

Memo

To: Charles Tirone, Conservation Administrator
From: Ryan A. Percival, P.E., Town Engineer
CC: Conservation Commission
Date: April 3, 2025
Re: Reading- NOI - Birch Meadow Phase II Modification

The Town of Reading seeks to amend its Notice of intent filing for the Birch Meadow Park Phase II to include the relocation of the Reading Public Schools Modular classrooms. This modification helps streamline the filing of both projects as they are adjacent to each other and will have corresponding construction schedules. By combining the projects under one filing we hope to make the process more wholistic and efficient for both the Commission and the Town. Hancock Associates has amended the submission to include sheets C0, C1, C2 and C3, as well as a supporting stormwater memo.

The School Department along with Facilities will be relocating two modular classrooms to the southern portion of the Rise Parking lot, as seen in the attached plan. The modular classrooms will be placed in this location temporarily to make room for the anticipated new Killam School. The classrooms will require minor grading that will blend into the adjacent Birch Meadow Park Renovation. Utilities and walkways will be constructed to support the operation and safety of the facility. Attached are the supporting plans and stormwater memo from the School's consultant, Hancock Associates.

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 projects 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, for more detailed information about the project.