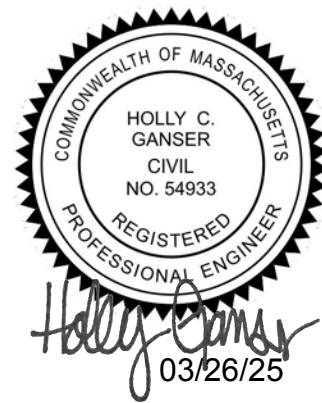


Notice of Intent

Birch Meadow Park Phase II

0 Bancroft Avenue - 0 Birch Meadow Drive
Reading, MA, 01867



Owner:

Town of Reading
16 Lowell Street
Reading, MA 01867

Civil Engineer/ Landscape Architect:

Activitas, Inc.
70 Milton Street
Dedham, MA 02026
(781) 355-7040

Submitted To:

Town of Reading
Conservation Commission
16 Lowell Street
Reading, MA 01867

Survey:

Reed Land Surveying
109 Rhode Island Road, Suite 4A
Lakeville, MA 02347
(508) 923-1191

March 26, 2025

Table of Contents

BRP WPA Form 3 – Notice of Intent and NOI Fee Transmittal Form	ii
Project Description	1
1.0 Wetland Resource Areas	2
1.1 Mitigation Measures	2
2.0 Erosion and Sedimentation Control During Construction	2
3.0 Stormwater Management	2
4.0 Operation and Maintenance Plan	2
5.0 Rare Species	3
6.0 Town of Reading Wetlands Regulations Performance Standards	3
Appendices	4

WPA Form 3 – Notice of Intent



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

Reading

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 Bancroft Avenue - 0 Birch Meadow

a. Street Address

Reading

b. City/Town

01867

c. Zip Code

Latitude and Longitude:

27, 27, 33

f. Assessors Map/Plat Number

42.533867

d. Latitude

71.110947

e. Longitude

343, 342, 57

g. Parcel /Lot Number

2. Applicant:

Ryan

a. First Name

Percival

b. Last Name

Town of Reading - Engineering

c. Organization

16 Lowell Street

d. Street Address

Reading

e. City/Town

MA

f. State

01867

g. Zip Code

781-942-6690

h. Phone Number

i. Fax Number

rpercival@reading.ma.us

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):

Holly

a. First Name

Ganser

b. Last Name

Activitas, Inc.

c. Company

70 Milton Street

d. Street Address

Dedham

e. City/Town

MA

f. State

02026

g. Zip Code

781-355-7041

h. Phone Number

i. Fax Number

hcg@activitas.com

j. Email address

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

n/a

a. Total Fee Paid

n/a

b. State Fee Paid

n/a

c. City/Town Fee Paid



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
Reading
City/Town

A. General Information (continued)

6. General Project Description:

Construciton of two basketball courts, a playground, formalized handicap parking, new stormwater controls, and ADA accessible walkways.

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:

South Middlesex

a. County

5575, 5468, 5476

c. Book

b. Certificate # (if registered land)

421, 590, 185

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

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

Reading

City/Town

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 _____	2. square feet _____
	3. cubic yards dredged _____	

<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 _____	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. 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

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Reading 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

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MassDEP File Number

Document Transaction Number

Reading

City/Town

C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- 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:**

MA GIS, most recent

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

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/ma-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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

Reading

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 - Bourne to Rhode Island border, and
the Cape & Islands:

North Shore - Plymouth to New Hampshire border:

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

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

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

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

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



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

Reading

City/Town

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
- b. No. Check why the project is exempt:
1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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

D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Refer to NOI Report for List of Drawings

a. Plan Title

Activitas, Inc.

b. Prepared By

Refer to Plans

d. Final Revision Date

Refer to Plans

f. Additional Plan or Document Title

Holly Ganser, PE

c. Signed and Stamped by

Refer to Plans

e. Scale

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



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

Reading

City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.



1. Signature of Applicant

3-25-25

2. Date

3. Signature of Property Owner (if different)



4. Date

03/26/25

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.

Project Description

The Town of Reading is proposing to renovate areas at Birch Meadow Park. Renovations include renovating the existing asphalt basketball court and pickleball courts and constructing two (2) new post-tension concrete basketball courts. Additional improvements include renovations to the existing playground area, two formalized handicap parking spaces, renovating and extending accessible walkways to provide access to the playground, basketball courts, and parking areas as well as associated drainage improvements. These improvements are to provide quality athletic and recreational facilities along with improved handicap accessibility throughout the park area.

The project limits include the existing parking lot located to the east of the site, a Bordering Vegetated Wetland along Hartshorn Street to the south, existing baseball fields and tennis courts to the north, and Bancroft Avenue to the west. The project will also include resurfacing of the poured-in-place surface at the RISE preschool playground behind the high school and across the driveway from Birch Meadow Park. This portion of the project is included in the enclosed project drawings; however, it is not discussed further as it is outside jurisdictional areas of the Conservation Commission.

The project is subject to the Wetlands Protection Act (310 CMR 10.02 (2) (b) and (c)) and the Town of Reading Wetlands Protection Regulations as work falls within previously disturbed areas of the 100-foot Buffer Zone to Bordering Vegetated Wetlands (BVW). There is some work within 35' of the BVW as well which is the No-Structure Zone outlined in the regulations. The work within this area is also within previously disturbed area. A request to reduce the width of this setback is included in the submission. No work is proposed within the BVW.

Refer to the Proposed Site Plan dated March 17, 2025, for more detailed information about the project.

1.0 Wetland Resource Areas

There is Bordering Vegetated Wetlands located at the site in proximity to the project.

There is an existing Bordering Vegetated Wetland (BVW) to the south of the proposed renovations. Environmental Consulting & Restoration (ECR) performed a resource area review in compliance with local, state and federal requirements on July 28, 2023. The resource areas identified were as follows:

- BVW #A1 to #A14

The Wetland Delineation Memo notes that there is an intermittent stream located within the BVW, but that it does not have a buffer zone under the state or local requirements and is not considered Riverfront Area.

The Report also notes that the site is NOT located within Estimated/Priority Habitat for Rare Species, Land Subject to Flooding, Areas of Environmental Concern, and there are NO vernal pools identified at the site.

A copy of the ECR Wetland Delineation Memo is included in the appendix of this report.

1.1 Mitigation Measures

There is no work planned within the Resource Areas.

Work will be performed within the 100-foot buffer zone to the BVW to the south of the site. All of the proposed work is within previously disturbed and developed areas associated with Birch Meadow Park. Work within this area includes renovating the existing playground, renovations to the existing basketball court and pickleball courts, relocating the existing asphalt pathway further away from the BVW, and associated drainage improvements. Impacts from work within the buffer zone will be mitigated by Erosion and Sedimentation Control Best Management Practices (BMPs) during construction including straw wattles, silt fencing, and loam and seeding of the area to establish ground cover as quickly as possible to reduce potential erosion impacts.

2.0 Erosion and Sedimentation Control During Construction

The project will disturb greater than one acre of soil and will therefore require coverage under the NPDES Construction General Permit (CGP). A Notice of Intent will be filed with the EPA prior to any earth moving activities. In addition, a Stormwater Pollution Prevention Plan (SWPPP) will be prepared in accordance with NPDES guidelines and implemented by the contractor. The SWPPP will detail Erosion Control BMPs such as:

- Straw Bale and Silt Fence Perimeter Controls
- Dewatering
- Pollution Prevention
- Inspection and Maintenance

These BMPs and others will prevent any adverse impacts to the Resource Areas. A SWPPP will be developed by the selected General Contractor and submitted to the Civil Engineer for review prior to the start of construction. If desired, the SWPPP can be submitted to the Conservation Agent for review as part of the Order of Conditions as well.

3.0 Stormwater Management

As noted above, the proposed stormwater management system has been designed in accordance with the "Massachusetts Stormwater Handbook" dated January 2008 (The Standards). These standards address both stormwater quantity and quality issues to ensure post construction runoff will result in no adverse impact to the resource area. Refer to the attached Stormwater Report for more detailed information.

4.0 Operation and Maintenance Plan

Indirect impacts to wetland resources associated with the discharge of runoff will be minimized through the implementation and proper maintenance of the stormwater management system. An Operation and Maintenance Plan (O&M) has been developed in draft form and will be finalized upon completion of the project. The Town of Reading will own the stormwater and utility systems on-site and will be responsible for maintaining these systems. A copy of the draft O&M can be found as an Attachment to the Stormwater Report.

5.0 Rare Species

Based on the mapping provided in the Massachusetts Natural Heritage Atlas 1 latest Edition, the project does not fall within areas designated as Estimated Habitat of Rare Wildlife or Priority Habitat of Rare Species by the Natural Heritage & Endangered Species Program (NHESP). Refer to the Resource Area Evaluation Report for the maps.

6.0 Town of Reading Wetlands Regulations Performance Standards

Section 3 of the Town of Reading Wetlands Protection Regulations defines the Performance Standards for Resource Areas. As noted previously, the applicable resource area to this project is Bordering Vegetated Wetland (BVW). In the local bylaw the following items apply to the project site:

- Item C: Fresh Water Wetlands
- Item D: Zone of Natural Vegetation
- Item I: Side Slopes Grades Near Wetlands
- Item L: Erosion Control
- Item N: Stormwater Runoff

The following is a description of how the proposed project meets the Performance Standards for each local requirement.

C. Freshwater Wetlands

1. The wetlands at the site are protected under the state and local jurisdiction.
2. There is no loss of wetlands at the site as part of this project.
3. The proposed project does not alter any wetlands on-site.
4. The Resource Areas Delineations are within the three-year time period.

D. Zone of Natural Vegetation

1. No response required.
2. The project will maintain a Zone of Natural Vegetation adjacent to the wetland. The existing tree line adjacent to the wetland will be maintained and the remaining width of the ZNV will consist of a maintained lawn condition. With the relocation of the site walkways, the portions of the asphalt path that are within the ZNV will be removed and replaced with a maintained grass condition. The majority of the ZNV will be 25' wide, with the exception of a small portion of the asphalt walkway that connects the adjacent neighborhood with the facility. This pathway maintains and formalizes the existing trail. For the remainder of the ZNV, no new structures are proposed, however the maintained lawn area between the playground and courts area and the existing vegetation line will be occasionally used by vehicles to maintain the existing utility structures located within the buffer.
3. The limit of work shown on the plans accounts for the curtilage described.
4. A portion of the new basketball court pavement, fencing, and channel drain is located within 10' of the ZNV. However, it is located within the previously disturbed areas associated with the existing courts. Please see the attached Request for Variance for request for relief from this standard.
5. Relief from the ZNV as noted in item 4 above is requested.
6. The project proposes installing 3 educational signs at the edge of the existing vegetation line. The signage will be similar to other educational signage across the Birch Meadow facility; however, the project team will work with the Commission to finalize the language.

I. Side Slopes Grades Near Wetlands

1. The project does not propose any slopes steeper than 3:1 within 100 feet of the wetland.

L. Erosion Control

1. All disturbed areas will be stabilized and reviewed with the Conservation Agent prior to removal of any erosion controls.

N. Stormwater Runoff

1. The proposed project is a mix of new and redevelopment. The Stormwater Standards will be met to the extent practicable as described in the attached Stormwater Report.

Appendices

Abutter's Information

Locus Map

List of Separately Bound Drawings

Resource Area Evaluation Report

Request for Reduction of No-Structures Zone Width Memo

Stormwater Report (Bound Separately)

Appendix A - Abutter's Information

Assessor's Information

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, Holly Ganser (Name), hereby certify under the pains and penalties of perjury that on 3/27/25 (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 Town of Reading (Applicant) with the Town of Reading Conservation Commission on 03/26/25 (Date) for property located at 0 Bancroft Ave & 0 Birch Meadow Dr (Birch Meadow Park) (Location).

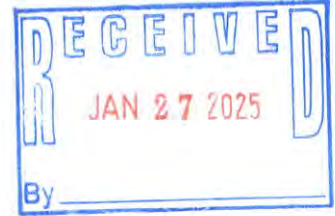
The form of the notification and list of abutters to whom it was given and their addresses are attached to this Affidavit of Service.

Holly Ganser
Name

03/26/25
Date

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY:

ADDRESS: 0 Bancroft Ave - 0 Birch Meadow

Assessors' Map Number: 27, 27, 33 Lot Number: 343, 342, 57

APPLICANT/AGENT:

* Please treat as one lot combined

Name: Town of Reading - Represented By Activitas, Inc.

Address: 70 Milton Street Dedham MA 02026

Telephone: 401-450-1587 Email: src@activitas.com

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)

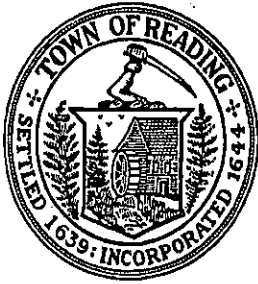
- Building Department: Immediate Abutters
Health Department: Immediate Abutters
Historic District Commission (300 feet)
Historical Commission (300 feet)
Other:

Brief description of request: Abutter's lists for Birch Meadow Park
Phase II Improvements (Town) Project Permitting Requirements

Applicant/Agent Signature: [Signature] Date: 1/27/2025

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

Authorized Signature: [Signature] Date: 1/27/25
Must be signed by the Public Services Department



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

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

January 2025

To whom it may concern:

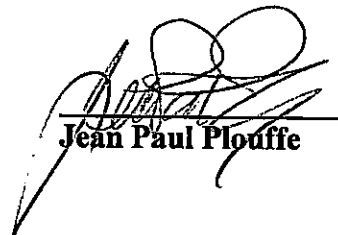
In an effort to streamline our business practices and desire to decrease turnaround time for taxpayers and other municipal departments, please be advised that effective this date, we the Board of Assessors for the Town of Reading hereby delegate to the Town Chief Assessor of the Assessing Department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

Sincerely,

Reading Board of Assessors


Michael E. Golden

Brendan Zarechian


Jean Paul Plouffe



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 ASSESSOR

DATE

Michele L. Keohan

1/28/25

MICHELE L. KEOHAN, ASSISTANT ASSESSOR

DATE



Patriot Properties

01/27/2025

4:58:56PM

Reading

Abutters List

Filter Used: DataProperty.AccountNumber in
(5591,5579,5605,5592,5584,5608,5610,5603,5606,5593,5613,6362,5607,5577,5604,5612,6363,5588,6358,5594,5576,5575,5578,6411,5587,5609,6414,5586,5589,5611,5585,5676..

**Reading
Abutters List**

Subject Parcel ID: 0 BANCROFT AVE 0 BIRCH MEADOW

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
027.0-0000-0312.0	95 HANSCOM AVE	GRASSI ANTHONY J	KELLEY A GRASSI	95 HANSCOM AVENUE	READING	MA	01867
027.0-0000-0313.0	101 HANSCOM AVE	DEFRANCO CHRISTINE A		101 HANSCOM AVE	READING	MA	01867
027.0-0000-0314.0	103 HARTSHORN ST	TIERNEY MARK S		103 HARTSHORN ST	READING	MA	01867
027.0-0000-0315.0	212 BANCROFT AVE	BLACK LINDA M		212 BANCROFT AVE	READING	MA	01867
027.0-0000-0316.0	206 BANCROFT AVE	DUPONT JOHN G ETAL TRUSTEES	DUPONT NOMINEE TRUST	206 BANCROFT AVE	READING	MA	01867
027.0-0000-0321.0	205 BANCROFT AVE	COWAL EDWARD D	KRISTINE DENIETOLIS COW	205 BANCROFT AVE	READING	MA	01867
027.0-0000-0322.0	211 BANCROFT AVE	FARRELL MARK	ANA-MARIA K FARRELL	211 BANCROFT AVE	READING	MA	01867
027.0-0000-0323.0	215 BANCROFT AVE	BRUNO PHILIP		215 BANCROFT AVE	READING	MA	01867
027.0-0000-0324.0	LONGFELLOW RD	TAIBBI FRANK J		59 PEASLEE CIR	MIDDLETON	MA	01949
027.0-0000-0325.0	68 LONGFELLOW RD	SACCONI CARL H	SACCO NE ALEXANDRA D	68 LONGFELLOW RD	READING	MA	01867
027.0-0000-0326.0	64 LONGFELLOW RD	POINSSOT EDWIGE	JOUVENOT MARTIN	64 LONGFELLOW RD	READING	MA	01867
027.0-0000-0328.0	79 LONGFELLOW RD	MORRIS ANN M	ANN M MORRIS DECL OF TF	79 LONGFELLOW RD	READING	MA	01867
027.0-0000-0329.0	73 LONGFELLOW RD	ACTIPIS ELINOR ELIZABETH		73 LONGFELLOW RD	READING	MA	01867
027.0-0000-0330.0	67 LONGFELLOW RD	SULLIVAN TYLER ANDREW	KUSZMAUL ANNE HENRY	67 LONGFELLOW RD	READING	MA	01867
027.0-0000-0331.0	65 LONGFELLOW RD	PERRY JENNIFER S	EDMONSTON VICTOR R TE	65 LONGFELLOW ROAD	READING	MA	01867
027.0-0000-0340.0	OFF OAKLAND RD	TOWN OF READING	SCHOOL	82 OAKLAND RD	READING	MA	01867
027.0-0000-0341.0	OFF OAKLAND RD	TOWN OF READING	SCHOOL	82 OAKLAND RD	READING	MA	01867
027.0-0000-0342.0	OFF BANCROFT AVE	TOWN OF READING	SCHOOLS	16 LOWELL ST	READING	MA	01867
027.0-0000-0343.0	BANCROFT AVE	TOWN OF READING	PARK	16 LOWELL ST	READING	MA	01867
027.0-0000-0344.0	236 BANCROFT AVE	WOLDAY SURAFEAL	BEREKET MERON JTROS	236 BANCROFT AVE	READING	MA	01867
027.0-0000-0345.0	230 BANCROFT AVE	DESPRES JENNIFER M TRUSTEE	THE MOORE FAMILY TRUST	230 BANCROFT AVE	READING	MA	01867
027.0-0000-0346.0	104 HARTSHORN ST	FRATTO SHANNON M		104 HARTSHORN ST	READING	MA	01867
027.0-0000-0347.0	98 HARTSHORN ST	SWYTER DAVID M ETAL TRUSTEE	SWYTER BIRON FAMILY TRI	98 HARTSHORN ST	READING	MA	01867
027.0-0000-0348.0	115 HANSCOM AVE	SEGALLA JOHN C ETAL (LE)	MARK SEGALLA TRUSTEE	115 HANSCOM AVE	READING	MA	01867
027.0-0000-0349.0	121 HANSCOM AVE	CARCIONE GREGORY	BIBEAU LISA	121 HANSCOM AVE	READING	MA	01867
027.0-0000-0350.0	125 HANSCOM AVE	FREEDMAN KARRIE	FREEDMAN NATHANIEL TE	125 HANSCOM AVE	READING	MA	01867
027.0-0000-0415.0	LONGFELLOW RD	SACCONI CARL H	SACCONI ALEXANDRA D	68 LONGFELLOW ROAD	READING	MA	01867
033.0-0000-0001.0	129 HANSCOM AVE	SPELMAN PETER	SPELMAN CHRISTINE TE	129 HANSCOM AVE	READING	MA	01867
033.0-0000-0005.0	246 BANCROFT AVE	LUCEY MICHAEL	LUCEY CAITLIN JANE	246 BANCROFT AVE	READING	MA	01867
033.0-0000-0006.0	242 BANCROFT AVE	CREAMER DANIEL	PAMELA T CREAMER	242 BANCROFT AVE	READING	MA	01867
033.0-0000-0055.0	BIRCH MEADOW	TOWN OF READING	PARK	16 LOWELL ST	READING	MA	01867
033.0-0000-0057.0	BIRCH MEADOW	TOWN OF READING	PARK	16 LOWELL ST	READING	MA	01867
033.0-0000-0058.0	BIRCH MEADOW	TOWN OF READING	PARK	16 LOWELL ST	READING	MA	01867

Parcel Count: 33

End of Report

Appendix B – Locus Map



ACTIVITAS
 landscape architecture | civil engineering

70 Milton Street | Dedham, MA 02026-2915
 (781) 326-2600 | activitas.com

TOWN OF READING
 Reading, MA

BIRCH MEADOW PHASE II

PROJECT NO.: 24037.00
 REFERENCE SHEET:
 PHASE: PERMITTING DOCUMENTS
 DATE: MARCH 26, 2025
 SCALE: 1" = 200'-0"

SKETCH NO. **LOCUS**

Appendix C – List of Separately Bound Drawings

	TOPOGRAPHIC SURVEY
SP1.1	SITE PREPARATION PLAN SHEET I
SP1.2	SITE PREPARATION DETAILS
L1.1	LAYOUT AND MATERIALS PLAN
L2.1	GRADING AND UTILITY PLAN
L2.2	UTILITY DETAILS
L3.1	PLANTING PLAN
L3.2	PLANTING DETAILS
L4.1	DETAIL SHEET I
L4.2	DETAIL SHEET II
L4.3	DETAIL SHEET III
L4.4	DETAIL SHEET IV
L5.1	RISE PRE-SCHOOL PLAYGROUND RESURFACING PLANS
E0.0	ELECTRICAL LEGEND AND NOTES
E1.0	ELECTRICAL SITE PLAN

Appendix D – Resource Area Evaluation Report



Environmental Consulting & Restoration, LLC



WETLAND DELINEATION REPORT

TO: Reed Land Surveying, Inc.
FROM: Brad Holmes @ ECR, LLC
DATE: July 28, 2023
RE: Reading High School, 62 Oakland Road, Reading

Per your request, Environmental Consulting & Restoration, LLC (ECR) performed wetland delineation activities on July 13, 2023 on and near a portion of the High School campus located at 62 Oakland Road in Reading (the Site). The site contains a high school building with associated track, turf and grass playing fields, courts, paved parking lot, maintained lawn, landscaping, etc. The area to the south of the tennis and basketball courts and near Hartshorn Street was the focus area of ECR's delineation. The weather during the delineation event consisted of fair-weather conditions suitable for field work.

Wetland Delineation

ECR located the landward limit of a vegetated wetland on and near the site. ECR placed Bordering Vegetated Wetland (BVW) flags #A1 to A14 along the limit of this wetland. The vegetated wetland was delineated following the methodology established by the Massachusetts Department of Environmental Protection (DEP) regulations found at 310 CMR 10.55 pertaining to the delineation of Bordering Vegetated Wetlands. The delineation was performed by analyzing vegetation, hydrology within 12 inches of the surface, and soil conditions within 20 inches of the surface. The vegetated wetlands contain hydric soils, saturated soils, and dominant wetland indicator plants. One transect with two examination plots (yellow numbered plastic ribbons) was conducted in order to verify the accuracy of this wetland delineation (please refer to the DEP BVW Field Data Sheets attached).

ECR also placed two Inland Bank flags (blue ribbons) along the top of a well-defined Inland Bank of an intermittent stream within the BVW. These flags are meant to identify this stream within the BVW for reference. Since this stream is contained within the BVW, the stream does not have additional setbacks beyond the BVW.

As a result of ECR's field work and review of available environmental databases, ECR is able to confirm that the site contains the following wetland resource areas and areas of Conservation Commission jurisdiction:

- Bordering Vegetated Wetlands (BVW)
- 100-foot buffer zone to BVW

Notes:

1. The site is not located within Estimated/Priority Habitat for Rare Species according to the Massachusetts Natural Heritage & Endangered Species Program (MaNHESP).
2. The site does not contain Certified or Potential Vernal Pools according to the MaNHESP.
3. The site does not contain areas mapped as Land Subject to Flooding according to the FEMA maps.
4. The site does not contain U.S.G.S. mapped streams.
5. The site is not located within an Area of Critical Environmental Concern.

ECR

Environmental Consulting & Restoration, LLC



Attachments

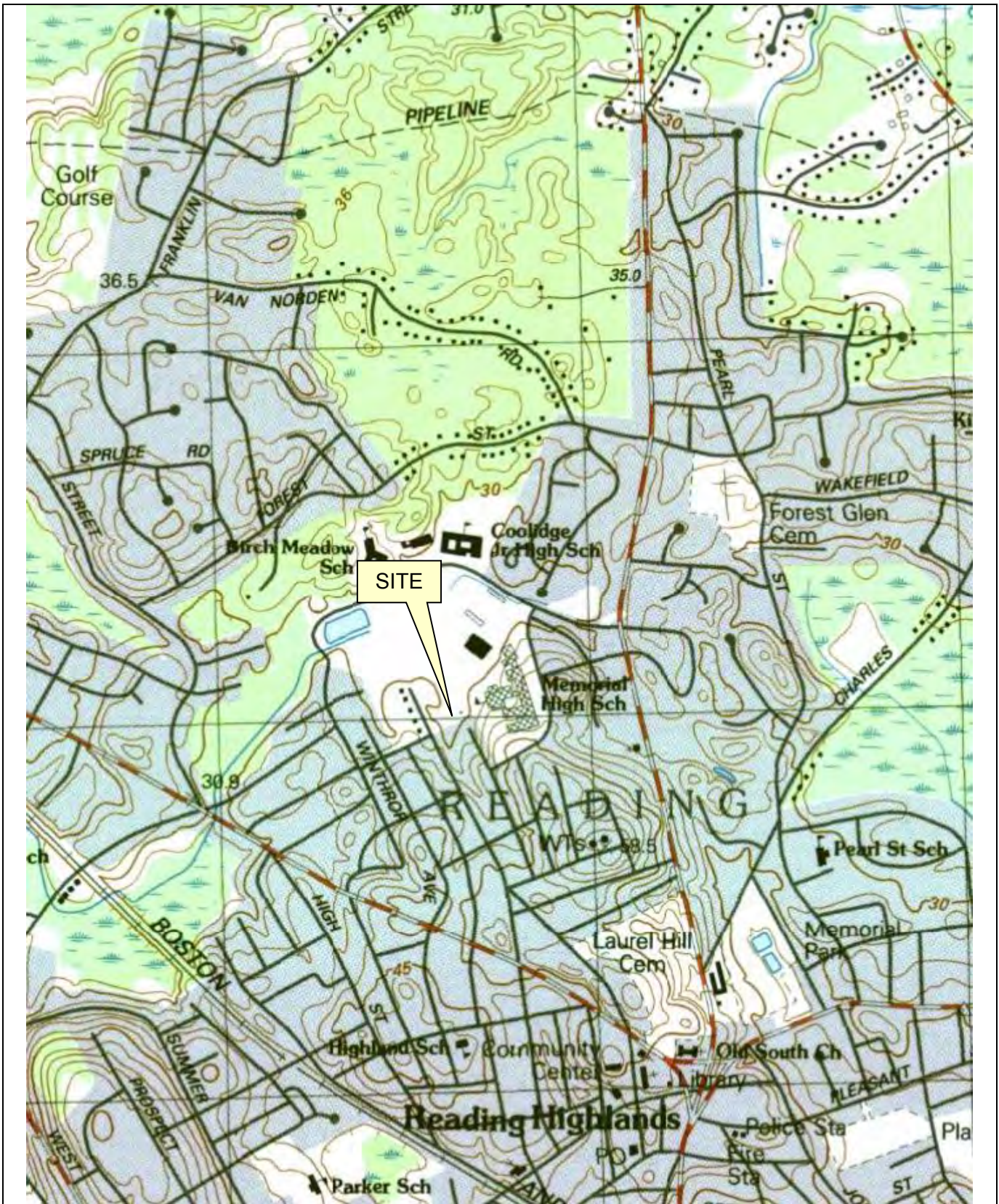
- USGS locus map
- FEMA map
- NHESP map
- DEP BVW field data forms

Upon review of this wetland delineation report, please contact me at (617) 529 – 3792 or Brad@ecrwetlands.com with any questions or requests for additional information.

Sincerely yours,
Environmental Consulting & Restoration, LLC



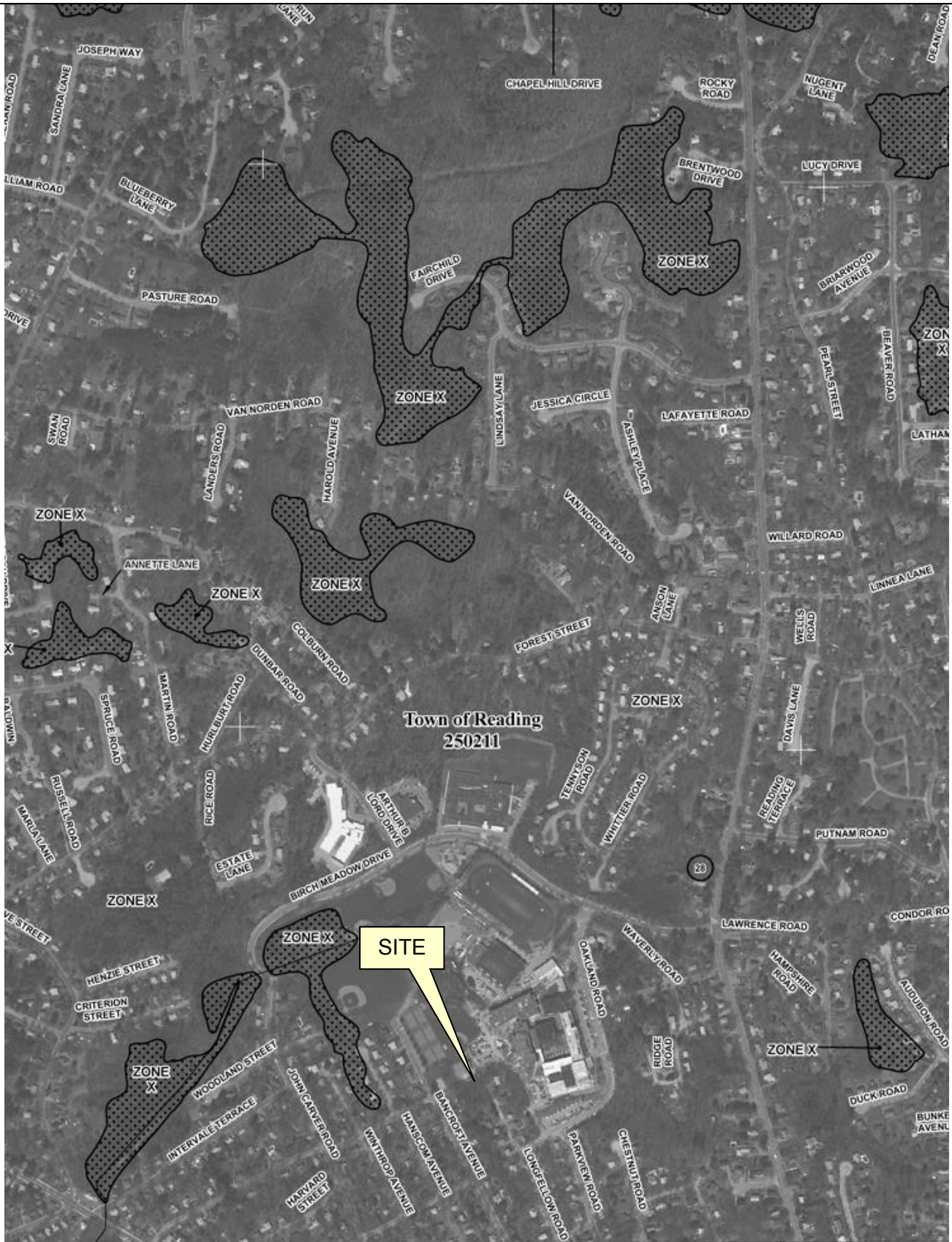
Brad Holmes, PWS, MCA
Manager



USGS SITE LOCUS MAP
Reading High School
Reading, Massachusetts

Source: MassGIS | Mass Mapper





**FEMA MAP
Reading High School
Reading, Massachusetts**



Source: FEMA Map 25017C0311E; Eff. 6/4/2010



**Priority Habitats of Rare Species, Estimated Habitat of Rare Wildlife
& Certified Vernal Pools Map
Reading High School
Reading, Massachusetts**

Source: MassGIS | Mass Mapper



BORDERING VEGETATED WETLAND DELINEATION FORM

Project/Site: Reading High School City/Town: Reading Sampling Date: 7/13/2023
 Applicant/Owner: _____ Sampling Point: TAP1 Below A5
 Investigator: Brad Holmes
 Soil Map Unit Name: MA017

Are climatic/hydrologic conditions on the site typical for this time of year? Yes x No _____
 Are vegetation No, Soil No, or Hydrology No significantly disturbed? (If yes, explain.)
 Are vegetation No, Soil No, or Hydrology No naturally problematic? (If yes, explain.)

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

Wetland vegetation criterion met?	Yes <u>x</u> No _____	Is the Sampled Area within Yes <u>x</u> No _____ a Wetland?
Hydric soil criterion met?	Yes <u>x</u> No _____	
Wetlands hydrology present?	Yes <u>x</u> No _____	
Remarks, Photo Details, Flagging, etc.: See report.		

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes <u>X</u> No _____	Depth (in.) <u>At surface</u>
Water Table Present?	Yes <u>X</u> No _____	Depth (in.) <u>At 3"</u>
Saturation Present (including capillary fringe)?	Yes <u>X</u> No _____	Depth (in.) <u>Surface</u>
Wetland Hydrology Indicators		
Reliable Indicators of Wetland Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
<input type="checkbox"/> Water-stained leaves	<input type="checkbox"/> Hydrological records	<u>X</u> Direct observation of inundation
<input type="checkbox"/> Evidence of aquatic fauna	<u>X</u> Free water in a soil test hole	<input type="checkbox"/> Drainage patterns
<input type="checkbox"/> Iron deposits	<u>X</u> Saturated soil	<input type="checkbox"/> Drift lines
<input type="checkbox"/> Algal mats or crusts	<input type="checkbox"/> Water Marks	<input type="checkbox"/> Scoured areas
<input type="checkbox"/> Oxidized ehizospheres/pore linings	<input type="checkbox"/> Moss trim lines	<input type="checkbox"/> Sediment deposits
<input type="checkbox"/> Thin muck surfaces	<input type="checkbox"/> Presence of reduced iron	<input type="checkbox"/> Surface soil cracks
<input type="checkbox"/> Plants w/ air-filled tissues (aerenchyma)	<input type="checkbox"/> Woody plants with adventitious roots	<input type="checkbox"/> Sparsely vegetated concave surface
<input type="checkbox"/> Plants w/ polymorphic leaves	<input type="checkbox"/> Trees with shallow root systems	<input type="checkbox"/> Microtopographic relief
<input type="checkbox"/> Plants w/ floating leaves	<input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Geographic position (depression, toe of slope)
<input type="checkbox"/> Hydrogen sulfide odor		
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspcetions, if available): See report.		

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

Sampling Point: _____

VEGETATION – Use both common and scientific

<u>Tree Stratum</u>		Plot size: 30 foot radius			
Common name	Scientific Name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Red Maple	<i>Acer rubrum</i>	FAC	40%	Yes	Yes
Little Leaf Linden	<i>Tilia cordata</i>	UPL	10%	Yes	No
	#N/A	#N/A		No	
	#N/A	#N/A		No	
	#N/A	#N/A		No	
	#N/A	#N/A		No	
50% = Total Cover					

<u>Shrub/Sapling Stratum</u>		Plot size: 15 foot radius			
Common name	Scientific Name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Northern Arrowwood	<i>Viburnum dentatum</i>	FAC	40%	Yes	Yes
Little Leaf Linden	<i>Tilia cordata</i>	UPL	20%	Yes	No
American Elm	<i>Ulmus americana</i>	FACW	5%	No	Yes
Poison Sumac	<i>Toxicodendron vernix</i>	OBL	10%	No	Yes
	#N/A	#N/A		No	
	#N/A	#N/A		No	
75% = Total Cover					

<u>Herb Stratum</u>		Plot size: 5 foot radius			
Common name	Scientific Name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Skunk Cabbage	<i>Symplocarpus foetidus</i>	OBL	40%	Yes	Yes
Jewelweed	<i>Impatiens capensis</i>	FACW	25%	Yes	Yes
Sensitive Fern	<i>Onoclea sensibilis</i>	FACW	10%	No	Yes
	#N/A	#N/A		No	
	#N/A	#N/A		No	
	#N/A	#N/A		No	
75% = Total Cover					

VEGETATION – continued.

Woody Vine Stratum Plot size: 30 foot radius

Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Poison Ivy	<i>Toxicodendron radicans</i>	FAC	15%	Yes	Yes
	#N/A	#N/A		No	
	#N/A	#N/A		No	
	#N/A	#N/A		No	

15% = Total Cover

Rapid Test: Do all dominant species have an indicator status of OBL or FACW? Yes _____ No X _____

<u>Dominance Test:</u>	Number of dominant	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up \geq 50% of dominant plant species?
	7	5	Yes _____ <u>X</u> _____ No _____

<u>Prevalence Index:</u>		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	=
	FACW		X 2	=
	FAC		X 3	=
	FACU		X 4	=
	UPL		X 5	=
	Column	0		0
Prevalence Index	#DIV/0!		Is the Prevalence Index \leq 3.0? Yes _____ No _____	

Wetland vegetation criterion met? Yes x No _____

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
0-20"	10YR 2/1-2/2							

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		Indicators for Problematic Hydric Soils
<input checked="" type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> Dark Surface (S7)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> Polyvalue Below Surface (S8)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Thin Dark Surface (S9)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Mesic Spodic (A17)
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Depleted Dark Surface (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Dark Surface (S7)		<input type="checkbox"/> Other (Include Explanation in Remarks)

Restrictive Layer (if observed) Type: _____ Depth (inches): _____

Remarks: See report.

Hydric Soils criterion met? Yes No _____

BORDERING VEGETATED WETLAND DELINEATION FORM

Project/Site: Reading High School City/Town: Reading Sampling Date: 7/13/2023
 Applicant/Owner: _____ Sampling Point: TAP2 Above A5
 Investigator: Brad Holmes
 Soil Map Unit Name: MA017

Are climatic/hydrologic conditions on the site typical for this time of year? Yes x No _____
 Are vegetation No, Soil No, or Hydrology No significantly disturbed? (If yes, explain.)
 Are vegetation No, Soil No, or Hydrology No naturally problematic? (If yes, explain.)

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

Wetland vegetation criterion met?	Yes _____ No <u>x</u>	Is the Sampled Area within Yes _____ No <u>x</u> a Wetland?
Hydric soil criterion met?	Yes _____ No <u>x</u>	
Wetlands hydrology present?	Yes _____ No <u>x</u>	
Remarks, Photo Details, Flagging, etc.: See report.		

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes _____ No <u>X</u>	Depth (in.) _____
Water Table Present?	Yes _____ No <u>X</u>	Depth (in.) _____
Saturation Present (including capillary fringe)?	Yes _____ No <u>X</u>	Depth (in.) _____
Wetland Hydrology Indicators		
Reliable Indicators of Wetland Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
<input type="checkbox"/> Water-stained leaves	<input type="checkbox"/> Hydrological records	<input type="checkbox"/> Direct observation of inundation
<input type="checkbox"/> Evidence of aquatic fauna	<input type="checkbox"/> Free water in a soil test hole	<input type="checkbox"/> Drainage patterns
<input type="checkbox"/> Iron deposits	<input type="checkbox"/> Saturated soil	<input type="checkbox"/> Drift lines
<input type="checkbox"/> Algal mats or crusts	<input type="checkbox"/> Water Marks	<input type="checkbox"/> Scoured areas
<input type="checkbox"/> Oxidized rhizospheres/pore linings	<input type="checkbox"/> Moss trim lines	<input type="checkbox"/> Sediment deposits
<input type="checkbox"/> Thin muck surfaces	<input type="checkbox"/> Presence of reduced iron	<input type="checkbox"/> Surface soil cracks
<input type="checkbox"/> Plants w/ air-filled tissues (aerenchyma)	<input type="checkbox"/> Woody plants with adventitious roots	<input type="checkbox"/> Sparsely vegetated concave surface
<input type="checkbox"/> Plants w/ polymorphic leaves	<input type="checkbox"/> Trees with shallow root systems	<input type="checkbox"/> Microtopographic relief
<input type="checkbox"/> Plants w/ floating leaves	<input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Geographic position (depression, toe of slope)
<input type="checkbox"/> Hydrogen sulfide odor		
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available): See report.		

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

Sampling Point: _____

VEGETATION – Use both common and scientific

<u>Tree Stratum</u>		Plot size: 30 foot radius			
Common name	Scientific Name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Red Maple	<i>Acer rubrum</i>	FAC	20%	Yes	Yes
	#N/A	#N/A		No	
	#N/A	#N/A		No	
	#N/A	#N/A		No	
	#N/A	#N/A		No	
	#N/A	#N/A		No	
20% = Total Cover					

<u>Shrub/Sapling Stratum</u>		Plot size: 15 foot radius			
Common name	Scientific Name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Glossy Buckthorn	<i>Frangula alnus</i>	FAC	25%	Yes	Yes
Little Leaf Linden	<i>Tilia cordata</i>	UPL	20%	Yes	No
Multifloral Rose	<i>Rosa multiflora</i>	FACU	25%	Yes	No
Morrows Honeysuckle	<i>Lonicera morrowii</i>	FACU	10%	No	No
	#N/A	#N/A		No	
	#N/A	#N/A		No	
80% = Total Cover					

<u>Herb Stratum</u>		Plot size: 5 foot radius			
Common name	Scientific Name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Fescue/Rye/Bluegrass	#N/A	FACU	75%	Yes	No
Clover	<i>Trifolium repens</i>	FACU	25%	Yes	No
	#N/A	#N/A		#DIV/0!	
	#N/A	#N/A		#DIV/0!	
	#N/A	#N/A		#DIV/0!	
	#N/A	#N/A		#DIV/0!	
100% = Total Cover					

VEGETATION – continued.

Woody Vine Stratum Plot size: 30 foot radius

Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
None	#N/A	#N/A		#DIV/0!	
	#N/A	#N/A		#DIV/0!	
	#N/A	#N/A		#DIV/0!	
	#N/A	#N/A		#DIV/0!	

0% = Total Cover

Rapid Test: Do all dominant species have an indicator status of OBL or FACW? Yes _____ No X _____

Dominance Test:	Number of dominant	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up ≥ 50% of dominant plant species?
	6	2	Yes _____ No <u>X</u> _____

Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species	0	X 1	0
	FACW	0	X 2	0
	FAC	45	X 3	135
	FACU	135	X 4	540
	UPL	20	X 5	100
	Column	200		775

Prevalence Index 3.875 Is the Prevalence Index ≤ 3.0? Yes _____ No X _____

Wetland vegetation criterion met? Yes _____ No x _____

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
	10YR3/3				Loam			
	10YR 4/3				Fill			Hardpack

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		Indicators for Problematic Hydric Soils
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> Dark Surface (S7)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> Polyvalue Below Surface (S8)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Thin Dark Surface (S9)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12)
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Mesic Spodic (A17)
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (F21)
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Depleted Dark Surface (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Dark Surface (S7)		<input type="checkbox"/> Other (Include Explanation in Remarks)
Restrictive Layer (if observed) Type: _____ Depth (inches): _____		
Remarks: See report.		
Hydric Soils criterion met?		Yes _____ No x _____

Appendix E – Request for Reduction of No-Structures Zone Width Memo

MEMORANDUM

Subject: Request for Reduction of No-Structure Zone Width
Project: **Town of Reading – Birch Meadow Phase II**
Project No. 24037.00
Date: 26 March 2025

Dear Conservation Commissioners:

The Applicant for the Birch Meadow Phase II Renovation project, the Town of Reading, respectfully requests the Commission consider a reduced width for the No-Structure Zone associated with the wetland located to the south of the proposed project site. Per Section 3 Item D.5, the Commission may grant a reduced setback distance “as a consideration of specific site conditions, such as limited vegetative cover or an existing developed condition and provided that a permanent physical delineation, such as a solid hedge or an appropriate permanent fence or wall, of sufficient height, shall be provided and shall be maintained between the structure and the ZNV.”

The existing No-Structure Zone (25' Zone of Natural Vegetation + 10') associated with the wetland to the south of the proposed project site contains previously disturbed area. There is an existing line of vegetation that varies in width from 0' at the wetland line at its closest point to about 20' from the wetland line at its farthest point. Beyond the vegetation line, the existing condition of the No-Structure Zone is usable space for Birch Meadow Park. The existing area contains paved walkways, a portion of the existing basketball and pickleball courts, and underground utilities. The paved walkways are located within the No-Structure Zone at 16' at the closest point to the wetland line. The edge of the existing courts is located within the No-Structure Zone about 31' from the wetland line. Areas that are not paved are otherwise maintained natural grass.

The proposed project will remove the existing paved walkways and rebuild new walkways almost entirely outside of the No-Structure Zone. A small 6 sf portion of the walkway around the playground edge is proposed at 34' from the wetland line in existing disturbed area. Additionally, at the request of the Conservation Department, the dirt path on the east side of the site that provides connection to Birch Meadow Park from the adjacent neighborhood (Longfellow Road) will be paved to improve accessibility. The walkway will be paved in approximately it's existing location (identified by wear patterns) about 20' from the wetland line. The proposed project will remove the existing basketball and pickleball pavement and will rebuild the basketball courts largely in place. The edge of the new basketball courts is set about 4' (farther from the wetland line) to the north than the existing court edge. This allows for the channel drain at the court edge

and underground drainage pipes to be located all within the footprint of the existing pavement nearest the wetland line.

With the exception of of the in-kind paved walkway connecting the adjacent neighborhood with Birch Meadow Park, all other proposed project elements are located outside of the Zone of Natural Vegetation (25'). The project is reducing pavement from within the ZNV and No-Structure Zones and keeps all proposed work as close to the edge of the No-Structure Zone as possible.

The project will maintain the existing vegetation edge. A 10' wide space between the vegetation edge and the courts will continue to be a maintained lawn condition to allow for the DPW, Parks and Forestry to access behind the courts for any utility access or tree work as needed. Areas outside of the 10' maintenance access and the existing vegetation edge will be planted with an upland seed mix and allowed to grow with minimal maintenance and create a larger vegetated zone in those locations. The project is proposing to install educational signage at the edge of the vegetation to denote the edge of the Zone of Natural Vegetation.

Per Section 3 Item D.4, the intent of the 10' setback from the Zone of Natural Vegetation, is to protect the integrity of the Zone of Natural Vegetation, including the associated root system and canopy. As described above, the existing condition of this zone is largely developed both by pavement and underground utilities. As such the proposed improvement of the Birch Meadow Phase II project within the No-Structure Zone should not have a negative impact on the existing ZNV. The Applicant respectfully requests the setback be reduced.

Appendix F – Stormwater Report

Bound Separately