



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
& READING WETLAND PROTECTION BYLAWS SECTION 7.1

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):

0 Strout Ave
a. Street Address

Reading 01867
b. City/Town c. Zip Code

42.550166 -71.131969
d. Latitude e. Longitude

33
f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

Michael Kessman
a. First Name b. Last Name

Reading DPW
c. Organization

16 Lowell Street
d. Street Address

Reading MA 01867
e. City/Town f. State g. Zip Code

781-942-6686 Mkessman@ReadingMA.gov
h. Phone Number i. Fax Number j. Email Address

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

Town of Reading - Water Department
a. First Name b. Last Name

16 Lowell Street
c. Organization

Reading MA 01867
d. Street Address e. City/Town f. State g. Zip Code

h. Phone Number i. Fax Number j. Email address

4. Representative (if any):

Michael Kessman
a. First Name b. Last Name

Town of Reading DPW
c. Company

16 Lowell Street
d. Street Address

Reading MA 01867
e. City/Town f. State g. Zip Code

781-942-6686 Mkessman@ReadingMA.gov
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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

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

A. General Information (continued)

6. General Project Description:

Preparation for and placement of storage containers (See further write-up.)

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.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

Provided by MassDEP:

MassDEP File Number _____

Document Transaction Number _____

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

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____ 3. cubic yards dredged _____	2. square feet _____

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 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. 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.



**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
& READING WETLAND PROTECTION BYLAWS SECTION 7.1

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

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



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
& READING WETLAND PROTECTION BYLAWS SECTION 7.1

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

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

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

b. Date of map _____

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____ percentage/acreage

(b) outside Resource Area _____ percentage/acreage

2. Assessor's Map or right-of-way plan of site

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mas-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.



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
& READING WETLAND PROTECTION BYLAWS SECTION 7.1

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

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:

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

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

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

C. Other Applicable Standards and Requirements (cont'd)

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

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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

WPA Form 3 – Notice of Intent

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

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.

Water Department Land - Proposed Cart Storage

a. Plan Title

Ryan Percival

b. Prepared By

12/18

d. Final Revision Date

c. Signed and Stamped by

1"=20'

e. Scale

f. Additional Plan or Document Title

g. Date

- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 8. Attach NOI Wetland Fee Transmittal Form
- 9. Attach Stormwater Report, if needed.

E. Fees

- 1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

Town of Reading - Municipal Project

2. Municipal Check Number

Exempt from fee

4. State Check Number

No check required

6. Payor name on check: First Name

3. Check date

5. Check date

7. Payor name on check: Last Name



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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

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

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.

Michael Blaszczak ASST. DPW
DIRECTOR

12-19-24

1. Signature of Applicant

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:

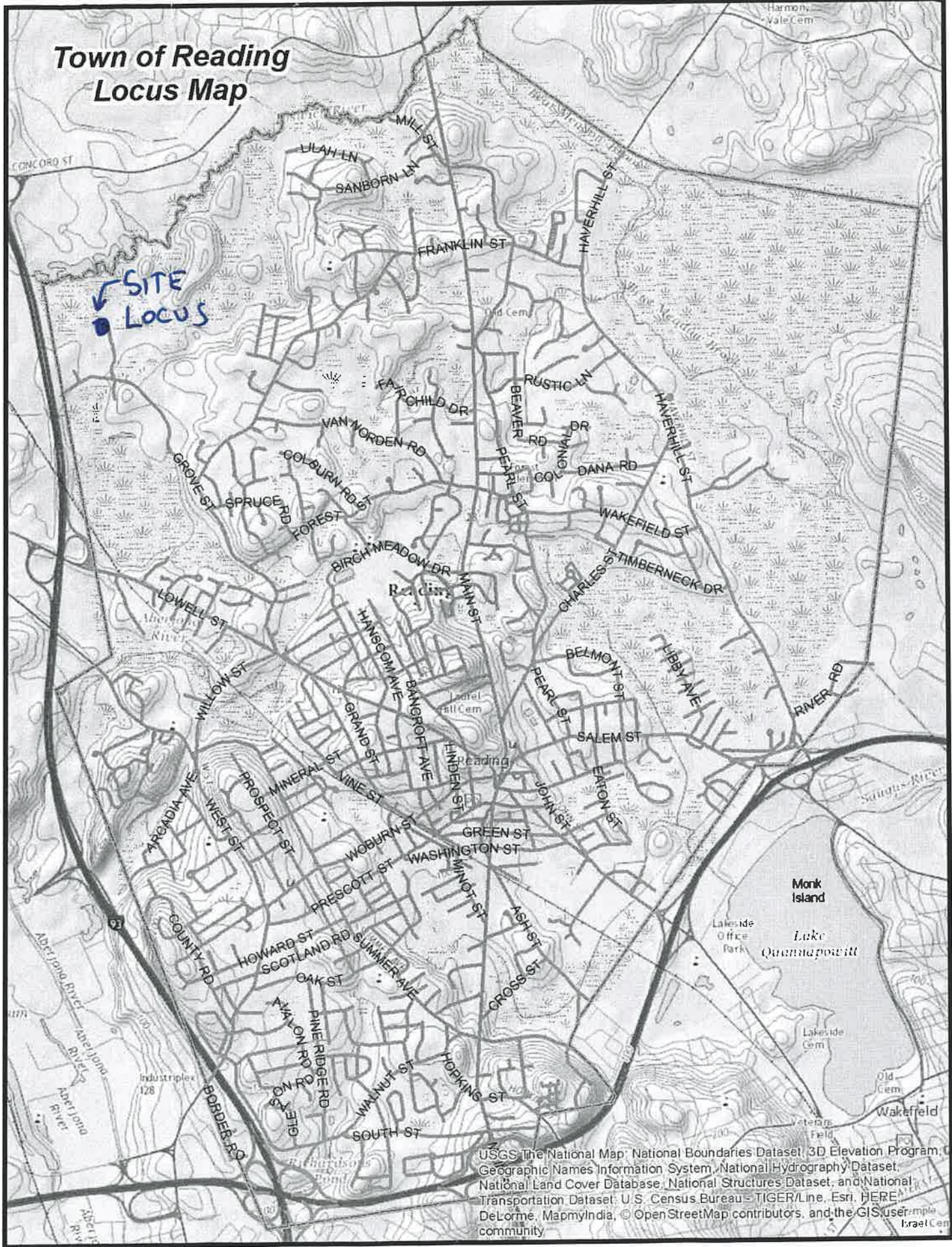
One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

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.

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

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, MICHAEL KESSMAN (Name), hereby certify under the pains and penalties of perjury that on 12-19 (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 MICHAEL KESSMAN (Applicant) with the Town of Reading Conservation Commission on 12-19-24 (Date) for property located at 0 STROUT AVE. (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.

MICHAEL KESSMAN

Name

12-19-24

Date



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

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

ABUTTERS LIST
CERTIFICATION

FOR BOARD OF ASSESSORS

VICTOR P. SANTANIELLO, CHIEF APPRAISER **DATE**

Michele Keohan

MICHELE KEOHAN, ASSISTANT APPRAISER **DATE** *12/23/24*

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY:

ADDRESS: 0 STROUT AVE.

Assessors' Map Number: 43 Lot Number: 33

APPLICANT/AGENT:

Name: MICHAEL KESSMAN

Address: 16 LOWELL ST. READING, MA

Telephone: 781-942-6686 Email: MKESSMAN@READINGMA.GOV

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

Community Planning and Development Commission:

- Site Plan Review (300 feet)
Special Permit (300 feet)
Subdivision (300 feet)

Conservation Commission:

- Request for Determination (300 feet)
Abbreviated Notice of Resource Area Delineation (300 feet)
Notice of Intent (300 feet)

Zoning Board of Appeals:

- Appeal (300 feet)
Special Permit (300 feet)
Variance (300 feet)

- Building Department: Immediate Abutters
Health Department: Immediate Abutters
Historic District Commission (300 feet)
Historical Commission (300 feet)
Other:

Brief description of request:

Applicant/Agent Signature: Michael Kessman Date: 12/19/24

Authorized Signature: [Signature] Date: 12/19/24
Must be signed by the Public Services Department

Property

0 STROUT AVE

Google Structure

- Map and Fly
- Google Maps Link
- Town of Reading
- Reading GIS Home Page
- Property Record Card

Property

Address 0 STROUT AVE
ID 043.0-0000-0033.0
Neighborhood MA

Ownership

Name TOWN OF READING WATER DEPT.
Address 10 LOWELL ST READING, MA 01867

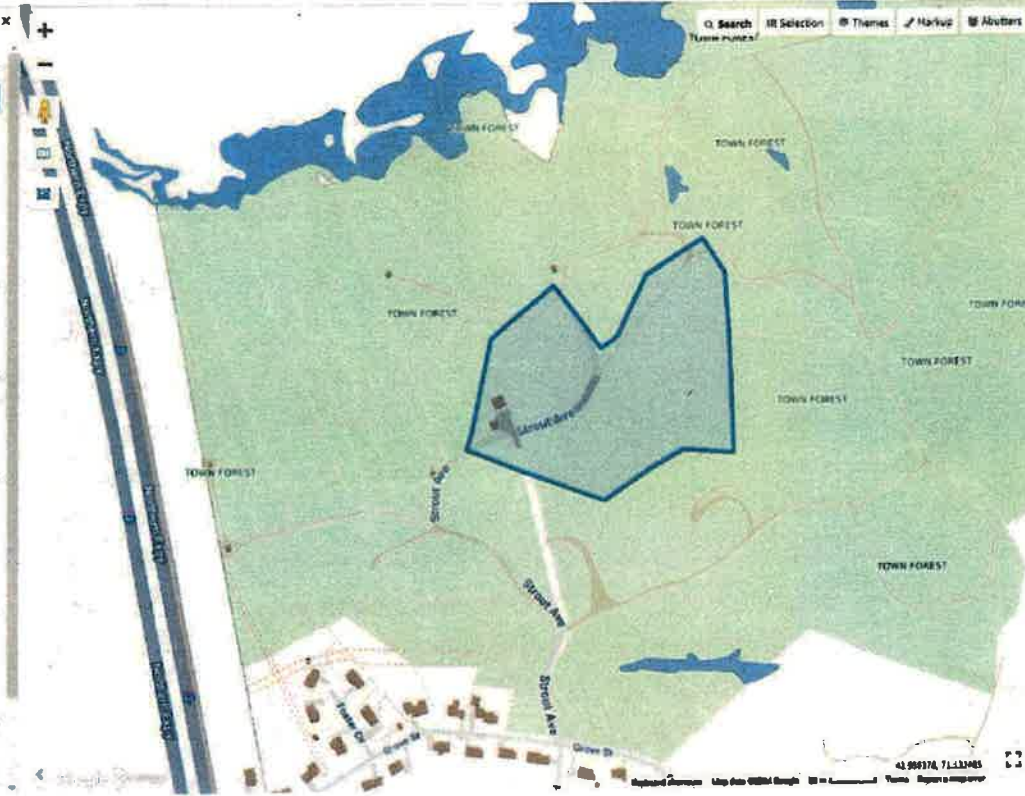
Valuation

Total \$561,100
Land \$541,800
Last Sale 31 on 20010101
Book Page 0071/057
Assessment Year 2024

Land

Area 17.75
Dist S20
LAND USE SHRUB; MNCP
Land Use Code 031

[View the Official FCMA FIRM Map](#) [Download FIRM Map](#)



Search

Download Results

Showing 1 results. Scroll to view more

0 STROUT AVE
 TOWN OF READING WATER DEPT.
 043.0-0000-0033.0

Property

0 STROUT AVE

Google Earth

- Bing Bird's Eye
- Google Maps Link
- Town of Reading
- Reading GIS Home Page
- Property Record Card

Property

Address 0 STROUT AVE

ID 043.0-0000-0033.0

Neighborhood 19A

Ownership

Name TOWN OF READING WATER DEPT.

Address 16 LOWELL ST READING, MA 01867

Valuation

Total \$683,168

Land \$641,800

Last Sale \$1 on 20030301

Book-Page 3871/887

Assessment Year 2024

Land

Area 17.75

Zone S30

Land Use HMPDVD, MRCF

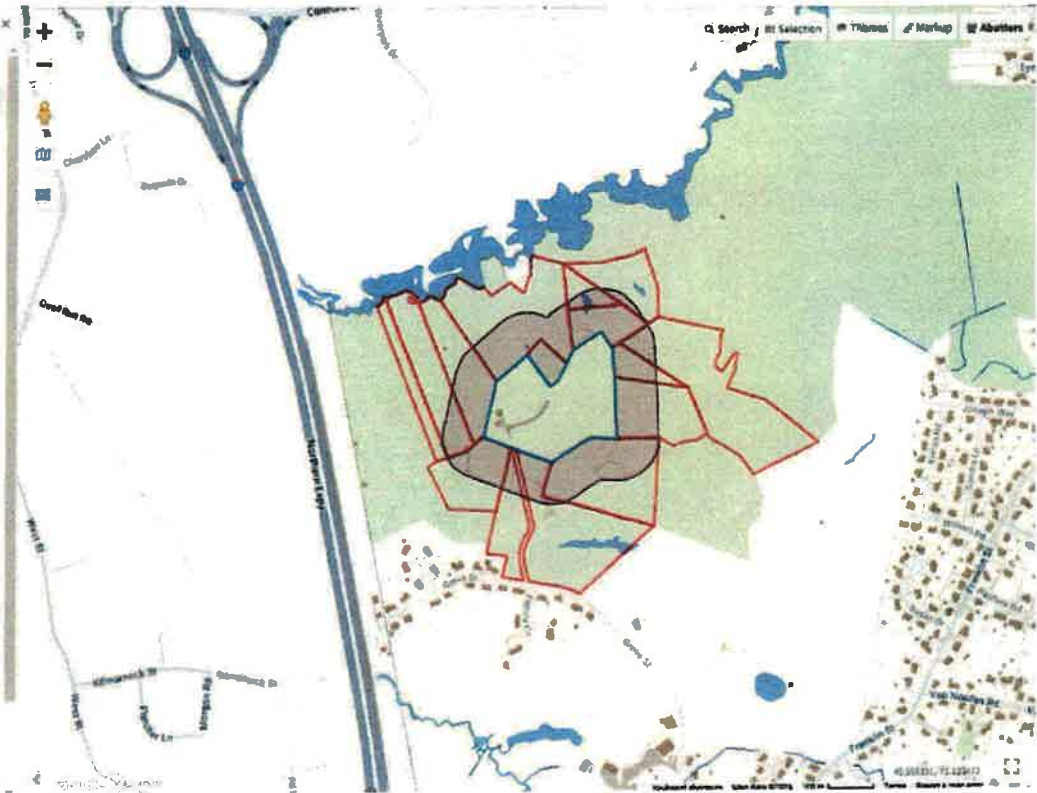
Land Use Code 001

Flood Status

View the Official

FCMA 7700 Map

Download FEMA Map



Search All Selection Themes Markup Abutters

Abutters (14)

Distance (ft)

300

Clear Results

Download Results

- 0 100 ACRE MEADOW TOWN OF READING WATER DEPT. 043.0-0000-0008.0
- 0 100 ACRE MEADOW TOWN OF READING TOWN FOREST 043.0-0000-0079.0
- 0 100 ACRE MEADOW TOWN OF READING WATER DEPT. 043.0-0000-0033.0
- 0 100 ACRE MEADOW TOWN OF READING WATER DEPT. 043.0-0000-0042.0
- 0 GREAT ISLAND TOWN OF READING TOWN FOREST 043.0-0000-0007.0
- 0 GREAT ISLAND TOWN OF READING WATER DEPT. 043.0-0000-0009.0
- 0 GREAT ISLAND TOWN OF READING TOWN FOREST 043.0-0000-0043.0
- 0 GREAT ISLAND TOWN OF READING TOWN FOREST 049.0-0000-0005.0
- 0 GROVE ST TOWN OF READING WATER DEPT. 043.0-0000-0025.0

Subject Property ID	Site Address	Owner Name	Owner Address	Owner City, State, Zip
043.0-0000-0033.0	0 STROUT AVE	TOWN OF READING	WATER DEPT. 16 LOWELL ST	READING, MA 01867

Abutters

ID	Site Address	Owner Name	Owner Address	Owner City, State, Zip
043.0-0000-0030.0	0 STROUT AVE	TOWN OF READING	WATER DEPT. 16 LOWELL ST	READING, MA 01867
043.0-0000-0034.0	OFF GROVE ST	TOWN OF READING	WATER DEPT. 16 LOWELL ST	READING, MA 01867
043.0-0000-0035.0	0 GROVE ST	TOWN OF READING	WATER DEPT. 16 LOWELL ST	READING, MA 01867
043.0-0000-0036.0	OFF GROVE ST	TOWN OF READING	TOWN FOREST 16 LOWELL ST	READING, MA 01867
043.0-0000-0042.0	0 100 ACRE MEADOW	TOWN OF READING	WATER DEPT. 16 LOWELL ST	READING, MA 01867
043.0-0000-0043.0	0 GREAT ISLAND	TOWN OF READING	TOWN FOREST 16 LOWELL ST	READING, MA 01867
049.0-0000-0001.0	OFF GROVE ST	TOWN OF READING	WATER DEPT. 16 LOWELL ST	READING, MA 01867
049.0-0000-0002.0	0 N OF GROVE ST	TOWN OF READING	WATER DEPT. 16 LOWELL ST	READING, MA 01867
049.0-0000-0003.0	0 100 ACRE MEADOW	TOWN OF READING	TOWN FOREST 16 LOWELL ST	READING, MA 01867
049.0-0000-0005.0	0 GREAT ISLAND	TOWN OF READING	TOWN FOREST 16 LOWELL ST	READING, MA 01867
049.0-0000-0006.0	0 GREAT ISLAND	TOWN OF READING	WATER DEPT. 16 LOWELL ST	READING, MA 01867
049.0-0000-0007.0	0 GREAT ISLAND	TOWN OF READING	TOWN FOREST 16 LOWELL ST	READING, MA 01867
049.0-0000-0008.0	0 100 ACRE MEADOW	TOWN OF READING	WATER DEPT. 16 LOWELL ST	READING, MA 01867
049.0-0000-0009.0	0 100 ACRE MEADOW	TOWN OF READING	WATER DEPT. 16 LOWELL ST	READING, MA 01867

TOWN OF READING WATER DEPT.
16 LOWELL ST
READING, MA 01867

TOWN OF READING TOWN FOREST
16 LOWELL ST
READING, MA 01867

TOWN OF READING WATER DEPT.
16 LOWELL ST
READING, MA 01867

TOWN OF READING TOWN FOREST
16 LOWELL ST
READING, MA 01867

TOWN OF READING WATER DEPT.
16 LOWELL ST
READING, MA 01867

TOWN OF READING WATER DEPT.
16 LOWELL ST
READING, MA 01867

TOWN OF READING WATER DEPT.
16 LOWELL ST
READING, MA 01867

TOWN OF READING WATER DEPT.
16 LOWELL ST
READING, MA 01867

TOWN OF READING WATER DEPT.
16 LOWELL ST
READING, MA 01867

TOWN OF READING WATER DEPT.
16 LOWELL ST
READING, MA 01867

TOWN OF READING WATER DEPT.
16 LOWELL ST
READING, MA 01867

TOWN OF READING TOWN FOREST
16 LOWELL ST
READING, MA 01867

TOWN OF READING TOWN FOREST
16 LOWELL ST
READING, MA 01867

TOWN OF READING TOWN FOREST
16 LOWELL ST
READING, MA 01867

PROPERTY LOCATION: Map 043.0 Lot 0000 Sub 0033.0 Sublot
 No. AI No. Direction/Street/City: STROUT AVE, READING Unit #:
 EXTERIOR INFORMATION: Type: WAREHOUSE
 SY Ht: 1 - 1 Total: 0
 (LW) Units: Total: 0
 Foundation: Frame: CLASS-D
 Prime Wall: CONC BLOCK
 Sec Wall: %
 Roof Struct: %
 Roof Cover: ASPHALT
 Color: View Desir:

OWNER: TOWN OF READING
 Street 1: 16 LOWELL ST
 Town/City: READING
 SUIP/Prov: MA Only
 Own Occ: Type:
 Postal: 01867

ACTIVITY INFORMATION: Result By Name
 Date

PROPERTY FACTORS: Item Code Description % Item Code Description
 Z S20 SINGLE FAM 100 water
 0 Same
 n Electric
 Empty: Electric

GENERAL INFORMATION: Grade: AVERAGE
 Year Bld: 1991 Est Yr Bld:
 All LUC: All %:
 Jurisdiction: Fact:
 Const Mod: % Com Wall: % Sprinkled

CONDOS INFORMATION: Location: Phys Cond: Average 40.00% Reading
 TI Unks: Functional: %
 Floor: Economic: %
 % Own: Special: %
 Name: Override: %
 Total: 7630

DEPRECIATION: Lump Sum Adj: Bath Features: Full Bath: Rating:
 A Bath: Rating:
 3/4 Bath: Rating:
 A 3/4 Bath: Rating:
 1/2 Bath: Rating:
 A HBth: Rating:
 Other: Rating:

IN PROCESS APPRAISAL SUMMARY: Use Code Land Size Building Value Yard Items Land Value Total Value
 903 0.000 32,000 32,000
 Total Card 0.000 32,000
 Total Parcel 17,750 452,000 13,100 574,500 1,039,700
 Source: Market Adj Cost Total Assmnt per SQ unit (Card): 30.08 Parcel: 59.14

PREVIOUS ASSESSMENT: Tax Yr Use Building Value Yard Items Land Size Land Value Total Value
 12/23/24 09:05:10
 Total Assessed: 1,039,700

SALES INFORMATION: Grantor Legal Ref Type Date Nat Desc Sale Price V Tot Verif Assoc PCL Value

SPEC FEATURES/YARD ITEMS: Code Description A Vis Qty StrctDim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCodJFac Assrd Value

LAND SECTION: Code Description Feet Units Depth/Ft/In Unit Type Land Type Factor Base Price Adj NBC NLINE NMod Int 1 % Int 2 % Int 3 % Appraised Alt Clas % Spec J Fact Use Value Notes
 903 MUNICIPAL 0 SOFEET PRIMARY 1/0 0.00 MA 1.23

More: N Total Yard Items: Total Special Features: Total: Parcel LUC: S31 IMPRVD, MNCP Prime NB Desc: MOD AV

TOTAL AC/H: 0.00000 Total SF/SqM: 0 Parcel LUC: S31 IMPRVD, MNCP Prime NB Desc: MOD AV

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - Reading mkeohan 2025

TAX DISTRICT: 176301

BUILDING PERMITS CARD 2 of 7 TOTAL ASSESSED: 1,039,700

SUB AREA: Code Description Area - SQ Rate - AV Underp Value
 FFL 1ST FLOOR 1,064 40,940 43,562

Net Sketched Area: 1,064 Total: 43,562
 Gross Area: 1064 Final Area: 1064

RES BREAKDOWN: No Unit RMS BRS FL SUB AREA DETAIL: Sub % Descrp % Cu Ten

COMMENTS: Legal Description: Final Total: 32000

CALC SUMMARY: Basic \$ / SQ: 39.00
 Size Adj: 1.14999998
 Const Adj: 10.91286123
 Adj \$ / SQ: 40.942
 Grade Factor: 1.00
 Other Features: 0
 NBHD Int: 1.22500002
 NBHD Mod: LUC Factor: 1.00
 Adj Total: 53364
 Depreciated Total: 21345
 Juris. Factor: Special Features: 0
 Final Total: 32000

PROPERTY LOCATION Map 043.0 Lot 0000 Sub 0033.0 Sublot
 No AIR No STROUT AVE, READING Direction/Street/City
 EXTERIOR INFORMATION Type: WAREHOUSE
 (Liv) Units: 1 - 1 Total: 0
 Foundation: CLASS-D
 Frame: CLASS-D
 Prime Wall: CONC BLOCK
 Sec Wall: %
 Roof Struct: %
 Roof Cover: ASPHALT
 Color: %
 View Desir: %
 INTERIOR INFORMATION Avg Ht/Ft: 11
 Prim Int Wall: %
 Sec Int Wall: %
 Partition: TYPICAL
 Prim Floors: CONCRETE
 Sec Floors: %
 Bsmnt Flr: %
 Bsmnt Gar: %
 Electric: %
 Insulation: %
 Int vs Ext: %
 Heat Fuel: %
 Heat Type: STEAM
 # Heat Sys: %
 % Heated: 100
 % AC: %
 Solar HW: NO
 Central Vac: NO
 % Sprinkled: %
 BATH FEATURES Full Bath: Rating: %
 A Bath: Rating: %
 3/4 Bath: Rating: %
 A 3/4Bth: Rating: %
 1/2 Bath: Rating: %
 A HBth: Rating: %
 Other/Ftc: Rating: %
 TAX DISTRICT

OWNERSHIP Owner 1: TOWN OF READING Unit #:
 Street 1: 16 LOWELL ST
 Town/City: READING
 S/P Prov: MA City: Own Occ: Type:
 Postal: 01867
 ACTIVITY INFORMATION Date Result By Name

PROPERTY FACTORS Item Code Description % Item Code Description
 Z S20 SINGLE FAM 100 water
 0 Sewer
 n Electri
 Example:

CONDO INFORMATION Location: Phys Cond: Average 40.00% Reading
 Ttl Units: Functional: %
 Floor: Economic: %
 % Own: Special: %
 Name: Override: %
 IN PROCESS APPRAISAL SUMMARY Total: 40% Pat Acct 7630

DEPRECIATION Land Size Building Value Yard Items Land Value Total Value
 903 0.000 32,000 32,000
 Total Card 0.000 32,000
 Total Parcel 17,750 452,000 13,100 574,600 1,039,700
 Source: Market Adj Cost Total Assmnt per SQ unit (Card: 30.08 / Parcel: 59.14)

PREVIOUS ASSESSMENT Tax Yr Use Building Value Yard Items Land Size Land Value Total Value
 Print Date/Time 12/23/24 09:05:13

SALES INFORMATION Grantor Legal Ref Type Date Nat Desc Sale Price V Tst Verf Assoc PCL Value
 Net Sheeted Area: 1,064 Total: 43,562
 RES BREAKDOWN: Size Adj 1064.0000 Gross Area 1064 Final Area 1064
 SUB AREA DETAIL: No Unit RMS BRS FL Sub % Area Usbl Descrip Type % Qu Ten #

SPEC FEATURE/REWARD ITEMS Code Description A Y/S Qty Szdadm Qual Can Year Unit Price DS Dep LUC Fact NB Fa Appr Value JCodFact Assd Value
 COMMENTS

LAND SECTION Code Description Fact Units Depth/Pctn Unit Type Land Type Factor Base Price Adj NBC N.LIN/ N.Mkt Int 1 % Int 2 % Int 3 % Appraised All Cls % Spec J Fact Use Value Notes
 903 MUNICIPAL 0 SQ FEET PRIMARY 1.0 0.00 MA 1.23

LEGAL DESCRIPTION
 Total AC/Ha: 0.00000 Total SF/SM: 0 Parcel LUC: 931 IMPRVD, MNCP Prime NB Desc MOD AV
 Total: Split Credit: Total: More: Y

DISCLAIMER: This information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - Reading mkeochan 2025

CALC SUMMARY Beak \$ / SQ: 39.00
 Size Adj.: 1.1499998
 Const Adj.: 10.91286123
 Adj \$ / SQ: 40.942
 Grade Factor: 1.00
 Other Features: 0
 NBHD Int: 1.22500002
 NBHD Mkt: 1.00
 LUC Factor: 1.00
 Adj Total: 53364
 Depreciation: 21345
 Depreciated Total: 32018
 Juris. Factor:
 Special Features: 0
 Final Total: 32000

BUILDING PERMITS CARD 3 of 7 TOTAL ASSESSED: 1,039,700
 Date Number Descrp Amount CO Last Visit Fed Code F. Descrip Comment

SUB AREA Code Description Area - SQ Rate - AV Undepr Value
 FFL 1ST FLOOR 1,064 40.940 43,562

REMODELING Exterior: Interior: Additions: Kitchen: Baths: Plumbing: Electric: Heating: Generat:

REMODELING

REMODELING

REMODELING

REMODELING

PROPERTY LOCATION: Map 043.0 Lot 0000 Sub 0033.0 Sublot
 No AI No Direction/Street/City EXTERIOR INFORMATION: Type: WAREHOUSE
 No AI No Direction/Street/City EXTERIOR INFORMATION: Type: WAREHOUSE
 No AI No Direction/Street/City EXTERIOR INFORMATION: Type: WAREHOUSE

OWNER: TOWN OF READING
 Street 1: 16 LOWELL ST
 Town/City: READING
 S/P/Prov: MA City Own Occ
 Postal: 01867 Type:

ACTIVITY INFORMATION: Result By Name
 PROPERTY FACTORS: Item Code Description % Item Code Description
 Z S20 SINGLE FAM 100 water Sewer Electric

GENERAL INFORMATION: Grade: AVERAGE Year Bld: 1952 Eff Yr Bld: AR %: Fact:
 Bath Features: Full Bath Rating: A Bath Rating: 3/4 Bath Rating: A 3/0Bh Rating: 1/2 Bath Rating: A Hbth: Rating: Omfric: Rating:

DEPRECIATION: Phys Cond: Average 40.00% Reading: Full Bath Rating: A Bath Rating: 3/4 Bath Rating: A 3/0Bh Rating: 1/2 Bath Rating: A Hbth: Rating: Omfric: Rating:

IN PROCESS APPRAISAL SUMMARY: Use Code Land Size Building Value Yard Items Land Value Total Value
 903 0.0000 5,600 5,600

PREVIOUS ASSESSMENT: Source: Market Adj Cost Total Assmnt per SQ Unit (Card: 28.72 Parcel: 59.14
 Total Card 0.000 5,600 13,100 574,800 1,039,700
 Total Parcel 17,750 452,000

SALES INFORMATION: Grantor Legal Ref Type Date Nat Desc Sale Price V Tst Verif Assoc PCL Value
 Grantor Legal Ref Type Date Nat Desc Sale Price V Tst Verif Assoc PCL Value

SPEC FEATURES/YARD ITEMS: Code Description A VIS City Standm Qual Can Year Unit Price D/S Dep LUC Fact M/Fa Appr Value JCod/Fact Ass'd Value
 Code Description A VIS City Standm Qual Can Year Unit Price D/S Dep LUC Fact M/Fa Appr Value JCod/Fact Ass'd Value

LAND SECTION: More: N Total Yard Items: Total Special Features:
 More: N Total Yard Items: Total Special Features:

903 MUNICPL 0 SO FEET PRIMARY 1.0 Base Price 0.00 MA 1.23
 903 MUNICPL 0 SO FEET PRIMARY 1.0 Base Price 0.00 MA 1.23

Total AC/HA: 0.00000 Total SF/SM: 0 Parcel LUC: 931 IMP/RVD, MNCP Prime NB Desc: MOD AV

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - Reading

176301

TAX DISTRICT

BUILDING PERMITS CARD 4 of 7 TOTAL ASSESSED: 1,039,700

Code Description Area - SQ Rate - AV Underp Value
 FFL 1ST FLOOR 195 39.290 7.661

NET SKETCHED AREA: 195 Total: 7.661
 RES BREAKDOWN: Gross Area 195 Final Area 195

Sub Area Detail: Sub Area % Descr % Qu Ten
 Sub Area Detail: Sub Area % Descr % Qu Ten

LEGAL DESCRIPTION: Final Total: \$600
 Legal Description: Final Total: \$600

CALC SUMMARY: Basic \$/SQ: 39.00 Size Adj.: 1.14999998
 Basic \$/SQ: 39.00 Size Adj.: 1.14999998
 Basic \$/SQ: 39.00 Size Adj.: 1.14999998
 Basic \$/SQ: 39.00 Size Adj.: 1.14999998

Other Features: 0 NBHD Int: 1.22500002
 Other Features: 0 NBHD Int: 1.22500002
 Other Features: 0 NBHD Int: 1.22500002
 Other Features: 0 NBHD Int: 1.22500002

Depreciated Total: 5631
 Depreciated Total: 5631
 Depreciated Total: 5631
 Depreciated Total: 5631

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

Comments: COMMENTS

PROPERTY LOCATION Map 043.0 Lot 0000 Sub 0033.0 Sublot
 No. Alt No. Direction/Street/City STROUT AVE, READING Unit #:
 EXTERIOR INFORMATION Type: WAREHOUSE Avg Ht/Ft: 11
 OWNERSHIP Owner 1: TOWN OF READING Unit #:
 Street 1: 16 LOWELL ST (Lv) Units: Total: 0
 Foundation: Frame: CLASS-D
 Prime Wall: CONC BLOCK Sec Walls: %
 Sec Wall: %
 Prime Flr: %
 Barnnt Flr: %
 Barnnt Gar: %
 Electric: %
 Insulation: %
 Int vs Ext: %
 Heat Fuel: %
 Heat Type: NONE
 # Heat Sys: % AC:
 % Heated: 100 % Central Vac: NO
 Solar HW: NO % Sprinkled: %
 % Com Wall: %

ACTIVITY INFORMATION Date Result By Name
GENERAL INFORMATION Grade: AVERAGE Year Bld: 1966 Eff Yr Bld: All LUC: All %: All %: Jurisdict: Const Mod: Lump Sum Adj: Reading Full Bath: Rating: A Bath: Rating: 3/4 Bath: Rating: A 3/8Bth: Rating: 1/2 Bath: Rating: A Hbth: Rating: Other Fk: Rating: Other Features: %

PROPERTY FACTORS Item Code Description % Item Code Description
 Z S20 SINGLE FAM 100 water Sewer Electric
DEPRECIATION Phys Cont: Average 40.00%
CONDO INFORMATION Location: TI Units: Functional: Economic: Special: % Ovr: %
IN PROCESS APPRAISAL SUMMARY Use Code Land Size Building Value Yard Items Land Value Total Value
 903 0.000 4,500 13,100 574,600 1,039,700
 Total Card 0.000 4,500
 Total Parcel 17,750 452,000 13,100 574,600 1,039,700
 Source/Market Adj Cost Total Assmnt per SQ unit /Card: 28.85 /Parcel: 59.14
 Print Date/Time: 12/23/24 09:05:19

REMODELING Exterior: Interior: Additions: Kitchen: Baths: Plumbing: Electric: Heating: General:
REMODELING Net Sited Area: 156 Total: 6,129
 RES BREAKDOWN: Gross Area: 156 Fin Area: 156
 SUB AREA DETAIL: Sub % Area Usbl Descrp Type % Qu #

BUILDING PERMITS CARD 6 of 7 TOTAL ASSESSED: 1,039,700
 Date Number Descrp Amount C/O Last Visit Fed Code F. Descrp Comment
SUB AREA Code Description Area - SQ Rate - AV Underpr Value
 FFL 1ST FLOOR 156 39,290 6,129
CALC SUMMARY Basic \$ / SC: 39.00 Size Adj: 1.14999998 Const Adj: 0.8759793 Adj \$ / SC: 39.288 Grade Factor: 1.00 Other Features: 0 NBHD Inf: 1.22500002 NBHD Mod: LUC Factor: 1.00 Adj Total: 7508 Depreciation: 3003 Depreciated Total: 4505 Special Features: 0 Final Total: 4500

PREVIOUS ASSESSMENT Tax Yr Use Building Value Yard Items Land Size Land Value Total Value
SALES INFORMATION Grantor Legal Ref Type Date Nat Desc Sale Price V Trst Verif Assoc PCL Value
SPEC FEATURES/YARD ITEMS Code Description A Y/S City Sze/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCoef/Fact Ass'd Value
COMMENTS Legal Description

LAND SECTION Code Description Fact Units Depth/Pt/In Unit Type Land Type Factor Base Price Adj N/C N/INF N/Mod Inf 1 % Inf 2 % Inf 3 % Appraised Alt Clas % Spec J Fact Use Value Notes
 903 MA/MWCP 0 0 SO FEET PRIMARY 1.0 0 0.00 MA 1.23
 Total ACH/A: 0.00000 Total SF/SM: 0 Parcel LUC: 931 IMP/RVD, MNCP Prime NB Desc: MOD AV
 Total: Spl Credit: Total: More: Y

DISCLAIMER: This information is believed to be correct but is subject to change and is not warranted. Database: AssessorPro - Reading mkeochan 2025

**NARRATIVE RELATED TO NOI FILING FOR PREP WORK RELATED TO SITUATING STORAGE
CONTAINERS AT THE END OF STROUT AVE.**

Under this NOI the Reading DPW is seeking permission to prepare an area for the placement of (2) 8'x40' storage containers, to be located as shown on the attached plan. The basemap of said plan was completed appx. 20 years ago and includes a wetland delineation but a wetland scientist, completed at that time of the survey.

The work to construct a solid foundation on top of which the containers will sit includes excavating approximately 900 SF of existing grassed area to a depth of appx. 12" and installing base pack gravel in its place. This gravel bed will serve as a foundation for the containers. This 900 SF area is located within the 100' buffer zone to a wetland. After the gravel base is installed, the Town will order the delivery of and place the (2) storage containers on the prepared ground.

Also included is installing underground conduit, from an existing utility pole, thru an existing asphalt surface, up to the outside of an existing small (2 car sized) garage. The total length of the conduit run is appx. 30 LF +/- . The purpose of the conduit is to provide a new and dedicated power source to the garage. Power from this source will also continue out of the garage, above ground, to each storage container, mentioned above.

The driving force behind this request is that the Town requires a storage site for extra trash carts upon completion of the Town wide trash and recycling cart rollout, which is to take place April 2025. Such area is not available at the DPW yard on New Crossing Road.

The use of the storage containers and the garage will be as a 'home base' for future DPW operations related to rubbish and recycling carts in terms of repairs and distribution. The site will be accessible only to DPW employees. Relocation of a vehicle gate to secure this area is included in this NOI.

Examples of situations which might require DPW access to the garage and / or containers are highlighted below.

- 1) An existing single-family home is renovated / reconstructed as a 3 family, hence additional carts are required, DPW will retrieve and deliver such carts.
- 2) A resident's cart is damaged or goes missing and requires replacement and / or repair
- 3) Other situation directly related to a need for a new cart / replacement cart / cart part.

Establishing this 'home base' location at a site separate from the DPW garage is critical as we simply do not have the space available for this use at the garage.

I respectfully request the Conservation Commission consider this need, which is critical to the long-term success of the rubbish and recycling cart rollout and approve this NOI.

Kindly,

Michael B. Kessman, Assistant DPW Director

**ANSWERS TO QUESTIONS POSED BY BRIAN BOWE PRIOR TO THIS MEETINGS
COMMENCEMENT**

(REVISED DECEMBER 19, 2024)

List all of the activity for the site once the storage containers are in place.

Please note ANY future changes must be approved by the conservation commission.

- Activity will be limited to activities specifically related to repairs / replacements of recycling and rubbish carts.

How often do you think the DPW will use the storage containers.

- That is hard to say. I imagine the use will be heavier at first, immediately after the cart rollout takes place, then will taper off to very infrequent use. Long term, I see the use being monthly (1x or 2x a month) maybe even less.
- Note – it is impossible to answer this question fully accurately as we have no way to determine the frequency of when the need will arise. We can tell the Commission what types of events will require in a need to utilize the facility, but we cannot accurately estimate their frequency.

How often will the DPW be there.

- Again, hard to say. The use will be limited to when retrieval of new carts or repairs to existing carts is necessary. Examples include;
 - When a single family home is converted to a 3 unit condo building
 - New home construction.
 - When a resident signs up for a 2nd trash cart via. A permit on Open Gov
 - When someone's cart breaks and needs repairs or replacement (wheels and lids, vehicle damage, damage during collection etc.)
 - When a resident requests a smaller or larger cart

How much noise will be generated from their activity

- Very minimal, noise generated will be the noise of the vehicles and the container / garage doors opening / use of hand tools.

Is there a cleanup protocol the commission needs to approve

- I do not believe so as the only materials being stored will be solid plastic carts and metal and plastic parts.

Will this be a year-round operation? If not, please list dates of operation

- Yes, it will be year round and on an 'as-needed' basis only. We cannot predict when the various needs will arise.

Will the facility be used by DPW personnel only?

- Yes, use by DPW personnel only. Residents will not be allowed to visit this site.

Can the DPW put containers on the existing parking lot instead? Was this considered?

- Yes, this was considered.
- A couple of factors make the existing asphalt surface undesirable, most notably that the containers will block egress and access to the existing building (pump house), which is not desirable from a public safety point of view.
- That asphalt area is also used for placement of porta potties at various times of the year, installing the containers would limit the ability to place and maintain the porta potties.

Are there any modifications/repairs to the existing buildings needed? Please make a list of all the repairs.

- Yes, modifications / repairs include:
 - New underground electrical service (shown on the plan). This is necessary as the current power supply is sourced from the pump house mentioned above, which is subject to flooding and is not a safe or reliable power source.
 - Overhead power to the containers for the purpose of installing safety lights in containers.
 - New window installation (one existing window is broken)
 - Long term repairs – roof overlay with shingles (not immediately necessary).
 - General maintenance as needs arise, but nothing immediate.

Will any materials (solvent, oil, etc.) stored in the containers ever be used while working on the trash barrels that might pose spill risks

- No

How big will the containers be? 20 feet? 40 feet? Other?

- Containers to be 8'x40' each. Two containers are proposed to be placed, one for rubbish carts and one for recycling cars.

About the moving of the gate:

The Commission is concerned about creating new pedestrian access around the gate once it's installed.

- Relocation of a gate from the end of the asphalt driveway adjacent to the field to the location of the existing 'yellow chain' is included. Pedestrian access will be maintained around the gate and I am committed to working closely with the conservation commission during the course of work to ensure all pedestrian needs are met.

Describe the steps needed to remove and install the gate

- Unbolt the gate from the posts. Pull out old gate posts with a machine and a chain. Fill holes with dirt / gravel. 2 holes expected to be appx 18" in dia x 36" deep. Move the posts to the concrete waste area of the compost. Removed old concrete footings attached to posts. Excavate new footing holes with vacuum excavation equipment (such that all waste material is collected in the vac truck and such that the footing holes can be excavate with special attention and consideration of the surround environment. Install relocated posts in concrete footings (18" in dia x 36" deep). Let concrete set for a few days, bolt the gate back onto the posts.

DPW's request to proceed with the work and submit an after-the-fact permit at our first meeting in January is something that I don't take lightly. I usually do not agree with these kinds of requests, but considering the public benefit I will consider it if the work can be completed before January 8 2025, the RCC's next meeting.

- The DPW is now seeking approval of this permit under an NOI.

When do you expect to start this project?

- As soon as possible. We seek to complete this work prior to the harsh weather of winter setting in and prior to the ground potentially freezing / snow persisting.

How long will this project take?

- Two days maximum.

• How long will it take you to clean up the site?

- All excavated material to be carefully loaded directly into trucks. Very minimal cleanup will be required and to be completed prior to the end of each work day.

• How long will it take to reestablish lawn?

- Work under this proposal will not disturb lawn, equipment is proposed to stay within the cut area and not beyond the area of excavation.

• Will the DPW mow or weed whack between the storage containers and the fence at the far end of the storage container?

- Weed whacking between the containers will not be necessary, the area proposed to be excavated under the NOI is 20' x 42'.
- The area between the containers will be gravel. It is not expected that weeds or grass will grow, but, 2' of space allows for access to maintenance if necessary. Other maintenance of the area (behind the containers and around the containers) will continue as completed currently.