

Notice of Intent Application

119 Winthrop Ave

Reading, MA

Project Summary:

The subject property is a 7,598-square-foot developed lot with a bordering vegetated wetland running mostly parallel to the rear lot line. The lot contains a small single family home dating to about 1950 with an existing paved driveway. The entire site is within 100 feet of the bordering vegetated wetland. A portion of the existing home, and deck, are within the 35-foot no-structures zone. The site is predominantly landscaped with grass. There is an existing retaining wall enclosing a portion of the front yard from the driveway. The wetlands were delineated by Basebanes Wetland Consulting and marked on the plot plan by Merrimack Engineering Services.

Project Description

We are seeking to add a 2-car garage, with living space above. To keep the addition as far away as possible from the wetland, we worked with the Reading Zoning Board of Appeals to obtain a side setback variance. As such, none of the addition will be in the 35-foot no-structures zone, nor the 25-foot zone of natural vegetation. We have worked to keep the addition as far away as possible from the wetlands, with a measured distance of 47.40 feet from the rear of the addition to the closest wetland delineation line.

Demolition and construction debris will be placed in proper construction waste containers and be transported off site for proper disposal. Sediment and erosion control procedures will be implanted prior to and during project construction. Once construction is completed, the bare soil will be loamed and seeded or otherwise landscaped to re-establish vegetation coverage. There are no proposed grading changes to the property outside of the work zone.

We are working with Merrimack Engineering to develop a rainwater calculation and retention plan.

The proposed work area will be entirely over pre-disturbed areas (currently lawn), and access to the work site will be over the existing driveway.

Massachusetts Wetlands Protection Act Regulations Compliance

Bordering Vegetated Wetland Area

The proposed addition is located within the 100-foot zone of regulatory control from the bordering vegetated wetland. But outside of the 35-foot and 25-foot buffer zones. Only approximately 528 square feet of this area will be altered for the addition. All of the work will occur in areas of existing disturbance.

Performance standards for work in a Bordering Vegetated Wetland Department of Environmental Protection's "1997 Amendments to the Wetlands Protection Act," 301 CMR 10.55(4) require that the wetland itself not be destroyed or impaired. None of our proposed work is going to destroy or impair the wetland.

While an Alternative Analysis is not required for Bordering Vegetated Wetlands. We did work hard to find a practicable alternative that imposed the least impact on the wetland that we could.

Proposed Addition Location

We propose to build our garage with living space above addition to the east end of our home, with the closest edge being approximately 47.40 feet from the edge of the wetland. This design is preferential considering the ability to reuse the existing driveway and the essential location of the addition being on the correct side of the house to achieve the goal of adding bedrooms and expanding living space as part of the house renovation. This will also minimize the need for disturbance of land close to the wetlands, and add very little additional paved surfaces on our property.

Northerly

By right, without wetlands restrictions, we would have been able to build an addition 28 feet off the back of our home. However, given the presence of the wetlands, we worked with zoning to come up with our proposed alternative. To build any addition of the back of the house would 1) be closer to the wetlands, even if we stayed outside the 35 foot buffer zone, 2) require additional paved surfaces closer to the wetlands, and 3) would be economically infeasible due to increased construction costs, decreased usability of the living space, a disadvantageous floor plan, and higher costs per square foot.

Westerly and Southerly

Proposed additions would not work in either of these locations due to topography, zoning setback requirements (Westerly there is a 15' setback requirement and currently 16.03' of space, southerly, there is a 18' setback requirement with currently 24.21' of space. Also, the current floor plan would not accommodate an addition on either of these sides.

2. While not required by statute, we worked to ensure there would be no Significant Adverse impact

Impact considerations were taken into account during the design and planning of the project as follows:

A. No new structures or vegetative clearing within 47.40' of the wetland are proposed. No trees will be removed as part of the project

B. All project activities will be in areas of man-made disturbances, lawn, paved areas.

C. The project is exempt from DEP stormwater management policy standards (single family house project).

D. Sedimentation control will be provided.

Reading Bylaw Compliance

Performance Standards for Resource Areas-Section 3

Zone of Natural Vegetation (ZNV), Section 3.D

25 foot Zone of Natural Vegetation

All Project activities will be outside of the 25 foot Zone of Natural Vegetation, thus meeting the standard

35' No Build Zone

The proposed addition is outside of the 35 foot no build zone. The existing home that is within the 35 foot no build zone will not have any changes in foot print or wetlands impact. The only work on that portion of the home will be a new roof and new siding.

Erosion Control Section 3.L

Erosion and sediment control procedures will be implanted during construction. Siltation barriers will be utilized, and bare soil will be seeded or landscaped.

Stormwater Runoff Section 3. N

We are working with Merrimack Engineering to develop a stormwater calculation and control plan.