

September 24, 2025

Reading Conservation Commission
16 Lowell Street
Reading, MA 01867

Re: Notice of Intent
24 Dustin Road, Reading, MA 01867
Parcel ID: Map: 26, Parcel: 164

Dear Reading Conservation Commission,

Goddard Consulting LLC is pleased to submit this Notice of Intent (NOI) on behalf of the Applicant, Shawn McSheffrey, for the property known as 24 Dustin Rd (Map 26, Parcel 164), located in Reading, MA. The Applicant is filing a Notice of Intent for the proposed teardown of the existing home on-site and the construction of a new single-family home and amenities, partially within the 100-Foot Buffer Zone to delineated Bordering Vegetated Wetlands (BVW) located at the southwestern end of the parcel.

The project has been designed to locate the proposed structures to the maximum distance practicable from the on-site wetlands. Due to zoning constraints and the locations of wetlands along the lots southwestern end, much of the lot's suitable uplands are located within the 100-Foot Buffer Zone. As such, portions of the single-family home are proposed within the 100-Foot Buffer Zone. The project has been designed to fully comply with the local 25-Foot Zone of Natural Vegetation (No-Disturb Zone) and 35-Foot No-Structure Zone established under the local wetland bylaw. This application is being filed under the Massachusetts Wetlands Protection Act (the WPA), Regulations 310 CMR 10.00 et. al, and Chapter 650, The Town of Reading Wetlands Protection Regulations (the Bylaw).

A list of enclosed documents is as follows:

- NOI Application (WPA Form 3)
- MassDEP NOI Wetland Fee Transmittal Form
- Local Filing Fee Calculation Form
- Notice of Intent Submittal Checklist, Reading Conservation Commission
- Affidavit of Service, Abutter Notification, Certified Abutters List
- *Wetland Border Report, 24 Dustin Road, Reading, MA, Goddard Consulting, LLC., 09/15/2025*
 - DEP Bordering Vegetated Wetland Determination Form
 - Orthophoto of Locus Site, Goddard Consulting LLC, 9/15/2025
 - NRCS Soils Survey of Locus Site, Goddard Consulting LLC, 9/15/2025
 - FEMA Flood Map of Locus Site, Goddard Consulting LLC, 9/15/2025
 - USGS Map of Locus Site, Goddard Consulting LLC, 9/15/2025
- *Civil Plan Set, 24 Dustin Rd, Reading, MA, Engineering Solutions Group, LLC. 09/23/2025*

1.0 Existing Conditions

The site of the proposed project consists of an approximately 0.6-acre lot, known as 24 Dustin Road in Reading, MA (Map/Parcel 26-164). The subject site is located within the Single Family 15 (S-15) zoning district in the Town of Reading. The site is bordered by single-family houses to the North, East, and West, located off of Dustin Road, Pilgrim Road, and Coakley Way. The site is bordered to the South by the Haverhill T Line, and undeveloped land associated with the Austin Prep School development. The site is currently developed with a single-family home with associated deck, driveway, standalone garage, shed, and maintained lawn.

The remainder of the property consists of maintained lawn surrounding the existing home, transitioning to a forested edge at the southern limits of the lot. A ditch runs parallel to the southern property line off-site, stemming from a deciduous wooded swamp off-site to the southeast. The property gradually pitches from the development to the South, transitioning from maintained lawn to a mix of forested uplands and wetlands along the ditch. Portions of the wetland boundary extend upgradient from the ditch, into portions of maintained lawn at the southern edges of the property. A full wetland delineation was conducted by Goddard Consulting during July of 2025 to determine the extent of jurisdictional wetlands on the subject site. Additional information about the delineated resource area can be found in the attached Wetland Border Report.

According to the MassGIS data layers for the Natural Heritage & Endangered Species Program (NHESP), the locus site is not located within Estimated and/or Priority Habitat of Rare Wildlife. The site does not fall within an Area of Critical Environmental Concern (ACEC). No mapped certified or potential vernal pools exist on site. The site does not fall within a mapped Outstanding Resource Water (ORW) area. Lastly, the site does not fall within any jurisdictional FEMA flood zones.

The MA Wetlands Protection Act and the Town of Reading take jurisdiction over BVW Resource Areas. The delineated BVW has a jurisdictional 100-foot Buffer Zone cast onto the site under the MA Wetlands Protection Act. In addition to the 100-Foot Buffer Zone, the Town of Reading, through their Wetlands Protection Bylaw, regulates a 25-Foot No-Disturb Zone and a 35-Foot No Structure Zone. Portions of the proposed single-family home will be located within the 100-foot Buffer Zone. No work is proposed within the bylaw jurisdictional 25-foot or 35-foot buffers. The project has been designed to adhere to the performance standards the applicable buffer zones.

2.0 Site Photos



Photo 1: A view of the existing house (left), garage, shed, maintained lawn and wetland boundary at the southwestern side of the site (facing east)



Photo 2: A view of the ditch-like forested wetland to the southwest of the site (facing northwest)

3.0 Project Summary

The project proposes the teardown of the existing single-family home on-site and the construction of a new single-family home with an associated porch, patio, garage, and driveway, partially within the 100-Foot Buffer Zone to delineated Bordering Vegetated Wetlands (BVW) located in the southwestern portions of the site. The project proposes to redevelop the property, razing the existing single-family home and removing the associated structures to construct the proposed project as designed.

The project has been designed to locate the proposed structures and amenities to the maximum distance practicable from the on-site wetlands. Due to the locations of wetlands on-site to the southwest, portions of the lot's suitable uplands (and portions of the existing development) are located within the 100-Foot Buffer Zone. The project proposes to occur within the limits of the existing lawn and previously developed surfaces on-site to the maximum extent feasible. The proposed structures and amenities have been located and oriented to be positioned outside of the 100-Foot Buffer Zone to the greatest extent feasible. The proposed driveway and garage have been laid out outside of the 100-Foot Buffer Zone. The project has proposed redeveloping all previously developed surfaces to limit the increase in impervious surface cover generated by the proposed work.

The project has been designed to fully comply with the local wetlands bylaw. As seen on the attached site plans, a limit of work has been established well upgradient of the 35-Foot No Structure Zone established under the local bylaw. The project is to be located entirely outside of both the 25-Foot Zone of Natural Vegetation, as well as the 35-Foot No Structure Zone to protect all interests under the local bylaw. Additionally, as seen on the attached plans, the project will require the removal of four trees to meet the project goals. The applicant proposes the installation of four new trees, as well as two new shrubs, to meet and exceed the local tree replacement policy. As can be seen below, the project team has identified a roughly 600 SF area of lawn on the northern portion of the property that exhibits wetland characteristics. This area has been selected as the location for the mitigation plantings under the tree replacement policy, as it simultaneously meets the tree replacement policy while providing wetland restoration to improve the conditions of the site.

2.1 Proposed Single-Family Home with Garage, Porch and Patio

The Applicant proposes the construction of a 2430 SF single-family home with an attached garage, patio, and porch, on the northeastern side of the lot. The proposed structure has been sited and oriented to be located outside of the 100-Foot Buffer Zone to the greatest extent feasible. The entirety of the proposed facility is located outside of the 35-Foot No Structure Zone and the 25-Foot No Disturb Zone established under the local wetland bylaw. The proposed structure has been laid out to be located +/- 70 feet from the closest wetland flag at its nearest point.

2.2 Proposed Driveway and Walkways

The Applicant proposes the installation of a new driveway to widen replace the existing driveway, intended to connect the newly constructed garage. The proposed driveway has been sited and oriented to be located almost entirely outside of the 100-Foot Buffer Zone, as well as the 35-Foot No Build and 25-Foot No Disturb Zones established under the local wetland bylaw. New walkways will be installed to provide access to the front of the house, located within the 100-ft Buffer Zone, however significantly outside of the 35-Foot No Build and 25-Foot No Disturb Zones. The walkways have been laid out to be located +/- 83 feet from the closest wetland flag.

2.3 Proposed Retaining Walls and Grading

The project proposes to match existing topography and drainage patterns to the extent feasible. However, to allow for the creation of a basement, grading of terrain around the footprint of the home will occur. As seen on the plans, grading is limited to the 100-Foot Buffer Zone, directly adjacent to the proposed home. No grading will occur within or adjacent to the bylaw buffer zones. The grade surrounding the proposed home will be elevated, and will slope west before meeting a 3’ retaining wall. Beyond the proposed retaining wall, the grades are proposed to remain as they currently exist. At the completion of the proposed grading, the work areas will be stabilized as lawn, as exists currently.

2.4 Tree Removal and Restoration Area

To allow for the construction of the new home and the surrounding grading, 4 trees will be removed and replaced according to the planting schedule depicted on the plan. The restoration area is proposed in the eastern corner of the property. This area, which currently exists as lawn, exhibits wetland characteristics and was flagged as such during Goddard’s delineation. The area measures roughly 600 SF and is currently mowed and maintained as lawn. However, the area holds low growth wetland vegetation throughout the lawn, and consists of the hydric soil indicator F6, an area with organic soils that display redox concentrations. As such, the area provides an excellent opportunity for restoration. By ceasing mowing and maintenance of the area and installing native wetland shrubs and trees suitable to the area, the project can simultaneously provide mitigation for the required tree removal, while providing wetland restoration and buffer zone enhancement as part of the project. The planting schedule is as follows:

Table 01. Restoration Area Planting Schedule

Name	Scientific Name	Qty
Trees		
Red Maple	<i>Acer rubrum</i>	2
Swamp White Oak	<i>Quercus bicolor</i>	2
Shrubs		
Sweet Pepperbush	<i>Clethra alnifolia</i>	2



Photo 3: A view of the lawn area to be restored as wetlands. Note sparse wetland vegetation growing.

2.5 Proposed Erosion Control Measures

The applicant proposes erosion control barriers in the form of entrenched silt fencing and 6” straw wattles at the downgradient limits of work for the project, upgradient of the 35-ft No Build Zone to ensure no work occurs within the protected bylaw buffer zones. These erosion controls will ensure the resource area and its associated buffer zones are protected against sedimentation during construction. The erosion control barrier will remain throughout the project to protect downgradient resource areas and will not be removed until the project is completed, and the site is stabilized.

Table 02. Proposed Impervious Surface Breakdown

	Existing Impervious Surface Cover (SF)	Proposed New Impervious Surface Cover (SF)	Proposed Impervious Surface Increase (SF)
Dwelling/Structures	2,046	2,431	+385
Asphalt Driveway, Patio, & Impervious Walkways	963	2,271	+1,308
Total	3,009	4,702	+1,693

3.0 Regulatory Compliance

This project will comply with the regulations set forth in the Massachusetts Wetlands Protection Act, Regulations 310 CMR 10.00 et. al, and Chapter 650, The Town of Readings Wetlands Protection Regulations. Bordering Vegetated Wetlands and their respective 100-Foot Buffer Zones exist on and adjacent to the site and are jurisdictional Inland Resource Areas under the WPA and the Town of Reading Wetlands Protection Bylaw. The work proposed under this application will not occur within the delineated Bordering Vegetated Wetlands and will occur only within their buffer zones. The project has been laid out to minimize buffer zone impacts to the greatest extent feasible. The project has been designed to fully comply with the 25-Foot No Disturb Zone and 35-Foot No Build Zone, as set forth by the Town of Readings Wetlands Protection Regulations. An entrenched silt fence and wattle is proposed upgradient of the 35-Foot No Build Zone to demarcate the limit of work and provide protection the downgradient resource areas during construction. All proposed structures are located greater than 35 feet from the delineated wetland resource areas.

3.1 Buffer Zone – Under the Wetlands Protection Act

The WPA Regulations do not contain performance standards for Buffer Zone Alteration (310 CMR 10.02(2)(b)). However, 310 CMR 10.53(1) outlines general provisions for work proposed within the buffer zone to jurisdictional resource areas. Such provisions include the scope of the work within the buffer zone, defining a limit of work, assessing slopes, grading, and potential for erosion, and the preservation of natural vegetation upgradient of the wetland edge (though no specific performance standards are defined). The proposed project has taken into account these provisions. All reasonable efforts to avoid, minimize and mitigate adverse impacts on the Buffer Zone have been considered with the proposed project.

The project proposes the construction of a new single-family home, partially within the 100-Foot Buffer Zone to delineated Bordering Vegetated Wetlands (BVW) located in the southwestern portions of the site. The project has been laid out to minimize buffer zone impacts to the extent feasible, while working within existing developed footprints and areas currently maintained as lawn. Efforts to protect vegetation during construction will take place, however, the applicant seeks approval for the removal of the required 4 trees to allow for the proposed work. To compensate for the removal of trees, replacement plantings are proposed within portions of the lawn to be restored as wetlands, as well as portions of the 25-Ft No Disturb Zone. The project has been designed to fully comply with the 25-Foot No Disturb Zone and 35-Foot No Build Zone, as set forth by the Town of Readings Wetlands Protection Regulations. Erosion

controls in the form of entrenched silt fence and 6” straw wattles are proposed upgradient of the 35-Foot No Disturb Zone to provide a limit of work, protecting the downgradient resource areas during construction. These erosion controls will ensure the resource area and its associated buffer zones are protected against sedimentation during construction. The erosion control barrier will remain throughout the project to protect downgradient resource areas and will not be removed until the project is completed and the site is stabilized. All proposed structures are located greater than 35 feet from the delineated wetland resource areas.

3.2 25-Foot Zone of Natural Vegetation – Under the Bylaw

The project has been designed to maintain the 25-Foot Zone of Natural Vegetation (ZNV) as established under the local wetland ordinance. The Town of Reading Wetlands Protection Bylaw States:

*“Bordering any wetland, the Commission shall require a Zone of Natural Vegetation (ZNV) or No-Disturb Zone of sufficient width and vegetative community type to assure that silt, soil, fertilizer in solution, organic chemicals, herbicides, organic manures, oils or petroleum products which may be carried by surface run-off shall not reach that wetland, but instead will be trapped by the natural mulch, soil and roots; and that light levels and temperature shall be moderated; and that dispersal of seeds of exotic or otherwise disruptive plant species, such as phragmites reed and purple loosestrife (*Lythrum salicaria*) shall be avoided; and that other alterations shall be avoided or mitigated within the wetland. 2 Under most conditions, a zone width of a minimum of twenty-five feet would be considered sufficient to accomplish this purpose. A wider ZNV may be required, depending on specific site conditions, such as grades, soil permeability or other impact potential, including but not limited to potential vernal pools, as defined in Section 3J2 of these regulations”*

At present, the 25-Foot ZNV on the subject property is undeveloped in the southern portion of the property, where a natural wooded edge exists. In the northern section of the property, the area is maintained as lawn, with sparse maple trees providing some wildlife habitat. The area here is comprised of both native vegetation and lawn grass. As outlined above, the project proposes to cease the mowing of lawn at the northern wetland edges and portions of the 25-Foot ZNV, installing native tree and shrub mitigation plantings.

The delineated wetlands consist of a deciduous wooded swamp, the most common wetland type occurring within the area. As a result, it is the opinion of Goddard that a 25-Foot ZNV is sufficient for the area and will not be altered by the proposed project. The entirety of the work proposed under this application will occur outside of the 25-foot ZNV. An erosion control barrier in the form of silt fence with 6” straw wattle is proposed upgradient of the 25-Foot ZNV to provide a permanent limit of work, protecting the downgradient resource areas during construction. The project will create a permanent limit of work outside of the 25-Foot ZNV while providing wetland restoration within an area currently maintained as lawn, fully complying with the local regulation through a net benefit to the resource area.

3.3 35-Foot No Structure Zone – Under the Bylaw

The project has been designed to maintain the 35-Foot No Structure Zone as established under the local wetland regulations. The Town of Reading Wetlands Protection Bylaw States:

”no new structures or fixtures that may not require a building permit, including, but not limited to, foundations, footings, frost walls, retaining walls, pools and pool equipment, fences, patios, sports courts, driveways, sheds, or other in-ground fixtures, shall be permitted within ten feet of the ZNV. Depending on special site conditions, a greater distance may be required. The ZNV as otherwise defined in this Section 3D, plus this “ten feet” or “greater distance,” may be referred to as the “No Structure Zone.” Associated structures, including but not limited to the following: cantilevered structures, bay windows, eaves, and garrisons, or other overhangs, may protrude to no closer than seven feet from the ZNV.”

As outlined above, at present, the 35-Foot No Structure Zone on the subject property is undeveloped, with no impervious surface cover within. The area is comprised of a mix of native trees and lawn grass, as seen in the attached wetland delineation report. The delineated wetlands consist of a deciduous wooded swamp, the most common wetland type occurring within the area. As a result, it is the opinion of Goddard that a 35-Foot No Structure Zone is sufficient for the area and will be fully adhered to by the proposed project. As seen in the attached site plans, the entirety of the work proposed under this application will occur outside of the 35-foot No Structure Zone. The project has maintained a limit of all structures of approximately 70 feet, significantly further than the required 35 feet.

An entrenched silt fence is proposed upgradient of the 35-Foot No Structure Zone to provide a permanent limit of work, protecting the downgradient resource areas and associated buffers during construction. All proposed work and grading will occur within this limit. The project will fully comply with the 35-Foot No Structure Zone under the local bylaw.

4.0 Conclusion

In summary, Goddard Consulting believes that the proposed project will not have any adverse impacts on the interests identified in the Wetlands Protection Act or Chapter 650, The Town of Readings Wetlands Protection Regulations (the Bylaw). The project has been designed with sensitivity to the resource areas on site and has been designed to minimize and avoid impacts to the extent feasible. The limit of work for the proposed project has been kept entirely outside of the 35-Foot No Structure Zone and 25-Foot No Disturb Zone. Work within the 100-foot Buffer Zone has been limited to the greatest extent feasible, sited primarily within existing lawn and developed surfaces. Robust erosion controls will ensure that the resource areas downgradient of the site are protected during construction. Goddard has identified an area historically maintained as lawn on the property that exhibits wetland characteristics. The area is proposed to have all mowing ceased, with mitigation plantings including native trees and shrubs to be installed to restore the area to natural conditions. This allows the project to meet the required replacement of the four trees requiring removal, while simultaneously providing wetland and buffer zone restoration on the property in post-construction conditions. As the project complies with all performance standards under the Wetlands Protection Act and Chapter 650, The Town of Readings Wetlands Protection Regulations, Goddard Consulting respectfully requests that the Reading Conservation Commission issue an Order of Conditions approving the proposed project.

Please feel free to contact us if you have any questions.

Sincerely,

Goddard Consulting, LLC



Andrew Thibault, WPIT, WSA

Environmental Scientist

CC: Mass DEP – NERO – 150 Presidential Way, Woburn, MA 01801
McSheffrey Development Group LLC, 43 Chappie Street, Boston, MA 02129



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& READING WETLAND PROTECTION BYLAWS SECTION 7.1

City/Town

Important:

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



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

a. Street Address _____ b. City/Town _____ c. Zip Code _____

Latitude and Longitude: _____
d. Latitude _____ e. Longitude _____

f. Assessors Map/Plat Number _____ g. Parcel /Lot Number _____

2. Applicant:

a. First Name _____ b. Last Name _____

c. Organization _____

d. Street Address _____

e. City/Town _____ f. State _____ g. Zip Code _____

h. Phone Number _____ i. Fax Number _____ j. Email Address _____

3. Property owner (required if different from applicant): Check if more than one owner

a. First Name _____ b. Last Name _____

c. Organization _____

d. Street Address _____

e. City/Town _____ f. State _____ g. Zip Code _____

h. Phone Number _____ i. Fax Number _____ j. Email address _____

4. Representative (if any):

a. First Name _____ b. Last Name _____

c. Company _____

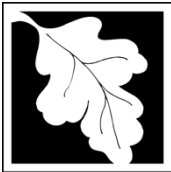
d. Street Address _____

e. City/Town _____ f. State _____ g. Zip Code _____

h. Phone Number _____ i. Fax Number _____ j. Email address _____

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

a. Total Fee Paid _____ b. State Fee Paid _____ c. City/Town Fee Paid _____



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& READING WETLAND PROTECTION BYLAWS SECTION 7.1

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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& READING WETLAND PROTECTION BYLAWS SECTION 7.1

City/Town

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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> 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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& READING WETLAND PROTECTION BYLAWS SECTION 7.1

City/Town

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. 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. Project Involves Stream Crossings

_____ a. number of new stream crossings

_____ b. number of replacement stream crossings



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& READING WETLAND PROTECTION BYLAWS SECTION 7.1

City/Town

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

1. 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*

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

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

2. 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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& READING WETLAND PROTECTION BYLAWS SECTION 7.1

City/Town

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

(c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to “Commonwealth of Massachusetts - NHESP” and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # b. Date submitted to NHESP

3. Separate MESA review completed.
Include copy of NHESP “no Take” determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Bourne to Rhode Island border, and the Cape & Islands:

North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP’s Boston Office. For coastal towns in the Southeast Region, please contact MassDEP’s Southeast Regional Office.

c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& READING WETLAND PROTECTION BYLAWS SECTION 7.1

City/Town

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.

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& READING WETLAND PROTECTION BYLAWS SECTION 7.1

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

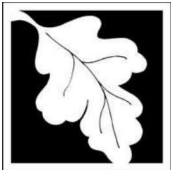
- 5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
- 6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
- 7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
- 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

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

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& READING WETLAND PROTECTION BYLAWS SECTION 7.1

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.

1. Signature of Applicant (Shawn McSheffrey)

9/24/25
2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (Andrew Thibault - Goddard Consulting LLC)

9/24/25
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:

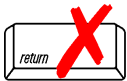
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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 _____

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.

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

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.)

Reading Wetlands Protection Bylaw Fee Calculation Form

Type of Activity	NOI Filing Fee	Calculated Fee
A. Each addition to or accessory use activity Associated with an existing single-family or Multi-family residential dwelling, including but not limited to driveways, sheds, swimming pools, athletic courts, additions to existing houses, grading, and landscaping	\$125.00 plus all applicable fees listed in lines F through K	
B. Each new single-family dwelling, including associated driveway, utilities, grading, landscaping, and drainage structures	\$600.00 plus all applicable fees listed in lines F through K	x1 = \$600
C. Each new multi-family dwelling	\$600.00 plus \$125.00 per unit located in any Resource Area or Buffer Zone, plus all applicable fees listed in lines F through K	
D. Each subdivision roadway, or other roadway, or driveway (other than for a single-family dwelling), and all associated drainage structures, utilities, grading, curbing, landscaping, and other associated work exclusive of dwellings	\$1,000.00 plus \$600.00 per house, plus all applicable fees listed in lines F through K	
E. Each commercial, industrial, institutional or other non-residential project	\$1,000.00 , plus all applicable fees listed in lines F through K	
F. Boundary delineation for any Resource Area	\$1.25 per linear foot of Resource Area boundary, up to a maximum of \$125 for a single-family lot and \$1,250 for any other lot.	
G. Temporary and /or permanent alteration of land within the Buffer Zone	\$1.25 per square foot of Buffer Zone altered for any temporary or permanent alteration within 25 feet of a Resource Area or any permanent structure within 35 feet of a Resource Area	
H. Work in Floodplain	\$1.25 per square foot of Floodplain temporarily or permanently altered outside of any other Resource Area and Buffer Zone	
I. Work in Vernal Pool habitat	\$11.00 per square foot of Vernal Pool habitat temporarily or permanently altered.	
J. Work in Freshwater Wetland, Wet Meadow, Bog, Swamp, Marsh, Creek, River, Stream, Pond, Lake, Land Under Waterbody	\$11.00 per square foot of Resource Area temporarily or permanently altered	
K. Work in Bank	\$11.00 per linear foot of Bank temporarily or permanently altered	
	Total Fee Calculated	\$ <u>600</u>

Notice of Intent **Submittal Checklist**

Reading Conservation Commission

This checklist is intended as an aid only, to assist in the process of submitting a Notice of Intent (NOI) and to help avoid delays. Please consult MGL Chapter 131, Section 40, the Wetlands Protection Act and its accompanying Regulations, 310 CMR 10.00, available through the state website, www.mass.gov/dep. Also, please consult Reading General Bylaws, Section 7.1, and the Reading Wetlands Protection Regulations, available through the Town Clerk's office and on the town website, www.readingma.gov. It is only necessary to file one submittal under both State and Town law.

Prior to the submittal of a Notice of Intent (NOI):

1. It is strongly recommended that the applicant or representative meet with the Conservation Administrator to review the proposed work, research existing site information, and become familiar with the wetlands regulations. Contact the Administrator at Town Hall, (781) 942-6616.
- Complete 2. Submit a completed Request for Abutters List form to the Conservation Administrator or Public Service Department Staff, who will submit the request to the Assessor's Office. It may take up to 21 days for the Assessor to return the Certified List of Abutters.

Notice of Intent submittal:

- Complete 1. 1 completed **electronic copy** and 2 physical completed copies with 2 full-size original plans. The electronic file can be e-mailed to ctirone@ci.reading.ma.us and the 2 physical copies with can be dropped off at the Public Services Department. Both must include the following items:
 - Complete a. A completed Notice of Intent form (Form 3)
 - Complete b. A copy of the Locus Map showing the site location clearly marked (e.g., circled and located by a large arrow).
 - Complete c. A description of the site, the proposed activity, and supporting data and calculations such as soils test data, drainage calculations, wetlands boundaries, proposed earth moving, impervious cover area, etc. (Please refer to the wetlands regulations for requirements)
 - Complete d. Resource area Information
 - Identifying what standard was used to define the wetland
 - A summary of methods used to delineate the wetland
 - Provide copies of wetland determination data forms, for each resource area, buffer zone, and upland, either from the USACE New England District wetland delineation manual or equivalent, that documents observations and conditions of hydrology, soil, and vegetation made during the wetland delineation.
 - How a project meets or does meet performance standards for affected resource areas
 - Complete e. A site plan or plans no more than 2' by 3' in size, prepared by an engineer, surveyor, or other licensed professional, having a title block with location, date, legend, scale (1"=20' or 1"=40'), and north arrow, that clearly shows at least the following (please refer to the wetlands regulations for complete requirements):
 - Property boundaries, easements, rights-of-way, etc.;
 - Boundaries of waterways, water bodies, banks, floodplains, and wetlands within and within 100 feet of the site, including locations of field flags;

- Boundaries of the 100-foot Buffer Zone 35- foot No Structure zone and 25-foot Zone of Natural Vegetation;
- Existing topography (in one- or two-foot intervals), structures, and other physical features (walls, paths, trees, wells, drainage and utility lines, etc.);
- Proposed topography, structures, and physical features, including temporary and permanent stormwater and erosion control features.

Complete f. Completed **NOI Fee Transmittal Form** with a check payable to “**Town of Reading**” for Town fee: Use the link to state forms on the Conservation home page, or download the form from the State website, www.mass.gov/dep

Complete g. Completed **Reading Bylaw Fee Calculation Form** with a check payable to “**Town of Reading**” for the calculated amount. (One check may be written to the Town to cover both State and Town fees). <https://ma-reading.civicplus.com/468/Applications-for-Conservation-wetland-pe>

Complete h. Affidavit of Service

Complete i. Notification to Abutters

Complete j. Certified List of Abutters

Complete 2. The same day the Notice of Intent is submitted to the Commission, mail one completed copy to:

Complete a. **DEP Northeast Regional Office**
ATTN: Wetlands Program
150 Presidential Way, Woburn MA 01801

Complete b. One copy of the completed Notice of Intent Fee Transmittal Form and check payable to “Commonwealth of Massachusetts” for the State share of the state fee to the DEP Box in Boston shown on the fee form.

Legal Notice & Mailing Information

1. The legal notice mailing and fee for the publication is the responsibility of the applicant/consultant.

2. Conservation Department will:

a. Draft and publish the legal notice with the Daily Times Chronicle

b. Send a copy of the legal notice Application/Consultant for the mailing, along with the contact information to directly pay for the **\$325 fee** (fee is subject to change at any time) for the publication:

- Tricia Lawson
Accounting Department
Daily Times Chronicle
1 Arrow Drive, Woburn, MA 01801
P 781-933-3700 ext. 353
tricia.lawson@dailytimesinc.com
www.homenewshere.com

3. Mailing Requirements

a. One copy of the Affidavit of Service and one copy of the Legal Notice must be sent to all certified abutters.

- They can be mailed in the same envelope
- If the certified list of abutters includes duplicates, one mailing is sufficient.

- If the list includes the Planning Boards of abutting towns, do not send notifications to those addresses.
- b. The Legal Notices can be mailed in the following ways:
 - Certified Mail
 - Certificate of Mailing
 - Hand deliver with homeowner's signature.
 - The legal notice must be mailed out 7 days before the scheduled Conservation meeting.
- c. A digital copy of the mailing receipts needs to be scanned and emailed to ctirone@ci.reading.ma.us

Prior to the Public Hearing

1. The Conservation Commission will submit the legal notice of the public hearing to the Daily Times Chronicle for publication.
2. The applicant will pay the legal notice fee, mail the legal notice using the certified abutters list and provide proof of mailing.
3. The Conservation Administrator and the Conservation Commission may inspect the site. The Administrator usually inspects during normal business hours Monday through Thursday. The Commission usually inspects prior to the hearing. The boundaries of all resource areas should be marked on site with labeled flags. The corners of proposed structures and other important features (drainage systems, paved areas, limits of work, etc.) should be marked with stakes or flags, preferably using different colors and labels for different features.

Public Hearing

1. A public hearing will normally be scheduled within 21 days of receipt of a complete submittal. (If not possible, the Commission may ask the applicant to sign a waiver of the 21-day requirement. It is rare that the Commission cannot open the hearing within 21 days.) Commission meetings are generally held every other Wednesday evening.
2. At the hearing, the applicant and his or her representatives will be given the opportunity to present and discuss the proposed work. The Commission, the Administrator, and the general public may comment upon the proposal and ask questions.
3. If additional information is needed for the Commission to understand the proposed work, the Commission and applicant may continue the public hearing to a future date, giving the applicant adequate time to provide the information. When the information is complete, the hearing will be closed and the Commission will draft a decision.

Order of Conditions

1. The Commission will vote on the conditions of the Order during a public meeting and will issue the Order of Conditions within 21 days of the close of the hearing. The Order may be appealed as provided by law.

Note

The Commission adopted a Tree Policy on 9/28/2016. This can be found on the Conservation Commission Home Page. Please read the policy carefully as you are required to replace all trees removed in the Buffer Zone, one to one.

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act, M.G.L., c.131, s.40 and Reading General Bylaws, Section 7.1

(To be submitted to the Conservation Commission when filing a Notice of Intent or Abbreviated Notice of Resource Area Delineation or Request for Determination of Applicability)

I, _____(Name), hereby certify under the pains and penalties of perjury that on _____(Date), I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws, c.131, s.40, and the **DEP Guide to Abutter Notification** dated April 8, 1994, and Reading General Bylaws, Section 7.1 in connection with the following matter:

(Check the applicable form.)

_____ Notice of Intent

_____ Abbreviated Notice of Resource Area Delineation

_____ Request for Determination of Applicability

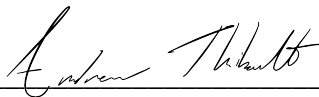
filed under M.G.L., c.131, s.40 and R.G.B., s.7.1 by

_____ (Applicant) with the Town of Reading

Conservation Commission on _____ (Date) for

property located at _____ (Location).

The form of the notification and list of abutters to whom it was given and their addresses are attached to this Affidavit of Service.



Name

09/24/2025

Date

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 Notice of Intent was filed with the Reading Conservation Commission on September 14, 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:

The Applicant is proposing the teardown of the existing single-family home on-site and the construction of a new single-family home within the 100-Foot Buffer Zone to delineated Bordering Vegetated Wetlands (BVW) located at the southwestern end of the parcel.

- B. The name of the applicant is: Shawn McSheffrey
- C. The address of the land where the activity is proposed is: 24 Dustin Road, Reading, MA 01867 (Parcel ID: Map: 26, Parcel: 164
- D. Copies of the Notice of Intent may be examined or obtained at the office of the Reading Conservation Commission, located at 16 Lowell Street, Reading, MA 01867. The regular business hours of the Commission are Monday, Wednesday, and Thursday, from 8am to 5:30pm, and Tuesday from 8am to 7pm. The Commission may be reached at [781-942-9016](tel:781-942-9016).
- E. Copies of the Notice of Intent may be obtained from the applicant or their representative, Goddard Consulting, by contacting Goddard's Main Office at 508 393 3784 or by emailing andrew@goddardconsultingllc.com An administrative fee may be applied for providing copies of the NOI and plans.
- F. Information regarding the date, time, and location of the public hearing regarding the Notice of Intent 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.

TOWN OF READING
REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY:

ADDRESS: 24 Dustin Rd, Reading, MA 01867

Assessors' Map Number: 24 Lot Number: 164

APPLICANT/AGENT:

Name: Michael Schmidt

Address: 291 Main St, Suite 8, Northborough, MA 01532

Telephone: 978-799-8268 Email: michael@goddardconsultingllc.com

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

Community Planning and Development Commission:

- Site Plan Review (300 feet)
- Special Permit (300 feet)
- Subdivision (300 feet)

Conservation Commission:

- Request for Determination (300 feet)
- Abbreviated Notice of Resource Area Delineation (300 feet)
- Notice of Intent (300 feet)

Zoning Board of Appeals:

- Appeal (300 feet)
- Special Permit (300 feet)
- Variance (300 feet)

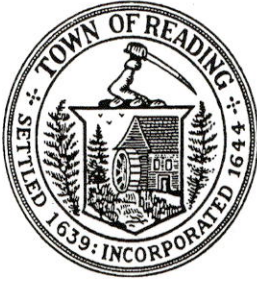
- Building Department: Immediate Abutters
- Health Department: Immediate Abutters
- Historic District Commission (300 feet)
- Historical Commission (300 feet)
- Other: _____

Brief description of request: Certified abutters list required for NOI application

Applicant/Agent Signature: Michael Schmidt Date: 9/15/2025

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

Authorized Signature: _____ Date: 9/23/2025
Must be signed by the Public Services Department



**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

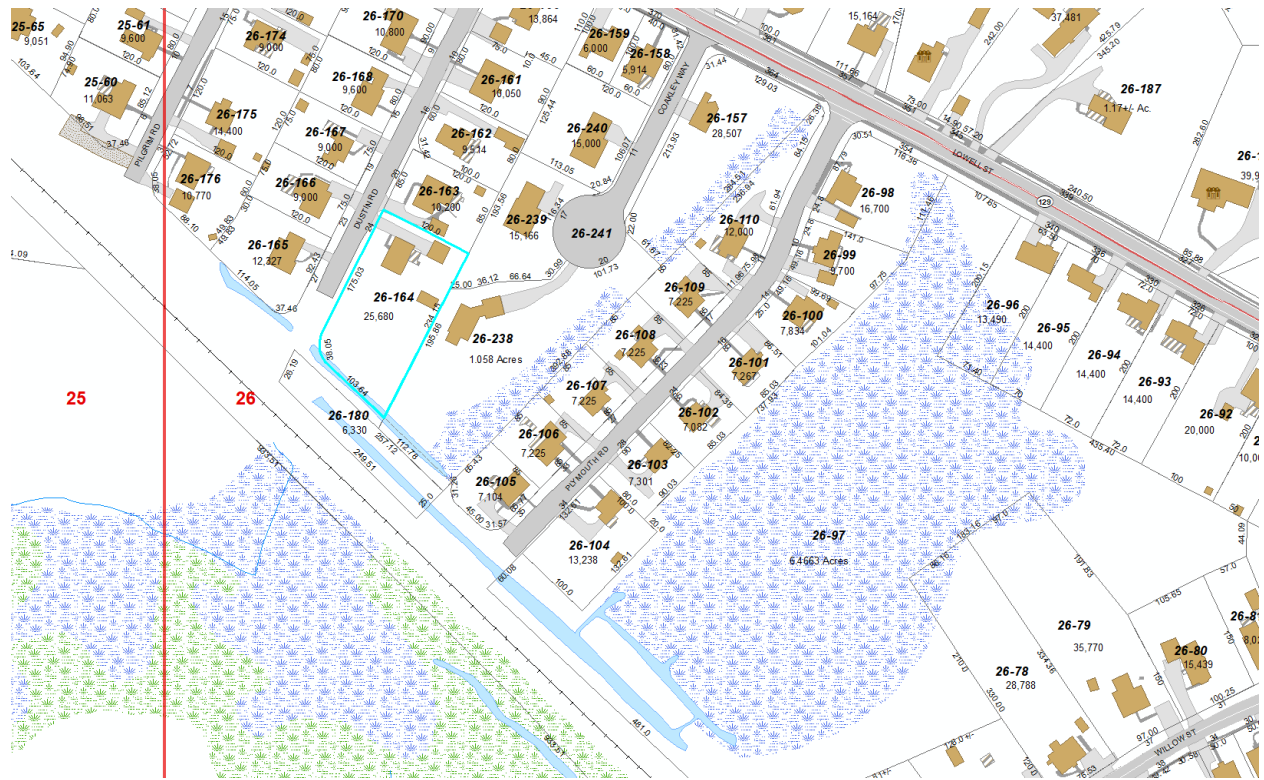
DATE

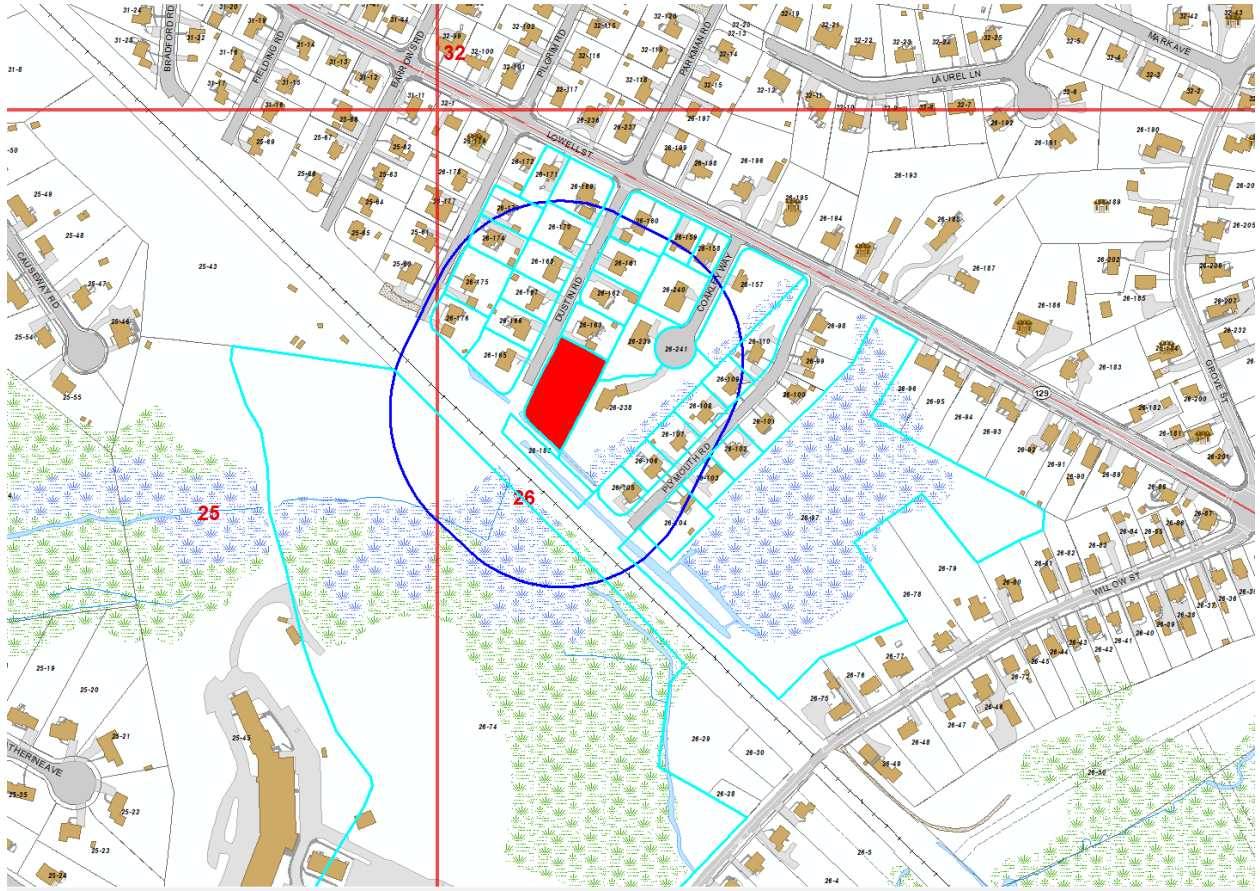
MKeohan

9/23/25

MICHELE L. KEOHAN, ASSISTANT ASSESSOR

DATE







Patriot Properties

09/23/2025

3:43:36PM

Reading

Abutters List

Filter Used: DataProperty.AccountNumber in
(5197,5186,5134,5193,5125,5192,5203,5198,5199,5195,5190,5133,9272,5136,5204,5187,5189,5196,5132,5138,5194,5130,5208,5135,5191,5188,5102,5202,5137,5131,5201,9270..

Subject Parcel ID: 24 DUSTIN RD REPORT

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
026.0-0000-0074.0	101 WILLOW ST	AUSTIN PREP SCHOOL		101 WILLOW ST	READING	MA	01867
026.0-0000-0097.0	LOWELL ST	TOWN OF READING	CONSERVATION	16 LOWELL ST	READING	MA	01867
026.0-0000-0102.0	24 PLYMOUTH RD	CARLSON DAVID E LT	CARLSON HANNAH C LT TI	24 PLYMOUTH RD	READING	MA	01867
026.0-0000-0103.0	28 PLYMOUTH RD	RANDALL BROOKE		28 PLYMOUTH RD	READING	MA	01867
026.0-0000-0104.0	34 PLYMOUTH RD	GREENYER LUCY M TRUSTEE	LUCY M GREENYER REVOC	34 PLYMOUTH RD	READING	MA	01867
026.0-0000-0105.0	35 PLYMOUTH RD	NOLTY CHRISTOPHER T	ANNE MARIE HUNTER	35 PLYMOUTH RD	READING	MA	01867
026.0-0000-0106.0	33 PLYMOUTH RD	NELSON SHAWN DANIEL JR	GUERTIN SCOTT ROBERT T	33 PLYMOUTH RD	READING	MA	01867
026.0-0000-0107.0	27 PLYMOUTH RD	OBRIEN JOANNE PATRICIA ETAL		27 PLYMOUTH RD	READING	MA	01867
026.0-0000-0108.0	23 PLYMOUTH RD	RUSSELL JOHN W	MELISSA J RUSSELL	23 PLYMOUTH RD	READING	MA	01867
026.0-0000-0109.0	17 PLYMOUTH RD	HANSON MICHAEL A ETAL TRUST	THE HANSON FAMILY REVO	17 PLYMOUTH ROAD	READING	MA	01867
026.0-0000-0110.0	11 PLYMOUTH RD	DYMENT LINDSAY		11 PLYMOUTH RD	READING	MA	01867
026.0-0000-0157.0	364 LOWELL ST	DOHERTY WILLIAM R	DOHERTY CAROLINE	364 LOWELL ST	READING	MA	01867
026.0-0000-0158.0	370 LOWELL ST	KILEY FRANCIS M	KILEY PAMELA	370 LOWELL ST	READING	MA	01867
026.0-0000-0159.0	374 LOWELL ST	SALEMI CHARLES B		374 LOWELL ST	READING	MA	01867
026.0-0000-0160.0	378 LOWELL ST	GILLIS ALBERT N	STEPHANIE K GILLIS	378 LOWELL ST	READING	MA	01867
026.0-0000-0161.0	10 DUSTIN RD	CEFALI RALPH A TRUSTEE ETAL	CEFALI REALTY TRUST	10 DUSTIN ROAD	READING	MA	01867
026.0-0000-0162.0	16 DUSTIN RD	CROSBY JOHN A TRUSTEES ETAL	CROSBY FAMILY TRUST	16 DUSTIN RD	READING	MA	01867
026.0-0000-0163.0	20 DUSTIN RD	PERRAULT TODD C	PERRAULT ALYSSA M	20 DUSTIN RD	READING	MA	01867
026.0-0000-0164.0	24 DUSTIN RD	15 RICHMOND AVENUE LLC		43 CHAPPIE ST	BOSTON	MA	02129
026.0-0000-0165.0	27 DUSTIN RD	HANSON LINDA		27 DUSTIN ROAD	READING	MA	01867
026.0-0000-0166.0	23 DUSTIN RD	TAURO LISAMARIE	VASANTHAKUMAR ANTHON	23 DUSTIN RD	READING	MA	01867
026.0-0000-0167.0	19 DUSTIN RD	SUNDERWIRTH KEENAN	HERLITZ STEFAN TE	19 DUSTIN RD	READING	MA	01867
026.0-0000-0168.0	15 DUSTIN RD	NEWBOLD BRIAN W	NEWBOLD ABBY E	15 DUSTIN RD	READING	MA	01867
026.0-0000-0169.0	386 LOWELL ST	KUMIN MITCHELL	KUMIN SYDNEY TE	386 LOWELL ST	READING	MA	01867
026.0-0000-0170.0	9 DUSTIN RD	MCGRATH DANIEL M	DANIELLE M MCGRATH	9 DUSTIN RD	READING	MA	01867
026.0-0000-0171.0	392 LOWELL ST	WATKINS WILLIAM T JR ETAL TRS	WATKINS FAMILY TRUST	392 LOWELL ST	READING	MA	01867
026.0-0000-0173.0	19 PILGRIM RD	DHIMO CHRISTA	DHIMO ERVIN	19 PILGRIM RD	READING	MA	01867
026.0-0000-0174.0	15 PILGRIM RD	CONNOLLY PAUL F	CONNOLLYJOANN	15 PILGRIM RD	READING	MA	01867
026.0-0000-0175.0	7 PILGRIM RD	SCHANCK WAYNE C	ERIN L CODE	7 PILGRIM RD	READING	MA	01867
026.0-0000-0176.0	3 PILGRIM RD	MIRASOLO STEVEN E	MIRASOLO AMY B	3 PILGRIM RD	READING	MA	01867
026.0-0000-0180.0	OFF DUSTIN RD	BOSTON GAS COMPANY	D/B/A NATIONAL GRID	40 SYLVAN RD - PROPERTY	WALTHAM	MA	02451
026.0-0000-0238.0	20 COAKLEY WAY	MURRAY ALLISON K	TOBIN TAYLOR A JTROS	20 COAKLEY WAY	READING	MA	01867
026.0-0000-0239.0	17 COAKLEY WAY	MICHELLE AND ALEX MILIANO LT	MILIANO ALEX THOMAS TRI	17 COAKLEY WAY	READING	MA	01867
026.0-0000-0240.0	11 COAKLEY WAY	MCCARTHY MICHAEL N	MCCARTHY JACLYN A TE	11 COAKLEY WAY	READING	MA	01867

Parcel Count: 34

End of Report

15 RICHMOND AVENUE LLC
43 CHAPPIE ST
BOSTON, MA 02129

GILLIS ALBERT N
STEPHANIE K GILLIS
378 LOWELL ST
READING, MA 01867

MURRAY ALLISON K
TOBIN TAYLOR A JTROS
20 COAKLEY WAY
READING, MA 01867

AUSTIN PREP SCHOOL
101 WILLOW ST
READING, MA 01867

GREENYER LUCY M TRUSTEE
LUCY M GREENYER REVOC TRUST
34 PLYMOUTH RD
READING, MA 01867

NELSON SHAWN DANIEL JR
GUERTIN SCOTT ROBERT TE
33 PLYMOUTH RD
READING, MA 01867

BOSTON GAS COMPANY
D/B/A NATIONAL GRID
40 SYLVAN RD - PROPERTY TAX DEPT
WALTHAM, MA 02451

HANSON LINDA
27 DUSTIN ROAD
READING, MA 01867

NEWBOLD BRIAN W
NEWBOLD ABBY E
15 DUSTIN RD
READING, MA 01867

CARLSON DAVID E LT
CARLSON HANNAH C LT TE
24 PLYMOUTH RD
READING, MA 01867

HANSON MICHAEL A ETAL TRUSTEES
THE HANSON FAMILY REVOC TRUST
17 PLYMOUTH ROAD
READING, MA 01867

NOLTY CHRISTOPHER T
ANNE MARIE HUNTER
35 PLYMOUTH RD
READING, MA 01867

CEFALI RALPH A TRUSTEE ETAL
CEFALI REALTY TRUST
10 DUSTIN ROAD
READING, MA 01867

KILEY FRANCIS M
KILEY PAMELA
370 LOWELL ST
READING, MA 01867

OBRIEN JOANNE PATRICIA ETAL
27 PLYMOUTH RD
READING, MA 01867

CONNOLLY PAUL F
CONNOLLYJOANN
15 PILGRIM RD
READING, MA 01867

KUMIN MITCHELL
KUMIN SYDNEY TE
386 LOWELL ST
READING, MA 01867

PERRAULT TODD C
PERRAULT ALYSSA M
20 DUSTIN RD
READING, MA 01867

CROSBY JOHN A TRUSTEES ETAL
CROSBY FAMILY TRUST
16 DUSTIN RD
READING, MA 01867

MCCARTHY MICHAEL N
MCCARTHY JACLYN A TE
11 COAKLEY WAY
READING, MA 01867

RANDALL BROOKE
28 PLYMOUTH RD
READING, MA 01867

DHIMO CHRISTA
DHIMO ERVIN
19 PILGRIM RD
READING, MA 01867

MCGRATH DANIEL M
DANIELLE M MCGRATH
9 DUSTIN RD
READING, MA 01867

RUSSELL JOHN W
MELISSA J RUSSELL
23 PLYMOUTH RD
READING, MA 01867

DOHERTY WILLIAM R
DOHERTY CAROLINE
364 LOWELL ST
READING, MA 01867

MICHELLE AND ALEX MILIANO LT
MILIANO ALEX THOMAS TRUSTEE
17 COAKLEY WAY
READING, MA 01867

SALEMI CHARLES B
374 LOWELL ST
READING, MA 01867

DYMENT LINDSAY
11 PLYMOUTH RD
READING, MA 01867

MIRASOLO STEVEN E
MIRASOLO AMY B
3 PILGRIM RD
READING, MA 01867

SCHANCK WAYNE C
ERIN L CODE
7 PILGRIM RD
READING, MA 01867

SUNDERWIRTH KEENAN
HERLITZ STEFAN TE
19 DUSTIN RD
READING. MA 01867

TAURO LISAMARIE
VASANTHAKUMAR ANTHONY TE
23 DUSTIN RD
READING. MA 01867

TOWN OF READING
CONSERVATION
16 LOWELL ST
READING. MA 01867

WATKINS WILLIAM T JR ETAL TRS
WATKINS FAMILY TRUST
392 LOWELL ST
READING. MA 01867

Wetland Border Report

Site Locus: 24 Dustin Road, Reading, MA (Map/Parcel 26-164).

Prepared for: Shawn McSheffrey

Prepared by: Goddard Consulting LLC, 100 Conifer Hill Dr, Suite 516, Danvers, MA 01923

Date: 9/15/2025

INTRODUCTION

On July 23rd, 2025, the wetland resources were delineated for Shawn McSheffrey on land on and surrounding the property known as 24 Dustin Road, in Reading, MA (refer to enclosed locus maps). The wetland border was flagged using the criteria in the most recent edition of MA Wetland Protection Act (WPA) and Regulations 310 CMR 10.00 et al and, the Reading Wetlands Protection Bylaw. Hydric soil indicators, vegetation changes, hydrological indicators, and topography were all considered for delineation purposes.

The titles of attached documents are as follows:

- DEP Bordering Vegetated Wetland Determination Form
- Orthophoto of Locus Site, Goddard Consulting LLC, 9/15/2025
- NRCS Soils Survey of Locus Site, Goddard Consulting LLC, 9/15/2025
- FEMA Flood Map of Locus Site, Goddard Consulting LLC, 9/15/2025
- USGS Map of Locus Site, Goddard Consulting LLC, 9/15/2025

SUMMARY OF FINDINGS

The site of the proposed project consists of a developed single-family house lot, known as 24 Dustin Road in Reading, MA (Map/Parcel 26-164). The site is bordered by single-family houses to the North, East, and West, located off of Dustin Road, Pilgrim Road, and Coakley Way. The site is bordered to the South by the Haverhill T Line, and undeveloped land associated with the Austin Prep School development. The site totals approximately 0.59 acres. The site is currently developed with a single-family home, deck, garage, and sheds.

The remainder of the property consists of maintained lawn surrounding the existing home, transitioning to a forested edge at the southern limits of the lot. As seen on the attached orthophoto, a ditch runs parallel to the southern property line off-site, stemming from a deciduous wooded swamp off-site to the southeast. The property gradually pitches from the development to the South, transitioning from maintained lawn to a mix of forested uplands and wetlands along the ditch. Portions of the wetland boundary extend upgradient from the ditch, into portions of maintained lawn at the southern edges of the property. The boundary of the on-site Bordering Vegetated Wetland (BVW) system was found and delineated on the southern portion of the property with flag series GC-A1 – GC-A18.

As seen in the attached BVW Determination Form, Vegetation upgradient of the BVW is dominated by Red Maple, Red Oak, Lawn Grass, Bedstraw, Slender Yellow Wood Sorrel, and Blue Violet. Vegetation within the resource area consists of Red Maple, Lawn Grass, and Smartweed.

Soils identified on the property include primarily fine sandy loams, consistent with the NRCS soil survey for the site. Within the upland sample, a deep topsoil with a matrix color of 10YR2/2 was found from 0-8". The topsoil was underlain by a dry subsoil colored to a 10YR 4/3 from 8-14." This subsoil was underlain by a depleted subsoil colored to a 2.5Y 4/2 from 14-20" before subsurface rock restricted sampling. Redoximorphic features were present within the depleted subsoil, making up 2% of the total sample. This depleted subsoil was found too deep to be considered a hydric soil. However, it is indicative of a high-water table, consistent with the edges of uplands along shallow slopes. Within the wetland soil sample, a topsoil with a matrix color of 10YR 2/1 was found

throughout the sample, from 0-24” and further. The soil was saturated throughout, and redoximorphic concentrations were visible throughout. This dark topsoil with redox features meets hydric soil indicator F6, and qualified the southern edges of the lawn as Bordering Vegetated Wetlands

According to the MassGIS data layers for the Natural Heritage & Endangered Species Program (NHESP), the locus site is not located within Estimated and/or Priority Habitat of Rare Wildlife. The site does not fall within an Area of Critical Environmental Concern (ACEC). No mapped certified or potential vernal pools exist on site. The site does not fall within a mapped Outstanding Resource Water (ORW) area. Lastly, the site does not fall within any jurisdictional FEMA flood zones.

The MA Wetlands Protection Act and the Town of Reading take jurisdiction over BVW Resource Areas. The delineated BVW has a jurisdictional 100-foot Buffer Zone cast onto the site under the MA Wetlands Protection Act. In addition to the 100-Foot Buffer Zone, the Town of Reading, through their Wetlands Protection Bylaw, regulates a 25-Foot area of native, undisturbed vegetation from the edge of a delineated resource area, as well as a 35-Foot No Structure Zone.

Any work within these resource areas, including the 100-Foot Buffer Zone, requires a Request for Determination (RDA) or Notice of Intent (NOI) to be filed with the Reading Conservation Commission.

DESCRIPTION OF REGULATED INLAND RESOURCE AREA

The table below provides the regulatory jurisdiction, flag numbers/colors, and wetland types and locations for the resource areas delineated.

Resource Area	Regulatory Jurisdiction	Flag Numbers and Color	Wetland Types and Locations
Bordering Vegetated Wetland	100-Foot Buffer (State and Bylaw Jurisdictional) 25-Foot No Disturb Zone (Bylaw Jurisdictional) 35-Foot No Structure Zone (Bylaw Jurisdictional)	GC-A1 – GC-A18 (Blue flags)	Bordering Vegetated Wetland boundary of a deciduous wooded swamp at the southern limits of the site.

SITE PHOTOS



Photo 1: A view of the ditch running parallel to the southern property line.



Photo 2: A view of the defined forested upland edge defining limits of ditch to the southeast.



Photo 3: A view of the wetland transition within the existing lawn. Gentle slope can be seen leading to wetlands.



Photo 4: A view of the vegetative transition within the wetland portion of the existing lawn.

Sincerely,
Goddard Consulting, LLC



Andrew Thibault, WPIT, WSA
Environmental Scientist

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 24 Dustin Road City/Town: Reading Sampling Date: 7/23/2025
 Applicant/Owner: Shawn McSheffrey Sampling Point or Zone: GC A12
 Investigator(s): Goddard Consulting LLC Latitude/Longitude: 42.53259, -71.12504
 Soil Map Unit Name: Deerfield 256A, Merrimac 626B NWI or DEP Classification: Wooded Swamp & Hydrologic Connection

UPGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes _____ No X (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 <u>X</u>	Is the Sampled Area within a Wetland?	Yes _____	No <u>X</u>
Hydric Soils criterion met?	Yes _____	No <u>X</u>			
Wetlands hydrology present?	Yes _____	No <u>X</u>			
Remarks, Photo Details, Flagging, etc.:					

HYDROLOGY

Field Observations:				
Surface Water Present?	Yes _____	No <u>X</u>	Depth (in)	
Water Table Present?	Yes _____	No <u>X</u>	Depth (in)	
Saturation Present (including capillary fringe)?	Yes _____	No <u>X</u>	Depth (in)	
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"/> Hydrological records	<input type="checkbox"/> Direct observation of inundation		
<input type="checkbox"/> Evidence of aquatic fauna	<input type="checkbox"/> Free water in a soil test hole	<input type="checkbox"/> Drainage patterns		
<input type="checkbox"/> Iron deposits	<input type="checkbox"/> Saturated soil	<input type="checkbox"/> Drift lines		
<input type="checkbox"/> Algal mats or crusts	<input type="checkbox"/> Water marks	<input type="checkbox"/> Scoured areas		
<input type="checkbox"/> Oxidized rhizospheres/pore linings	<input type="checkbox"/> Moss trim lines	<input type="checkbox"/> Sediment deposits		
<input type="checkbox"/> Thin muck surfaces	<input type="checkbox"/> Presence of reduced iron	<input type="checkbox"/> Surface soil cracks		
<input type="checkbox"/> Plants with air-filled tissue (aerenchyma)	<input type="checkbox"/> Woody plants with adventitious roots	<input type="checkbox"/> Sparsely vegetated concave surface		
<input type="checkbox"/> Plants with polymorphic leaves	<input type="checkbox"/> Trees with shallow root systems	<input type="checkbox"/> Microtopographic relief		
<input type="checkbox"/> Plants with floating leaves	<input type="checkbox"/> Woody plants with enlarged lenticels	<input type="checkbox"/> Geographic position (depression, toe of slope, fringing lowland)		
<input type="checkbox"/> Hydrogen sulfide odor				
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.

Tree Stratum Plot size 30'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Red Maple	Acer rubrum	FAC	10.5%	X	X	50.0%
2	Red Oak	Quercus rubra	FACU	10.5%	X		50.0%
3							
4							
5							
6							
7							
8							
9							

21.0% =Total Cover

Shrub/Sapling Stratum Plot size 15'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1							
2							
3							
4							
5							
6							
7							
8							
9							

0.0% =Total Cover

Herb Stratum Plot size 5'

	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1	Lawn Grass	Gramineae sp.	FACU	38.0%	X		50.3%
2	Sticky-Willy	Galium aparine	FACU	10.5%			13.9%
3	Slender Yellow Wood-Sorrel	Oxalis dillenii	FACU	10.5%			13.9%
4	New England Blue Violet	Viola novae-angliae	OBL	10.5%		X	13.9%
5	White Clover	Trifolium repens	FACU	3.0%			4.0%
6	Dwarf St. John's-Wort	Hypericum mutilum	FACW	3.0%		X	4.0%
7							
8							
9							
10							
11							
12							

75.5% =Total Cover

VEGETATION – continued.

Woody Vine Stratum Plot size <u>30'</u>							
	Common Name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	% Dominant
1							
2							
3							
4							
				0.0%	=Total Cover		

Rapid Test:	Do all dominant species have an indicator status of OBL or FACW?		Yes		No	X
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?			
	3	1	Yes		No	X
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result		
	OBL species	11%	x1	=	11%	
	FACW species	3%	x2	=	6%	
	FAC species	11%	x3	=	32%	
	FACU species	73%	x4	=	290%	
	UPL species	0%	x5	=	0%	
	Column Totals (A)	97%		(B)	338%	
	Prevalence Index	B/A=	3.50	Is the Prevalence Index ≤ 3.0?		
				Yes	No	X
Wetland vegetation criterion met?	Yes	No	X			

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 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

SOIL

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features			Texture	Remarks	
	Color (moist)	%	Color (moist)	%	Type ¹			Location ²
0-8"	10YR2/2	1				FSL	Dry	
8-14"	10YR4/3	1				FSL	Dry	
14-20"	2.5Y4/2	0.98	10YR5/6	2	C=Concentration	M=Matrix	FSL	Too deep for hydric criteria

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		Indicators for Problematic Hydric Soils	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)	
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> Polyvalue Below Surface (S8)	
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Thin Dark Surface (S9)	
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Mesic Spodic (A17)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (F21)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Depleted Dark Surface (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)	
<input type="checkbox"/> Dark Surface (S7)		<input type="checkbox"/> Other (Include Explanation in Remarks)	

Restrictive Layer (if observed) Type: Rock Depth (inches): 20

Remarks

Rock at 20" restricted further sampling

Hydric Soils criterion met? Yes No X

DOWNGRADIENT

Are climatic/hydrologic conditions on the site typical for this time of year? Yes _____ No X (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 <u>X</u>	No _____	Is the Sampled Area within a Wetland?	Yes <u>X</u>	No _____
Hydric Soils criterion met?	Yes <u>X</u>	No _____			
Wetlands hydrology present?	Yes <u>X</u>	No _____			
Remarks, Photo Details, Flagging, etc.:					

HYDROLOGY

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

Sampling Point GC A12

VEGETATION – Use both common and scientific names of plants.

Tree Stratum Plot size 30'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Red Maple	Acer rubrum	FAC	10.5%	X	X	100.0%
2							
3							
4							
5							
6							
7							
8							
9							

10.5% =Total Cover

Shrub/Sapling Stratum Plot size 15'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1							
2							
3							
4							
5							
6							
7							
8							
9							

0.0% =Total Cover

Herb Stratum Plot size 5'

	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1	Lawn Grass	Gramineae sp.	FACU	38.0%	X		50.7%
2	Smartweed	Polygonum sp.	FACW	20.5%	X	X	27.3%
3	Sticky-Willy	Galium aparine	FACU	10.5%			14.0%
4	Dwarf St. John's-Wort	Hypericum mutilum	FACW	3.0%		X	4.0%
5	Slender Yellow Wood-Sorrel	Oxalis dillenii	FACU	3.0%			4.0%
6							
7							
8							
9							
10							
11							
12							

75.0% =Total Cover

VEGETATION – continued.

Woody Vine Stratum							
Plot size <u>30'</u>							
	Common Name	Scientific name	Indicator	Absolute %	Dominant?	Wetland Indicator?	% Dominant
1							
2							
3							
4							
				0.0%	=Total Cover		

Rapid Test:		Do all dominant species have an indicator status of OBL or FACW?		Yes		No	X
Dominance Test:	Number of dominant species	Number of dominant species that are		Do wetland indicator plants make			
	3	2		Yes	X	No	
Prevalence Index:		Total % Cover	Multiply by:	Result			
	OBL species	0%	x1	=	0%		
	FACW species	24%	x2	=	47%		
	FAC species	11%	x3	=	32%		
	FACU species	52%	x4	=	206%		
	UPL species	0%	x5	=	0%		
	Column Totals (A)	86%		(B)	285%		
	Prevalence Index	B/A=	3.33	Is the Prevalence Index ≤ 3.0?			
				Yes	No	X	
Wetland vegetation criterion met? Yes X 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

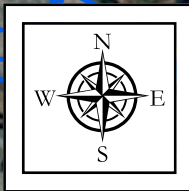
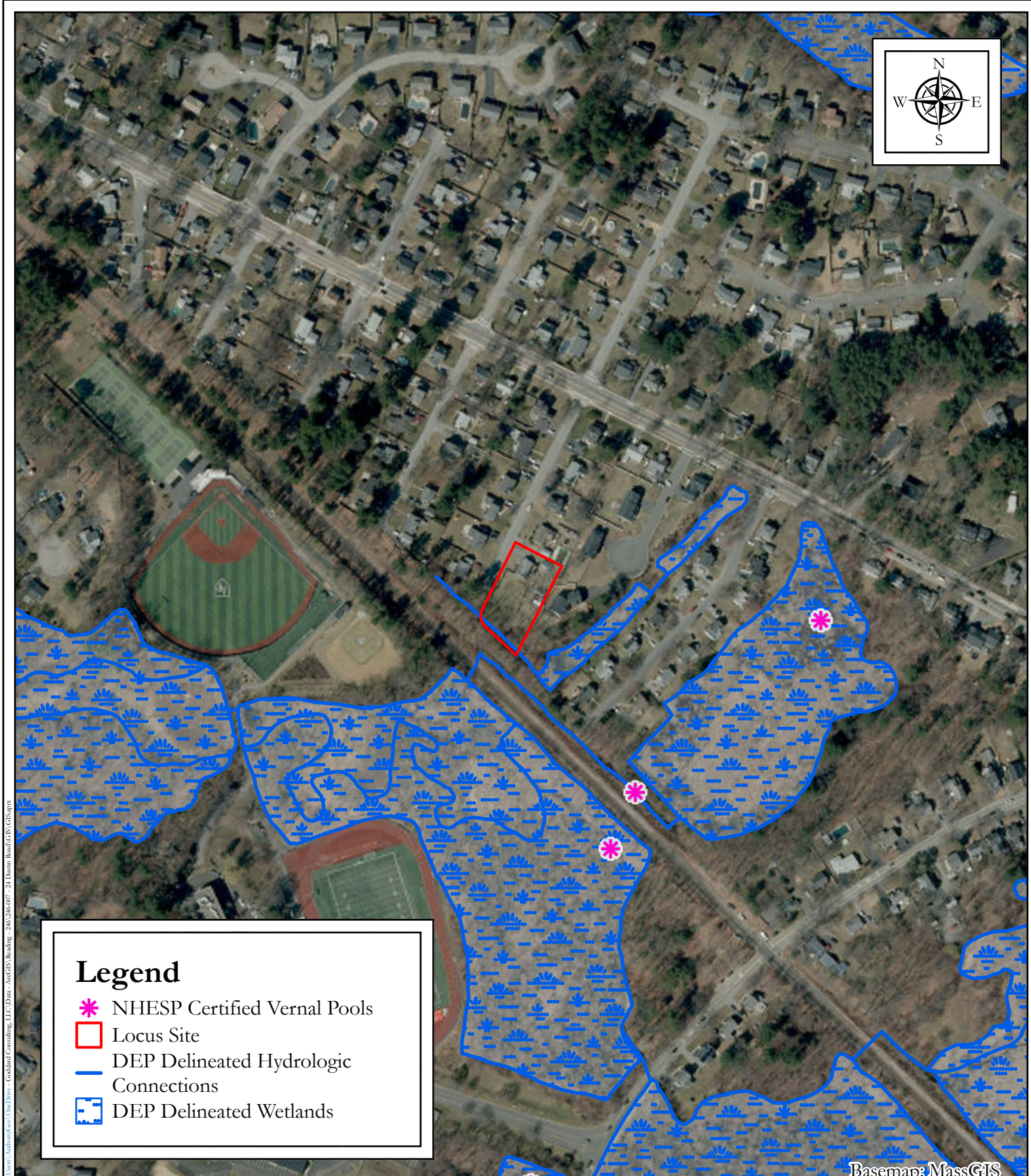
Cover Ranges	
Range	Midpoint
1-5 %	3.00%
6-15 %	10.50%
15-25 %	20.50%
26-50 %	38.00%
51-75 %	63.00%
76-95 %	85.50%
96-100 %	98.00%

SOIL





Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Location ²		
0-24"+	10YR2/1	0.95	10YR5/6	5	C=Concentration	PL=Pore Lining	FSL	Saturated, redox, hydric ind F6

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators (Check all that apply)		Indicators for Problematic Hydric Soils	
<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)	
X <input checked="" type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> 5 cm Mucky Peat or Peat (S3)	
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Polyvalue Below Surface (S8)	<input type="checkbox"/> Dark Surface (S7)	
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Thin Dark Surface (S9)	<input type="checkbox"/> Polyvalue Below Surface (S8)	
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Loamy Mucky Mineral (F1)	<input type="checkbox"/> Thin Dark Surface (S9)	
X <input checked="" type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Iron-Manganese Masses (F12)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Mesic Spodic (A17)	
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Redox Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (F21)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Depleted Dark Surface (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)	
<input type="checkbox"/> Dark Surface (S7)		<input type="checkbox"/> Other (Include Explanation in Remarks)	
Restrictive Layer (if observed) Type:		Depth (inches):	
Remarks			
Hydric Soils criterion met?		Yes	X No



Legend

-  NHESP Certified Vernal Pools
-  Locus Site
-  DEP Delineated Hydrologic Connections
-  DEP Delineated Wetlands

Basemap: MassGIS



Orthophoto of Locus Site

0 150 300 Feet 1" = 300'

71.1248361°W, 42.5326889°N

Date: 09/15/2025

:

:

Figure



C:\Users\anthony.fee\OneDrive - Goddard Consulting, LLC\Data - ArcGIS\Reading_240246007_241 Dustin Road\GIS\GISapps



**NRCS Soil Survey
of Locus Site**

0 50 100 Feet 1" = 100'

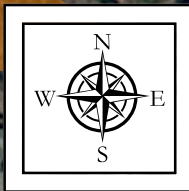
71.1248361°W, 42.5326889°N

Date: 09/15/2025

24 Dustin Road,
Reading, MA 01867

Parcel ID: F_757286_3019391

Figure 4



Legend

- Locus Site
- FEMA National Flood Hazard Layer
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard

Basemap: MassGIS



FEMA Flood Map
of Locus Site



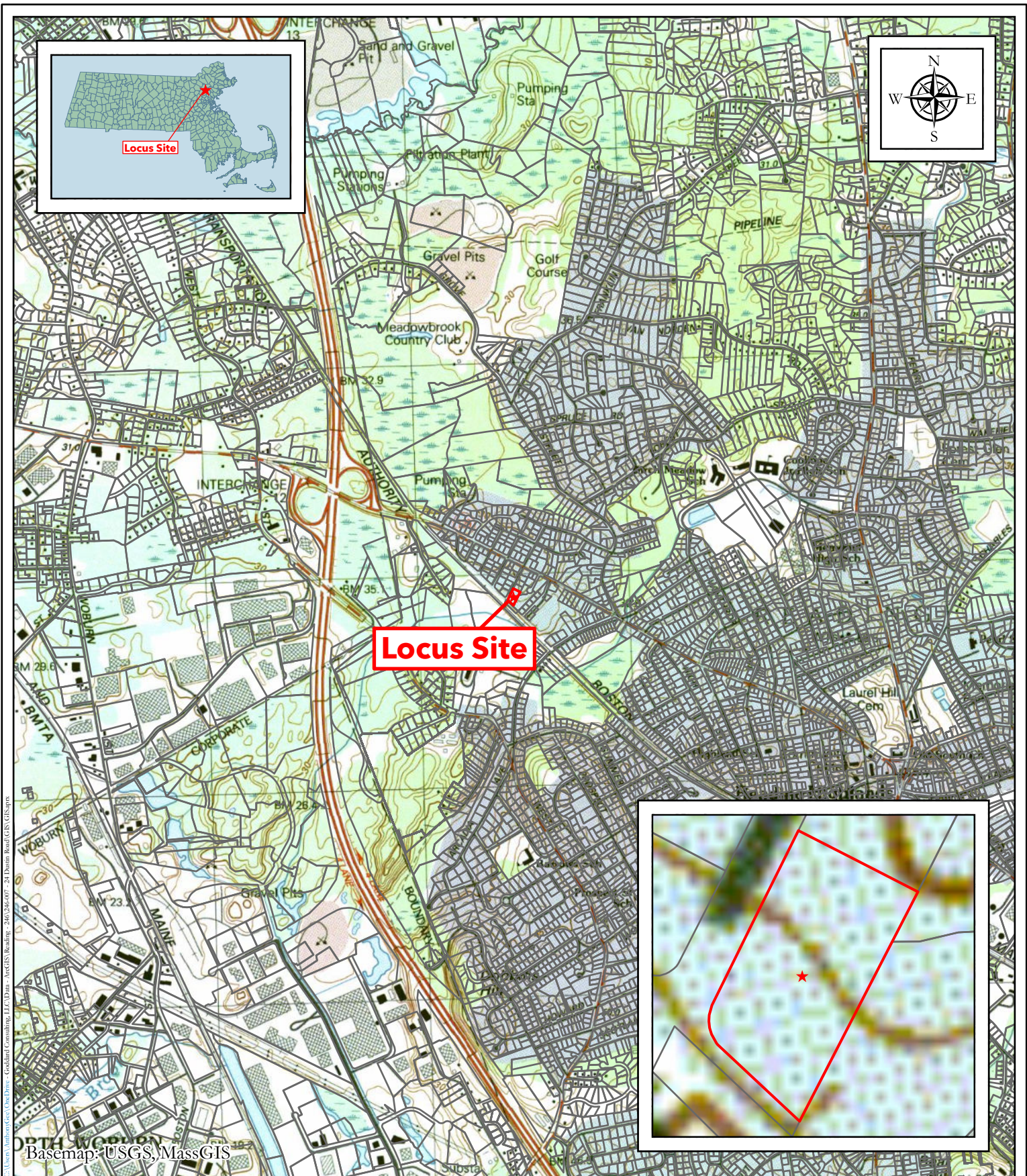
71.1248361°W, 42.5326889°N

Date: 09/15/2025

24 Dustin Road,
Reading, MA 01867

Parcel ID: F_757286_3019391

Figure 3



© USGS, National Geo-Ocean Data - Goddard Consulting, LLC Data - ArcGIS, Reading, MA 01867 - 24 Dustin Road, GIS Maps

Basemap: USGS, MassGIS



USGS of Locus Site

0 1,000 2,000 Feet 1" = 2,000'

71.1248361°W, 42.5326889°N

Date: 09/15/2025

24 Dustin Road,
Reading, MA 01867

Parcel ID: F_757286_3019391

Figure 1



PROJECT SITE

LOCUS MAP
SOURCE - TOWN GIS

CIVIL PLAN SET
24 DUSTIN ROAD
READING, MA

- SHEET 1 - TITLE SHEET
- SHEET 2 - EX COND
- SHEET 3 - SITE PLAN
- SHEET 4 - DETAILS



GENERAL NOTES:

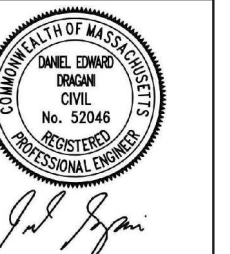
1. THIS PLAN SET IS BASED ON A SURVEY PLAN BY EDWARD J. FARRELL, P.L.S. TITLED "PLOT PLAN 24 DUSTIN ROAD, READING, MASS.," DATED AUGUST 8, 2025". THIS PLAN SHALL NOT BE USED TO ESTABLISH PROPERTY LINES UNLESS IT CONTAINS A P.L.S. STAMP.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY EDWARD J. FARRELL, P.L.S. THE INFORMATION DISPLAYED HERON IS CONSIDERED APPROXIMATE, NOT COMPLETE, AND THE FULL EXTEND OF UNDERGROUND UTILITIES ARE UNKNOWN. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO THE START OF WORK.
3. CONTRACTOR SHALL COMPLY WITH ALL LOCAL COMMUNITY, LOCAL UTILITY OR OTHER GOVERNING ENTITIES REGULATIONS, STANDARDS AND PERMITS, REGARDLESS OF PUBLIC OR PRIVATE STATUS.
4. CONTRACTOR SHALL OBTAIN APPROVAL, FROM THE ENGINEER, ANY DEVIATIONS TO THIS PLAN.
5. CONTRACTOR SHALL NOTIFY DIG SAFE PRIOR TO EXCAVATION. OPEN TRENCHES SHALL NOT BE LEFT UNATTENDED AND CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS IN THIS REGARD.
6. CONTRACTOR SHALL COMPLY WITH TRENCH COLLAPSE PROTECTION IN ACCORDANCE WITH CURRENT APPLICABLE STANDARDS.
7. CONTRACTOR TO COORDINATE WITH THE TOWN FOR PERMITTING. THIS PLAN DOES NOT CONSTITUTE A PERMIT.
8. IF CONDITIONS DO NOT MATCH INFORMATION. IE LEDGE, GW ELEVATIONS, SURVEY DISCREPANCIES ETC. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
9. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE DIMENSIONS PRIOR TO CONSTRUCTION AND NOTING IF DISCREPANCIES OCCUR BETWEEN BUILDING PLANS.
10. THIS PLAN IS NOT APPROVAL TO DEMOLISH HISTORIC DWELLINGS. INQUIRE WITH BUILDING DESIGNER, BUILDING DEPARTMENT AND HISTORIC COMMISSION.
11. THIS PLAN MAY NOT SHOW UTILITIES THAT NEED TO BE TERMINATED PRIOR TO DEMOLISHING THE STRUCTURE(S) SUCH AS GAS, ELECTRIC, COMMUNICATIONS AND OTHERS. CONTRACTOR TO VERIFY ALL UTILITIES HAVE BEEN TERMINATED IN ACCORDANCE WITH EACH UTILITY OWNERS STANDARDS PRIOR TO DEMOLISHING THE STRUCTURE(S).
12. SEE ALL PLAN SHEETS FOR ADDITIONAL NOTES & LEGEND
13. THIS PLAN SET DOES NOT DESIGN RETAINING WALLS, STAIRS, RAILINGS ,FENCES, WALKWAYS, DRIVEWAYS, BUILDINGS, LANDSCAPING ETC. THIS PLAN IS INTENDED FOR STORMWATER AND THE RELOCATION OF EXISTING UTILITIES ONLY. ANY OTHER FEATURES ARE CONCEPTUAL BY OTHERS AND SHALL BE VERIFIED BY OTHERS. THIS PLAN DOES NOT GUARANTEE WATER WILL NOT ENTER A FOUNDATION AND THAT SHALL BE EVALUATED BY THE BUILDING DESIGNER OR OTHERS.
14. WALKWAYS, PATIOS AND STAIRS NOT ON SURVEY HAVE BEEN ADDED TO THE PLAN USING ORTHO PHOTO OVERLAY.

ENGINEERING SOLUTIONS GROUP LLC
MARBLEHEAD, MA 01945
EMAIL: SALES@ENGINEERINGSGROUP.COM

#	DATE	REVISIONS	INIT
1			
2			
3			
4			
5			
6			

PROPOSED
SITE PLAN

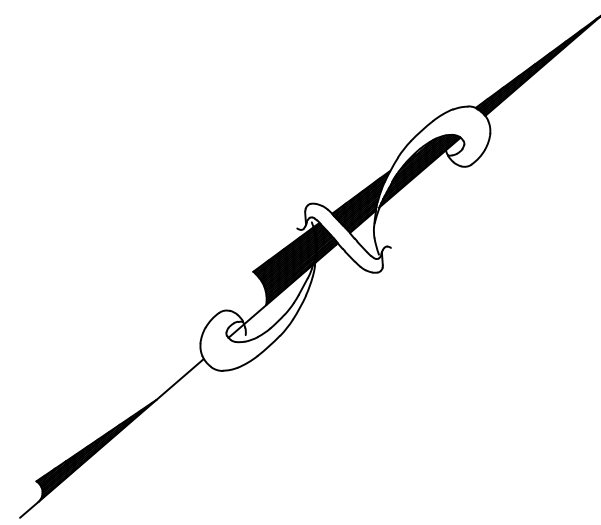
24 DUSTIN ROAD
READING, MA



DATE: 09/23/25
DRAWN BY: RAD
CHECKED BY: DED

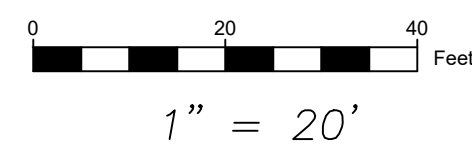
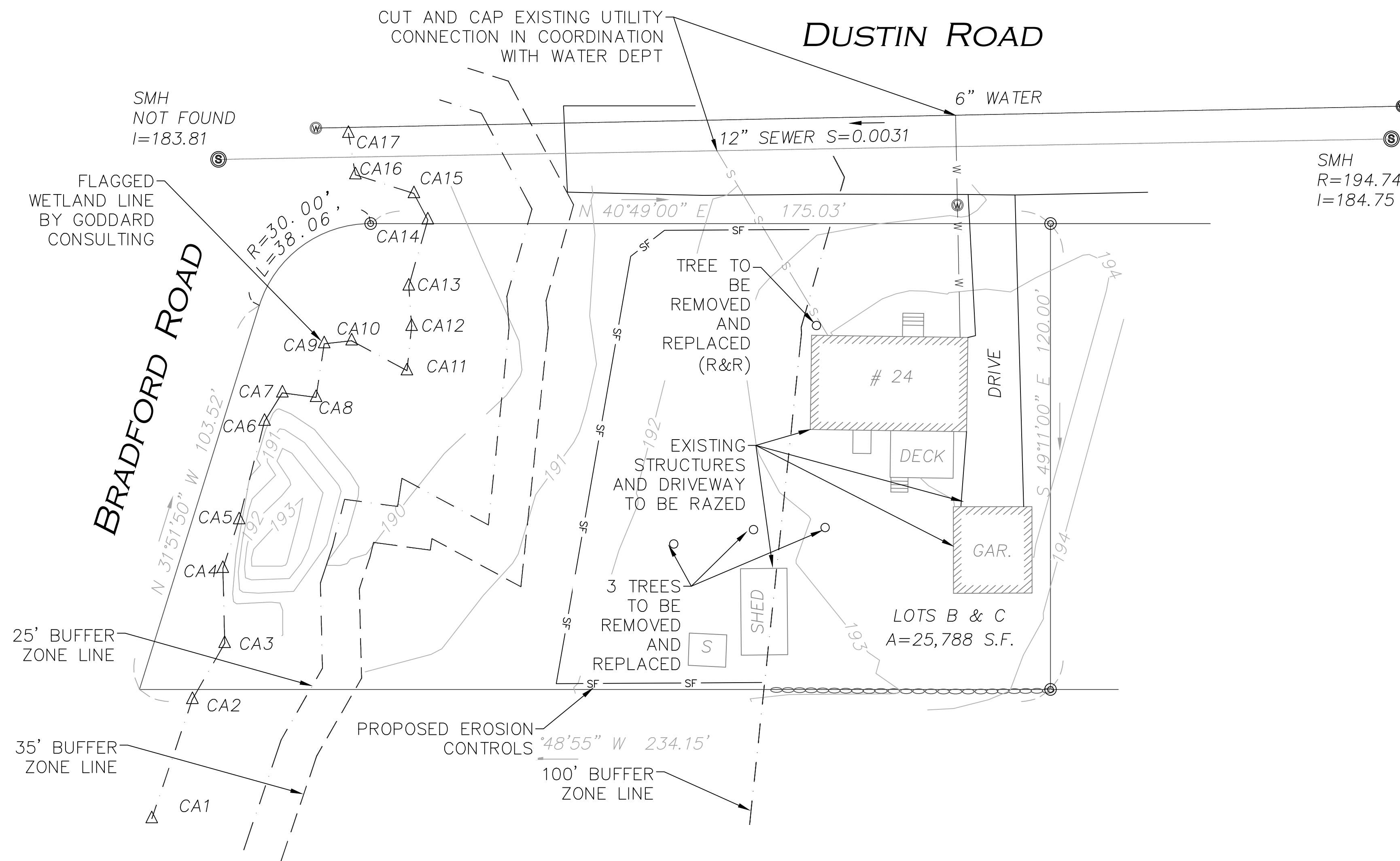
SHEET
1
OF 5

SHEET SIZE 22X34



GENERAL NOTES:

1. SEE GENERAL NOTES ON TITLE SHEET.
2. THIS PLAN SET IS BASED ON A SURVEY PLAN BY EDWARD J. FARRELL, P.L.S. TITLED "PLOT PLAN 24 DUSTIN ROAD, READING, MASS.," DATED AUGUST 8, 2025". THIS PLAN SHALL NOT BE USED TO ESTABLISH PROPERTY LINES UNLESS IT CONTAINS A P.L.S. STAMP. SEPARATE PLAN WILL BE DONE WITH SETBACKS BY PLS.
3. CONTRACTOR TO COORDINATE WITH THE TOWN FOR PERMITTING. THIS PLAN DOES NOT CONSTITUTE A PERMIT.
4. IF CONDITIONS DO NOT MATCH INFORMATION. IE LEDGE, GW ELEVATIONS, SURVEY DISCREPANCIES ETC. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
5. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON INFORMATION PROVIDED BY EDWARD J. FARRELL, P.L.S. THE INFORMATION DISPLAYED HERON IS CONSIDERED APPROXIMATE, NOT COMPLETE, AND THE FULL EXTEND OF UNDERGROUND UTILITIES ARE UNKNOWN. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO THE START OF WORK.
6. THIS PLAN IS NOT APPROVAL TO DEMOLISH HISTORIC DWELLINGS. INQUIRE WITH BUILDING DESIGNER, BUILDING DEPARTMENT AND HISTORIC COMMISSION.
7. THIS PLAN MAY NOT SHOW UTILITIES THAT NEED TO BE TERMINATED PRIOR TO DEMOLISHING THE STRUCTURE(S) SUCH AS GAS, ELECTRIC, COMMUNICATIONS AND OTHERS. CONTRACTOR TO VERIFY ALL UTILITIES HAVE BEEN TERMINATED IN ACCORDANCE WITH EACH UTILITY OWNERS STANDARDS PRIOR TO DEMOLISHING THE STRUCTURE(S).



ENGINEERING SOLUTIONS GROUP LLC
MARBLEHEAD, MA 01945
EMAIL: SALES@ENGINEERINGGROUP.COM

#	DATE	REVISIONS	INIT
1			
2			
3			
4			
5			
6			

EX COND

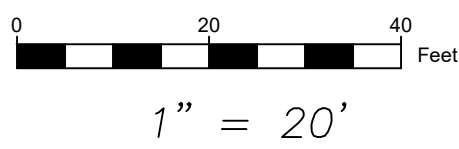
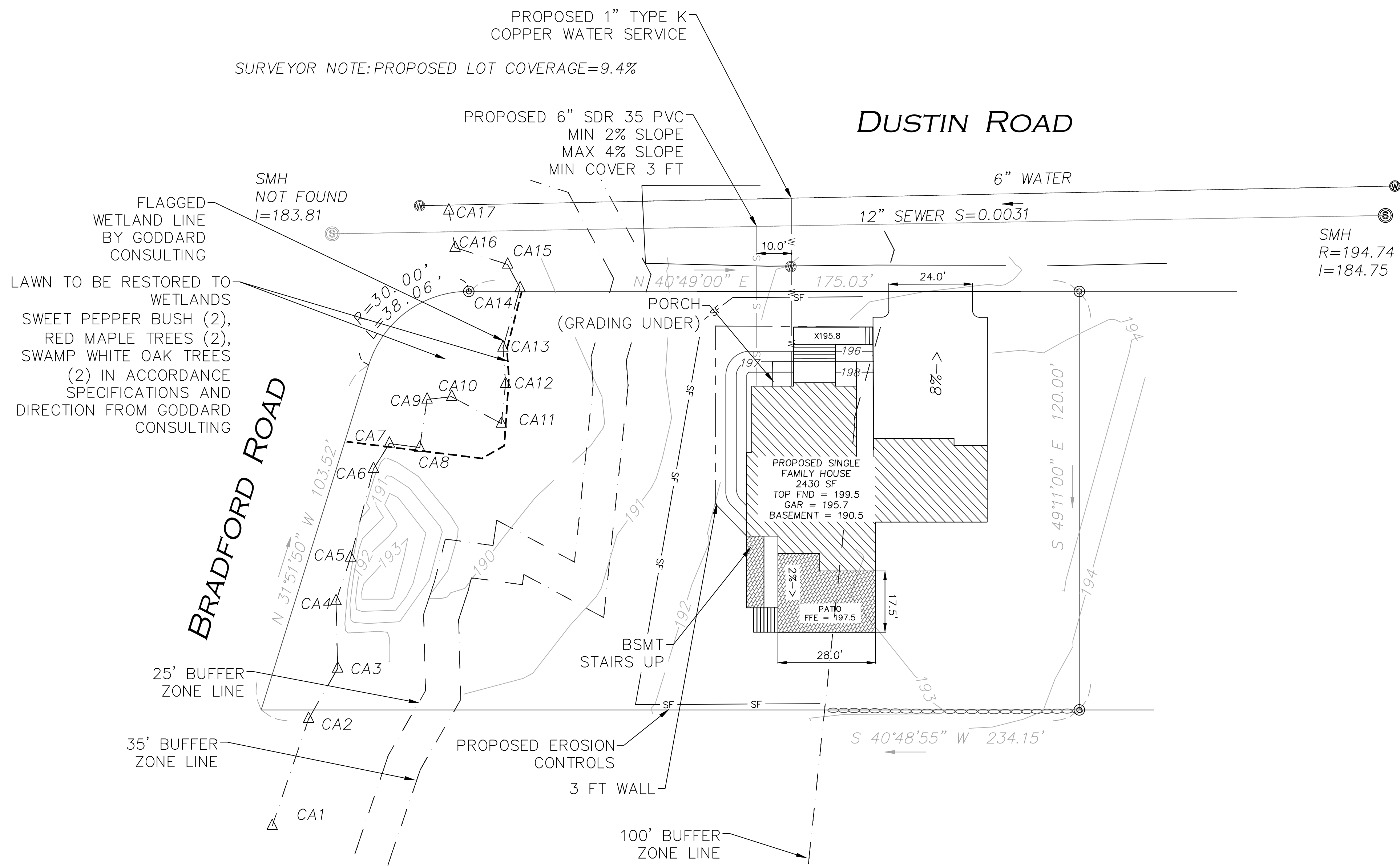
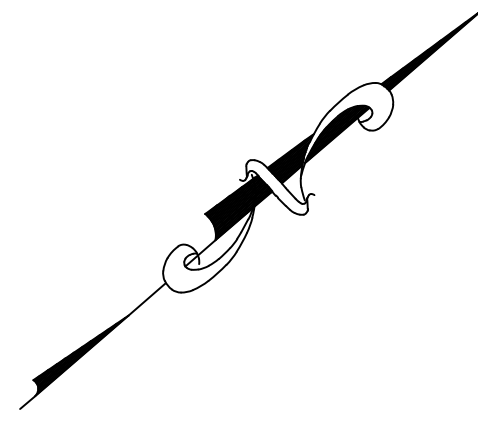
24 DUSTIN ROAD
READING, MA

Ed Farrell

DATE: 09/23/25
DRAWN BY: RAD
CHECKED BY: DED

SHEET
2
OF 5

SHEET SIZE 22X34



GENERAL NOTES:

1. SEE GENERAL NOTES ON TITLE SHEET.
2. THIS PLAN SET IS BASED ON A SURVEY PLAN BY EDWARD J. FARRELL, P.L.S. TITLED "PLOT PLAN 24 DUSTIN ROAD, READING, MASS.," DATED AUGUST 8, 2025".
3. THIS PLAN SHALL NOT BE USED TO ESTABLISH PROPERTY LINES UNLESS IT CONTAINS A P.L.S. STAMP.
4. CONTRACTOR TO COORDINATE WITH THE TOWN FOR PERMITTING. THIS PLAN DOES NOT CONSTITUTE A PERMIT.
5. IF CONDITIONS DO NOT MATCH INFORMATION. IE LEDGE, GW ELEVATIONS, SURVEY DISCREPANCIES ETC. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE DIMENSIONS PRIOR TO CONSTRUCTION AND NOTING IF DISCREPANCIES OCCUR BETWEEN BUILDING PLANS.
7. CONTRACTOR MUST CALL DRAGANI ENGINEERING GROUP LLC PRIOR TO CONSTRUCTION. DRAINAGE SYSTEM SHALL BE CALLED FOR INSPECTION PRIOR TO BACKFILL AND 48 HR ADVANCED NOTICE PROVIDED.
8. ALL GUTTERS DRAINING TO INFILTRATION SYSTEM SHALL HAVE DEBRIS GUARDS. ALL PIPES TO SYSTEM SHALL HAVE A MINIMUM SLOPE OF 2%.
9. BED ALL SEWER PIPE IN 3/4" CRUSHED STONE 6' AROUND.
10. ALL SEWER WORK WITHIN 10 FT OF THE FOUNDATION SHALL BE DESIGNED BY THE PLUMBER IN ACCORDANCE WITH THE LOCAL AND STATE PLUMBING CODES & IN ACCORDANCE WITH LOCAL INSPECTOR/FOUNDATION DESIGNER DETAILS. 4" SCH 40 PVC AND DI SLEEVES ARE COMMONLY USED. NO PIPES SHALL BE PLACED UNDER THE FOOTING WITHOUT STEPPING THE FOOTING BELOW THE PIPE. 4X6 FERNCO TO CIVIL SCOPE.
11. CONTACT ENGINEER PRIOR TO STORMWATER SYSTEM INSTALLATION. TOWN INSPECTION AND ENGINEER INSPECTION REQUIRED AT VARIOUS PHASES: SUB GRADE, STONE, SYSTEM INSTALLATION AND POST INSTALLATION AFTER DOWNSPOUTS CONNECTED.
12. CONTRACTOR TO CONFIRM CONSISTENCY WITH BUILDING PLAN SECTION HEIGHTS AND COORDINATE WITH BUILDING DEPARTMENT TO ENSURE CONFORMANCE PRIOR TO CONSTRUCTION AND VERIFY POST CONSTRUCTION.
13. POOL, FENCING AND WALLS SHALL BE DESIGNED BY THE CONTRACTORS PROFESSIONALS AND ARE NOT DESIGNED HEREIN

CONSTRUCTION SEQUENCE

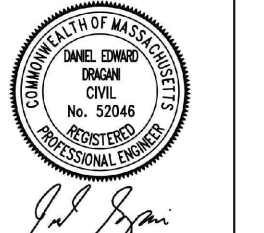
1. RECORD ORDER OF CONDITIONS IN REG OF DEEDS
2. INSTALL EROSION CONTROLS
3. COMMISSION PRE-CONSTRUCTION INSPECTION
4. COMPLETE DEMO OF STRUCTURES
5. STAGING AREA TO BE IN PROPOSED DRIVE LOCATION
6. INSTALL FOUNDATION AND CONSTRUCT DWELLING
7. INSTALL STORMWATER IMPROVEMENTS, DRIVEWAY, MITIGATION PLANTINGS AND POST/ RAIL FENCE. REQUEST TOWN ENGINEERING AND DESIGN ENGINEER INSPECTION OF DRAINAGE SYSTEM BEFORE BACKFILL OF STORMWATER SYSTEM.
8. REQUEST ENGINEER INSPECTION TO CONFIRM SUB CONFORMANCE
9. REQUEST COMMISSION INSPECTION
10. REQUEST CERT OF COMPLIANCE AND RECORD

ENGINEERING SOLUTIONS GROUP LLC
 MARBLEHEAD, MA 01945
 EMAIL: SALES@ENGINEERINGSGROUP.COM

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

SITE PLAN

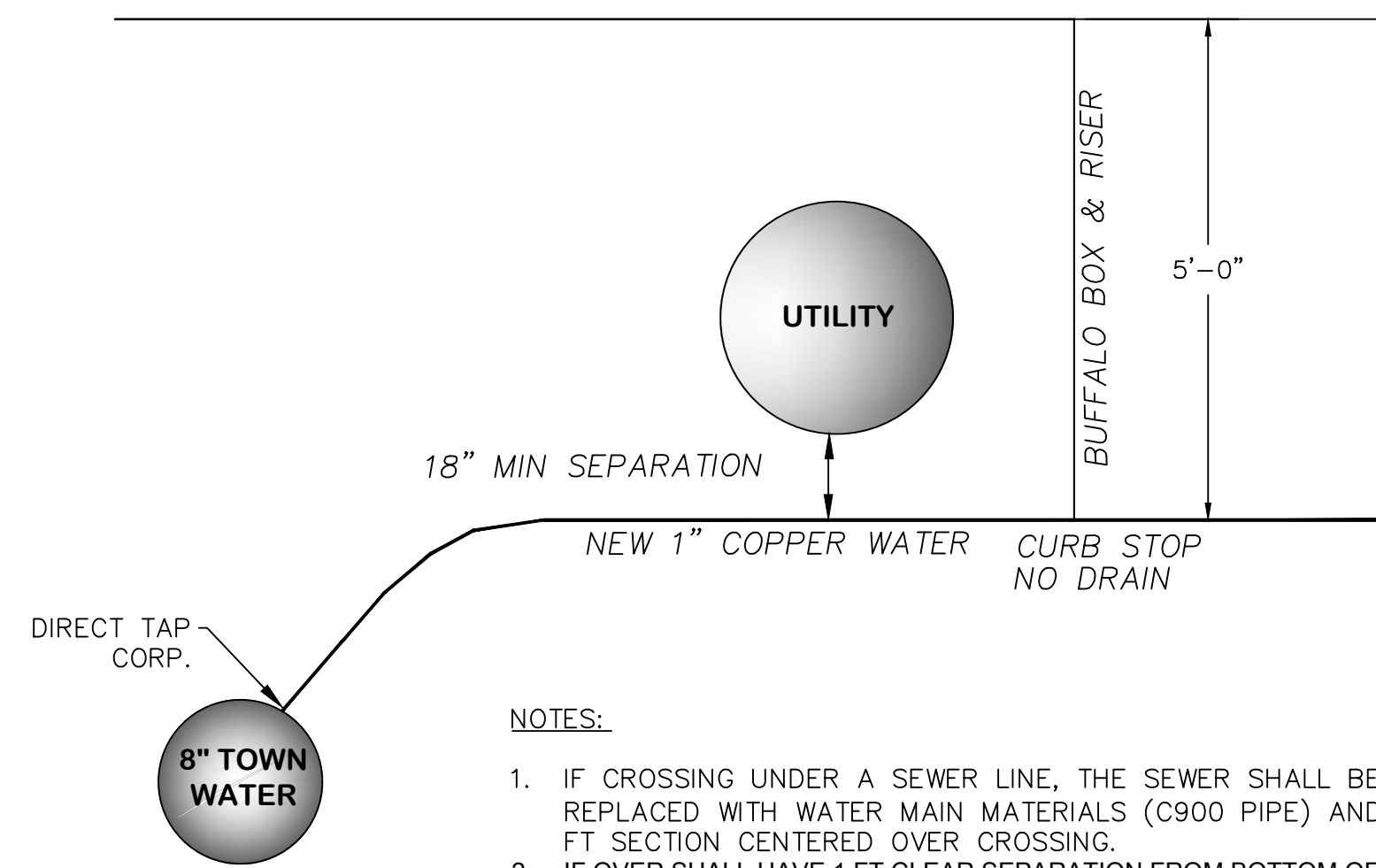
24 DUSTIN ROAD
 READING, MA



DATE: 09/23/25
 DRAWN BY: RAD
 CHECKED BY: DED

SHEET
 3
 OF 5

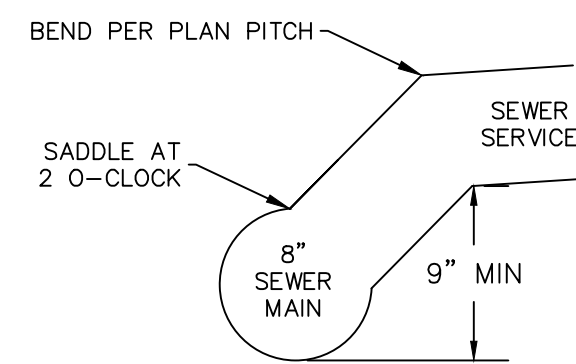
SHEET SIZE 22X34



NOTES:

1. IF CROSSING UNDER A SEWER LINE, THE SEWER SHALL BE REPLACED WITH WATER MAIN MATERIALS (C900 PIPE) AND A 20 FT SECTION CENTERED OVER CROSSING.
2. IF OVER SHALL HAVE 1 FT CLEAR SEPARATION FROM BOTTOM OF WATER TO TOP OF SEWER OR DRAIN
3. BED IN 6" SAND ALL AROUND

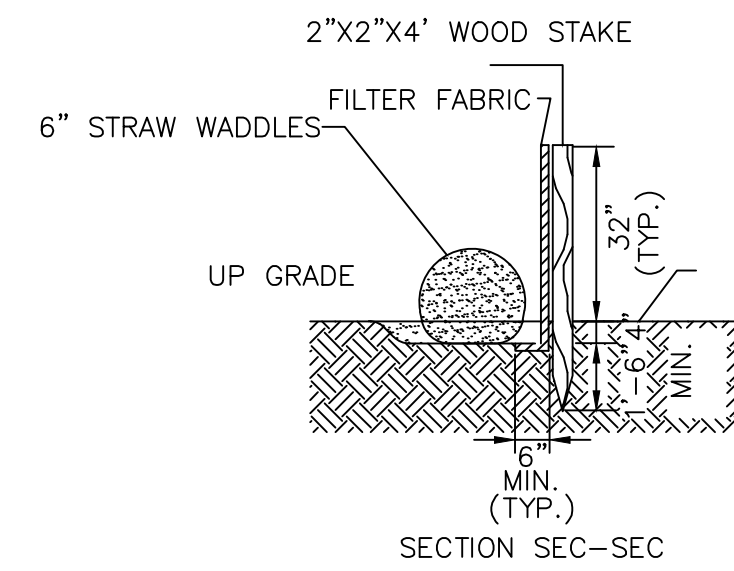
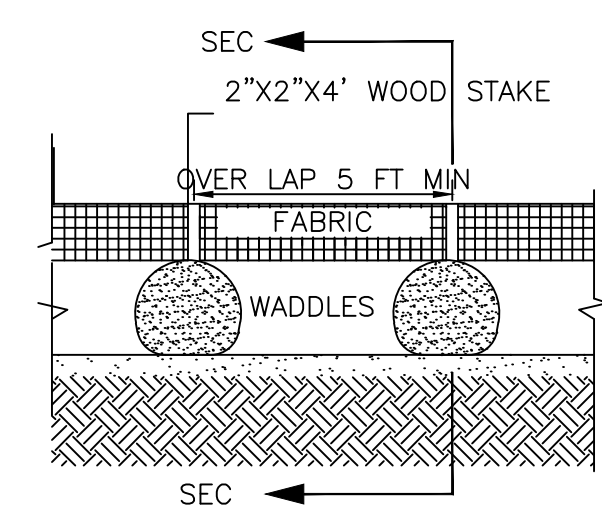
WATER SERVICE DETAIL
(NOT TO SCALE)



SEWER MAIN CONNECTION
(NOT TO SCALE)

NOTES:

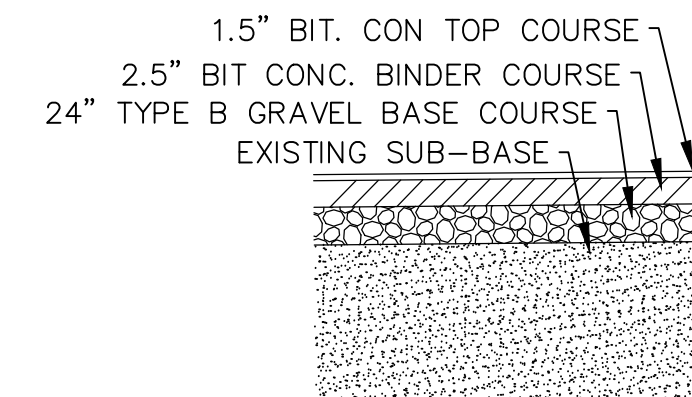
1. BED IN 3/4" CRUSHED STONE ALL AROUND



NOTES:

1. SILT FENCE IS OPTIONAL AND ONLY IF NEEDED TO CONTROL EROSION
2. UV RESISTANT POLYPROPYLENE SILT FENCE WITH A MINIMUM WEIGHT OF 2.5 OZ./S.Y. SHALL BE USED
3. ATTACH FABRIC TO STAKES WITH APPROVED METHOD
4. USE SILT FENCE AND COMPOST FILTER TUBES WHERE INDICATED OR AS DIRECTED BY THE ENGINEER.
5. A MINIMUM OF (2) WOOD OR METAL STAKES PER FILTER TUBE. INSTALL STAKES A MINIMUM OF 12" INTO FIRM GROUND.
6. REMOVE SILT FENCE AND FILTER TUBES AT THE DIRECTION OF THE TOWN ONLY
7. DO NOT DRIVE STAKES THROUGH WADDLES
8. INSTALL AT PROJECT PERIMETER PRIOR TO START OF WORK. ALL NEARBY CATCH BASINS SHOULD HAVE SILT SACKS INSTALLED, INSPECTED AND CLEANED

COMPOST WADDLE TUBES & SILT FENCE FOR EROSION CONTROL

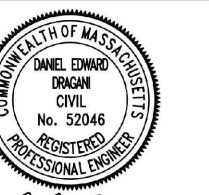


DRIVEWAY PAVING COURSES
(NOT TO SCALE)

#	DATE	REVISIONS	INIT
1			
2			
3			
4			
5			
6			

DETAILS

24 DUSTIN ROAD
READING, MA



D. O'Neil

DATE: 09/23/25
DRAWN BY: RAD
CHECKED BY: DED

SHEET
4
OF 5

SHEET SIZE 22X34