

BOSTON GAS COMPANY
Walkers Brook Drive Garage Replacement Project

Request for Determination of Applicability

Reading, MA
Conservation Commission
July 2025

Prepared for:
Boston Gas Company
40 Sylvan Road
Waltham, MA 02451

BSC Project No. 89820.64

July 28, 2025

www.bscgroup.com

Reading Conservation Commission
16 Lowell Street
Reading, MA 01867

**RE: Request for Determination of Applicability
Walkers Brook Drive Garage Replacement Project Reading, MA
Boston Gas Company (BGC)**

Dear Members of the Reading Conservation Commission:

On behalf of the Boston Gas Company (“BGC”), BSC Group, Inc. (“BSC”) is filing this Request for Determination of Applicability (“RDA”) for maintenance and operations activities at an existing natural gas utility facility, located at 77 Walkers Brook Drive, Reading, MA. The legal parcel address for this BGC-owned parcel is listed as 0 John Street and is referenced as such in the forms associated with this filing.

Facility maintenance and upgrade activities include replacement of a garage and garage foundation and the installation of underground conduits between the garage facility and an existing building on the site (“the Project”). All activities are proposed within the property boundary and within the fence line of the existing facility. The replacement garage will conform to the original footprint and not be enlarged or re-aligned. There is no additional impervious surface proposed for this maintenance work.

All proposed work included in this filing is necessary for BGC to continue to provide safe storage of equipment for gas services within Reading, MA and across the region. The location of the proposed activities is shown on the Environmental Resources (ER) Map and USGS Site Locus Map in **Attachment B**.

Environmental Resource Areas

BSC Group performed a desktop analysis of environmental constraints using available Mass GIS data layers and other available mapping, including MassDEP wetlands and hydrologic connections, FEMA National Flood Hazard Mapping, Natural Heritage and Endangered Species Program (NHESP) Priority and Estimated Habitat, Certified and Potential Vernal Pools, Areas of Critical Environmental Concern (ACEC), Outstanding Resource Waters (ORWs), Zone II Wellhead Protection Areas, and Surface Water Protection Zones. BSC Wetland Scientist last performed a site visit on 5/17/2023 to confirm the presence of off-property wetlands.

Based on the desktop analysis and field surveys, the proposed Project activities will occur within Bordering Land Subject to Flooding (BLSF) and the 200-foot Riverfront Area (RFA) associated with Walkers Brook, and 100-foot Buffer Zone to Bordering Vegetated Wetland (BVW). There are no Bordering Vegetated Wetlands within the site. All wetland boundaries displayed on the Project mapping are estimated based on publicly available data or the site visit. The RFA and 100-Foot Buffer Zone are also estimated based on the extents of surrounding resource areas. No other jurisdictional resource areas were identified within the vicinity of the Project.

Activities Subject to Review

MECO is proposing replacement work within the BLSF, RFA, and 100-ft Buffer to BVW & Inland Bank. The in-kind replacement of the garage is exempt under the Massachusetts Wetlands Protection Act (MGL 131-40) and regulations 310 CMR 10.02 (2)(a)(2), which allows "*activities conducted to maintain, repair or replace, but not substantially change or enlarge an existing and lawfully located structure or facility used in the service of the public and used to provide electric, gas, water, sewer, telephone, telegraph and other communication services, provided said work utilizes the best practical measures to avoid or minimize impacts to wetland resource areas outside the footprint of said structure or facility*" without the filing of a Notice of Intent. The work is also exempt under Reading’s Wetlands Bylaw (Reading General Bylaw - Section 7.1) and Regulations (Section 2J), which also allow for utility maintenance and replacement.

MECO will re-construct the garage building and foundation within the same footprint of the former garage and will not expand or substantially change the size of this building. The underground conduit will provide utility services to the replaced garage and is a construction-phase alteration only. The ground surface over the conduit will be restored to pre-construction conditions. As described in further detail below, MECO crews will use BMPs to protect down-gradient resource areas. Because this garage building is within an existing gas utility site and used in the service of utility operations and maintenance – specifically for the safe and secure storage of materials and equipment – the replacement of the building is a utility maintenance activity.

Table 1 (below) presents the alteration associated with work activities proposed within each jurisdictional resource area.

Table 1: *Activities proposed within jurisdictional resource areas on 77 Walkers Brook Drive (please note that resource areas overlap).*

Activity	200-ft Riverfront Area	100-ft Buffer Zone to Inland Bank	BLSF
Replacement of garage	2355.88	1963.91	2355.88
Underground conduits	152.49	152.49	152.49

Representative photographs of the Project area, depicting existing conditions, are included in **Attachment C**. The Environmental Resources Mapping included in **Attachment B** depicts the estimated extent of known resource areas and buffer zones along the Project route.

Project activities are proposed entirely within a previously disturbed, paved/graveled yard, historically used for the storage and import/export of propane gas. All work is proposed within an existing gas facility that is characterized as either being paved or is hardened with historical fill materials including gravel or broken up pavement. The flood storage capacity of the current site is limited by the previous and current uses of the facility as a storage facility. The proposed replacement of the garage does not represent a significant change in site use or conditions and will not alter the parcel's capacity to provide important wildlife habitat functions. Work within the BLSF will not impact on the flood storage capacity, as it is occupying the same volume as the building which was previously located on the site until 2011, the foundation of which is still present on the site.

Proposed Work Description

BGC is proposing to replace the existing garage and install underground conduits to connect it to the existing building at 77 Walkers Brook Drive, Reading. The garage building "shell" is currently used as an uncovered storage space, and the covered garage will improve the safe and secure storage of propane and other utility equipment. There is no additional impervious surface proposed for this maintenance work. Work will involve demolishing the existing foundation of the former garage and removing these materials off site. Crews will excavate a narrow trench to install utility conduits from the existing building to the replaced garage. Excavated soils will be side cast and used to backfill the trench upon installation of the conduit.

Throughout the Project, Best Management Practices (BMPs) will be implemented to manage stormwater runoff, migration of stockpiled soil, or disturbance of adjacent vegetated wetland resources areas, etc., to avoid adverse impacts to adjacent Resource Areas and Buffer Zones. Following construction, disturbed areas will be restored to their pre-construction conditions. If dewatering becomes necessary, it will be done in accordance with National Grid's EG-303NE BMPs, which could include use of a vacuum truck, filter bag, dewatering or other appropriate means.

Avoidance and Minimization Measures

BGC has established procedures followed by all employees and its contractors for accessing sites and performing construction activities on gas lines. These procedures ensure that BGC's projects are completed in accordance with all applicable environmental laws and regulations as well as with BGC policies and compliance objectives. The following sections provide a summary of BMPs that will be implemented for this Project. See **Attachment D** for an excerpt of National Grid's Environmental Guidance Document, Access, Maintenance and Construction Best Management Practices.

Sediment and Erosion Controls

BGC and its contractors will install erosion and sediment control measures prior to the commencement of work, as necessary to protect downgradient resource areas. These controls will function to mitigate work-related erosion and sedimentation, and to serve as a physical boundary that delineates work areas and contains construction activities within approved locations. Erosion

and sediment control measures may include silt fence, weed-free straw barriers, straw wattles, or similar treatment. BMPs will be inspected and maintained in working order until all disturbed areas are stabilized. Please refer to Attachment D for erosion and sediment control details.

Construction Access / Dewatering

Access to the work area will be from the existing paved driveway at 77 Walkers Brook Drive. Dewatering is not anticipated, but if it is required, please refer to Attachment D for dewatering BMPs and details.

Restoration of Disturbed Areas

Temporarily disturbed areas will be returned to pre-construction conditions to an extent practicable. Erosion and sediment control devices will be removed following stabilization of disturbed areas. In addition, all construction vehicles, construction debris, and non-biodegradable controls will be removed from the site during restoration.

Conclusion

Through the implementation of BMPs, no impacts to resource areas or buffer zones are anticipated. Due to the nature and purpose of the proposed activities, there are no practical alternatives to the Project. All Project activities are proposed within a disturbed area in the uplands that are in active use as a natural gas facility. BGC will implement Best Management Practices (BMPs), including sediment and erosion controls during construction, further minimizing the likelihood of adverse impacts to resource areas. Therefore, BGC is requesting a negative determination of applicability under the Massachusetts Wetlands Protection Act and Reading's Wetlands Bylaw for proposed replacement and installation activities discussed above and depicted on the ER Map and USGS Site Locus Map in **Attachment B**.

Enclosed are two (2) copies of the RDA application package and associated maps and plans. An electronic copy has also been submitted to the Conservation Commission. We respectfully request that this matter be heard at the next scheduled Conservation Commission meeting. The work may be scheduled to begin as soon as permissible.

If you have any questions regarding the enclosed information, please contact me at 508-561-7000 or Corey Schutzman on 508-330-9578. Thank you for your consideration in this matter.

Sincerely,
BSC Group, Inc.



Carolyn Gorss Holowczak
Wetland Scientist

cc: Corey Schutzman, Boston Gas Company
MassDEP Northeast Regional Office

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Attachment A

Walkers Brook Drive Garage Replacement Project
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WPA FORM 1



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

Reading
Municipality

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

A. General Information

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

<u>Corey</u> First Name	<u>Schutzman</u> Last Name
<u>40 Sylvan Road</u> Address	
<u>Waltham</u> City/Town	<u>MA</u> State
	<u>02451</u> Zip Code
<u>508-330-9578</u> Phone Number	<u>Corey.Schutzman@nationalgrid.com</u> Email Address

2. Property Owner (if different from Applicant):

Boston Gas Company (BGC)
First Name

Last Name

Address

City/Town

State

Zip Code

Phone Number

Email Address (if known)

3. Representative (if any)

<u>Carolyn</u> First Name	<u>Holowczak</u> Last Name
_____ Company Name	
<u>1 Mercantile Street, Suite 610</u> Address	
<u>Worcester</u> City/Town	<u>MA</u> State
	<u>01608</u> Zip Code
<u>(617) 896-4341</u> Phone Number	<u>cholowczak@bscgroup.com</u> Email Address (if known)

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

<u>0 John Street</u> Street Address	<u>Reading</u> City/Town
<u>42.51715</u> Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)	<u>-71.09360</u> Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)
<u>012.0-0000</u> Assessors' Map Number	<u>0130.0</u> Assessors' Lot/Parcel Number

[How to find Latitude and Longitude](#)

[and how to convert to decimal degrees](#)

b. Area Description (use additional paper, if necessary):

BGC is proposing to replace the garage at 77 Walkers Brook Drive and install underground conduit.

c. Plan and/or Map Reference(s): (use additional paper if necessary)

<u>77 Walkers Brook Drive, Garage Replacement Project, Environmental Resource Map</u> Title	<u>3/17/2025</u> Date
<u>USGS Locus Map</u> Title	<u>3/17/2025</u> Date



Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

Reading

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

Municipality

B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

Boston Gas Company is proposing to replace a garage building within substation and install underground conduit to connect it to existing buildings at a BGC owned parcel at 77 Walkers Brook Drive, Reading, MA. Activities are proposed within 200-ft RFA, 100-ft Buffer Zone, and BLSF.

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

310 CMR 10.02(2)(a)(2) - The project involves the replacement of an existing utility features.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



WPA Form 1- Request for Determination of Applicability

Reading
Municipality

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

C. Determinations

1. I request the Reading Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance** or **bylaw** of:

Reading
Name of Municipality

- e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant Cory In Date 7/29/2025

Signature of Representative (if any) Cadley Hillman Date 7/29/2025

Attachment B

Walkers Brook Drive Garage Replacement Project
Reading, Massachusetts
Request for Determination of Applicability

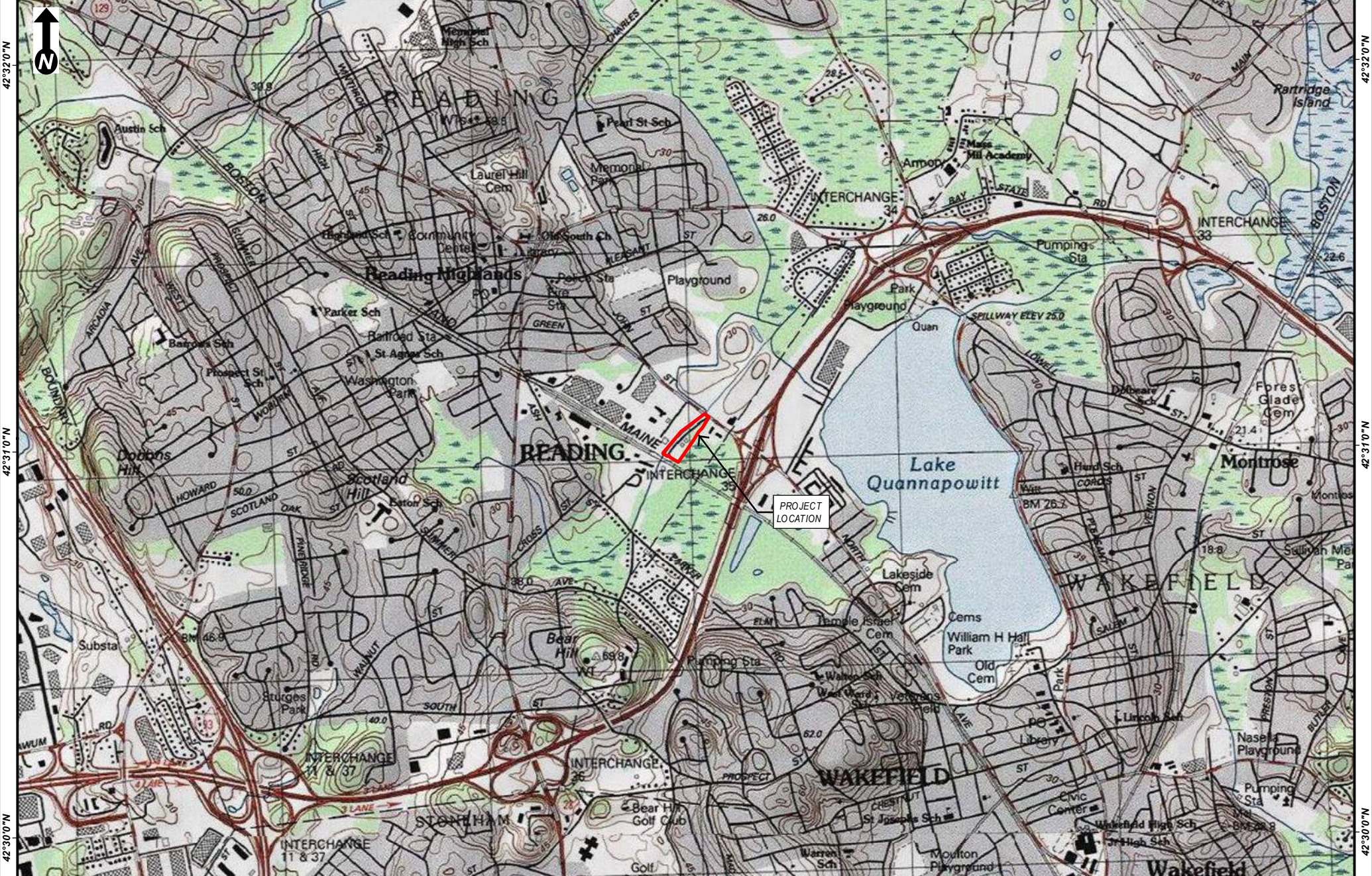
USGS SITE LOCUS MAP
ENVIRONMENTAL RESOURCES MAP
FEMA FIRMETTE

71°7'0"W

71°6'0"W

71°5'0"W

71°4'0"W



42°32'0"N

42°31'0"N

42°30'0"N

71°7'0"W

71°6'0"W

71°5'0"W

71°4'0"W

Scale: 1:24,000
1 inch = 2,000 feet

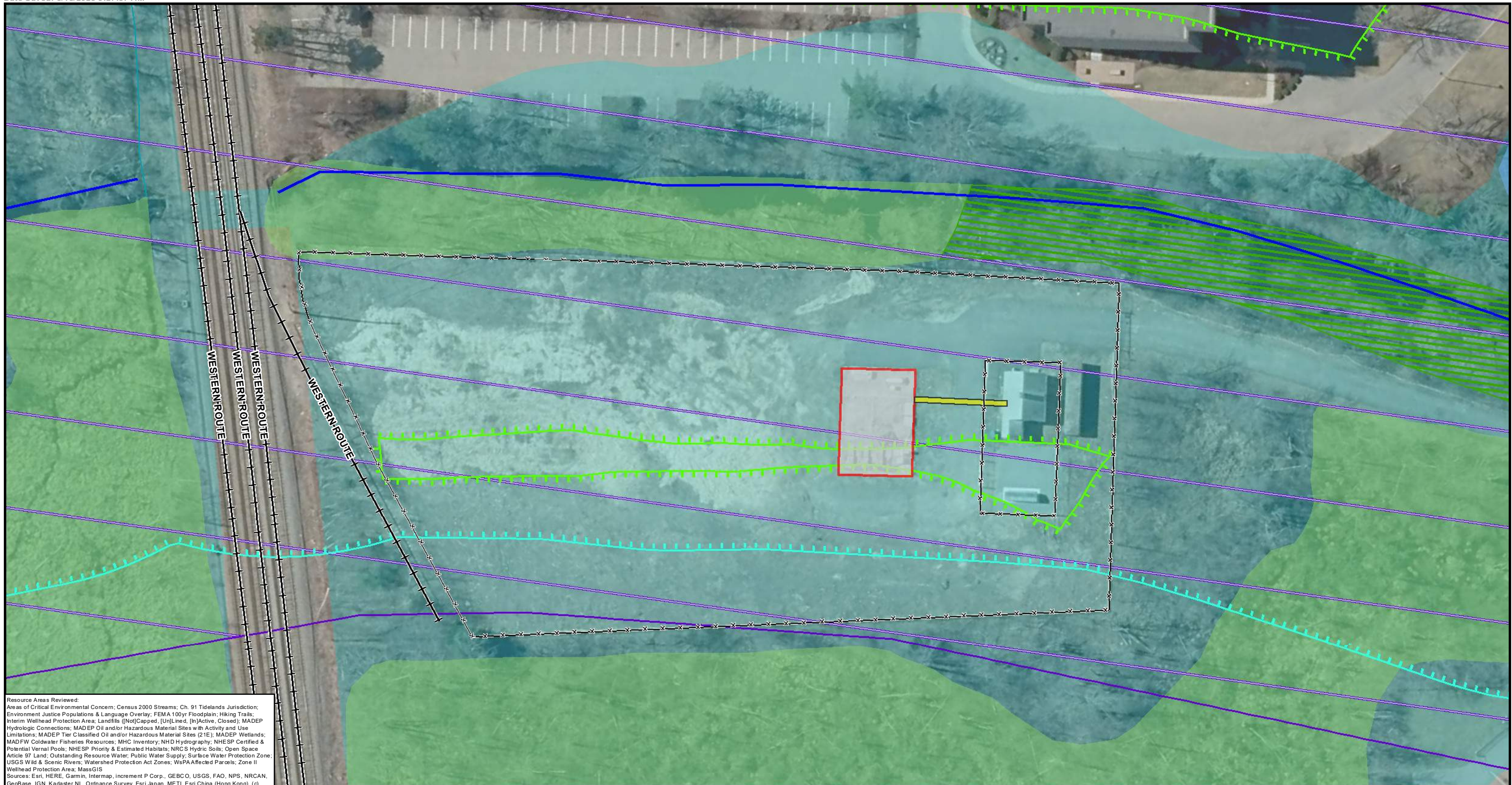
0 1,000 2,000

Feet

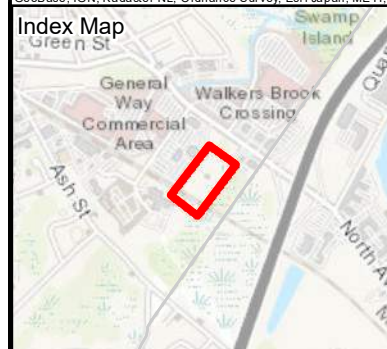
(Page Size 8.5 x 11)

77 WALKERS BROOK DRIVE
USGS Site Location Map
Reading, MA

Source: Copyright ©
2013 National
Geographic Society, i-
cubed



Resource Areas Reviewed:
 Areas of Critical Environmental Concern; Census 2000 Streams; Ch. 91 Tidelands Jurisdiction;
 Environment Justice Populations & Language Overlay; FEMA 100yr Floodplain; Hiking Trails;
 Interim Wellhead Protection Area; Landfills ([Not]Capped, [Un]Lined, [In]Active, Closed); MADEP
 Hydrologic Connections; MADEP Oil and/or Hazardous Material Sites with Activity and Use
 Limitations; MADEP Tier Classified Oil and/or Hazardous Material Sites (21E); MADEP Wetlands;
 MADFW Coldwater Fisheries Resources; MHC Inventory; NHD Hydrography; NHESP Certified &
 Potential Vernal Pools; NHESP Priority & Estimated Habitats; NRCS Hydric Soils; Open Space
 Article 97 Land; Outstanding Resource Water; Public Water Supply; Surface Water Protection Zone;
 USGS Wild & Scenic Rivers; Watershed Protection Act Zones; WSPA Affected Parcels; Zone II
 Wellhead Protection Area; MassGIS
 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN,
 GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c)



Legend	
	Existing Fence
	Install Trench for Gas & Electric Service
	Replace Existing Foundation
	Estimated Perennial Stream
	Estimated Wetland
	MADEP Hydrologic Connections
	MADEP Wetlands*
	MADEP Open Water*
	100ft Buffer to Wetlands & Streams
	200ft Riverfront Area
	FEMA 100yr Floodplain*
	Surface Water Protection Zone
	Railroad

**77 WALKERS BROOK DRIVE
 GARAGE REPLACEMENT**

Environmental Resources Map

Reading, MA

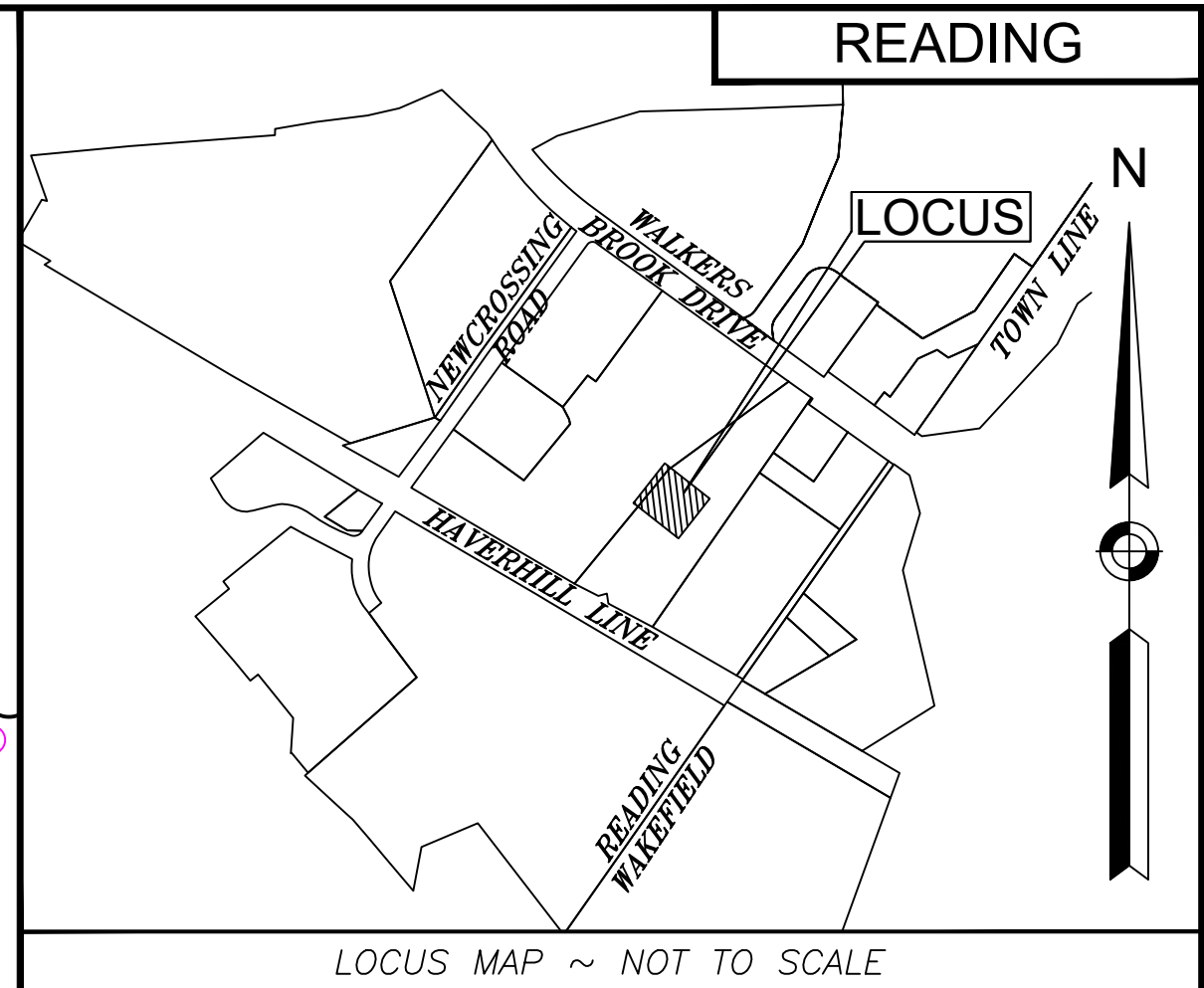
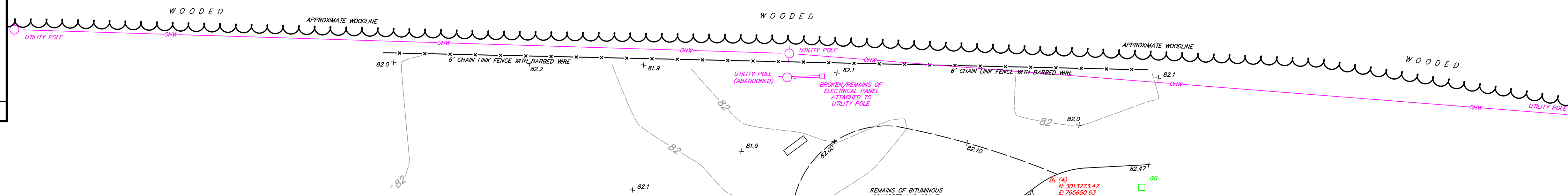
Created for: nationalgrid

Created by: BSC GROUP

1 inch = 50 feet

Feet

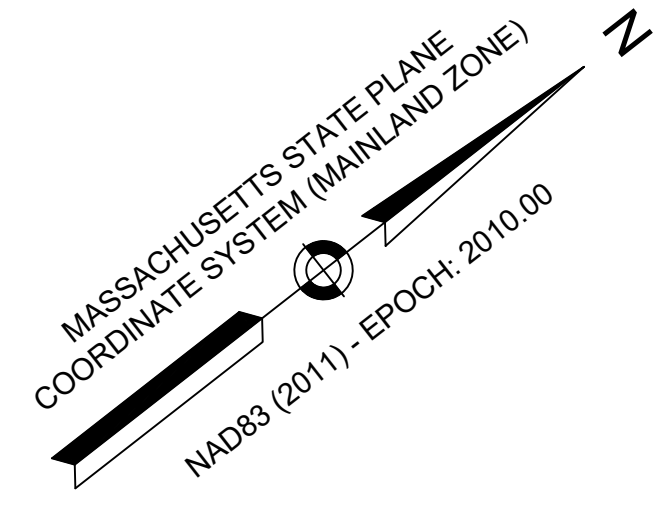
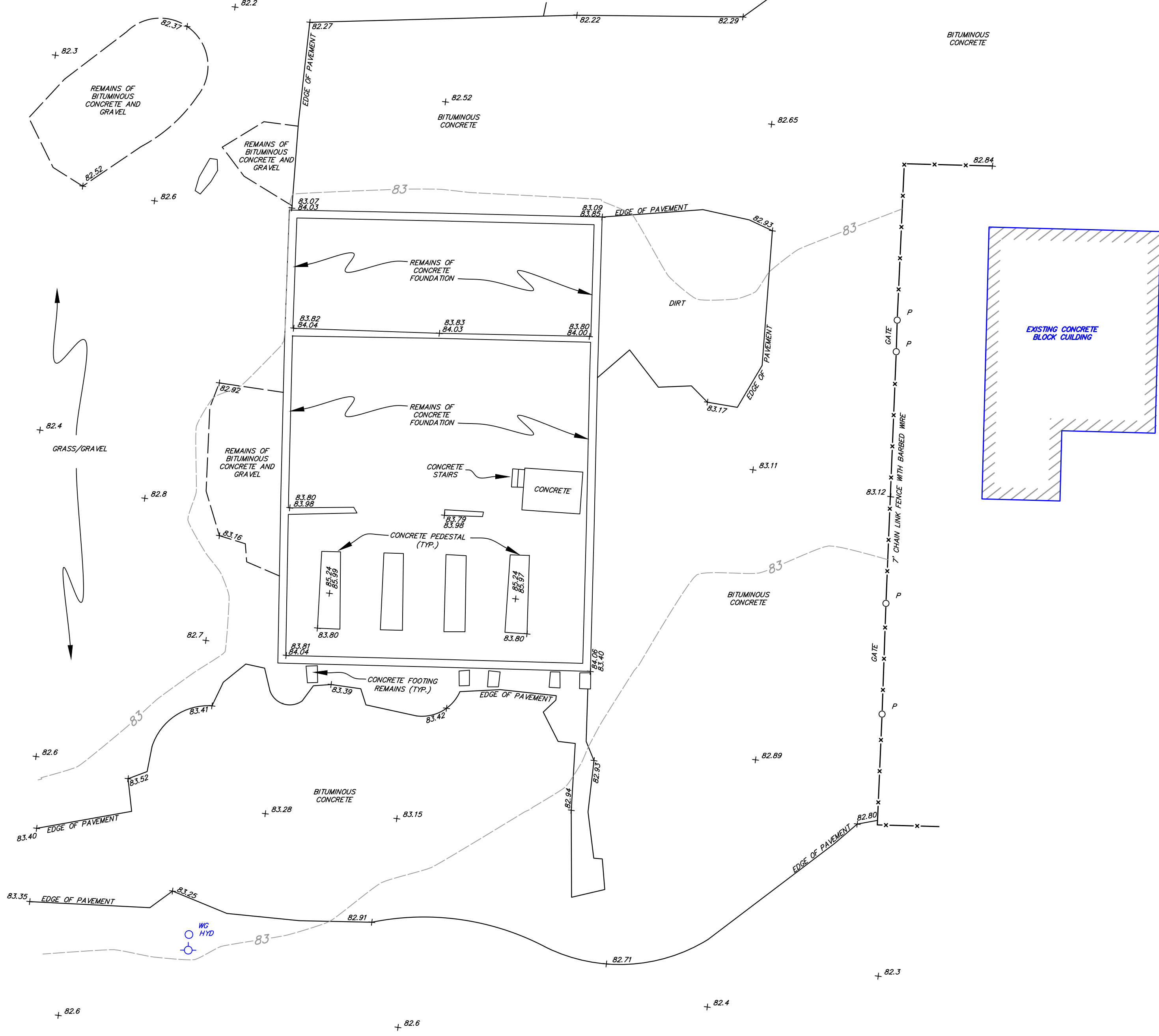
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FOR REGISTRY USE ONLY

NOTES

- 1) UNDERGROUND UTILITIES WERE COMPILED IN PART FROM "PAINT MARKS" AND AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE ONLY. BEFORE CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.
- 2) THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING A TOTAL STATION ON OR BETWEEN APRIL 25, 2025 AND APRIL 28, 2025.
- 3) HORIZONTAL COORDINATE SYSTEM, MASSACHUSETTS STATE PLANE, NAD83 (MASSACHUSETTS MAINLAND) AND VERTICAL DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), ESTABLISHED BY GPS-VRS METHODS, NAD_83(2011) (EPOCH2010).
- 4) THIS PLAN IS NOT INTENDED TO BE USED FOR PROPERTY LINE PURPOSES.
- 5) THE PARCEL SHOWN IS LOCATED IN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATION = 85±), AS SHOWN ON "FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 313 OF 656", MAP NUMBER 25017C0313E, EFFECTIVE DATE JUNE 4, 2010. ALSO SHOWN ON "FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 314 OF 656", MAP NUMBER 25017C0314E, EFFECTIVE DATE JUNE 4, 2010.



LEGEND

- GAS LINE/GATE
- GAS LINE ABANDONED
- WATER LINE(LOW PRESSURE)/GATE
- WATER LINE(HIGH PRESSURE)/GATE
- WATER SHUT OFF VALVE
- HYDRANT
- UTILITY POLE
- CHAIN LINK FENCE
- TREE LINE
- POST
- BUILDING
- [38-69-00015] ASSESSOR ID NUMBER
- #107 PARCEL ADDRESS
- Δ N: 2922305.35 TRAVERSE/MONUMENT W/ STATE PLANE COORDINATE
- Δ E: 574053.22
- 1.24 MINOR CONTOUR
- 1.30 MAJOR CONTOUR
- x125.4 SPOT ELEVATION



RESEARCH: X

FIELD: SAS

SCALE: 1" = 20'

nationalgrid

TOPOGRAPHIC PLAN OF LAND IN READING, MA MIDDLESEX COUNTY

FOR REVIEW 2025-04-30

SCALE: 1" = 20'

BY: LBP	DESCRIPTION: INITIAL ISSUE	DATE: 4/30/25	REV: 0
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PREPARED FOR:

New England Power Company dba nationalgrid

Right of Way & Survey Engineering Department
170 Data Drive, Waltham, MA 02451

WALKERS BROOK DRIVE SUBSTATION
WR #90000249657

CALCULATIONS: LBP

DRAFTING: LBP

CHECK: KCC

PROJ. MANAGER: KCC, PLS

PREPARED BY:

BEALS AND THOMAS

BEALS AND THOMAS, INC.
144 Turnpike Road, Suite 210
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

DATE: 04-30-2025

PROJECT NO.: 2806.01

CRD FILE: 280601P002A-001

SHEET 1 OF 1

C:\Projects\2806\Draw - CSD\Survey\280601P002A.dwg

Attachment C

Walkers Brook Drive Garage Replacement Project
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REPRESENTATIVE PHOTOGRAPHS



Photo #1: View of the gravel pad, storage tank, and existing building within the gas facility at 77 Walkers Brook Drive.. Existing garage foundation is visible through the fence in the background.



Photo #2: View of the existing foundation, as it is being used for temporary storage of equipment. Facing southwest.



Photo #3: View of the paved access road to the gas facility. Facing southwest.

Attachment D

Walkers Brook Drive Garage Replacement Project
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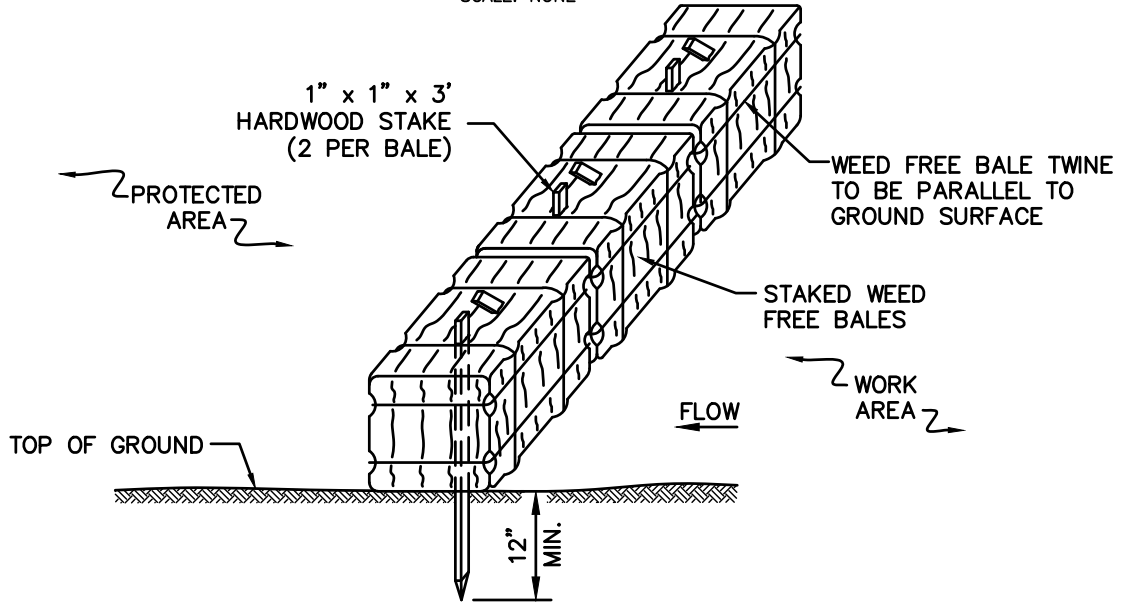
NATIONAL GRID'S BEST MANAGEMENT PRACTICES

SUBJECT
Access, Maintenance and Construction
Best Management Practices

Reference
EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP DETAIL

SCALE: NONE



NOTES:

1. THE GROUND SHALL BE PREPARED TO PROVIDE COMPLETE CONTACT WITH THE BALES.

BMP PICTURE



File: BALE_BARRIER.DWG

APPROVED BY: VICE PRESIDENT, ENVIRONMENTAL SERVICES
PRINTED COPIES ARE NOT DOCUMENT CONTROLLED. FOR LATEST AUTHORIZED
VERSION PLEASE REFER TO THE NATIONAL GRID ENVIRONMENTAL INFONET SITE.

SEC-1
WEED FREE BALE BARRIER

SUBJECT

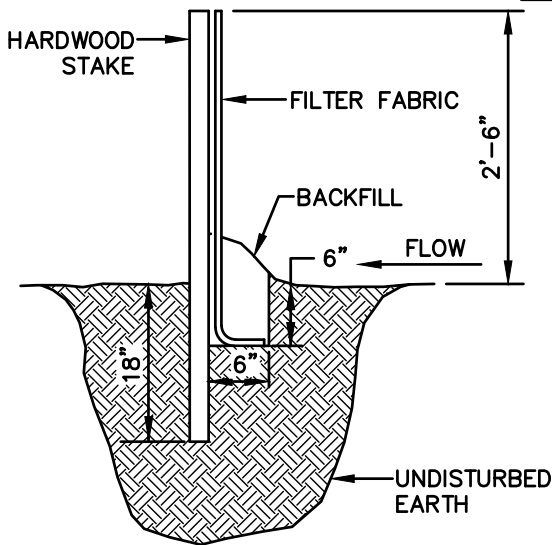
Access, Maintenance and Construction
Best Management Practices

Reference

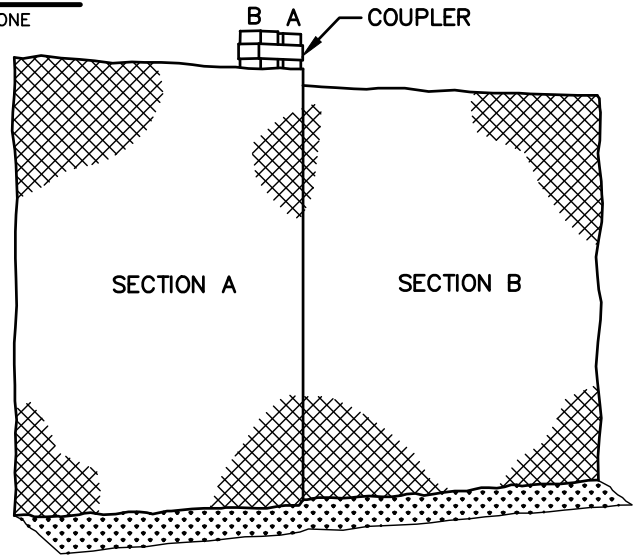
EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP DETAIL

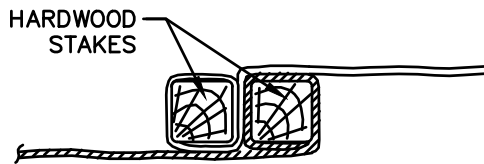
SCALE: NONE



PROFILE



SECTION



PLAN

BMP PICTURE



File: Sediment_Fence.dwg

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VERSION PLEASE REFER TO THE NATIONAL GRID ENVIRONMENTAL INFONET SITE.

SEC-2
SEDIMENT CONTROL FENCE

SUBJECT

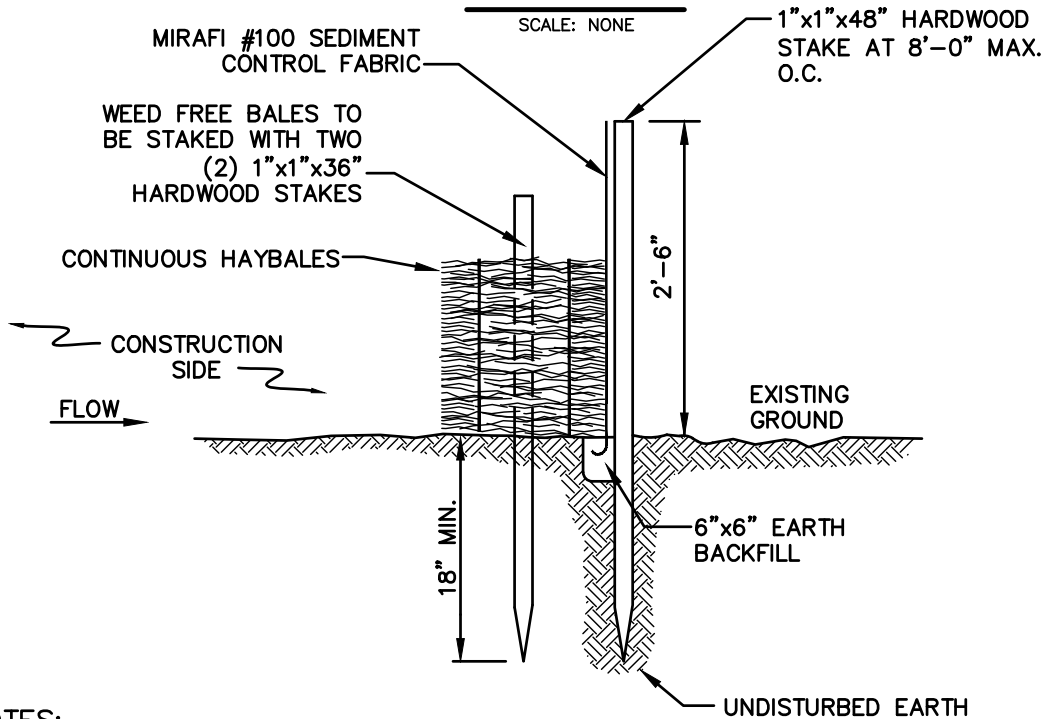
Access, Maintenance and Construction
Best Management Practices

Reference

EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP DETAIL

SCALE: NONE



NOTES:

1. BALES SHALL BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. BALES SHALL BE SECURELY ANCHORED IN PLACE BY TWO (2) 1"x1"x36" HARDWOOD STAKES DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
3. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
4. BALES SHALL BE REMOVED AND REPLACED WHEN THEY BECOME FILLED WITH SEDIMENT AND BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
5. BALES SHALL BE REMOVED WHEN THE EMBANKMENTS STABILIZE.
6. BALES TO BE TWINE BOUND.

BMP PICTURE



File: Silt_Fence_&_Barrier.dwg

APPROVED BY: VICE PRESIDENT, ENVIRONMENTAL SERVICES
PRINTED COPIES ARE NOT DOCUMENT CONTROLLED. FOR LATEST AUTHORIZED
VERSION PLEASE REFER TO THE NATIONAL GRID ENVIRONMENTAL INFONET SITE.

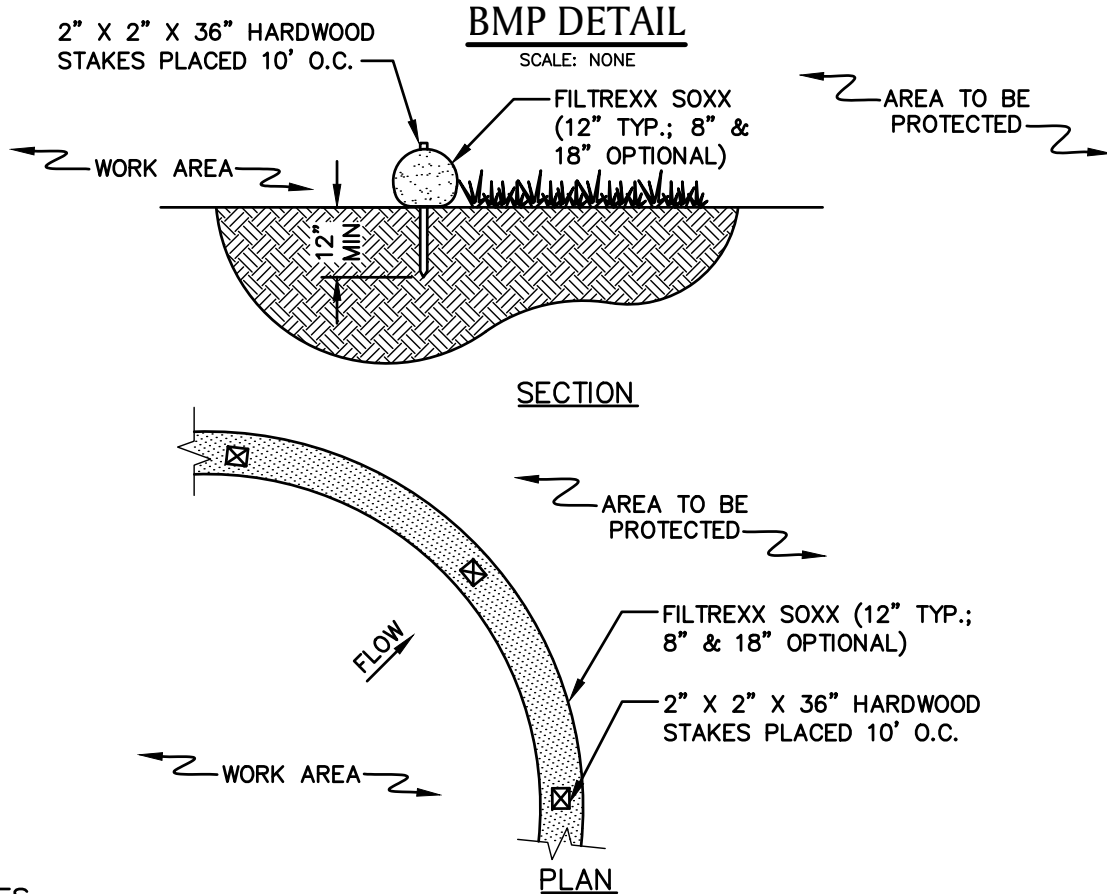
SEC-3
SILT FENCE /
WEED FREE BARRIER

SUBJECT

Access, Maintenance and Construction
Best Management Practices

Reference

EP No. 3 - Natural Resource
Protection (Chapter 6)



NOTES

1. PRODUCT TO BE FILTREXX SILT SOXX OR APPROVED EQUAL BY NATIONAL GRID ENVIRONMENTAL SCIENTIST.
2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
3. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
4. MESH CONTAINMENT MATERIAL SHOULD BE KNITTED PHOTODEGRADABLE OR BIODEGRADABLE MATERIAL, WITH OPENING SIZES BETWEEN 1/8" - 3/8".
5. COMPOST MEDIA SHOULD HAVE PARTICLE SIZE WHERE 99% < 2", 50% > 1/2".
6. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY NATIONAL GRID ENVIRONMENTAL SCIENTIST.

BMP PICTURE



* PICTURE AND DETAIL PROVIDED BY FILTREXX LAND IMPROVEMENT SYSTEMS
APPROVED BY: VICE PRESIDENT, ENVIRONMENTAL SERVICES
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VERSION PLEASE REFER TO THE NATIONAL GRID ENVIRONMENTAL INFONET SITE.

SEC-4
SILT SOXX *

SUBJECT

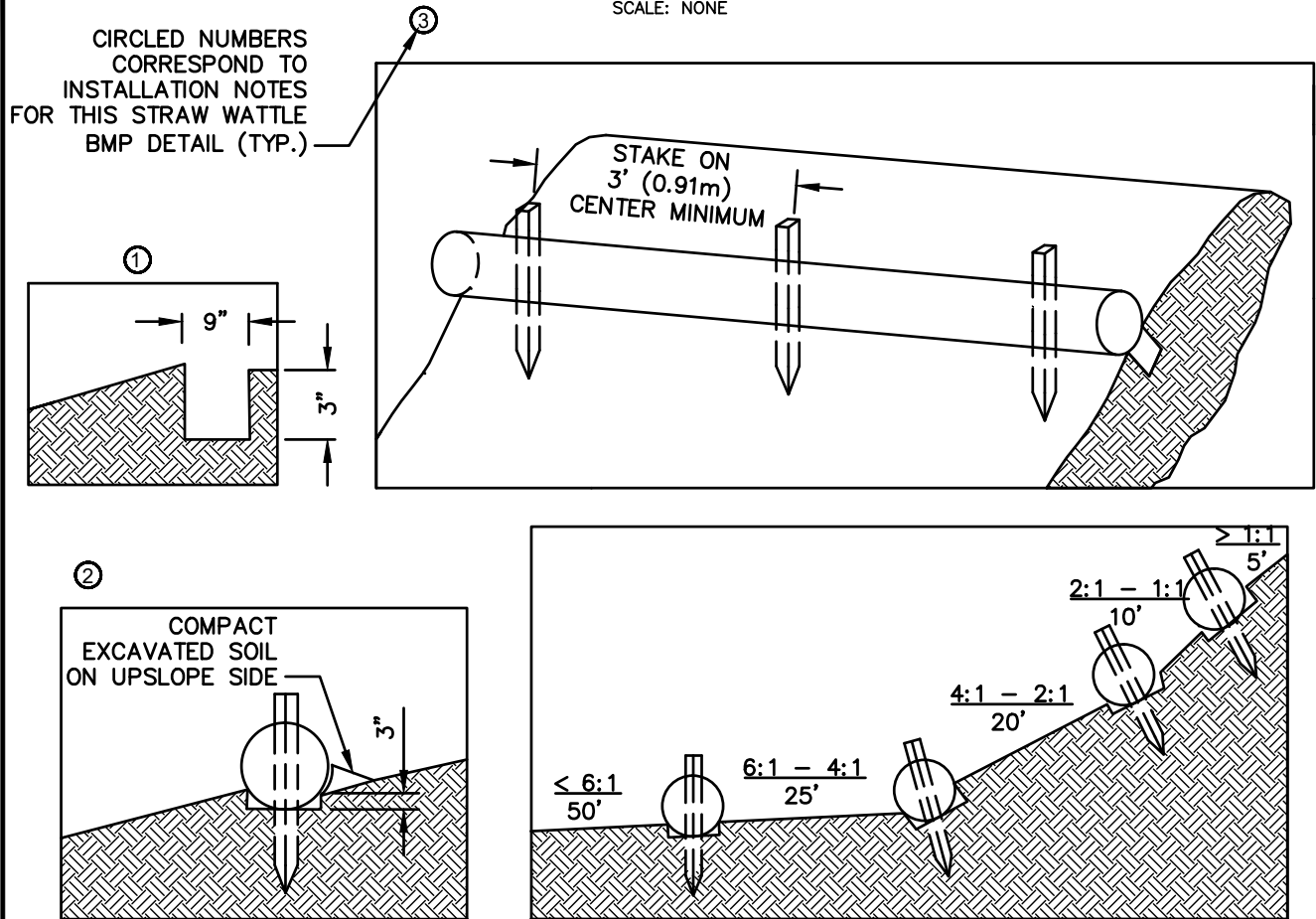
Access, Maintenance and Construction
Best Management Practices

Reference

EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP DETAIL

SCALE: NONE



TYPICAL WATTLE SPACING DETAIL

NOTES:

1. PRODUCT TO BE TENSAR NORTH AMERICAN GREEN STRAW WATTLE OR APPROVED EQUAL BY NATIONAL GRID ENVIRONMENTAL SCIENTIST.
2. TYPICAL WATTLE SPACING BASED ON SLOPE GRADIENT. COORDINATE SPACING AND LOCATION WITH NATIONAL GRID ENVIRONMENTAL SCIENTIST.
3. MINIMUM 12" DIAMETER WATTLES SHOULD BE USED FOR HIGHLY DISTURBED AREAS (I.E., HEAVILY USED ACCESS ROAD WITH ADJACENT WETLAND) AND MINIMUM 9-10" WATTLES SHOULD BE USED FOR LESS DISTURBED SOILS.

INSTALLATION NOTES:

1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2-3" DEEP X 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UPSLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
3. SECURE THE WATTLE WITH 18-24" HARDWOOD STAKES EVERY 3-4' AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2-3" OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.

* DETAIL AND PICTURE PROVIDED BY TENSAR NORTH AMERICAN GREEN
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SEC-5
STRAW WATTLE * (1 OF 2)

SUBJECT

Access, Maintenance and Construction
Best Management Practices

Reference

EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP PICTURE



**STRAW WATTLE – SHALLOW SLOPE ($\leq 4:1$)
(ALTERNATE STAKING)**

ALTERNATE STAKING INSTALLATION NOTES:

1. ON SHALLOW SLOPES ($\leq 4:1$), STRAW WATTLE MAY BE SECURED WITH 18–24” HARDWOOD STAKES DRIVEN AGAINST THE SIDES OF THE WATTLE INSTEAD OF THROUGH. STAKES SHALL ALTERNATE SIDES, AND BE SPACED 3–4’ MAX.
2. TWINE SHALL BE TIED FROM STAKE TO STAKE, CRISS–CROSSING THE STRAW WATTLE. TIE TWINE TO STAKES BELOW THE HEIGHT OF THE WATTLE.

*** DETAIL AND PICTURE PROVIDED BY TENSAR NORTH AMERICAN GREEN
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**SEC-5
STRAW WATTLE * (2 OF 2)**

SUBJECT

Access, Maintenance and Construction
Best Management Practices

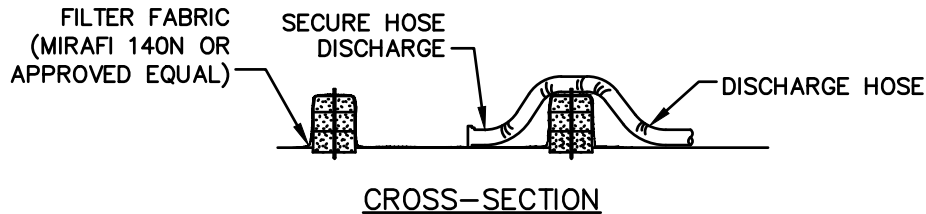
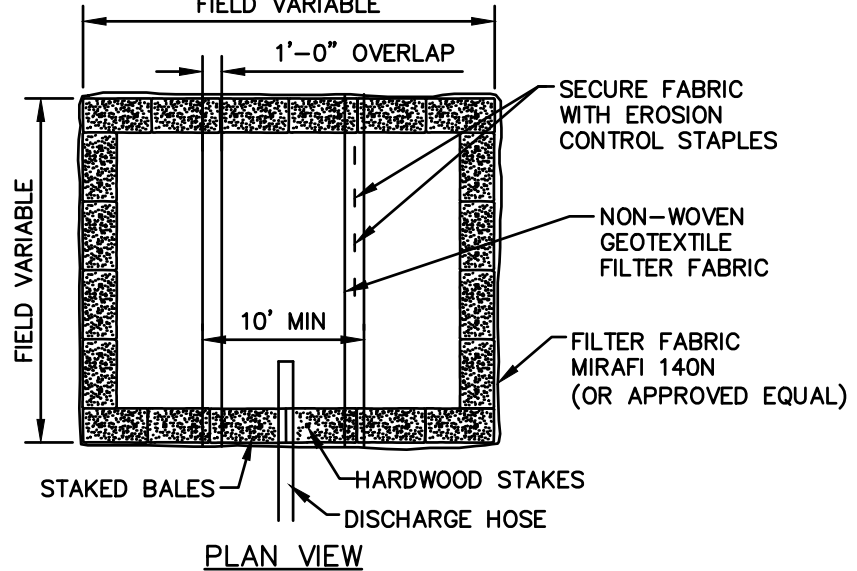
Reference

EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP DETAIL

SCALE: NONE

FIELD VARIABLE



NOTES:

1. NUMBER OF BALES MAY VARY DEPENDING ON SITE CONDITIONS,
2. THE BASIN TO BE SIZED TO PREVENT DISCHARGE WATER FROM OVERTOPPING BASIN.
3. KEEP AS FAR FROM WETLANDS AS PRACTICAL.
4. CLEAN AND REMOVE AS SOON AS DEWATERING IS COMPLETE.

BMP PICTURE



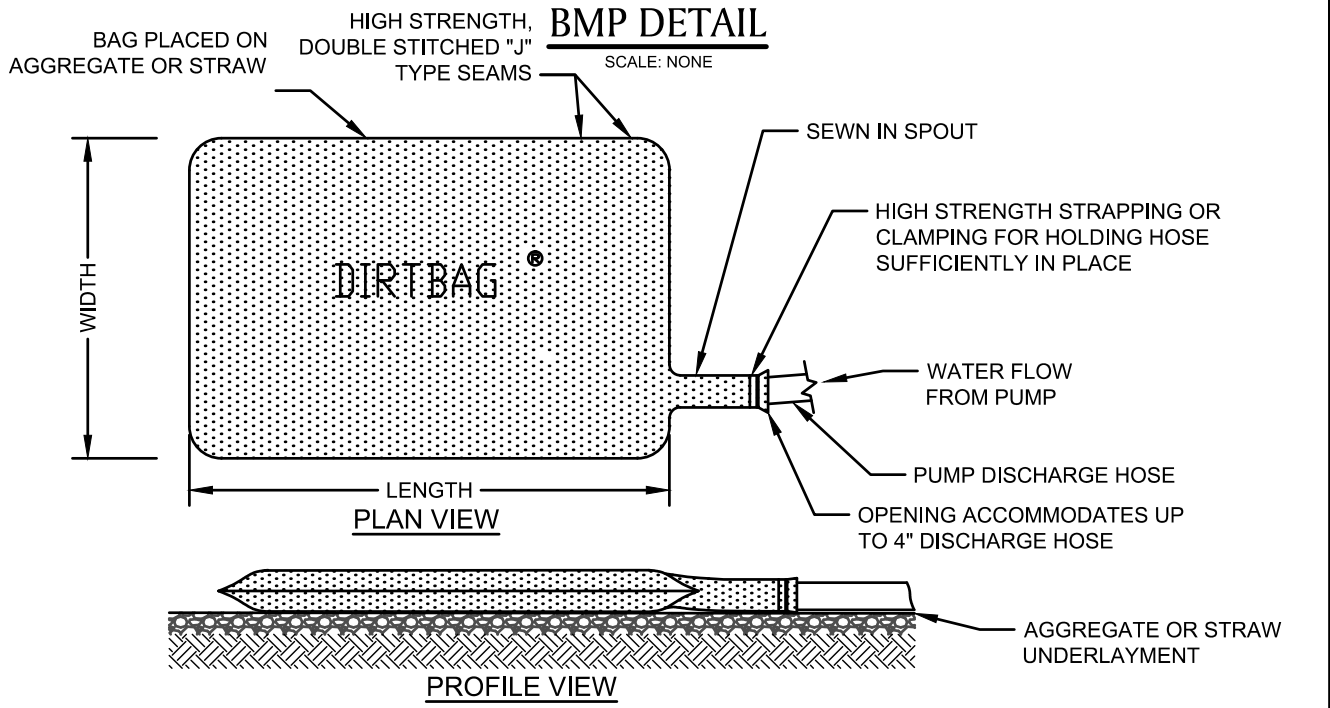
File: Dewat_Bas_Small.dwg

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AA-10
DEWATERING BASIN
(SMALL SCALE)

SUBJECT
Access, Maintenance and Construction
Best Management Practices

Reference
EP No. 3 - Natural Resource
Protection (Chapter 6)



BMP PICTURE



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AA-12
DIRTBAG *

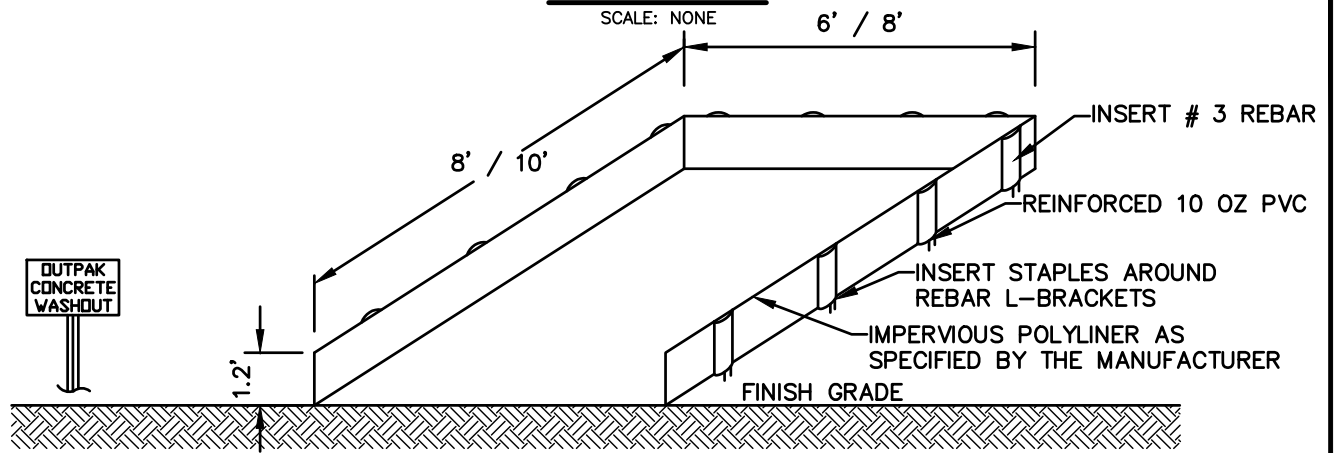
SUBJECT

Access, Maintenance and Construction
Best Management Practices

Reference

EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP DETAIL



CROSS SECTION

NOTES:

1. PRODUCT TO BE OUTPAK PVC CONCRETE WASHOUT OR APPROVED EQUAL BY NATIONAL GRID ENVIRONMENTAL SCIENTIST.
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT.
3. SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
4. THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE AND OTHER LIQUID WASTE.
5. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPENSED OF AT AN APPROVED WASTE SITE.
6. DO NOT MIX EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
7. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
8. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
9. LOCATE WASHOUT AREA AT LEAST 50' FROM STORM DRAIN, OPEN DITCHES, OR WATERBODIES. COORDINATE LOCATION WITH NATIONAL GRID ENVIRONMENTAL SCIENTIST.
10. WASH OUT WASTES INTO THE OUTPAK WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
11. A SECURE, NON-COLLAPSING, NON-WATER COLLECTING COVER MUST BE PLACED OVER CONCRETE WASHOUT PRIOR TO PREDICTED WET WEATHER TO PREVENT ACCUMULATION AND OVERFLOW OF PRECIPITATION.

BMP PICTURE



* PICTURE AND DETAIL PROVIDED BY OUTPAK WASHOUT
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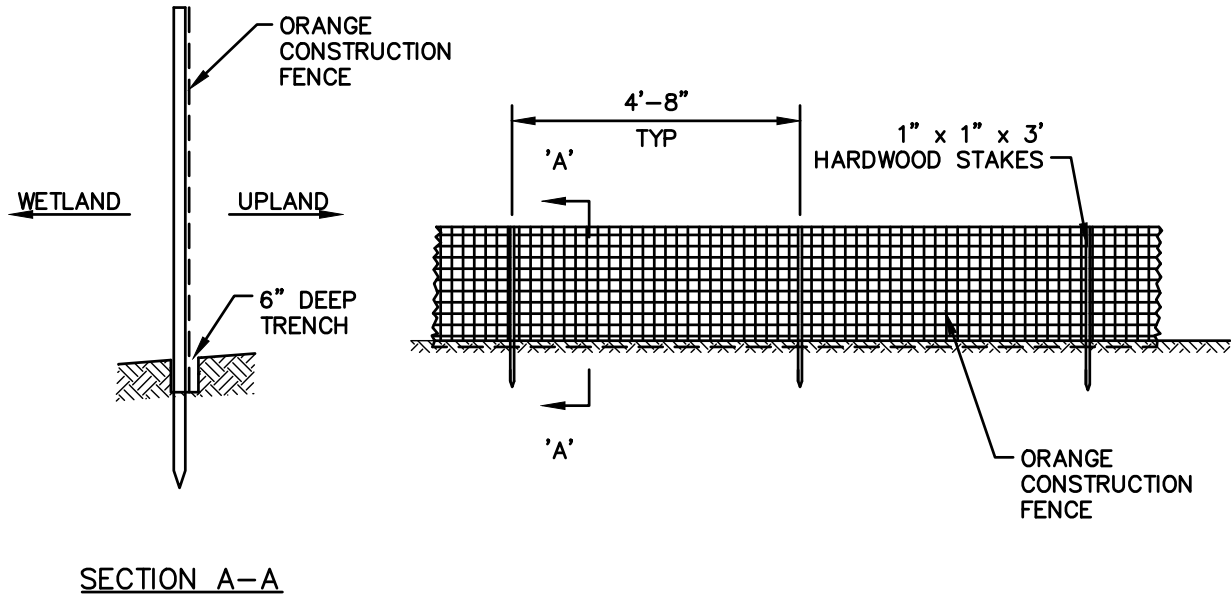
AA-14
OUTPAK CONCRETE WASHOUT *

SUBJECT
Access, Maintenance and Construction
Best Management Practices

Reference
EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP DETAIL

SCALE: NONE



BMP PICTURE



File: Barrier_Fence.dwg

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AA-15
BARRIER FENCE
(CONSTRUCTION FENCE)

SUBJECT

Access, Maintenance and Construction
Best Management Practices

Reference

EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP**Definition**

The control of dust resulting from land-disturbing activities.

Purpose

To prevent surface and air movement of dust from disturbed soil surfaces that may cause off-site damage, health hazards, and traffic safety problems.

Conditions Where Practice Applies

On construction roads, access points, and other disturbed areas subject to surface dust movement and dust blowing where off-site damage may occur if dust is not controlled.

Design Criteria

Construction operations should be scheduled to minimize the amount of area disturbed at one time. Buffer areas of vegetation should be left where practical. Temporary or permanent stabilization measures shall be installed. No specific design criteria is given; see construction specifications below for common methods of dust control.

Water quality must be considered when materials are selected for dust control. Where there is a potential for the material to wash off to a stream, ingredient information must be provided to the local permitting authority.

Construction Specifications

A. Non-driving Areas – These areas use products and materials applied or placed on soil surfaces to prevent airborne migration of soil particles.

* BMP INFORMATION FROM "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (AUGUST, 2005)." INFORMATION OBTAINED VIA WEBSITE: <http://www.dec.ny.gov/chemical/29086.html>
APPROVED BY: VICE PRESIDENT, ENVIRONMENTAL SERVICES
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Vegetative Cover – For disturbed areas not subject to traffic, vegetation provides the most practical method of dust control (see Section 3).

Mulch (including gravel mulch) – Mulch offers a fast effective means of controlling dust. This can also include rolled erosion control blankets.

Spray adhesives – These are products generally composed of polymers in a liquid or solid form that are mixed with water to form an emulsion that is sprayed on the soil surface with typical hydroseeding equipment. The mixing ratios and application rates will be in accordance with the manufacturer's recommendations for the specific soils on the site. In no case should the application of these adhesives be made on wet soils or if there is a probability of precipitation within 48 hours of its proposed use. Material Safety Data Sheets will be provided to all applicators and others working with the material.

B. Driving Areas – These areas utilize water, polymer emulsions, and barriers to prevent dust movement from the traffic surface into the air.

Sprinkling – The site may be sprayed with water until the surface is wet. This is especially effective on haul roads and access routes.

Polymer Additives – These polymers are mixed with water and applied to the driving surface by a water truck with a gravity feed drip bar, spray bar or automated distributor truck. The mixing ratios and application rates will be in accordance with the manufacturer's recommendations. Incorporation of the emulsion into the soil will be done to the appropriate depth based on expected traffic. Compaction after incorporation will be by vibratory roller to a minimum of 95%. The prepared surface shall be moist and no application of the polymer will be made if there is a probability of precipitation within 48 hours of its proposed use. Material Safety Data Sheets will be provided to all applicators working with the material.

Barriers – Woven geotextiles can be placed on the driving surface to effectively reduce dust throw and particle migration on haul roads. Stone can also be used for construction roads for effective dust control.

Windbreak – A silt fence or similar barrier can control air currents at intervals equal to ten times the barrier height. Preserve existing wind barrier vegetation as much as practical.

SUBJECT

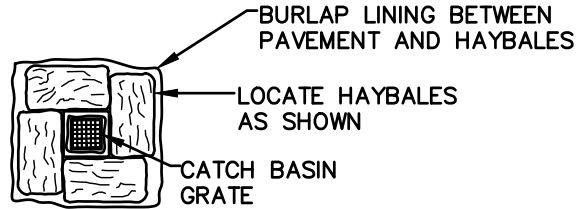
Access, Maintenance and Construction
Best Management Practices

Reference

EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP DETAIL

SCALE: NONE



TIE HAYBALES TOP &
BOTTOM WITH 14
GAUGE WIRE



NOTES:

1. SURROUND STREET DRAINAGE STRUCTURE INLET WITH HAY BALES PRIOR TO CONSTRUCTION AND MAINTAIN UNTIL CONSTRUCTION IS COMPLETED. ACCUMULATED SEDIMENTS SHALL BE REMOVED.
2. HAYBALES PLACED ON PAVEMENT SHALL HAVE BURLAP PLACED BETWEEN PAVEMENT AND HAYBALE

BMP PICTURE



File: CB_Inlet_Protection.dwg

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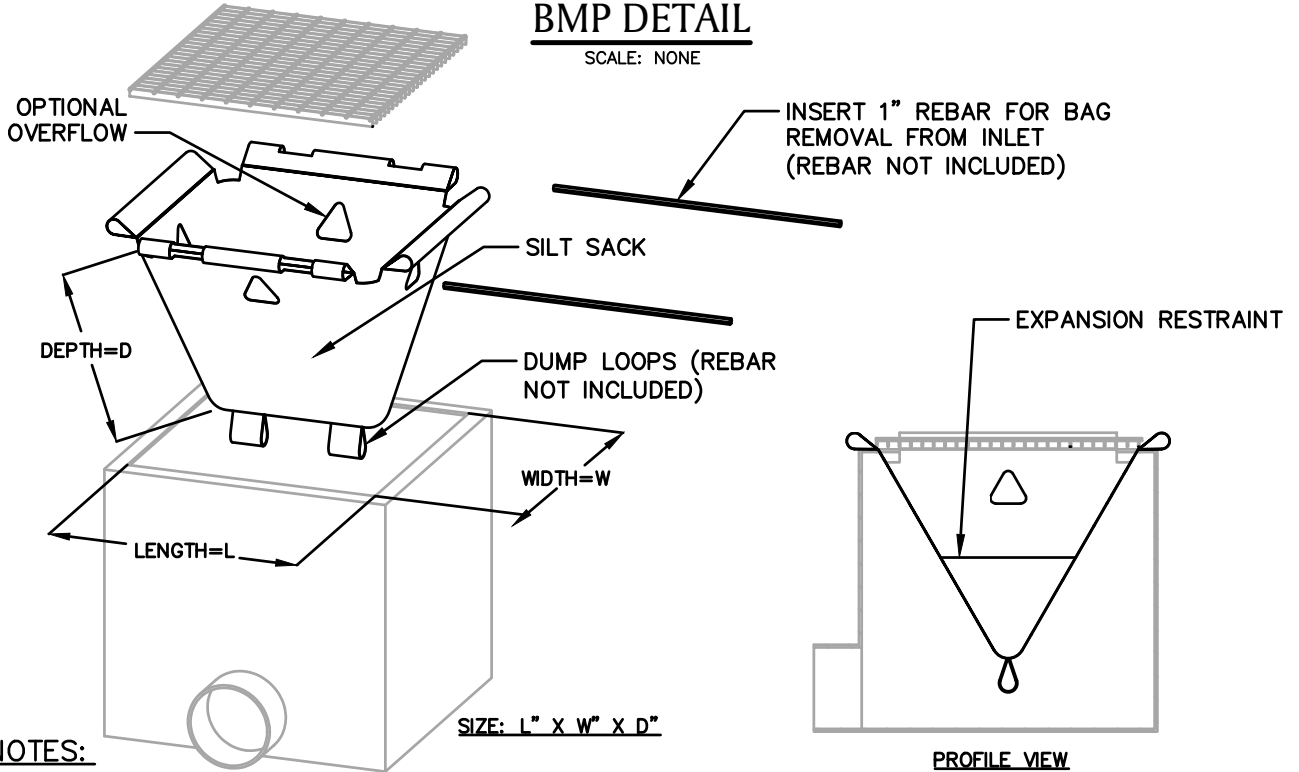
AA-19
CATCH BASIN INLET PROTECTION

SUBJECT
Access, Maintenance and Construction
Best Management Practices

Reference
EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP DETAIL

SCALE: NONE



NOTES:

1. PRODUCT TO BE SILT SACK OR APPROVED EQUAL BY NATIONAL GRID ENVIRONMENTAL SCIENTIST.
2. THE USE OF A SILT SACK OPTIONAL OVERFLOW AND OVERALL DIMENSIONS ARE TO BE COORDINATED WITH A NATIONAL GRID ENVIRONMENTAL SCIENTIST.

BMP PICTURE



* **DETAIL PROVIDED BY ACF ENVIRONMENTAL**
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AA-20
SILT SACK *

Attachment E

Walkers Brook Drive Garage Replacement Project
Reading, Massachusetts
Request for Determination of Applicability

CERTIFIED ABUTTERS LIST
ABUTTERS NOTIFICATION LETTER



Patriot Properties

03/20/2025

4:34:10PM

Reading

Abutters List

Filter Used: DataProperty.AccountNumber in (2087,3289,3288,3287,3305,3306,3013,2088,2172,3129,2174,2048,2173)

Reading Abutters List

Subject Parcel ID: 0 John Street Report

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
012.0-0000-0090.0	80 NEWCROSSING RD	NEW CROSSING LIMITED PARTNE	C/O FRAEN REAL ESTATE D	80 NEW CROSSING RD	READING	MA	01867
012.0-0000-0130.0	JOHN ST	BOSTON GAS COMPANY	DBA NATIONAL GRID	40 SYLVAN RD PROPERTY T	WALTHAM	MA	02451
012.0-0000-0131.0	W/SOF JOHN ST	TOWN OF READING		16 LOWELL ST	READING	MA	01867
013.0-0000-0001.0	JOHN ST	TOWN OF READING	CONSERVATION COMMISSI	16 LOWELL ST	READING	MA	01867
013.0-0000-0002.0	95 WALKERS BROOK DR	PIN PROPERTIES LLC	C/O PERICO PC	90 HUMPHREY ST	SWAMPSCOTT	MA	01907
013.0-0000-0003.0	87 WALKERS BROOK DR	87 WALKERS BROOK DRIVE LLC		87 WALKERS BROOK DR	READING	MA	01867
017.0-0000-0015.0	55 WALKERS BROOK DR	55 WALKERS BROOK DR OWNER I	C/O AVISON YOUNG	2001 K ST N.W. SUITE 200	WASHINGTON	DC	20006
017.0-0000-0132.0	20 WALKERS BROOK DR	TWO WALKERS BROOK CROSSING	C/O THE WILDER COMPANIE	800 BOYLSTON STREET SUI	BOSTON	MA	02199
018.0-0000-0004.0	70 WALKERS BROOK DR	WALKERS BROOK CROSSING LLC	C/O MARVIN F POER & CO	PO BOX 802206	DALLAS	TX	75380
018.0-0000-0005.0	88-98 WALKERS BROOK DR	HDTT WAKEFIELD PROPERTY LLC		88-98 WALKERS BROOK DR	READING	MA	01867
018.0-0000-0006.0	98 WALKERS BROOK DR	HDTT WAKEFIELD PROPERTY LLC		88-98 WALKERS BROOK DR	READING	MA	01867
018.0-0701-0003.0	60 WALKERS BROOK DR	HD DEVELOPMENT OF MARYLANE	HOME DEPOT USA INC	2455 PACES FERRY RD PO E	ATLANTA	GA	30339
018.0-0702-0003.0	50 WALKERS BROOK DR	JORDAN'S FURNITURE INC	ATTN A/P DEPARTMENT	450 REVOLUTIONARY DRIVE E.	TAUNTON	MA	02718

Parcel Count: 13

End of Report

Town of Reading

Request for Certified Abutters List



Subject Property:

Address: 0 John Street

Assessors' Map Number: 012.0-0000 Lot Number: 0130.0

Applicant/Agent:

Name: Carolyn Holowczak Representative

Address: ne Mercantile Street Suite , Worcester, MA 01608

Telephone: 508-561-7000 Email: cholowczak bscgroup com

Board or Commission for which this request is made (check all that are applicable):

Zoning Board of Appeals:

- Variance
Special Permit
Appeal

Community Planning and Development Commission:

- Site Plan Review
Special Permit
Subdivision

Conservation Commission:

- Request for Determination
Abbreviated Notice of Resource Area Delineation
Notice of Intent

- Historic District Commission
Historical Commission
Board of Health
Other:

Applicant/Agent Signature: [Signature] Date: 3/17/2025

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

Authorized Signature: [Signature] Date: 3/20/2025
Department of Community Services



**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

3/20/25

MICHELE L. KEOHAN, ASSISTANT ASSESSOR

DATE

1/13/2025

STONEHAM PLANNING BOARD	35 CENTRAL ST	STONEHAM	MA	02180
WAKEFIELD PLANNING BOARD	1 LAFAYETTE STREET	WAKEFIELD	MA	01880
LYNNFIELD PLANNING BOARD	55 SUMMER STREET	LYNNFIELD	MA	01940
MASS DEPT OF HOUSING & COM. DEV.	100 CAMBRIDGE STREET, SUITE 300	BOSTON	MA	02114
WILMINGTON PLANNING BOARD	121 GLEN ROAD	WILMINGTON	MA	01887
NORTH READING PLANNING BOARD	235 NORTH STREET	NORTH READING	MA	01864
WOBURN PLANNING BOARD	10 COMMON STREET	WOBURN	MA	01801
METRO AREA PLANNING COUNCIL	60 TEMPLE PLACE	BOSTON	MA	02111

55 WALKERS BROOK DR OWNER LLC
C/O AVISON YOUNG
2001 K ST N.W. SUITE 200
WASHINGTON . DC 20006

TOWN OF READING
CONSERVATION COMMISSION
16 LOWELL ST
READING. MA 01867

87 WALKERS BROOK DRIVE LLC
87 WALKERS BROOK DR
READING. MA 01867

TWO WALKERS BROOK CROSSING LLC
C/O THE WILDER COMPANIES
800 BOYLSTON STREET SUITE 1300
BOSTON. MA 02199

BOSTON GAS COMPANY
DBA NATIONAL GRID
40 SYLVAN RD PROPERTY TAX DEPT
WALTHAM. MA 02451

WALKERS BROOK CROSSING LLC
C/O MARVIN F POER & CO
PO BOX 802206
DALLAS. TX 75380

HD DEVELOPMENT OF MARYLAND INC
HOME DEPOT USA INC
2455 PACES FERRY RD PO BOX 105842
ATLANTA. GA 30339

HDTT WAKEFIELD PROPERTY LLC
88-98 WALKERS BROOK DR
READING. MA 01867

HDTT WAKEFIELD PROPERTY LLC
88-98 WALKERS BROOK DR
READING. MA 01867

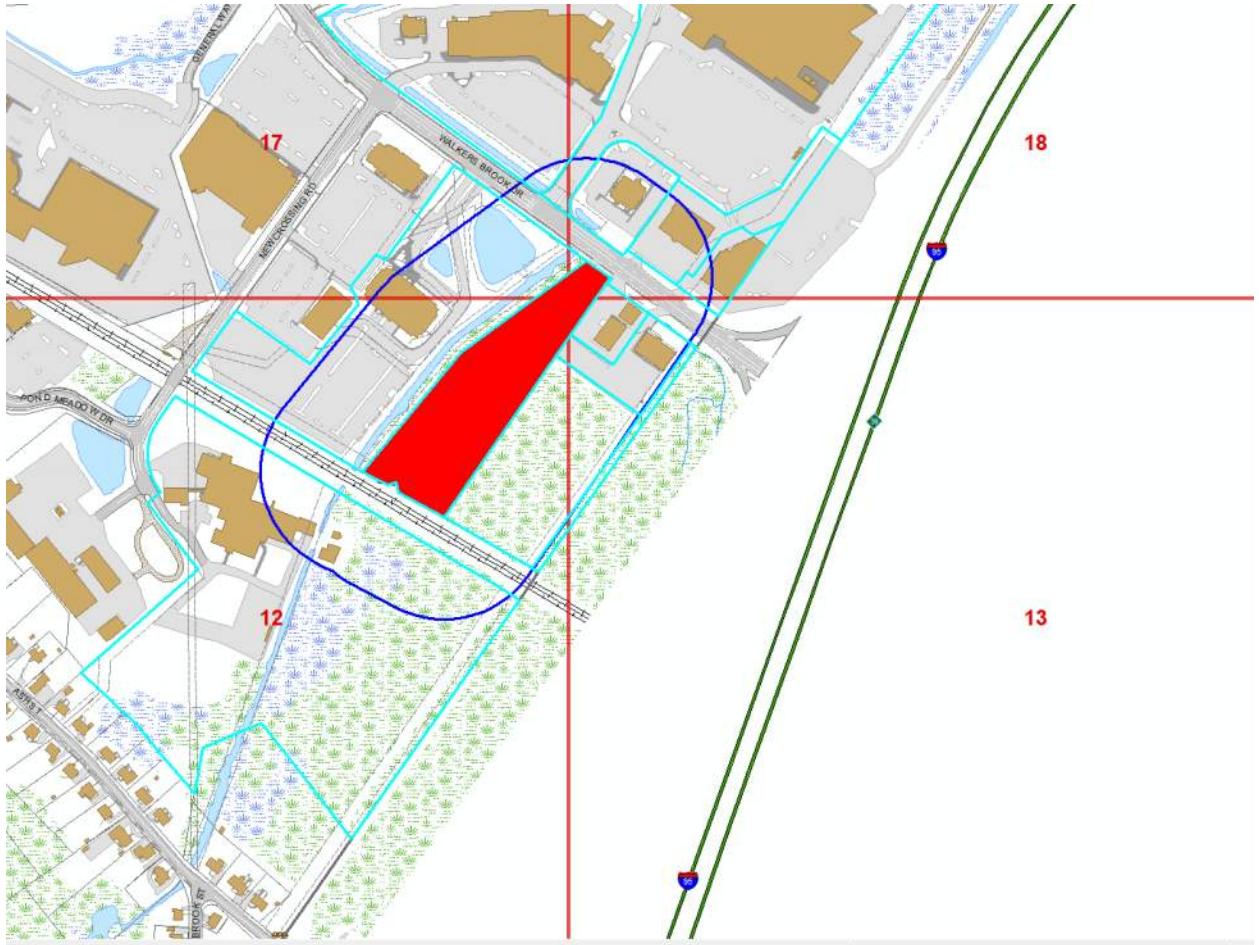
JORDAN'S FURNITURE INC
ATTN A/P DEPARTMENT
450 REVOLUTIONARY DRIVE
E. TAUNTON. MA 02718

NEW CROSSING LIMITED PARTNERSH
C/O FRAEN REAL ESTATE DIVISION
80 NEW CROSSING RD
READING. MA 01867

PIN PROPERTIES LLC
C/O PERICO PC
90 HUMPHREY ST
SWAMPSCOTT. MA 01907

TOWN OF READING
16 LOWELL ST
READING. MA 01867





PROPERTY LOCATION

No	Alt No	Direction/Street/City	
		JOHN ST, READING	
OWNERSHIP			
Owner 1:		BOSTON GAS COMPANY	
Owner 2:		DBA NATIONAL GRID	
Owner 3:			
Street 1:		40 SYLVAN RD PROPERTY TAX DEPT	
Street 2:			
Twn/City:		WALTHAM	
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	02451	Type:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
428	4.110	14,300	29,000	1,849,400	1,892,700	
Total Card		4.110	14,300	29,000	1,849,400	1,892,700
Total Parcel		4.110	14,300	29,000	1,849,400	1,892,700
Source:		Market Adj Cost		Total Value per SQ Unit /Card: 2,816.52 /Parcel: 632.5		

Legal Description	
Entered Lot Size	
Total Land: 4.11	
Land Unit Type: AC	

User Acct
0460000000030
GIS Ref
GIS Ref
Insp Date
07/21/21



PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	428	FV	14,300	29000	4.11	1,849,400	1,892,700		Year End	12/11/2024
2024	428	FV	13,800	29000	4.11	1,780,200	1,823,000		Year end	1/10/2024
2024	428	PTCH	13,800	29000	4.11	1,780,200	1,823,000	1,823,000	patch	4/27/2023
2023	428	FV	13,800	29000	4.11	1,780,200	1,823,000	1,823,000	Year end	1/9/2023
2022	428	FV	13,400	29000	4.11	1,728,400	1,770,800	1,770,800	Year end	12/20/2021
2021	428	FV	13,300	29400	4.11	1,589,600	1,632,300	1,632,300	Year End Roll	12/15/2020
2020	428	FV	13,300	29400	4.11	1,589,600	1,632,300	1,632,300	Year End Roll	12/17/2019
2019	428	FV	13,100	28900	4.11	1,559,300	1,601,300	1,601,300	YER	12/12/2018

Parcel ID 012.0-0000-0130.0

!2087!

PRINT

Date	Time
03/20/25	16:37:12

LAST REV

Date	Time
01/23/24	17:56:54

smartin

2087

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	BOSTON
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

NARRATIVE DESCRIPTION

This parcel contains 4.11 ACRES of land mainly classified as GAS SUB with a INDUST-LT Building built about 1952, having primarily CONC BLOCK Exterior and 672 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12571-0030	P	12/21/1973			No	No	D	

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/22/2011	110538		20,000	O				DEMO 40X60 BLDG AS

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2024	IE RESPOND	SSM	SSM
6/28/2023	IE RESPOND	SSM	SSM
2/13/2023	IE RESPOND	SSM	SSM
3/14/2022	IE RESPOND	TG	Theresa
7/21/2021	CYCLICAL	VPS	VPS
2/22/2021	IE RESPOND	TG	Theresa
1/27/2020	IE RESPOND	TG	Theresa
2/12/2018	IE RESPOND	JF	Joanne
1/30/2017	IE RESPOND	TG	Theresa

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	IND	INDUSTRIA	100	water	PS	PUBLIC-SYS
o				Sewer	SP	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:						
D	READ	READ	100	Topo	L	LEVEL
s				Street	P	PAVED
t				Gas:	H	HEAVY

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
428	GAS SUB		130680		SQ FEET	PRIMARY	1.0	0	17.75	0.77	1	1.07		SHAPE	-20					1,786,997						1,787,000	
428	GAS SUB		1.11		ACRES	EXCESS	1.0	0	52,500.	1.07	1	1.07								62,354						62,400	Adjustment for sha

Notification to Abutters

By Hand Delivery, Certified Mail (return receipt requested), or Certificates of Mailing

This is a notification required by law. You are receiving this notification because you have been identified as the owner of land abutting another parcel of land for which certain activities are proposed. Those activities require a permit under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40).

In accordance with the second paragraph of the Massachusetts Wetlands Protection Act, and 310 CMR 10.05(4)(a) of the Wetlands Regulations, you are hereby notified that:

- A. A Request for Determination of Applicability (RDA) was filed with the Reading Conservation Commission on July 30, 2025 seeking permission to remove, fill, dredge, or alter an area subject to protection under M.G.L. c. 131 §40. The following is a description of the proposed activity/activities:

Boston Gas Company (BGC) is proposing to replace a garage within a BGC-owned gas facility at 77 Walkers Brook Drive, Reading MA (“the Project”). This work is proposed within the Bordering Land Subject to Flooding (BLSF), 200-foot Riverfront Area (RFA), and 100-foot Buffer Zone to Bordering Vegetated Wetland (BVW).

- B. The name of the applicant is: Boston Gas Company
- C. The address of the land where the activity is proposed is: 77 Walkers Brook Drive (assessors map 0 John Street) Reading, MA 01867
- D. Copies of the Request for Determination of Applicability may be examined or obtained at the office of the Reading Conservation Commission, located at (Reading Conservation Commission, 16 Lowell Street, Reading, MA 01867). The regular business hours of the Commission are Monday, Wednesday and Thursday: 8 am to 5:30 pm, Tuesday: 8 am to 7 pm, and Friday: Closed.
- E. Copies of the RDA may be obtained from the applicant or (their) representative by calling (Carolyn Holowczak (representative) at (617-896-4341). An administrative fee may be applied for providing copies of the RDA and plans.
- F. Information regarding the date, time, and location of the public hearing regarding the RDA may be obtained from the Reading Conservation Commission. Notice of the public hearing will be published at least five business days in advance, in The Daily Times Chronicle.

Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.