Digital Orthophoto: 15cm resolution, taken in 2019, from MassGIS.

<p> Priority Habitat of Rare Species</p> <p>Project or Activity falls within Priority Habitat only: - You must file directly with NHESP pursuant to Massachusetts Endangered Species Act (MESA)</p> <p>Examples of projects: single family home, subdivision, commercial building, widening of driveway/road, beaver dam removal, etc.</p> <p>Some projects or activities may be exempt from MESA filing: see 321 CMR 10.14</p>	<p> Priority Habitat of Rare Species and also Estimated Habitat of Rare Wildlife</p> <p>Project or Activity is within BOTH Estimated Habitat and Priority Habitat: - Is a Notice of Intent (NOI) under wetlands regulations required? -Yes Send copy of NOI to NHESP and must also file under MESA (streamlined MESA-NOI filing option available) -No MESA filing only (see 'Priority Habitat' details at left)</p>	<p> Certified Vernal Pools (as of July 20, 2021)</p> <p> Town Boundary</p> <p>Transportation: Interstate U.S. Highway State Route Non-numbered Route Railroad</p>
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Commonwealth of Massachusetts
 Charlie Baker, Governor
 Kathryn Polito, Lt. Governor
 Executive Office of Energy & Environmental Affairs
 Kathleen A. Theoharides, Secretary

For more information, see our website at: www.mass.gov/nhesp

NHESP Reading



NHESP Estimated Habitats of Rare Wildlife

NHESP Priority Habitats of Rare Species

Map Features for Imagery

APPENDIX A

WPA Form #3 – Notice of Intent and
NOI Fee Transmittal Form

Per the WPA, the applicant (MBTA) is exempt from state and municipal filing fee requirements for this NOI. However, as a courtesy, the MBTA typically pays the municipality's portion of the WPA filing fee. A check for the Reading municipal portion of the filing fee, payable to the Town of Reading, is enclosed



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

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):

_____	_____	_____
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
_____	_____	_____
d. Latitude	e. Longitude	
_____	_____	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

_____	_____	
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

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):

_____	_____	
a. First Name	b. Last Name	

c. Company		

d. Street Address		
_____	_____	_____
e. City/Town	f. State	g. Zip Code
_____	_____	_____
h. Phone Number	i. Fax Number	j. Email address

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

_____	_____	_____
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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City/Town

A. General Information (continued)

6. General Project Description:

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.

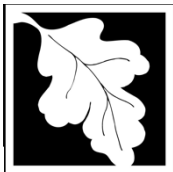
8. Property recorded at the Registry of Deeds for:

_____	_____
a. County	b. Certificate # (if registered land)
_____	_____
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:

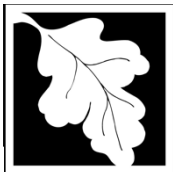
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

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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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

- 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**

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

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.



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Provided by MassDEP:

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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.

a. Plan Title

b. Prepared By

c. Signed and Stamped by

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:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



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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

11/27/2024

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:

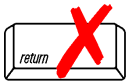
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.



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:

a. Street Address	b. City/Town
c. Check number	d. Fee amount

2. Applicant Mailing Address:

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

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.



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee: _____
 a. Total Fee from Step 5

State share of filing Fee: _____
 b. 1/2 Total Fee **less** \$12.50

City/Town share of filing Fee: _____
 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.)



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

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

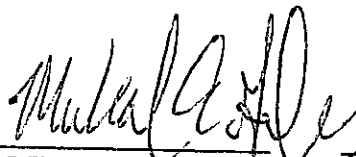
December 5, 2023

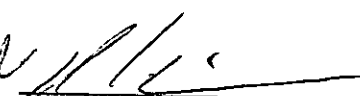
To whom it may concern;

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,

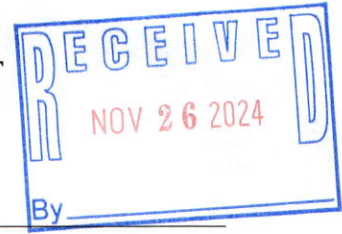
Reading Board of Assessors


Michael E. Golden


Brendan Zarechian

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY: 85 High St
ADDRESS: 0 Vine Street 16 390

Assessors' Map Number: _____ Lot Number: _____

APPLICANT/AGENT:

Name: William Doyle, PE

Address: 14 Spring Street, Waltham, MA 02453

Telephone: 781-507-5455 Email: wdoyle@doyleeng.com

Board or Commission for which this request is made (check all that are applicable):

Fray Map 26 - Lot 49
TO
Woburn Street
along the MBTA
Tracks

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: Abutters list for NOI application for new rail line spur

Applicant/Agent Signature: Date: 2024-11-26

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

Authorized Signature: Date: NOV 26 2024

Must be signed by the Public Services Department

19 Woburn



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

MKeohan
MICHELE KEOHAN, ASSISTANT APPRAISER

11/26/24
DATE



Patriot Properties

Reading

11/26/2024

3:35:59PM

Abutters List

Filter Used: DataProperty.AccountNumber in
(3906,2920,2891,2929,2938,2941,2943,2945,2947,2949,2951,2953,2955,2957,2959,2961,2963,2965,2967,2969,2971,2973,2975,2977,2979,2980,2981,2982,2983,2984,2985,2986..

Subject Parcel ID: 85 High Street Report

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
016.0-0000-0212.0	13 WASHINGTON ST	SURETTE PAUL A ETAL TRS	13 WASHINGTON ST NOMIN	13 WASHINGTON ST	READING	MA	01867
016.0-0000-0213.0	7 WASHINGTON ST	VELAGIC ASHLEY	VELAGIC MIRAN TE	7 WASHINGTON ST	READING	MA	01867
016.0-0000-0214.0	8 WASHINGTON ST	ROOT CHARLES W	ROOT ROSEMARY D	8 WASHINGTON ST	READING	MA	01867
016.0-0000-0215.0	16 WASHINGTON ST	KATERJI AHMAD EL	ELTERK TAGHRID TE	16 WASHINGTON ST	READING	MA	01867
016.0-0000-0216.0	20 WASHINGTON ST	INACIO ALAN C TRUSTEE	INACIO SANDRA B TRUSTEE	20 WASHINGTON ST	READING	MA	01867
016.0-0000-0217.0	127 WOBURN ST	FULGONI KEVIN M ETAL(LE)	TAIBBI LYNNE A TRUSTEE	457 REVERE BEACH BLVD	REVERE	MA	02151
016.0-0000-0218.0	123 WOBURN ST	TEZAK E SCOTT	ANNE DE MEREE TEZAK	123 WOBURN ST	READING	MA	01867
016.0-0000-0346.0	WOBURN ST N OF	MASS BAY TRANS AUTHORITY		500 ARBORWAY	BOSTON	MA	02130
016.0-0000-0360.0	107 WOBURN ST	HIGH STREET LIMITED PARTNESH		13 MIDDLESEX ST	WINCHESTER	MA	01890
016.0-0000-0361.0	77 HIGH ST	TUCKER MARK E	DOMENICI BARBARA A	77 HIGH STREET	READING	MA	01867
016.0-0000-0362.0	97 WOBURN ST	GOOD SHEPARD EPISCOPAL CHU		97 WOBURN ST	READING	MA	01867
016.0-0000-0374.0	WOBURN ST N OF	MASS BAY TRANS AUTHORITY		500 ARBORWAY	BOSTON	MA	02130
016.0-0000-0376.0	HIGH ST	TOWN OF READING	BOSTON & MAINE RAILROAI	16 LOWELL ST	READING	MA	01867
016.0-0000-0389.0	91 HIGH ST	OBRIEN JULIA THERESE	OBRIEN COLLIN MICHAEL T	91 HIGH ST	READING	MA	01867
016.0-0000-0390.0	85 HIGH ST	NOLAN TRACY		85 HIGH ST	READING	MA	01867
016.0-0000-0391.0	83 HIGH ST	PERRY EDWARD C		83 HIGH ST	READING	MA	01867
016.0-0701-0345.0	5 WASHINGTON ST A1	STEELE ERIC		5 WASHINGTON ST - APT #A	READING	MA	01867
016.0-0702-0345.0	5 WASHINGTON ST A2	AHERN PATRICIA A		5 WASHINGTON ST UNIT A-2	READING	MA	01867
016.0-0703-0345.0	5 WASHINGTON ST A3	MURPHY PAUL		16 HOWARD ST	READING	MA	01867
016.0-0704-0345.0	5 WASHINGTON ST A4	PAGLIUCA GINA MICHELLE		5 WASHINGTON STREET UN	READING	MA	01867
016.0-0705-0345.0	5 WASHINGTON ST A5	REILLY LIAM		5 WASHINGTON ST APT A5	READING	MA	01867
016.0-0706-0345.0	5 WASHINGTON ST A6	PRINCE DIANE MARIE		475 SCUDDER AVENUE	HYANNIS PORT	MA	02647
016.0-0707-0345.0	5 WASHINGTON ST A7	KANE BRANDON T		5 WASHINGTON ST UNIT A-7	READING	MA	01867
016.0-0708-0345.0	5 WASHINGTON ST A8	CASSIDY PAUL F TRUSTEE	WELLINGTON TRUST	5 WASHINGTON ST UNIT A-8	READING	MA	01867
016.0-0709-0345.0	5 WASHINGTON ST A9	SUMEDHA KULATUNGA	KUMARI P KULATUNGA (TE)	PO BOX 2364	WOBURN	MA	01801
016.0-0710-0345.0	5 WASHINGTON ST A10	MCAULIFFE ROBIN W		5 WASHINGTON ST APT #A1	READING	MA	01867
016.0-0711-0345.0	5 WASHINGTON ST B1	HAK DANICA T		PO BOX 3231	WOBURN	MA	01888
016.0-0712-0345.0	5 WASHINGTON ST B2	BORNSTEIN, MICHAEL D		5 WASHINGTON ST UNIT B2	READING	MA	01867
016.0-0713-0345.0	5 WASHINGTON ST B3	MELLO DANIEL J ETAL TRUSTEES	DANIEL J & CAROL A MELLCC	14 STONEBURY WAY	TEWKSBURY	MA	01876
016.0-0714-0345.0	5 WASHINGTON ST B4	CZYZEWSKI JULIE C		7 PATRICK AVE	BILLERICA	MA	01821
016.0-0715-0345.0	5 WASHINGTON ST B5	PIERCE DAVID		5 WASHINGTON ST UNIT B5	READING	MA	01867
016.0-0716-0345.0	5 WASHINGTON ST B6	POWERS STEPHEN K	POWERS LISA M TE	5 WASHINGTON ST APT B6	READING	MA	01867
016.0-0717-0345.0	5 WASHINGTON ST B7	ANTHONY TONY		5 WASHINGTON STREE UNI	READING	MA	01867
016.0-0718-0345.0	5 WASHINGTON ST B8	CRUSCO SHEILA M		5 WASHINGTON ST APT #B8	READING	MA	01867
016.0-0719-0345.0	5 WASHINGTON ST B9	WANG HUIBIN P	MA YOUSHENG	9 APACHE AVE	ANDOVER	MA	01810
016.0-0720-0345.0	5 WASHINGTON ST B10	MESSINA MATTHEW J		5 WASHINGTON ST #B-10	READING	MA	01867
016.0-0721-0345.0	5 WASHINGTON ST C1	PRINCE ROBERT A		5 WISSER ST	WILMINGTON	MA	01887
016.0-0722-0345.0	5 WASHINGTON ST C2	BREARLEY WASHINGTON LLC		20 LANDERS RD	READING	MA	01867
016.0-0723-0345.0	5 WASHINGTON ST C3	G A INVESTMENTS LLC		17 LOCKELAND ROAD	WINCHESTER	MA	01890

**Reading
Abutters List**

Subject Parcel ID: 85 High Street Report

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
016.0-0724-0345.0	5 WASHINGTON ST C4	PATIL NITIN		58 JILL 'S WAY	TEWKSBURY	MA	01876
016.0-0725-0345.0	5 WASHINGTON ST C5	MARTEL MAUREEN		62 FLORENCE AVE	LOWELL	MA	01851-3013
016.0-0726-0345.0	5 WASHINGTON ST C6	EPSTEIN ALYSSA		5 WASHINGTON ST APT C6	READING	MA	01867
016.0-0727-0345.0	5 WASHINGTON ST C7	MARENGHI PROPERTIES LLC		44 EMERALD DR	READING	MA	01867
016.0-0728-0345.0	5 WASHINGTON ST C8	JONES MERIDITH A	JONES ALBERT D	5 WASHINGTON ST C-8	READING	MA	01867
016.0-0729-0345.0	5 WASHINGTON ST C9	DEB PROPERTIES LLC		186 COUNTY RD	READING	MA	01867
016.0-0730-0345.0	5 WASHINGTON ST C10	KLETT KAREN		5 WASHINGTON ST APT #C1	READING	MA	01867
016.0-0731-0345.0	5 WASHINGTON ST D1	CHEN KAYLA	CHEN IRENE	5 WASHINGTON STREET UN	READING	MA	01867
016.0-0732-0345.0	5 WASHINGTON ST D2	QUANZHONG GUO	FANG YAOXIN	134 BURLINGTON ST	LEXINGTON	MA	02420
016.0-0733-0345.0	5 WASHINGTON ST D3	PACINI ROBYN	CORSON JOSHUA TE	5 WASHINGTON STREET UN	READING	MA	01867
016.0-0734-0345.0	5 WASHINGTON ST D4	JUNG SUNG YUP	HYE WI SHIN TE	5 WASHINGTON STREET UN	READING	MA	01867
016.0-0735-0345.0	5 WASHINGTON ST D5	HUGHES DENNIS P ETAL TRUSTE	DENNIS AND CAROL HUGHE	72 VAN NORDEN ROAD	READING	MA	01867
016.0-0736-0345.0	5 WASHINGTON ST D6	PACINO PHILIP B TRUSTEE	PHILIP B PACINO REV TRUS	5 WASHINGTON ST UNIT D6	READING	MA	01867
016.0-0737-0345.0	5 WASHINGTON ST D7	WARD KAREN TRUSTEE	5 WASHINGTON ST REALTY	5 WASHINGTON ST D-7	READING	MA	01867
016.0-0738-0345.0	5 WASHINGTON ST D8	FISCHER CHRISTIANE TRUSTEE	SOPHIE DJE REALTY TRUS1	375 SALEM STREET	WAKEFIELD	MA	01880
016.0-0739-0345.0	5 WASHINGTON ST D9	DORIGATTI ANNA M		5 WASHINGTON ST UNIT D9	READING	MA	01867
016.0-0740-0345.0	5 WASHINGTON ST D10	CALABRO JANET A TRUSTEE	JAC REALTY TRUST	5 WASHINGTON ST APT #D1	READING	MA	01867
021.0-0000-0011.0	36 CHUTE ST	COELHO MICHAEL P	COELHO ARRIA JENNIFER L	36 CHUTE ST	READING	MA	01867
021.0-0000-0120.0	53 MT VERNON ST	VAN HORN BRENDA L TRSTEE	BRENDA L VAN HORN REV I	53 MOUNT VERNON ST	READING	MA	01867
021.0-0000-0121.0	57 MT VERNON ST	HECHT WILLIAM J JR	LORI J CAVANAUGH	160 WESTERN AVE UNIT 202	LOWELL	MA	01851-1451
021.0-0000-0122.0	63 MT VERNON ST	HALL JAMES L ETAL TRUSTEES	THE MURIEL A HALL IRREVC	63 MT VERNON ST	READING	MA	01867
021.0-0000-0123.0	67 MT VERNON ST	MANSFIELD GEORGE A III	ROBERTA E MANSFIELD	67 MT VERNON ST	READING	MA	01867
021.0-0000-0124.0	71 MT VERNON ST	SALLOP MARVIN B ETAL TRUSTEE	G S IRREVOCABLE TRUST	71 MT VERNON ST	READING	MA	01867
021.0-0000-0130.0	78 MT VERNON ST	PAGLIUCA JR JOSEPH	PAGLIUCA LISA	78 MT VERNON ST	READING	MA	01867
021.0-0000-0131.0	74 MT VERNON ST	DRES GEORGE	SAROPOULOS SOPHIA	74 MT VERNON ST	READING	MA	01867
021.0-0000-0132.0	72 MT VERNON ST	MCKENDRY SEAN	MCKENDRY JESSICA K TE	72 MOUNT VERNON ST	READING	MA	01867
021.0-0000-0133.0	70 MT VERNON ST	LIN YANQUIN	CHEN LUKE TE	70 MT VERNON ST	READING	MA	01867
021.0-0000-0134.0	60 MT VERNON ST	GARIMELLA APARNA	MOKKAPATI SRIKANT TE	60 MT VERNON ST	READING	MA	01867
021.0-0000-0135.0	56 MT VERNON ST	EDMONDS SALLY G	EDMONDS BRIAN K TE	233 VAN NORDEN RD	READING	MA	01867
021.0-0000-0136.0	52 MT VERNON ST	DUBROWSKI MARIA		52-54 MOUNT VERNON ST	READING	MA	01867
021.0-0000-0137.0	11 JADEM TERR	GARRISON BREVARD S	REGINA M SNYDER	477 HARPSWELL ISLANDS R	HARPSWELL	ME	04079
021.0-0000-0138.0	103 HIGH ST	MCLEAN DONNA J TRUSTEE	DONNA J MCLEAN FAMILY F	103 HIGH ST	READING	MA	01867
021.0-0000-0139.0	99 HIGH ST	HOWES PAUL A	KATHLEEN M HOWES	99 HIGH ST	READING	MA	01867
021.0-0000-0140.0	95 HIGH ST	TEED JAKE	TEED MEGHAN TE	95 HIGH STREET	READING	MA	01867
021.0-0000-0179.0	42 CHUTE ST	COURTER BLAKE Z	COURTER AMBER E TE	42 CHUTE ST	READING	MA	01867
021.0-0000-0180.0	50 CHUTE ST	YOUNG DONALD C TRUSTEE	DONALD C YOUNG EST PLA	50 CHUTE ST	READING	MA	01867
021.0-0000-0181.0	48 MT VERNON ST	YOUNG KENNETH E	CATHLEEN J YOUNG	48 MOUNT VERNON ST	READING	MA	01867
021.0-0701-0129.0	111 HIGH ST 111	MICHAU CELIA		111 HIGH ST	READING	MA	01867
021.0-0702-0129.0	113 HIGH ST 113	SALLOP GAIL L		113 HIGH ST	READING	MA	01867

11/26/2024
3:35:59PM

**Reading
Abutters List**

Page 3 of 3

Subject Parcel ID: 85 High Street Report

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
-----------------	-----------------	--------------	-----------------	------------------------	-------------	--------------	------------

Parcel Count: **78**

End of Report

C1.0

ENGINEERING & DEVELOPMENT
14 Spring St, 2nd Floor
Waltham, MA 02451
(781) 850-2731



No.	Description	Date
-----	-------------	------

DWG ISSUE & REVISION HISTORY

Stamp

Key Plan

Project Title:

READING DOUBLE TRACK
LINCOLN STREET STATION
TO WILLOW STREET

Drawing Title:

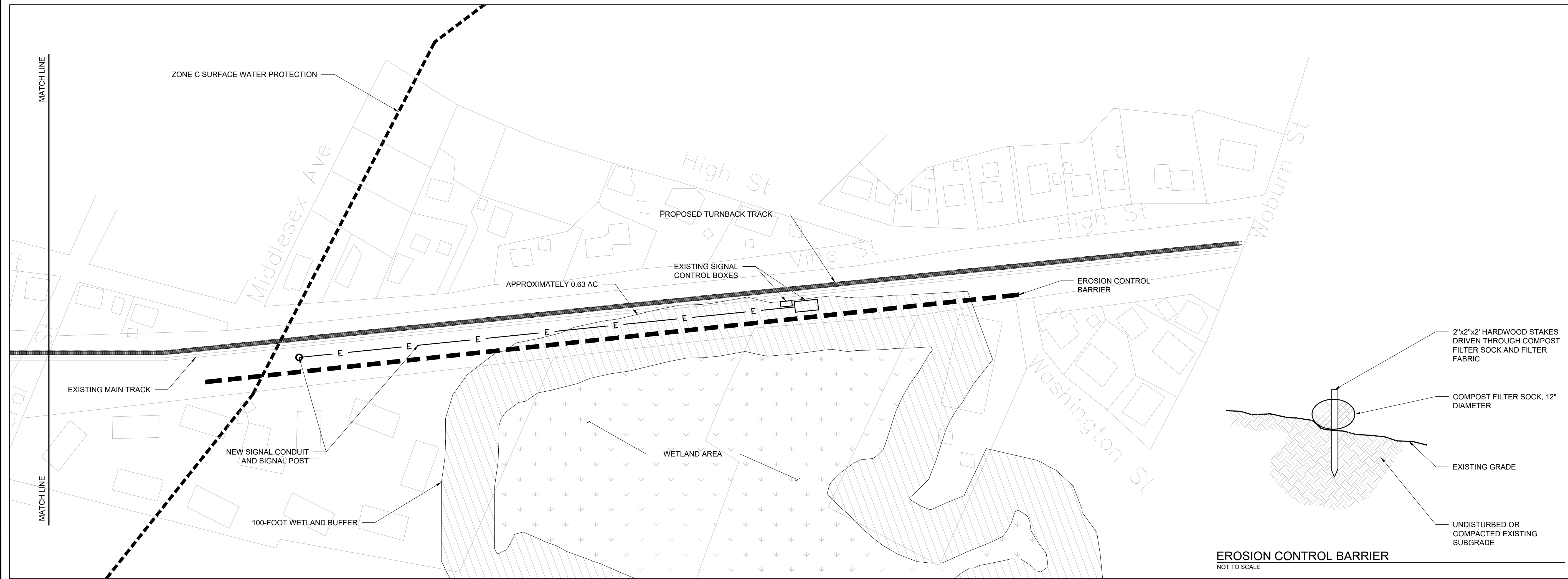
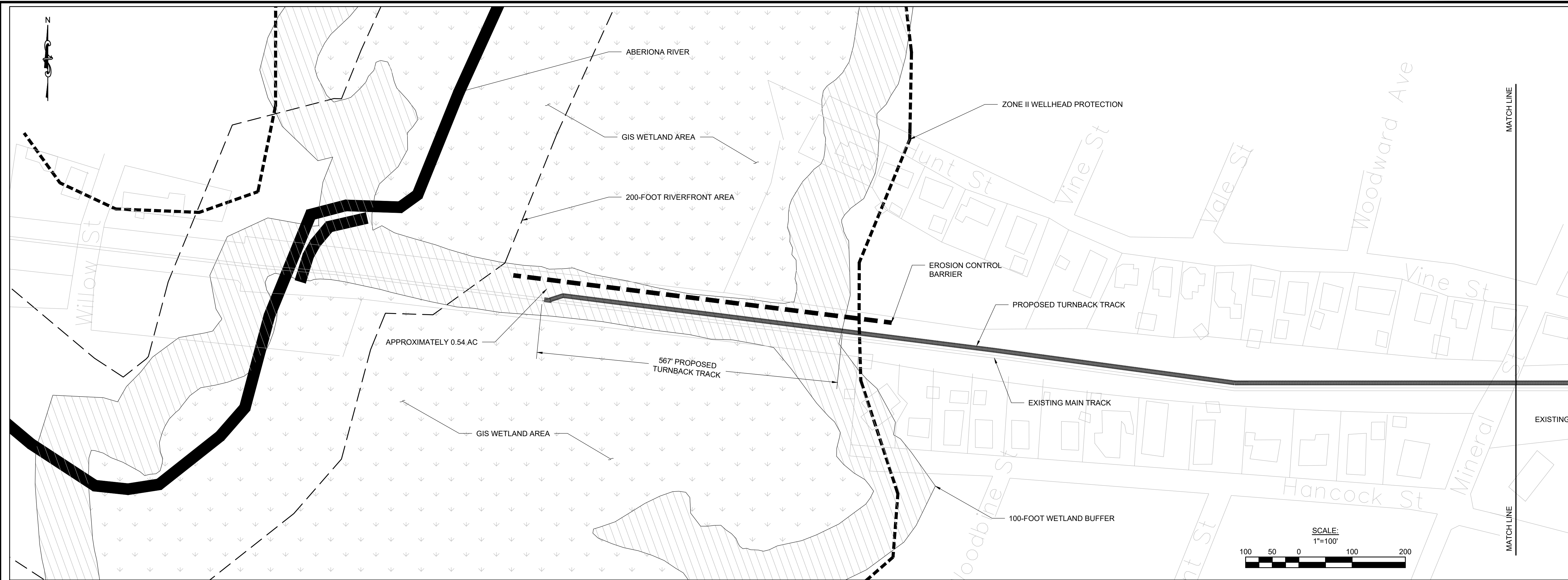
WETLAND RESOURCE
AREA MAP

Project No.: 240015 Scale: N.T.S.
Drawn By: WAD
Checked By: WAD
Approved By: WAD
Date: OCTOBER 23, 2024

Drawing No. **RA1.0**

C1.0

ENGINEERING & DEVELOPMENT
 14 Spring St, 2nd Floor
 Waltham, MA 02451
 (781) 850-2731



No.	Description	Date
DWG ISSUE & REVISION HISTORY		

Stamp

Key Plan

Project Title:
**READING TURNBACK TRACK
 WOBURN STREET TO
 WILLOW STREET**

Drawing Title:
**TURNBACK TRACK
 PLAN**

Project No.: 240015 Scale: N.T.S.
 Drawn By: WAD
 Checked By: WAD
 Approved By: WAD
 Date: NOVEMBER 26, 2024

Drawing No. **C1.0**