



Town of Reading

16 Lowell Street, Reading, MA 01867

Community Planning & Development Commission
Stormwater Permit Application

Applicability:

A Stormwater Permit is required if the proposed activity:

- Results in the disturbance of one or more acres of land OR
- Is part of a larger Common Plan of Development or sale that will ultimately disturb one or more acres of land

Exempt Activities:

- Normal maintenance and improvement of land in agricultural or aqua cultural use, as defined by MGL Chapter 131 Section 40 and 310 CMR 10.04
- Normal maintenance of lawns and landscaping

Projects Within Conservation Commission Jurisdiction:

In order to avoid duplicative permitting proceedings, for activities regulated that will be undertaken wholly or partly within the jurisdiction of the Reading Conservation Commission and require stormwater review under 310 CMR 10.00 or the Reading Wetlands Bylaw, the Conservation Commission shall serve as the permitting authority for the stormwater permit.

Procedures:

Applicants shall submit the following:

- Two (2) full size (24x36) copies of the required site plans
- Three (3) half size (11x17) copies of the required site plans
- Two (2) copies of the application form, narratives & any other supporting materials
- Electronic submittal of all documents

Applicants are strongly encouraged to double-side whenever possible. All plans must be to scale.

The Community Development Director shall make a determination of completeness within ten (10) days of receipt of an application for a Stormwater Permit, in accordance with the Checklist for a Stormwater Permit, and shall notify the Applicant of the determination. Upon a favorable determination of completeness, the Community Development Director shall distribute the submitted plans and supporting materials to the Town Engineer, DPW Director, Conservation Administrator, and other staff as may be appropriate, and shall schedule the Application on the next available CPDC agenda (allowing sufficient time for public notice).

When an Application for a Stormwater Permit is submitted in conjunction with a Subdivision Plan, Site Plan Review, or other Special Permit within the jurisdiction of the CPDC, the Community Development Director may combine the hearings to streamline the process as applicable. In that event, public notice of the hearings may be combined as well.



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Property Address: 885 Main Street, Reading, MA 01867

Assessors Map: 28 Lot: 113

Applicant: Primrose Schools Franchising Company

Address: 3200 Windy Hill Road SE, Suite 1200E, Atlanta, GA 30339

Phone Number: 978.289.4020 Email: MTaylor@primroseschools.com

Owner (if not Applicant): Joseph P Norden

Address: 885 Main Street, Reading, MA 01867

Phone Number: 781-507-6948 Email: jnorden@lighthouse-electrical.com

Engineer: Stonefield Engineering & Design, LLC

Address: 120 Washington Street, Suite 201, Salem, MA 01970

Phone Number: adrake@stonefieldeng.com Email: 617.203.2076

Attorney: Mark Bobrowski

Address: 9 Damonhill Square, Suite 4A4 Concord, MA 01742

Phone Number: (978) 371-2226 Email: mark@bbhslaw.net

Architect: ADA Architects

Address: 17710 Detroit Avenue, Lakewood, OH 44107

Phone Number: 216.521.5134 x171 Email: mstadler@adaarchitects.com

Current use of Property:

Existing Single Family Residential Dwelling

Proposed Use of Property:

Proposed Child Day Care Facility

Brief Description of the Project / Acres to be Disturbed:

Existing single family home to be demolished and replaced with a proposed two story 14,058 SF (7,029 SF floor plate) child day care facility and associated parking, utility connections, and stormwater infrastructure.

Certifications:

The undersigned Applicant hereby certifies:

1. That the aforementioned requisite number of copies of the application, plans and all attachments have been delivered (or are being delivered herewith) to the Planning Division, and that all information in that application is correct to the best of their knowledge.
2. That a Certified List of Abutters within 300 feet of the subject property together with a stamped, plain (NO RETURN ADDRESS) envelope addressed to each abutter and interested party has been delivered to the Public Services Department.
3. That a Certified Check for the required Application Fee in the amount of \$ \$1,160.00 has been delivered to the Public Services Department.
4. That they understand and hereby agree that, in addition to the Application Fee identified in Item 3 above, if the Community Development Director or the Community Planning and Development Commission determines that review of all or any part of this proposed project by an outside consultant of the Community Development Director's sole choosing is necessary for proper evaluation of this project, that they shall promptly provide a certified check(s) in an amount equal to the estimated cost of the consultant services to the Planning Division. In addition, that they further understand and hereby agree that the Town of Reading shall not issue any Certificate of Occupancy for this project until any and all such consultant fees which have been duly imposed subject to the Stormwater Management and Erosion Control Regulations have been paid in full;
5. That they understand and hereby agree that no Building Permit shall be issued by the Town of Reading until this Application is approved or approved with modifications and/or conditions; that no Certificate of Occupancy shall be issued until the project has been duly certified as completed in full accordance with approved plans, or that the remainder of the work has been bonded to the Town by the Applicant to guarantee such completion; and that the subject property shall not be occupied or used until said Certificate of Occupancy is issued, or such bonding provided;
6. That they understand and hereby agree that pursuant to law, notification of this Application and required public hearing(s) must be placed in a local newspaper at the Applicant's expense.

Applicant's Signature: Matthew Taylor Date: 3/7/25

The undersigned Property Owner hereby certifies: I am the owner of the parcel identified as Reading Assessor's Map 28, Lot 113, or the authorized signatory for the entity that is the owner of that parcel. I hereby attest that I have knowledge of, and give my consent to, this application. I authorize the CPDC and its authorized agents to enter the aforementioned parcel to verify the information contained in this application and associated documents and, if a permit is granted, to inspect for compliance with permit conditions.

Owner Signature: Joseph P Norden Date: 3/5/25

dotloop verified
03/05/25 2:06 PM EST
YHLLI-POMI-TRON-IIDM

Date of Receipt of Application: _____

This application is Complete in accordance with Section 7.9.5 of the Reading General Bylaw and the Stormwater Management and Erosion Control Regulations, and authorized for filing with the Town Clerk.

Community Development Director, as Clerk to CPDC:

Date _____

Fee Schedule:

1. Municipal Projects (carried out by or for the Town of Reading): No fee
2. Single-Family Home: \$500.00
3. Other Residential: \$500.00 + \$200.00 per acre of land-disturbing activity
4. Commercial or Industrial: \$500.00 + \$500.00 per acre of land-disturbing activity
5. Other: \$500.00 + \$200.00 per acre of land-disturbing activity

Determination of category of application shall be in the sole discretion of the Community Development Director.

Fees may be waived or reduced for government agencies or qualified non-profit organizations at the discretion of the CPDC.

Checklist for a Stormwater Permit				Provided	Waived
A Stormwater Permit Application – Completed & Signed					
B Fee (Certified Check)				<input checked="" type="checkbox"/>	<input type="checkbox"/>
C Certified Abutters List				<input checked="" type="checkbox"/>	<input type="checkbox"/>
D Plain White Envelopes Labeled with Abutters’ Addresses (no return address)				<input checked="" type="checkbox"/>	<input type="checkbox"/>
E Erosion and Sediment Control Plan (per 7.9.6)				<input checked="" type="checkbox"/>	<input type="checkbox"/>
1	Narrative containing sufficient information to describe the nature and purpose of the proposed activity, pertinent conditions of the site and adjacent areas, proposed erosion and sedimentation controls, and any other proposed pollution prevention measures			<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Site plan containing the following information:			<input checked="" type="checkbox"/>	<input type="checkbox"/>
	a	Stamped by MA P.E. or Certified Professional in ESC		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b	Names, addresses, numbers of owner, applicant, design team		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	c	Title, date, north arrow, scale, legend, locus map		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	d	Locations of watercourses and water bodies		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	e	Lines of existing abutting streets showing drainage (including catch basins), driveway locations and curb cuts		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	f	Property lines of entire site with delineation and number of SF to be disturbed		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	g	Drainage patterns and approximate slopes anticipated after major grading activities (construction phase grading plans)		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	h	Location and details of ESC measures, including structural and non-structural measures, interim grading, material stockpiling areas		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	l	Location, description of, and implementation schedule for temporary and permanent seeding, vegetative controls, and other stabilization measures		<input checked="" type="checkbox"/>	<input type="checkbox"/>
F Stormwater Management Plan (per General Bylaw 7.9.7 and SMEC Regulations 4.1.4)				<input checked="" type="checkbox"/>	<input type="checkbox"/>
1	Narrative describing the measures proposed by the Applicant for reducing adverse post-construction impacts from stormwater and how those measures meet the relevant Massachusetts Stormwater Management Standards			<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Hydrologic calculations shall use NOAA Atlas 14, Vol 1, or newest volume			<input checked="" type="checkbox"/>	<input type="checkbox"/>
3A	For sites discharging stormwater into impaired waters where phosphorus has been identified as a source of impairment (including all sites within the Aberjona watershed), specify BMPs optimized for phosphorous removal and calculations for phosphorous loading and removal			<input checked="" type="checkbox"/>	<input type="checkbox"/>
3B	For sites discharging stormwater into impaired waters where solids have been identified as a source of impairment (including all sites within the Aberjona watershed), systems in commercial or industrial land use shall incorporate designs that allow for shutdown and containment			<input checked="" type="checkbox"/>	<input type="checkbox"/>
4A	Systems on new sites are designed to meet 90% TSS removal and 60% TP removal, as related to the post-construction impervious surface area			<input checked="" type="checkbox"/>	<input type="checkbox"/>
4B	Systems on redevelopment sites are designed to meet 80% TSS removal and 50% TP removal, as related to the post-construction impervious surface area			<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Site plan containing the following information:			<input checked="" type="checkbox"/>	<input type="checkbox"/>

	A	Stamped by MA P.E.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	B	Names, addresses, numbers of owner, applicant, design team	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	C	Title, date, north arrow, scale, legend, locus map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	D	Existing and proposed topography at 2-foot contour intervals	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	E	Existing site hydrology, conveyances, impoundments	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	F	Estimated seasonal high groundwater elevation (Nov – April) in areas to be used for retention, detention or infiltration	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	G	Existing and proposed vegetation and ground surfaces with runoff coefficient for each	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	H	Drainage area map showing pre- and post-construction watershed boundaries, drainage area, stormwater flow paths	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	I	Drawings of all proposed drainage system components	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G Operation and Maintenance Plan (per 7.9.8)			<input checked="" type="checkbox"/>	<input type="checkbox"/>
1		Name and signature of each owner of the project parcel(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2		Maintenance specifications and a schedule for all drainage structures, swales, ponds, components requiring maintenance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3		For stormwater BMPs serving more than one parcel, the information required by Section 7.9.8.2 of the Bylaw	<input checked="" type="checkbox"/>	<input type="checkbox"/>