

April 28, 2025

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

Re: COC Request – 114 Forest Street (formerly 0 Forest St) (DEP File #: 270-0784)

Conservation Commission Members;

On behalf of the owner, Mt. Zion Road, LLC, I am requesting a Certificate of Compliance from the Order of Conditions, DEP File #: 270-0784

The Order of Conditions were issued to Trinity Home Builders, LLC. The Order of Conditions were recorded in Book: 82920 Page 516

As part of this request, I am attaching a completed WPA Form 8A application.

I personally inspected the site on April 14, 2025 and found the site to be fully stabilized by means of grass and other landscaped materials. In fact, the owner laid sod in all lawn areas to instantly provide stabilization. The site has been constructed in substantial compliance with the Order of Conditions. Additionally, a minor plan change had been approved by the Commission to relocate the approved house location 10 feet closer to Forest Street (reflected on the As-built Plan). The following are Conditions in the Order for comment;

Condition 18...the property is in a P&S agreement. Mt. Zion Road, LLC will have the buyers sign a written acknowledgment that they have received the Order and Documents and agrees to comply with them.

Condition 20...A 15 foot natural wooded wildlife corridor exists on the property. An exhibit plan has been prepared to be recorded at the Registry of Deeds to establish the corridor in the chain of title. An easement document is being prepared at the time of this letter to accompany the exhibit plan.

Condition 20....groundwater flow was captured at the front of the house and routed to the rear of the house. The Order calls for the the perimeter drain to discharge thru the rear retaining wall. Due to concerns with erosion at this discharge point, the owner routed the perimeter drain to the onsite drywell at the rear of the site to allow the water to be stored, infiltrated, and recharge the aquifer contributing to the wetland and vernal pool to maintain the water budget on the site.

Condition 20....the front yard of the house WAS graded to have water flow towards the backyard. Flow arrows are provided on the as-built plan to demonstrate this.

Condition 21....native tree plantings were planted onsite. When the Owner went to the nursery only 1” caliper trees were available (2.5”-3” caliper trees were approve for planting). As such, based on the inventory, 7 – 1”

caliper native trees were planted. The owner will be providing a check for \$275 to the Town since a total of 8 trees were supposed to be planted. The \$275 will reflect being one tree short.

Condition A-1...requires visible stone or concrete bounds be set at least two feet into the ground at turning points along the edge of the Zone of Natural Vegetation. THIS CONDITION COULD NOT BE MET SINCE THE ZONE OF NATURAL VEGETATION IS OFF THE SUBJECT SITE (ON AN ABUTTING PROPERTY).

The owner understands there is a 3 year survivability requirements for the trees and shrubs on the property. Since this would be an outstanding requirement, I am uncertain the Commission's policy in issuing a FULL or PARTIAL certificate of compliance for the work completed to date. The owner would prefer a full Certificate and could post a bond for the tree survival, but understands the Commission may have a set way in dealing with the tree survival monitoring requirement.

Attached are site photos of the completed construction areas. I would ask that you schedule this request on your next available agenda.

Very Truly Yours,

Jack Sullivan, P.E.



4-28-25

Attachments:

- Site Photos (6) from April 14, 2025
- WPA Form 8A
- Asbuilt Plan dated April 28, 2025











