

MBTA
READING TURNBACK TRACK
Reading, Massachusetts

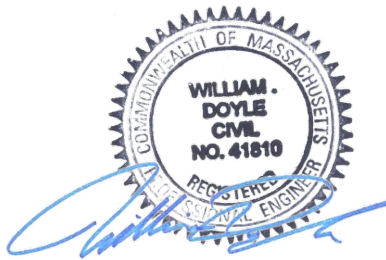
September 23, 2025

NOTICE OF INTENT
Reading Turnback Track
Reading, Massachusetts

Prepared For:

Massachusetts Bay Transportation Authority
10 Park Plaza, Suite #5720
Boston, MA 02116

Prepared By:



C1.0

**ENGINEERING &
DEVELOPMENT**

14 Spring Street
2nd Floor
Waltham, MA 02451
C1.0 #240015

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1. INTRODUCTION

On behalf of the Applicant and Property Owner, Massachusetts Bay Transportation Authority, (MBTA), C1.0 Engineering, (C1.0) is filing the enclosed Notice of Intent (NOI) Application with the Reading Conservation Commission. The proposed work within the Wetlands Protection Act, (WPA) jurisdictional area is to install a Turnback Track rail set within the existing railroad right-of-way and existing ballast, for additional service from the Reading Station to Boston, the project will also include associated signals and turnout switches. The new turnback track is intended to allow for the additional train car set to queue off the main line and allow other trains to pass. The project extends approximately 4,500 linear feet with approximately 1,057 linear feet of track within two jurisdictional areas on the project site. The project extends from about 200-feet east of the Aberjona River to the Reading Station at Woburn Street. There are two general jurisdictional areas affected by the project, the westerly area, which has approximately 22,795 square feet within the 100-foot wetlands buffer zone, near the Aberjona River and Willow Street; and the easterly area, which has approximately 35,300 square feet within the 100-foot wetlands buffer zone, generally in the vicinity of High Street and Vine Street. The westerly area is also within a Zone II wellhead protection Zone, while the easterly area is within a Zone C Surface Water Protection Zone. A certified vernal pool is located near the easterly wetland area, approximately 231 feet outside the limits of the work.

All the work will be within the railroad right-of-way and within the existing ballast at the location where a second track was once located. The new track construction will begin greater than 200-feet east of the Aberjona River, to avoid impacts to the 200-foot Riverfront Area. The new track will be located on the northern side of the existing track. Approximately 80-feet of track pans and screen trees will be installed at the location where the engine will rest. With the project being constructed in an area that is currently improved with an existing degraded gravel roadway, the proposed new turnback track is not expected to negatively impact the property or adjacent resource areas; and with the proposed erosion control program risk of sediments reaching the resource areas during construction is controlled.

2. GENERAL SITE DESCRIPTION

The project is located within the railroad right-of-way between the Aberjona River and Woburn Street in Reading Massachusetts, see Figure 1, Location Map. The location of the proposed new turnback track is along the northern side of the existing track. Currently the area is constructed as an access road that runs parallel to the existing main line track that exists there today, this location is where a historic second track was once located. The access road is comprised of compacted railroad ballast and overlain with unsuitable compacted gravels that contains fine organic and non-organic materials. Opportunistic native and non-native vegetation exists along portions of the right-of-way edge. Within the right-of-way, in the ballast, there also exists some herbaceous and scattered woody vegetation. There are two degraded non-jurisdictional drainage ditches along the northern side of the tracks, just outside where the new turnback track is proposed. These are distinct ditches constructed to receive and convey stormwater off the active railroad. In general, the soils along this section of track are disturbed and/or typically graded with railroad ballast throughout, including within the ditches. Occasional

wetland vegetation will grow in these ditches over time. These ditches are isolated and do not connect to offsite wetland areas. These ditches are not jurisdictional under the Wetlands Protection Act due to their small size, they are not bordering and they are clearly designed for stormwater management along the active commuter rail. A field delineation was conducted on January 21, 2025, and was performed in accordance with methods developed by MassDEP¹ and the U.S. Army Corps of Engineers (USACE)². Additional information regarding the Wetland Protection Act jurisdictional areas can be found in Appendix D – Wetlands Determination Report prepared by Seekamp Environmental Consulting, LLC.

Most of the vegetation along the tracks has been managed through the current Vegetation Management Plan that is in place to keep the tracks clear of tree hazards. There is some minor opportunistic vegetation along the tracks that will require pruning for the installation of the turnback track and there are several dead or unhealthy trees within the railroad right-of-way that may need removal to eliminate future hazards and track fouling.

The project site has two general Wetlands Protection Act, (WPA) jurisdictional areas, one at the east near the intersection of Vine and High Street and then one at the west before Willow Street and associated with the Aberjona River. The eastern wetland system is on the opposite side of the track from where the new turnback track is proposed, the tracks at this end of the project are generally level with the surrounding ground, there is a slight grade change sloping from the highpoint of the tracks, south towards the wetland. The western wetland system flanks both sides of the tracks, the tracks in this area are built up higher above the wetlands, on a causeway constructed generally of ballast stone. The tracks at this location are built up as the high point extending between five and ten feet above the wetland along both sides of the tracks. There are municipal drainage and sewer easements located along the southern side of the tracks, downgradient from the tracks, generally at the elevation of the wetlands.

According to the 15th Edition of the Massachusetts Natural Heritage Atlas (effective August 1, 2021) published by the Natural Heritage & Endangered Species Program (NHESP), no areas of Estimated Habitats of Rare Wildlife or Priority Habitat of Rare Species, or Potential or Certified Vernal Pools exist on the project site (Figure 2). There is a vernal pool identified at the area of the East Wetland that is located on the southern side of the existing main line track and approximately 231-feet south of the new turnback track. It should be noted that the mean annual boundaries of the Certified Vernal Pool were not field delineated.

The entirety of the project site is degraded as the developed historic railroad ballast, access drive, and tracks. Wooded uplands primarily occur beyond the right-of-way where the wetlands and Aberjona River do not exist. The site is not located within an ACEC, ORW, or FEMA flood zone and the Aberjona River is not designated as a Wild & Scenic River in Massachusetts.

¹ MassDEP, 1995. Delineating BVWs Under the Massachusetts Wetlands Protection Act.

² USACE, 2012. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0.

3. PROPOSED ACTIVITIES

MBTA working with their contractor Keolis, propose to install approximately 4,500 lineal feet of new turnback track adjacent to the existing main line track, and touching upon two wetland buffer zones associated with two separate wetland systems, one to the west and one to the east of the project. At the western wetland buffer approximately 567 lineal feet of track will be placed within 100-foot buffer zone; and at the eastern wetland buffer approximately 490-feet of track will be placed within the 100-foot buffer zone, no work is proposed to be within the wetland resource areas. The turnback track will be located in a previously degraded gravel area currently used by staff to access the railroad right-of-way. The area will be excavated (about 6-inches) to remove the top layer of degraded gravel. The excavated material is expected to be minimal and will be reused as fill within the right-of-way; no materials will be stockpiled within the Buffer Zone. The area of the new track bed will be compacted, and new clean ballast gravel will be placed and compacted. The area of the new turnback track will not extend beyond the existing railroad base gravel or property limits. Railroad ties and rails will then be set into position, and additional gravel will be placed and tampered into position as the final elevation of the new turnback track is set. Track pans with an absorbent mat inside, will be installed along an 80-foot-long portion of the turnback track where the engine train car will rest. Approximately 16 screen trees including Juniper, Arborvitae, or Hemlock, will be placed to the north side of the tracks, between the tracks and the slope down to the wetlands, at the exact location where the track pans are. The screen trees will be within the right-of-way and will not cause any degrading to the buffer zone.

In addition to the new turnback track on the norther side of the tracks, approximately 850 linear feet of signal conduit with signal posts will be installed along the southern side of the tracks. Pursuant to 310 CMR 10.02(b)(2)(i), "installation of underground utilities (e.g., electric, gas, water) within existing paved or unpaved roadways and private roadways/driveways, provided that all work is conducted within the roadway or driveway and that all trenches are closed at the completion of each workday" within the Buffer Zone is considered a minor activity and is not subject to regulation under the Wetland Protection Act, therefore has not been included in the table below. The conduit installation will be standard 4-inch ducts that are buried within the ballast shoulders via open excavation between 24- and 36-inch deep. The signals and conduits will extend from the existing controller boxes within the right-of-way opposite the High and Vine Streets intersection.

The table below tabulates the approximate areas that are anticipated to be altered because of the project. The project is expected to be entirely located within currently disturbed areas where either existing railroad ballast for the tracks or compacted gravel for the access road exists. The table below refers to any existing ballast or compacted gravel as Temporary Alteration area and any of those same areas that are to be replaced with underground conduit, ballast, and/or railroad tracks as Permanent Alteration.

Total Impacts Subject to 310 CMR 10

	Temporary Alteration (sf)	Permanent Alteration (sf)	Total (sf)
100' Buffer to West Wetland	11,113	11,682	22,795
100' Buffer to East Wetland	3,848	31,452	35,300
Total	14,961	43,134	58,095

The total area altered is within previously degraded and altered buffer zone and equals approximately 58,095 square feet of which approximately 14,961 square feet will be temporarily altered and restored to its existing conditions.

Appendix E (Site Plans) illustrates the project limits of the proposed activities. The work will be staged outside of all resource areas and materials will be delivered via rail cars. Work areas will be isolated from jurisdictional resource areas with compost filter sock type erosion controls. No deep excavation is required therefore dewatering will not be required.

To comply with FTA standards, portions of the regarded areas adjacent to the tracks, will receive ballast backfill while areas beyond the influence of the tracks will receive clean compacted fill material.

Equipment and materials staging will be within the rights-of-way or at remote locations within proximity to the project and accessed via the tracks and right-of-way. Compost Filter socks will be employed as erosion control barriers around the work zone, staging area, and stockpile areas, as needed to control the tracking or flowing of sediments off the project site and to protect regulated resource areas.

4. REGULATORY COMPLIANCE

The Buffer Zone is not a resource area pursuant to the Wetlands Protection Act. As such, there are no performance standards associated with the Buffer Zone.

5. COMPLIANCE WITH MADEP STORMWATER MANAGEMENT STANDARDS

In 1996, the Massachusetts Department of Environmental Protection (MassDEP) issued the Stormwater Policy that established Stormwater Management Standards aimed at encouraging recharge and preventing stormwater discharges from causing or contributing to the pollution of the surface waters and groundwaters of the Commonwealth. In 1997, MassDEP published the Massachusetts Stormwater Handbook as guidance on the Stormwater Policy. MassDEP has revised the Stormwater Management Standards and Massachusetts Stormwater Handbook to promote increased stormwater recharge, the treatment of more runoff from polluting land uses, low impact development (LID) techniques, pollution prevention, the removal of illicit discharges to stormwater management systems, and improved operation and maintenance of stormwater best management practices (BMPs). MassDEP applies the Stormwater Management Standards pursuant to its authority under the WPA and the Massachusetts Clean Waters Act, M.G.L. c. 21,

§§ 26-53. The revised Stormwater Management Standards have been incorporated in the WPA Regulations, 310 CMR 10.05(6)(k) and the Water Quality Certification Regulations, 314 CMR 9.06(6)(a). Since the Project is considered maintenance and upgrade to an existing railroad, is within a previously disturbed area, and does not propose any new impervious surface, the Project qualifies as a “Redevelopment Project” under Volume 1, Chapter 1 of the Massachusetts Stormwater Handbook. As such, the Project is only subject to Standards 2, 3, 4, 5, and 6 to the maximum extent practicable (MEP).

Under existing conditions, the site contains no stormwater management measures except for disconnected ditches along portions of the north side of the tracks. The proposed Project does not propose any new impervious cover or stormwater management measures except for cleaning and re-establishing the existing drainage ditches.

Standard 1: No New Untreated Discharges or Erosion to Wetlands (Fully Met)

The Project does not include the construction of any new stormwater discharges.

Standard 2: Peak Rate Attenuation (Fully Met)

The Project does not include the construction of a new stormwater management system, and there will be no increase in post-development peak discharge rates.

Standard 3: Stormwater Recharge (Fully Met)

The Project will not result in an increase in impervious cover.

Standard 4: Water Quality (MEP)

No changes to TSS removal are proposed and the Project does not propose any stormwater management measures.

Standard 5: Land Uses with Higher Potential Pollutant Loads (Not Applicable)

Not applicable. None of the land uses within the Site have higher potential pollutant loads.

Standard 6: Critical Areas (Fully Met)

A portion of the Project is located within a Zone II Wellhead Protection Area associated with the Reading Water Department. However, the Project does not include any stormwater discharges or increased impervious area.

Standard 7: Redevelopment Projects (Fully Met)

This project qualifies as a Redevelopment Project under Volume 1, Chapter 1 of the Massachusetts Stormwater Handbook and as described above.

Standard 8: Construction Period Pollution Prevention, Erosion/Sedimentation Controls (Fully Met)

The Project fully complies with Standard 8. Erosion control measures will be used as part of the Project and are shown in Appendix D. Erosion controls will be installed along the Limit-of-Work line associated with the site improvements. All erosion control measures, comprised of staked

compost filter tubes, will remain in place until disturbed areas are stabilized or the appropriate ballast ground cover is placed.

Standard 9: Operation and Maintenance Plan (Fully Met)

Erosion control measures will be used as part of the Project and are shown in Appendix C. There are no stormwater management systems proposed as part of the Project.

Standard 10: Prohibition of Illicit Discharges (Fully Met)

The Applicant is not aware of any illicit discharges and will identify any suspect connections observed during construction. No proposed work or subsequent maintenance will include illicit connections to the existing stormwater system.

6. SUMMARY

The proposed turnback track will improve Commuter Rail service from Reading to Boston. The proposed site work required to provide this additional service includes the installation of approximately 4,500 linear feet of turnback track immediately adjacent to the existing mainline track. The location of the new turnback track is in an area that historically was a second set of tracks and is currently a degraded and compacted gravel access drive. The Project includes work within the 100-foot Buffer Zone ("Buffer Zone"). The work within buffer zone will be entirely within the existing degraded area within the railroad right-of-way. The total area altered within previously degraded and altered buffer zone equals approximately 58,095 square feet, of which approximately 14,961 square feet will be restored.

The project complies with the Wetlands Protection Act performance standards. Track pans to capture drippings from the trains and screen trees to screen the train engine from the neighboring wetlands will be installed where the engine car is proposed to sit.

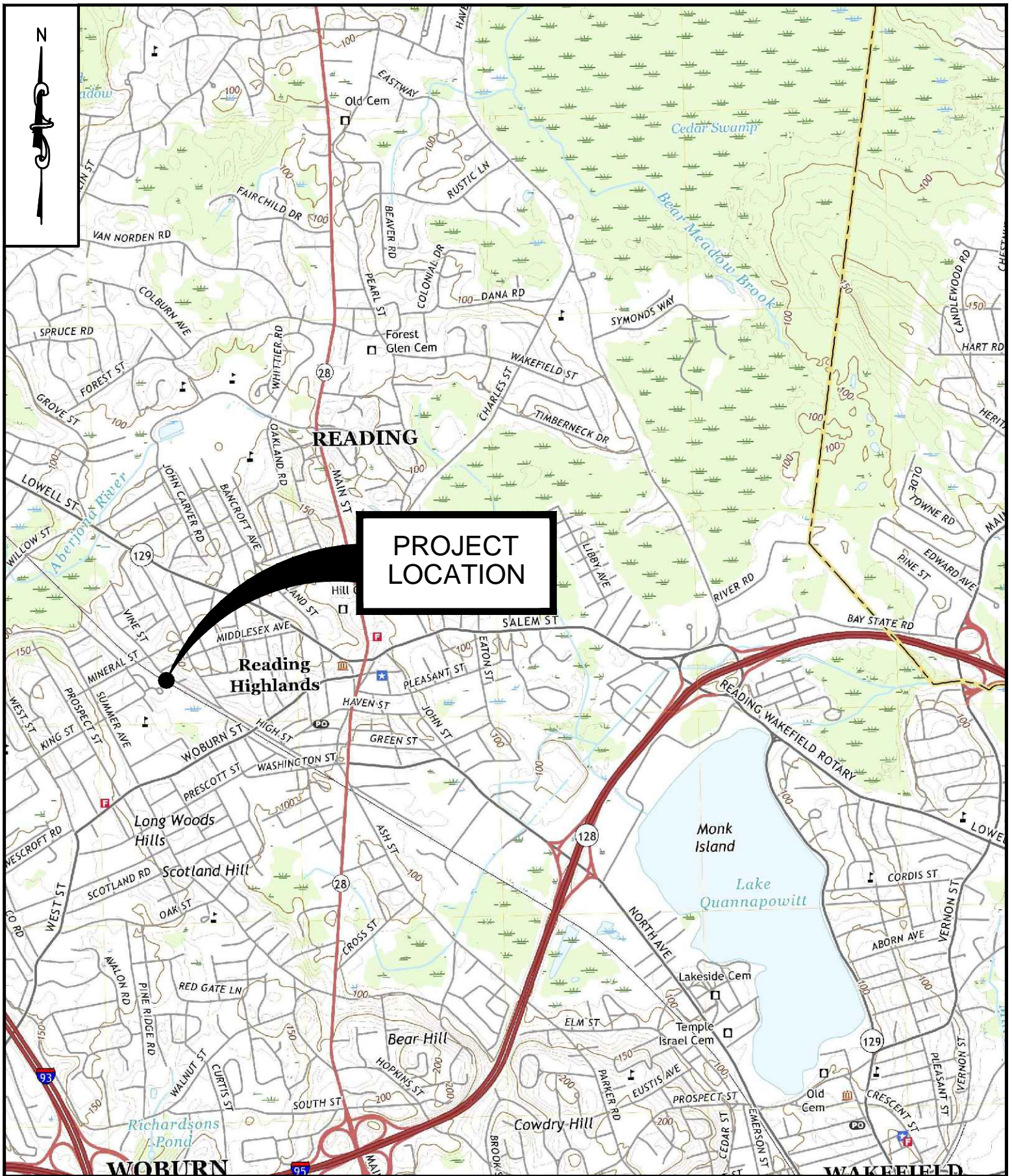
The project is not within located within any Wetland Protection Act regulated resource areas and not resource areas will be altered as part of this project.

Construction materials will be delivered via train cars, with minimal, if any, stockpiled materials on site. All stockpiled materials will be outside WPA jurisdictional areas and surrounded by BMPs. Erosion control measures will be deployed to protect the wetland and other jurisdictional areas. These erosion controls will be monitored throughout construction.

Accordingly, the Applicant requests that the Reading Conservation Commission issue an Order of Conditions approving the Project as shown on the attached Site Plans.

FIGURE 1

Locus Map



C1.0

ENGINEERING & DEVELOPMENT
 14 Spring Street, 2nd floor
 Waltham, MA 02451
 www.doyleng.com

No.	Description	Date
DWG ISSUE & REVISION HISTORY		

Stamp:

Drawing Title:

**LOCUS MAP
 READING MBTA
 STATION
 READING, MA**





Project No. 240015 Scale: 1" = 1,000'
 Drawn By: GMD
 Checked By: GMD
 Approved By: WAD
 Date: NOVEMBER 18, 2024

Drawing No. **FIG. 1**

FIGURE 2

Natural Heritage Map

NHESP

- NHESP Priority Habitats of Rare Species 
- NHESP Estimated Habitats of Rare Wildlife 
- NHESP Certified Vernal Pools 
- Property Tax Parcels 



APPENDIX A

WPA Form #3 – Notice of Intent and
NOI Fee Transmittal Form

Per the WPA, the applicant (MBTA) is exempt from state and municipal filing fee requirements for this NOI. However, as a courtesy, the MBTA typically pays the municipality's portion of the WPA filing fee. A check for the Reading municipal portion of the filing fee, payable to the Town of Reading, is enclosed



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

A. General Information (continued)

6. General Project Description:

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

a. County

b. Certificate # (if registered land)

c. Book

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bank, Bordering Vegetated Wetland, and Land Under Waterbodies and Waterways.

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Bordering Land Subject to Flooding and Isolated Land Subject to Flooding.

- f. Riverfront Area
1. Name of Waterway (if available) - specify coastal or inland
2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: square feet

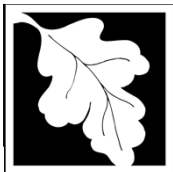
4. Proposed alteration of the Riverfront Area:
a. total square feet b. square feet within 100 ft. c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete Section B.2.f. above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

b. Date of map _____

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage

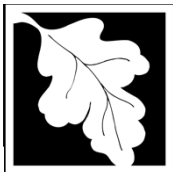
- Assessor's Map or right-of-way plan of site

- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

C. Other Applicable Standards and Requirements (cont'd)

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
-
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
 b. No. Check why the project is exempt:
 1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

a. Plan Title

b. Prepared By

c. Signed and Stamped by

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent


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

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
City/Town

F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

	9/23/2025
1. Signature of Applicant	2. Date
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

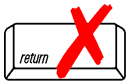
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Location of Project:

a. Street Address	b. City/Town
c. Check number	d. Fee amount

2. Applicant Mailing Address:

a. First Name	b. Last Name	
c. Organization		
d. Mailing Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

a. First Name	b. Last Name	
c. Organization		
d. Mailing Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee: _____
 a. Total Fee from Step 5

State share of filing Fee: _____
 b. 1/2 Total Fee **less** \$12.50

City/Town share of filing Fee: _____
 c. 1/2 Total Fee **plus** \$12.50

C. Submittal Requirements

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



Checklist for Stormwater Report

A. Introduction

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



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.¹ This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8²
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

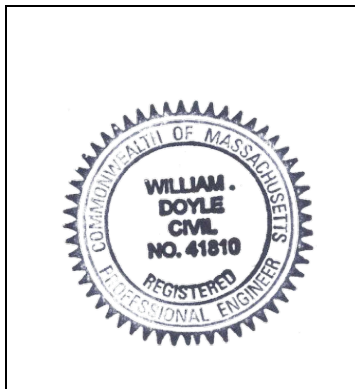
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

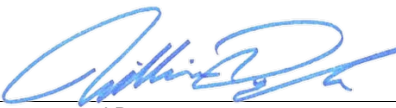
A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature




Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

- New development
- Redevelopment
- Mix of New Development and Redevelopment



Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- No disturbance to any Wetland Resource Areas
- Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- Reduced Impervious Area (Redevelopment Only)
- Minimizing disturbance to existing trees and shrubs
- LID Site Design Credit Requested:
 - Credit 1
 - Credit 2
 - Credit 3
- Use of "country drainage" versus curb and gutter conveyance and pipe
- Bioretention Cells (includes Rain Gardens)
- Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- Treebox Filter
- Water Quality Swale
- Grass Channel
- Green Roof
- Other (describe): _____

Standard 1: No New Untreated Discharges

- No new untreated discharges
- Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation **Not Applicable**

- Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge **Not Applicable**

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - Static
 - Simple Dynamic
 - Dynamic Field¹
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - Site is comprised solely of C and D soils and/or bedrock at the land surface
 - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - Solid Waste Landfill pursuant to 310 CMR 19.000
 - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

- The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality **Not Applicable**

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
 - Provisions for storing materials and waste products inside or under cover;
 - Vehicle washing controls;
 - Requirements for routine inspections and maintenance of stormwater BMPs;
 - Spill prevention and response plans;
 - Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - Pet waste management provisions;
 - Provisions for operation and management of septic systems;
 - Provisions for solid waste management;
 - Snow disposal and plowing plans relative to Wetland Resource Areas;
 - Winter Road Salt and/or Sand Use and Storage restrictions;
 - Street sweeping schedules;
 - Provisions for prevention of illicit discharges to the stormwater management system;
 - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
 - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
 - Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
 - is within the Zone II or Interim Wellhead Protection Area
 - is near or to other critical areas
 - is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - involves runoff from land uses with higher potential pollutant loads.
 - The Required Water Quality Volume is reduced through use of the LID site Design Credits.
 - Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

- The BMP is sized (and calculations provided) based on:
 - The ½" or 1" Water Quality Volume or
 - The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs) **Not Applicable**

- The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior to** the discharge of stormwater to the post-construction stormwater BMPs.
- The NPDES Multi-Sector General Permit does **not** cover the land use.
- LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- All exposure has been eliminated.
- All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas **Not Applicable**

- The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- Critical areas and BMPs are identified in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable [Not Applicable](#)

- The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
 - Limited Project
 - Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
 - Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
 - Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
 - Bike Path and/or Foot Path
 - Redevelopment Project
 - Redevelopment portion of mix of new and redevelopment.
- Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control [Erosion control measures will be used as part of the Project and are shown in the Site Plans](#)

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
 - Construction Period Operation and Maintenance Plan;
 - Names of Persons or Entity Responsible for Plan Compliance;
 - Construction Period Pollution Prevention Measures;
 - Erosion and Sedimentation Control Plan Drawings;
 - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
 - Vegetation Planning;
 - Site Development Plan;
 - Construction Sequencing Plan;
 - Sequencing of Erosion and Sedimentation Controls;
 - Operation and Maintenance of Erosion and Sedimentation Controls;
 - Inspection Schedule;
 - Maintenance Schedule;
 - Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- The project is **not** covered by a NPDES Construction General Permit.
- The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan **Not Applicable**

- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - Name of the stormwater management system owners;
 - Party responsible for operation and maintenance;
 - Schedule for implementation of routine and non-routine maintenance tasks;
 - Plan showing the location of all stormwater BMPs maintenance access areas;
 - Description and delineation of public safety features;
 - Estimated operation and maintenance budget; and
 - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges **Not Applicable**

- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.



**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

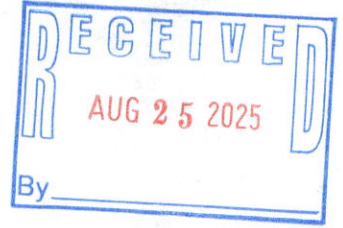
Brendan Zarechian



Jean Paul Plouffe

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY:

ADDRESS: Vine Street, See attached map

Assessors' Map Number: _____ Lot Number: _____

APPLICANT/AGENT:

Name: William Doyle, PE

Address: 14 Spring Street, Waltham, MA 02453

Telephone: 781-508-7231 Email: wdoyle@doyleeng.com

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

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 — 100' of attached plan and as per 8/25/25 request from Bill Doyle

Zoning Board of Appeals:

- Appeal
- Special Permit
- Variance

- Health Department
- Historic District Commission
- Historical Commission
- Other: _____

Brief description of request: Certified Abutters list for railroad property
generally between Willow Street and Woburn Street, 100-foot abutters.

Applicant/Agent Signature: Date: 2025-08-22

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

Authorized Signature: Date: August 25, 2025
Must be signed by the Public Services Department



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

M. Keohan

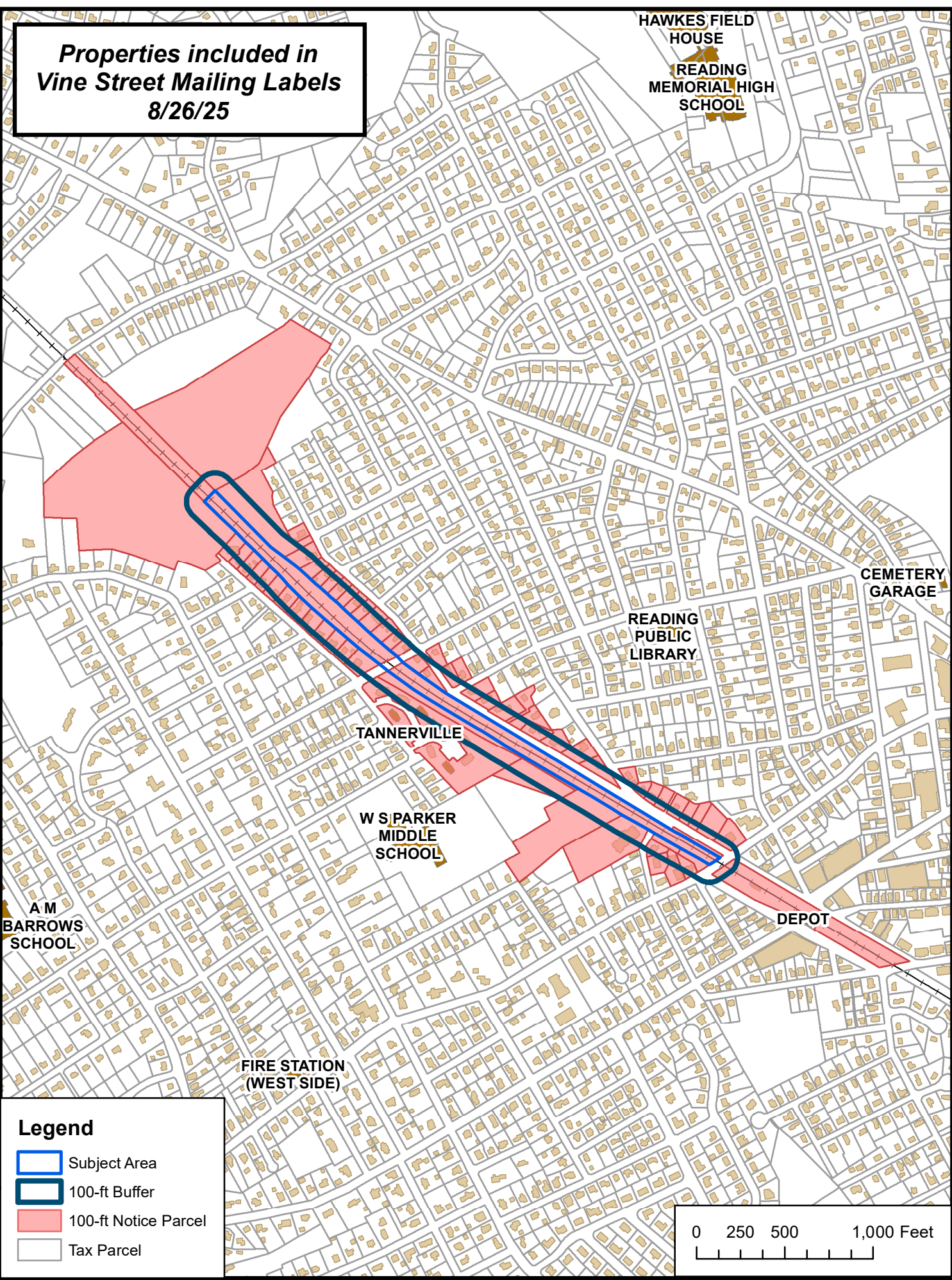
8/20/25

MICHELE L. KEOHAN, ASSISTANT ASSESSOR





DATE

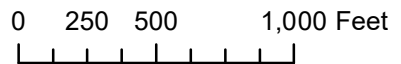
**Properties included in
Vine Street Mailing Labels
8/26/25**

HAWKES FIELD
HOUSE
READING
MEMORIAL HIGH
SCHOOL



Legend

-  Subject Area
-  100-ft Buffer
-  100-ft Notice Parcel
-  Tax Parcel



ROOT CHARLES W ROOT ROSEMARY D 8 WASHINGTON ST READING MA 01867	TOWN OF READING BOSTON & MAINE RAILROAD 16 LOWELL ST READING MA 01867	KANE BRANDON T 5 WASHINGTON ST UNIT A-7 READING MA 01867
KATERJI AHMAD EL ELTERK TAGHRID TE 16 WASHINGTON ST READING MA 01867	OBRIEN JULIA THERESE OBRIEN COLLIN MICHAEL TE 91 HIGH ST READING MA 01867	CASSIDY PAUL F TRUSTEE WELLINGTON TRUST 5 WASHINGTON ST UNIT A-8 READING MA 01867
FULGONI KEVIN M ETAL(LE) TAIBBI LYNNE A TRUSTEE 457 REVERE BEACH BLVD REVERE MA 02151	NOLAN TRACY 85 HIGH ST READING MA 01867	SUMEDHA KULATUNGA KUMARI P KULATUNGA (TE) PO BOX 2364 WOBURN MA 01801
TEZAK E SCOTT ANNE DE MEREE TEZAK 123 WOBURN ST READING MA 01867	PERRY EDWARD C 83 HIGH ST READING MA 01867	MCAULIFFE ROBIN W 5 WASHINGTON ST APT #A10 READING MA 01867
TOWN OF READING SCHOOL 16 LOWELL ST READING MA 01867	STEELE ERIC 5 WASHINGTON ST - APT #A1 READING MA 01867	HAK DANICA T PO BOX 3231 WOBURN MA 01888
MASS BAY TRANS AUTHORITY 500 ARBORWAY BOSTON MA 02130	AHERN PATRICIA A 5 WASHINGTON ST UNIT A-2 READING MA 01867	BORNSTEIN, MICHAEL D 5 WASHINGTON ST UNIT B2 READING MA 01867
HIGH STREET LIMITED PARTNESHIP 13 MIDDLESEX ST WINCHESTER MA 01890	MURPHY PAUL 16 HOWARD ST READING MA 01867	MELLO DANIEL J ETAL TRUSTEES DANIEL J & CAROL A MELLO LIVING 14 STONEBURY WAY TEWKSBURY MA 01876
TUCKER MARK E DOMENICI BARBARA A 77 HIGH STREET READING MA 01867	PAGLIUCA GINA MICHELLE 5 WASHINGTON STREET UNIT A4 READING MA 01867	CZYZEWSKI JULIE C 7 PATRICK AVE BILLERICA MA 01821
MASS BAY TRANS AUTHORITY 500 ARBORWAY BOSTON MA 02130	REILLY LIAM 5 WASHINGTON ST APT A5 READING MA 01867	PIERCE DAVID 5 WASHINGTON ST UNIT B5 READING MA 01867
TOWN OF READING BOSTON & MAINE RR 16 LOWELL ST READING MA 01867	PRINCE DIANE MARIE 475 SCUDDER AVENUE HYANNIS PORT MA 02647	POWERS STEPHEN K POWERS LISA M TE 5 WASHINGTON ST APT B6 READING MA 01867

ANTHONY TONY	MARENGHI PROPERTIES LLC	KAREN D WARD IRREVOCABLE
5 WASHINGTON STREE UNIT B 7	44 EMERALD DR	DANTONE ROBERT S TR
READING MA 01867	READING MA 01867	5 WASHINGTON ST D 7
		READING MA 01867
CRUSCO SHEILA M	JONES MERIDITH A	FISCHER CHRISTIANE TRUSTEE
5 WASHINGTON ST APT #B8	JONES ALBERT D	SOPHIE DJE REALTY TRUST
READING MA 01867	5 WASHINGTON ST C-8	375 SALEM STREET
	READING MA 01867	WAKEFIELD MA 01880
WANG HUIBIN P	DEB PROPERTIES LLC	DORIGATTI ANNA M
MA YOUSHENG	186 COUNTY RD	5 WASHINGTON ST UNIT D9
9 APACHE AVE	READING MA 01867	READING MA 01867
ANDOVER MA 01810		
MESSINA MATTHEW J	KLETT KAREN	CALABRO JANET A TRUSTEE
5 WASHINGTON ST #B-10	5 WASHINGTON ST APT #C10	JAC REALTY TRUST
READING MA 01867	READING MA 01867	5 WASHINGTON ST APT #D10
		READING MA 01867
PRINCE ROBERT A	KEENAN EDWARD H	PRATO LUCAS S
5 WISSER ST	KEENAN LAUREN TE	LISA H PRATO
WILMINGTON MA 01887	5 WASHINGTON STREET UNIT D1	85 HANCOCK ST
	READING MA 01867	READING MA 01867
SAWANT SHASHANK	WILD HORSES PROPERTIES LLC	JUNTA MICHELE J
RAJPUT SUJATA TE	59 BEAVERBROOK RD	81 HANCOCK ST
5 WASHINGTON ST #C2	BURLINGTON MA 01803	READING MA 01867
READING MA 01867		
G A INVESTMENTS LLC	PACINI ROBYN	PATALANO JOHN
17 LOCKELAND ROAD	CORSON JOSHUA TE	KRISTINA M PATALANO
WINCHESTER MA 01890	5 WASHINGTON STREET UNIT D-3	79 HANCOCK ST
	READING MA 01867	READING MA 01867
PATIL NITIN	JUNG SUNG YUP	DAVIS GEORGE J JR
58 JILL'S WAY	HYE WI SHIN TE	REBECCA S DAVIS
TEWKSBURY MA 01876	5 WASHINGTON STREET UNIT D 4	75 HANCOCK ST
	READING MA 01867	READING MA 01867
MARTEL MAUREEN	HUGHES DENNIS P ETAL TRUSTEES	LAURENCE L DARLING FAMILY TR
62 FLORENCE AVE	DENNIS AND CAROL HUGHES REV	LEVESQUE SHARON ETAL TRUSTEES
LOWELL MA 01851-	72 VAN NORDEN ROAD	69 HANCOCK ST
	READING MA 01867	READING MA 01867
EPSTEIN ALYSSA	PACINO PHILIP B TRUSTEE	DELGRECO CHARLES J TRUST ETAL
5 WASHINGTON ST APT C6	PHILIP B PACINO REV TRUST	CD DELGRECO FAMILY TRUST
READING MA 01867	5 WASHINGTON ST UNIT D6	65 HANCOCK ST
	READING MA 01867	READING MA 01867

ROSE FRANCIS PRISCILLA LE ROSE DOREEN E ETAL 61 HANCOCK ST READING MA 01867	KICINSKI MATTHEW J 59 HAROLD PARKER ROAD ANDOVER MA 01810	BLAISING CLARKE TIMBERLY 93 VINE ST READING MA 01867
PARRY AARON PARRY KARA E 55 HANCOCK ST READING MA 01867	FIORE GLENN M GINA A FIORE 32 MINERAL ST READING MA 01867	HINES ERIN HINES KEVIN TE 81 VINE ST READING MA 01867
RIDINGS MCKENZIE MAINEY RYAN 49 HANCOCK ST READING MA 01867	TOWN OF READING CONSERVATION 16 LOWELL ST READING MA 01867	GUTTADAURO FAMILY LIVING GUTTADAURO JAMES THOMAS TR 75 VINE ST READING MA 01867
STAFFIER EDWARD D MARY JANE STAFFIER 45 HANCOCK STREET READING MA 01867	MORRIS RICHARD P TRUSTEE ETAL MORRIS FAMILY TRUST 57 VINE STREET READING MA 01867	CROWLEY PATRICIA 71 VINE ST READING MA 01867
COTTO TIMOTHY M TRUSTEE KIERNAN MELISSA A TRUSTEE 41 HANCOCK ST READING MA 01867	DUKAS THOMAS K 55 VINE ST READING MA 01867	BOWEN RICHARD P JULIE A BOWEN 67 VINE ST READING MA 01867
PARKS JOHN H CHRISTINE C M PARKS 35 HANCOCK ST READING MA 01867	MANTIA CAROL ANN ELAINE J SHARKEY ETUX 51 VINE ST READING MA 01867	CRIBB DEREK C ELIZABETH B WEBSTER 63 VINE ST READING MA 01867
RILEY JAMES E ETAL TRUSTEES RILEY FAMILY TRUST OF 2013 87 HANCOCK STREET READING MA 01867	DEE JEFFREY TRUSTEE ETAL DEE FAMILY TRUST 2 HUNT ST READING MA 01867	GHALAINI YOUSEF SOMERS KATHERINE 61 VINE ST READING MA 01867
READING HOUSING AUTHORITY 22 FRANK D TANNER DR READING MA 01867	BOSTON GAS COMPANY D/B/A NATIONAL GRID 40 SYLVAN RD - PROPERTY TAX WALTHAM MA 02451	TOWN OF READING SCHOOL 82 OAKLAND RD READING MA 01867
MASS BAY TRANS AUTHORITY 500 ARBORWAY BOSTON MA 02130	HOLMES JUSTIN T HOLMES CHELSEA K 85 VINE ST READING MA 01867	MASS BAY TRANS AUTHORITY 500 ARBORWAY BOSTON MA 02130
KEENE MAUREEN L STEPHANIE A WILKINS 105 VINE STREET READING MA 01867	HAMBLIN NADINE B ETAL THE NADINE B HAMBLIN LIVING 89 VINE ST READING MA 01867	AIELLO ROBERT 72 MINERAL STREET READING MA 01867

AMICO REGINA BOTTICELLI
AMICO ANGELO JR TE
120 HIGH STREET
READING MA 01867

MCLEAN DONNA J TRUSTEE
DONNA J MCLEAN FAMILY REV TRST
103 HIGH ST
READING MA 01867

RIVERSIDE COMMUNITY MENTAL
HEALTH & RETARDATION CENTER
456 WASHINGTON ST
DEDHAM MA 02026

HOWES PAUL A
KATHLEEN M HOWES
99 HIGH ST
READING MA 01867

NITZSCHE CURT E
SALLY C NITZSCHE
453 HAVERHILL STREET
READING MA 01867

MAWN NICHOLAS
MAWN JESSICA TE
95 HIGH ST
READING MA 01867

CAITLIN N PRAY REVOCABLE TRUST
PRAY CAITLIN N TR
110 VINE ST
READING MA 01867

CELIA M MICHAU REVOCABLE
MICHAU CELIA M TRUSTEE
111 HIGH ST
READING MA 01867

SHEERAN PATRICK TRUSTEE ETAL
P J SHEERAN REVOCABLE TRUST
132 MIDDLESEX AVE
READING MA 01867

SALLOP GAIL L
113 HIGH ST
READING MA 01867

VISCOVICH MELISSA TRUSTEE ETAL
VISCOVICH FAMILY TRUST
124 VINE STREET
READING MA 01867

TOWN OF READING
16 LOWELL ST
READING MA 01867

LEMELIN CHARLES C & JULIE TE
142 VINE ST
READING MA 01867

PAOLINI NANCY
9 ARBORWAY
READING MA 01867

PINEROS RODRIGO
10 ARBORWAY
READING MA 01867

NELSON FAMILY REALTY TRUST
NELSON SUSAN ATRUSTEE
128 VINE ST
READING MA 01867

WETLAND DETERMINATION REPORT

MBTA Commuter Rail, Turnback Track Reading, Massachusetts

Prepared For:

**Keolis Commuter Services
32 Cobble Hill Road, 2nd Floor
Summerville, MA**

Prepared By:

**SEEKAMP ENVIRONMENTAL
CONSULTING, INC.**



129 Route 125
Kingston, NH 03848

January 22, 2025

OVERVIEW

Seekamp Environmental Consulting, Inc. (SEC) has prepared the following Report on behalf of Keolis Commuter Services to accompany the permit filing for the proposed Reading Turnback Track project Notice of Intent filing. This report is intended to provide information regarding several existing isolated stormwater / ditches along the proposed track improvement area, and their status with respect to MA DEP wetland jurisdiction to down gradient, offsite Bordering Vegetated Wetlands primarily located on Town of Reading Conservation Land.

Upland Forested Swale Between Railroad Ditch and BVW Area:

SEC delineated several offsite BVW areas for the purpose of establishing the Buffer Zone nature of all the proposed work for the Turnback Track project. Following a site walk with the Reading Conservation Commission to review the few wetland flags hung by SEC, the Commission requested additional information (MA DEP Data Plot / vegetation, hydrology, and soils) with respect to a low swale shaped feature in the adjacent upland forest between the terminus of one of the railroad ditches and the BVW area (flags AA1 - AA3) located approximately 150 feet down slope on the Town's Conservation Land.

The field work was completed on January 21, 2025. SEC prepared a MA DEP BVW Data Plot within the center of the swale along with two soil probes documenting the upland vegetative and non-hydric soils features of the area. **(See Attached Data Plot and Soils Probe Information).**

The result of our investigation is **there is no wetland connection between the end of the railroad ditch and the BVW area on the Town Conservation Land down slope.** The attached Data Plot and Soil Probes clarify the upland nature of this area. In addition there is no defined channel or other evidence of flow between the ditch and the BVW area. The ditch, while populated with primarily phragmites, in our opinion is generally an isolated storm water feature constructed during railroad development to facilitate railroad drainage off the track area.

Existing Rail Road Storm Water Ditch Jurisdiction:

There are several isolated ditches along the north side of the track adjacent to the proposed Turnback Track location. These are distinct ditches presumably constructed to receive and convey stormwater off the active rail pad. In general the soils along this long occupied section of track are disturbed and/or typically graded with railroad ballast throughout, including within the ditches. Occasional wetland vegetation will grow in these ditches over time. They are, however, isolated and do not connect to offsite wetland areas. While these may represent features often deemed jurisdictional by some Towns under local By-law definitions, **in our opinion they would not likely be jurisdictional under the MA Wetlands Protection Act** due to their small size / volumetrics, and the fact that they are clearly designed for stormwater management along the active commuter rail.

BVW Across Tracks (south side) behind Switch Houses:

SEC flagged (B1 - B3) the boundary of the wetland area running parallel to the track in the vicinity of the switch Houses so that Buffer Zone jurisdiction can be clarified. The wetland here is typically located just off the Railroad right of way.

Riverfront Area:

SEC placed several flags (RF1 - RF5) to denote the uppermost extent of the Mean Annual High Water (MAHW) of the Aberjona river along north side of the Rail line to establish the extent of the Riverfront Resource Area. RF1 - RF5 defines the Mean Annual High Water (MAHW) of the Aberjona River as best professional judgment within the complex greater marsh / scrub shrub habitat. The basis for determining MAHW is evidence of biological indicators (Trees rooted on the bank, etc.) along the opposite bank of the river where the slope is better defined, and the point where the vegetative community along "our" side of the river transitions from primary emergent (cattails, sedges, buttonbush shrub) and becomes more dominated by terrestrial wetland species (red maple trees, silky dogwood and speckled alder shrubs).

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: _____ City/Town: _____ Sampling Date: _____

Applicant/Owner: _____ Sampling Point or Zone: _____

Investigator(s): _____ Latitude / Longitude: _____

Soil Map Unit Name: _____ NWI or DEP Classification: _____

Are climatic/hydrologic conditions on the site typical for this time of year? Yes _____ No _____ (If no, explain in Remarks)

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? (If yes, explain in Remarks)

Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If yes, explain in Remarks)

SUMMARY OF FINDINGS – Attach site map and photograph log showing sampling locations, transects, etc.

Wetland vegetation criterion met?	Yes _____ No _____	Is the Sampled Area within a Wetland? Yes _____ No _____
Hydic Soils criterion met?	Yes _____ No _____	
Wetlands hydrology present?	Yes _____ No _____	
Remarks, Photo Details, Flagging, etc.:		

HYDROLOGY

Field Observations:		
Surface Water Present?	Yes _____ No _____	Depth (inches) _____
Water Table Present?	Yes _____ No _____	Depth (inches) _____
Saturation Present (including capillary fringe)?	Yes _____ No _____	Depth (inches) _____
Wetland Hydrology Indicators		
Reliable Indicators of Wetlands Hydrology	Indicators that can be Reliable with Proper Interpretation	Indicators of the Influence of Water
<input type="checkbox"/> Water-stained leaves <input type="checkbox"/> Evidence of aquatic fauna <input type="checkbox"/> Iron deposits <input type="checkbox"/> Algal mats or crusts <input type="checkbox"/> Oxidized rhizospheres/pore linings <input type="checkbox"/> Thin muck surfaces <input type="checkbox"/> Plants with air-filled tissue (aerenchyma) <input type="checkbox"/> Plants with polymorphic leaves <input type="checkbox"/> Plants with floating leaves <input type="checkbox"/> Hydrogen sulfide odor	<input type="checkbox"/> Hydrological records <input type="checkbox"/> Free water in a soil test hole <input type="checkbox"/> Saturated soil <input type="checkbox"/> Water marks <input type="checkbox"/> Moss trim lines <input type="checkbox"/> Presence of reduced iron <input type="checkbox"/> Woody plants with adventitious roots <input type="checkbox"/> Trees with shallow root systems <input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Direct observation of inundation <input type="checkbox"/> Drainage patterns <input type="checkbox"/> Drift lines <input type="checkbox"/> Scoured areas <input type="checkbox"/> Sediment deposits <input type="checkbox"/> Surface soil cracks <input type="checkbox"/> Sparsely vegetated concave surface <input type="checkbox"/> Microtopographic relief <input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)
Remarks (describe recorded data from stream gauge, monitoring well, aerial photos, previous inspections, if available):		

This form is only for BVW delineations. Other wetland resource areas may be present and should be delineated according to the applicable regulatory provisions.

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				_____ = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				_____ = Total Cover			
<u>Herb Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
				_____ = Total Cover			

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size _____		Indicator	Absolute	Dominant?	Wetland
Common name		Scientific name		Status	% Cover	(yes/no)	Indicator?
							(yes/no)
1.							
2.							
3.							
4.							
				_____ = Total Cover			

Rapid Test: Do all dominant species have an indicator status of OBL or FACW?			Yes _____ No _____	
Dominance Test:	Number of dominant species	Number of dominant species that are wetland indicator plants		Do wetland indicator plants make up ≥ 50% of dominant plant species?
				Yes _____ No _____
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	=
	FACW species		X 2	=
	FAC species		X 3	=
	FACU species		X 4	=
	UPL species		X 5	=
	Column Totals	(A)		(B)
Prevalence Index		B/A =		Is the Prevalence Index ≤ 3.0?
				Yes _____ No _____
Wetland vegetation criterion met?			Yes _____ No _____	

Definitions of Vegetation Strata

- Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height
- Shrub / Sapling - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.3 ft. (1 m) tall
- Herb - All herbaceous (non-woody plants, regardless of size, and woody plants less than 3.3 ft. (1 m) tall
- Woody vines - All woody vines greater than 3.3 ft. (1 m) in height

Cover Ranges	
Range	Midpoint
1-5 %	3.0 %
6-15 %	10.5 %
15-25 %	20.5 %
26-50 %	38.0 %
51-75 %	63.0 %
76-95 %	85.5 %
96-100 %	98.0 %

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Applicant/Owner: _____ Sampling Point or Zone: _____

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Hydric Soils criterion met?	Yes _____ No _____	
Wetlands hydrology present?	Yes _____ No _____	
Remarks, Photo Details, Flagging, etc.:		

HYDROLOGY

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1.							
2.							
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6.							
7.							
8.							
9.							
				_____ = Total Cover			
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				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
				_____ = Total Cover			
<u>Herb Stratum</u>		Plot size _____					
				Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.							
2.							
3.							
4.							
5.							
6.							
7.							
8.							
9.							
10.							
11.							
12.							
				_____ = Total Cover			

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size _____		Indicator	Absolute	Dominant?	Wetland
Common name		Scientific name		Status	% Cover	(yes/no)	Indicator?
							(yes/no)
1.							
2.							
3.							
4.							
				_____ = Total Cover			

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	FAC species		X 3	=
	FACU species		X 4	=
	UPL species		X 5	=
	Column Totals	(A)		(B)
Prevalence Index		B/A =		Is the Prevalence Index ≤ 3.0? Yes _____ No _____
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