

MEMORANDUM

Subject: Notice of Intent – Supplemental Information and Responses

Project: **Town of Reading – ReCAL + Outdoor Community Pickleball Courts**
Project No. 24057.10

Date: 20 August 2025

To: Chuck Tirone
Conservation Administrator
16 Lowell Street
Reading, MA 01867

By: Steve Crisafulli
Associate

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This memorandum responds to comments and information requested via email from Chuck Tirone ctirone@readingma.gov dated July 24, 2025. A revised drawing set is included separately from this memorandum which addresses comments noted below in addition to comments received from the Planning Division. All the comments received resulted in various design layout changes around the site. Those changes are tracked and noted in a separate memorandum included as part of this re-submission.

The following items are taken directly from the email noted above and **responses are shown in bold.**

Tree Removal and Planting

Estimate the number of trees to be removed within the 100-foot buffer zone.

With help from the Conservation Administrator and members of the Commission, a site walk to roughly identify trees 6"-12" DBH is anticipated prior to the August 27th hearing. That number will be added to the tree removal chart that has been provided on sheet SP101 which has calculated removals for trees sized 12" or greater. Refer to updated sheet SP101 in the revised drawing set which will again be updated following that site walk.

Indicate how many trees are proposed to be planted within the buffer zone.

Refer to updated sheet L301 in the revised drawing set for tree count.

Replace the Red Pine on the planting list with another true native species.

Done. Refer to updated sheet L302 in the revised drawing set.

Confirm that all trees on the plan are true natives—the Commission noted that their list should not be used as the sole source for native status.

We have confirmed that all trees on the revised plan are true natives. Refer to updated sheet L302 in the revised drawing set.

Tree Evaluation

The Commission understands that no trees will be removed beyond the limit of work except for hazard trees.

Correct. Before construction begins, the limit of work will be staked, and all trees scheduled for removal will be clearly identified. A site walk will then be conducted with the Conservation Administrator to review these areas. If, during construction, any additional trees are found to pose a hazard or present long-term health concerns, the Conservation Administrator and a licensed arborist will be contacted to conduct an on-site review and determine the appropriate course of action.

Any evaluation of hazard trees shall come from the Conservation Administrator, not the Tree Warden.

Educational Signage

The Commission will review and approve any educational signs placed within the buffer zone that are intended to serve an environmental purpose.

The Landscape Architect will provide drafts of the signage proofs to the Conservation Administrator for review in the next phase of design.

Operation and Maintenance Plan

Provide an Operation and Maintenance Plan for all proposed work within the 100-foot buffer zone.

Refer to updated O&M plan included in response package.

Low-Maintenance Lawn Areas

Identify any areas proposed as low-maintenance lawn. The Commission encourages use of native grasses (e.g., Little Bluestem, fescues) mixed with wildflowers.

Due to the proposed use of the site and potential for activity outdoors, there will need to be some level of periodic mowing in order to keep ticks at bay for the day-to-day users. Areas shown as loam and seed would be proposed as a native perennial fescue seed blend highly tolerant of heat and drought. Any areas where maintenance access, visibility (for safety), or immediate proximity to everyday use are not anticipated, a more robust native wildflower and grass blend will be used.

Site Protection

Add guardrails or similar measures to prevent snow from being pushed into protected areas.

Due to the spatial constraints of the development site, designated long term snow storage areas are not provided. The Town anticipates short term snow removal similar to how other municipal properties manage snow: temporary stockpiling of snow is shown in the center parking bay which would be picked up and hauled off-site by DPW within 24-48 hours following a snow storm. Therefore, a snow plowing plan will be provided to DPW to direct plowing and piling of snow towards the center of the parking lot. Please note that snow storage is now being shown on sheet L301 and sheet L401 was replaced with a fire truck access/and turning plan per the request of the Planning Division.

Cultec System

Update the Commission on the line running through the Cultec system.

The line that was shown going through the Cultec system was the 100' buffer line. To confirm, that is not an electrical line or any other utility line in conflict with the subsurface system.

Provide a detail drawing of the system.

Refer to sheet L202 in the revised drawing set.

If you have any questions or comments on the enclosed information, please do not hesitate to contact me directly at (207) 323-2346 or by email at src@activitas.com.

Respectfully,

ACTIVITAS



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