



NORSE ENVIRONMENTAL SERVICES, INC.

2100 Lakeview Avenue Unit 3A

Dracut MA 01826

TEL. (978) 649-9932

Website: www.norseenvironmental.com

NOTICE OF INTENT

FOR

400 GROVE STREET

ASSESSORS MAP 43 LOT 15

READING, MA

APPLICANT: KATHRYN & JULIAN HICKMAN

OCTOBER 2025

PROJECT: 400 GROVE STREET - READING

APPLICANT: KATHRYN & JULIAN HICKMAN

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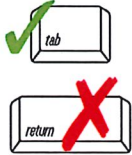


Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number
Document Transaction Number
Reading
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):

400 Grove Street	Reading	01867
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.546757	-71.131282
	d. Latitude	e. Longitude
Map 43	Lot 15	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

Kathryn & Julian	Hickman	
a. First Name	b. Last Name	
c. Organization		
400 Grove Street		
d. Street Address		
Reading	MA	01867
e. City/Town	f. State	g. Zip Code
774-563-1854	julian.c.hickman@gmail.com	
h. Phone Number	i. Fax Number	j. Email Address

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

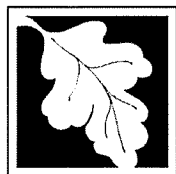
a. First Name	b. Last Name	
c. Organization		
d. Street Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

Maureen	Herald	
a. First Name	b. Last Name	
Norse Environmental Services, Inc.		
c. Company		
2100 Lakeview Avenue, Unit 3A		
d. Street Address		
Dracut	MA	01826
e. City/Town	f. State	g. Zip Code
978-649-9932	maureen@norseenv.com	
h. Phone Number	i. Fax Number	j. Email address

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

\$110.00	\$42.50	\$67.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Proposing to install an inground swimming pool, pool patio, equipment area, landscape wall, fencing, drainage area, associated grading and utilities within the 100 ft. Buffer Zone of a Bordering Vegetated Wetland.

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 CMR 10.24(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:

M.S.R.D.

a. County

73569

c. Book

b. Certificate # (if registered land)

186

d. Page Number

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

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

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



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

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

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

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

4. Proposed alteration of the Riverfront Area:

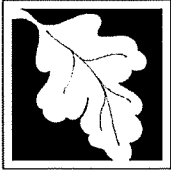
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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

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

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

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



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

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

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

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

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

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

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

4. 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



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

10/2025
 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 **

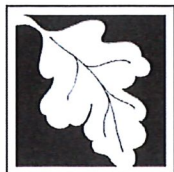
(a) Project description (including description of impacts outside of wetland resource area & buffer zone)

(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/mas-endangered-species-act-mesa-regulatory-review>).

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

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



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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).



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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

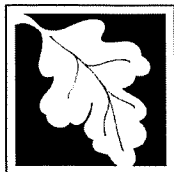
- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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.



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D. Additional Information (cont'd)

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

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

Plot Plan

a. Plan Title

Edward J Farrell PLS

Edward J Farrell

b. Prepared By

c. Signed and Stamped by

September 30, 2025

1" = 30'

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:

Town of Reading Check #200

10/8/25

2. Municipal Check Number

3. Check date

Commonwealth of MA Check #199

10/8/25

4. State Check Number

5. Check date

Kathryn

Hickman

6. Payor name on check: First Name

7. Payor name on check: Last Name



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Bureau of Resource Protection - Wetlands

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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.

[Handwritten Signature]

1. Signature of Applicant

10/8/25

2. Date

3. Signature of Property Owner (if different)

[Handwritten Signature]

5. Signature of Representative (if any)

4. Date

10-8-25

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.



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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:

400 Grove Street
 a. Street Address
 Reading
 b. City/Town
 Check #199
 c. Check number
 \$42.50
 d. Fee amount

2. Applicant Mailing Address:

Kathryn & Julian
 a. First Name
 Hickman
 b. Last Name
 c. Organization
 400 Grove Street
 d. Mailing Address
 Reading
 e. City/Town
 MA
 f. State
 01867
 g. Zip Code
 774-563-1854
 h. Phone Number
 i. Fax Number
 julian.c.hickman@gmail.com
 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).



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1(a)	(1)	\$110.00	\$110.00

Step 5/Total Project Fee: \$110.00

Step 6/Fee Payments:

Total Project Fee:	\$110.00
State share of filing Fee:	\$42.50
City/Town share of filing Fee:	\$67.50
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	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.)

**Notification to Abutters Under the
Massachusetts Wetlands Protection Act
And the Reading Wetlands Bylaws**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following;

- A. The name of the applicant is Kathryn & Julian Hickman.
- B. The applicant has filed a Notice of Intent with the Reading Conservation Commission of the Town of Reading seeking permission to remove, fill, dredge, or alter an area subject to protection under the wetlands protection act (General Laws Chapter 131, Section 40).
- C. The address of the lot where the activity is proposed is 400 Grove Street.
- D. The activity consists of: installing an inground swimming pool, pool patio, equipment area, landscape wall, fencing, drainage area, associated grading and utilities.
- E. Copies of the filing may be examined at the Conservation Commission office, Town Hall, between the hours of 8 am - 5:30 pm, Monday, Wednesday & Thursday, Tuesday 8:00 am – 7 pm, Friday's Closed. For more information, call: 781-942-6616.
- F. Copies of the Notice of Intent may be viewed at Norse Environmental Services, Inc. by calling 978-649-9932 during the hours of 8:00 a.m. and 6:00 p.m. on the following days of the week: Monday – Thursday/Friday until 12:00 p.m.
- G. Information regarding the date, time, and place of the public hearing may be obtained from the Conservation Commission Office by calling **781-942-6616** during the hours listed above.

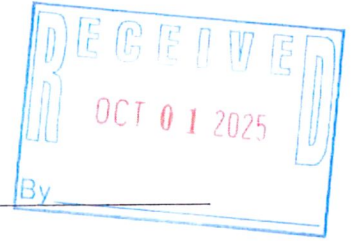
Note: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the Reading Daily Times Chronicle.

Note: Notice of the public hearing, including its date, time, and place, will be posted in the City or Town Hall not less than forty-eight (48) hours in advance.

Note: You also may contact the Reading Conservation Commission, 781-942-6616 or the Department of Environmental Protection, DEP, call the Northeast Regional Office, 978-694-3200, for more information about this application or the Wetland Protection Act.

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY:

ADDRESS: 400 Grove Street

Assessors' Map Number: 43 Lot Number: 15

APPLICANT/AGENT:

Name: Norse Environmental Services, Inc.

Address: 2100 Lakeview Avenue Unit 3A, Dracut, MA 01826

Telephone: 978-649-9932 Email: mail@norseenv.com

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

Community Planning and Development Commission:

- Site Plan Review
Special Permit
Subdivision

Conservation Commission:

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

Zoning Board of Appeals:

- Appeal
Special Permit
Variance

- Health Department
Historic District Commission
Historical Commission
Other:

Brief description of request: installation of an inground swimming pool within the 100 ft. Buffer Zone of a BVW.

Applicant/Agent Signature: Maureen Herald Date: 10/1/2025

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

Authorized Signature: [Signature] Date: 10/1/2025

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

10/1/25

MICHELE L. KEOHAN, ASSISTANT ASSESSOR

DATE



Patriot Properties

Readina

Abutters List

10/01/2025

3:56:44PM

Filter Used: DataProperty.AccountNumber in (7601,7604,7614,7632,7613,7625,7602,7603,7623,7612,7605,7624,7607,7606)

Subject Parcel ID: 400 Grove Street Report

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
043.0-0000-0002.0	374 GROVE ST	BARRA PETER P	SANDRA M BARRA	374 GROVE ST	READING	MA	01867
043.0-0000-0003.0	386 GROVE ST	VIGEANT MARY D TRUSTEE	MARY D VIGEANT LIVING TF	386 GROVE ST	READING	MA	01867
043.0-0000-0004.0	392 GROVE ST	ROCHE WILLIAM K LE	KAREN M ROCHE	392 GROVE ST	READING	MA	01867
043.0-0000-0005.0	23 FAMILY CIR	BRIERE SHAUN W	BRIERE BRIDGET B TE	23 FAMILY CIRCLE	READING	MA	01867-1209
043.0-0000-0006.0	408 GROVE ST	SOUSA MARK G	COPPOLA BRIGIT	408 GROVE ST	READING	MA	01867
043.0-0000-0007.0	414 GROVE ST	RUMMEL ROBINSON E	RUMMEL FLORENCE G	414 GROVE ST	READING	MA	01867
043.0-0000-0008.0	422 GROVE ST	DIBACCO MICHAEL J	LAURA C DIBACCO	422 GROVE ST	READING	MA	01867
043.0-0000-0013.0	15 FAMILY CIR	ZANNI GREGORY S ETAL TRUSTE	ZANNI FAMILY TRUST	15 FAMILY CIR	READING	MA	01867
043.0-0000-0014.0	18 FAMILY CIR	ZANNI WENDY J		18 FAMILY CIR	READING	MA	01867
043.0-0000-0015.0	400 GROVE ST	HICKMAN JULIAN C	HICKMAN KATHRYN B TE	400 GROVE ST	READING	MA	01867
043.0-0000-0025.0	423 GROVE ST	SESHAPUR MANSI	VENKATRAM BHARATH TE	423 GROVE ST	READING	MA	01867
043.0-0000-0026.0	409 GROVE ST	SCHOONMAKER SHANNON	SCHOONMAKER BRAD	409 GROVE ST	READING	MA	01867
043.0-0000-0027.0	419 GROVE ST	PERSONS MATTHEW	PERSONS JENNIFER TE	419 GROVE ST	READING	MA	01867
043.0-0000-0035.0	GROVE ST	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867

Parcel Count: 14

End of Report

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, Maureen Herald (Name), hereby certify under the pains and penalties of perjury that on October 8, 2025 (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 Kathryn & Julian Hickman (Applicant) with the Town of Reading Conservation Commission on October 8, 2025 (Date) for property located at 400 Grove Street (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.

Maureen Herald
Name

10-8-25
Date



NORSE ENVIRONMENTAL SERVICES, INC.

2100 Lakeview Avenue Unit 3A

Dracut MA 01826

TEL. (978) 649-9932

Website: www.norseenvironmental.com

Notice of Intent Report

For

**400 Grove Street
Reading, MA**

Prepared For

Kathryn & Julian Hickman
400 Grove Street
Reading, MA 01867

Prepared By

Norse Environmental Services, Inc.
2100 Lakeview Avenue, Unit 3A
Dracut, MA 01879

October 2025

Narrative

The applicant is proposing to install an inground swimming pool, pool patio, equipment area, landscape wall, fencing, drainage area, associated grading and utilities within the 100 ft. Buffer Zone of a Bordering Vegetated Wetland. Erosion controls shall be set and maintained for the duration of the project.

Site Description

The lot consists of 0.47 acres of land located on the corner of Grove Street and Family Circle. An existing single-family dwelling, walkway, driveway and patio are located on the parcel. The property is landscaped with lawn, ornamental shrubs and trees.

A bordering vegetated wetland or red maple swamp is located at the rear of the lot and flagged in the field with blue ribbon and aluminum tags labeled as 1A-7A. The wetland consists of red maple (*Acer rubrum*) and white pine (*Pinus strobus*) in the overstory. The understory consists of glossy buckthorn (*Rhamnus frangula*) and arrow-wood (*Viburnum dentatum*). The herbaceous layer consists of cinnamon fern (*Osmunda cinnamomea*), sensitive fern (*Onoclea sensibilis*), jewelweed (*Impatiens capensis*) and Canada mayflower (*Maianthemum canadense*).

The USGS Topographic Map shows no perennial streams on or near the property. The rear portion of the property is located within Bordering Land Subject to Flooding or the 100-year floodplain as Zone A. No work is proposed within the floodplain. The site is not located within the NHESP mapping of Estimated/Priority Habitat. In addition, there are no certified or potential vernal pools located on or near the property.

Soils

The Web Soil Survey maps the property as Hinckley and Freetown Soil. Hinckley series consists of nearly level to very steep, deep (5+ ft.), excessively drained soils on glacial outwash plain, terraces, kames, and eskers. They formed in gravelly and cobbly coarse textured glacial outwash. Hinckley soils have friable or loose, gravelly and very gravelly sandy loam to loamy coarse sand surface soil and subsoil with rapid permeability, with loose stratified sand and gravels in the substratum at 12 to 30 inches, which have very rapid permeability. Major limitations are related to slope and droughtiness.

Freetown soil consists of nearly level, deep (5+ ft.) very poorly drained organic soils in depressions and on flat areas of uplands and glacial outwash plains. They formed in 51 inches to many feet of black, highly decomposed organic material (muck) over sandy or loamy mineral material. Permeability is moderate or moderately rapid. They have a water table which is at or near the surface most of the year. Major limitations are related to wetness and low strength.

310 CMR 10.03: General Provisions: Buffer Zone

(1) Burden of Proof.

(a) Any person who files a Notice of Intent to perform any work within an Area Subject to Protection under M.G.L. c. 131, § 40 or within the Buffer Zone has the burden of demonstrating to the issuing authority:

1. that the area is not significant to the protection of any of the interests identified in M.G.L. c. 131, § 40; or
2. that the proposed work within a resource area will contribute to the protection of the interests identified in M.G.L. c. 131, § 40 by complying with the general performance standards established by 310 CMR 10.00 for that area.

The work proposed within the 100 ft. Buffer Zone shall contribute to the protection of the interests identified in M.G.L. c. 131, § 40 by complying with the general performance standards established by 310 CMR 10.00. This is a Buffer Zone project and no work is proposed within the Bordering Vegetated Wetland.

Town of Reading General Bylaws and Wetland Protection Regulations

Section 3 Performance Standards for Resource Areas

D. Zone of Natural Vegetation

1. Bordering any wetland, the Commission may require a Zone of Natural Vegetation (ZNV) 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.

The project complies with the 25 ft. Zone of Natural Vegetation.

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.

The project complies with the 25 ft. Zone of Natural Vegetation (ZNV).

3. Excavations for proposed structures extend beyond the finished limits of the structures. The extent of excavation varies depending on: the nature of the structure; the soil; depth of excavation; type of equipment used; construction techniques; slope; incidence of precipitation; groundwater flow; soil saturation and freeze/thaw cycles; existing vegetative cover; or other ground cover. An area of curtilage is developed around structures as a result of access for finish work, maintenance, foot traffic, and machine travel such as lawnmowers; and to provide a clear area for security; and to prevent

moisture damage and physical damage from shading and plant structures such as tree limbs.

The project proposes a landscape wall at the 35 ft. Buffer Zone. The wall will provide a permanent demarcation of the 35 ft. Erosion controls shall be set and maintained for the duration of the project.

4. To protect the integrity of the Zone of Natural Vegetation, including the associated root system and canopy, no new foundations, including footings, frost walls or other inground structures, shall be permitted within ten feet of the ZNV. Depending on special site conditions, a greater distance may be required. 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.

The proposed inground swimming pool and wall are at least 35 ft. from the wetland within an area of lawn. The wall will provide a permanent demarcation of the 35 ft.

5. Notwithstanding the standards of the preceding paragraph, the Commission may grant a reduced setback distance of structures from the ZNV as a consideration of specific site conditions, such as limited vegetative cover or an existing developed condition, and provided that a permanent physical delineation, such as a solid hedge or an appropriate permanent fence or wall, of sufficient height, shall be provided and shall be maintained between the structure and the ZNV.

No structures are proposed within the ZNV.

6. Permanent markers shall be installed and maintained in convenient locations along the limits of the ZNV, such as at any corners or along a radius, no more than fifty feet apart. Markers may be stone or concrete bounds, metal pipes or rods, trees, shrubs or other structures as approved.

Permanent markers can be added to the Zone of Natural Vegetation to provide a permanent demarcation of the area.

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 400 Grove Street City/Town: Reading Sampling Date: 9/25/24
 Applicant/Owner: Julian Hickman Sampling Point or Zone: SP-1
 Investigator(s): Norse Environmental Services, Inc. - Maureen Herald Latitude / Longitude: 42.546542 / -71.131376
 Soil Map Unit Name: Hinckley, Freetown NWI or DEP Classification: DEP

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks)
 Are Vegetation , Soil , or Hydrology significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation , Soil , or Hydrology naturally problematic? (If yes, explain in Remarks)

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

Wetland vegetation criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydric Soils criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Wetlands hydrology present?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Remarks, Photo Details, Flagging, etc.: drought conditions.			

HYDROLOGY

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

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

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30'</u>				
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	
Common name		Scientific name				
1.	Red Maple	Acer rubrum	FAC	30.0	Yes	Yes
2.	White Pine	Pinus strobus	FACU	20.0	Yes	No
3.						
4.						
5.						
6.						
7.						
8.						
9.						
<u>50.0</u> = Total Cover						
<u>Shrub/Sapling Stratum</u>		Plot size <u>15'</u>				
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	
Common name		Scientific name				
1.	Glossy Buckthorn	Rhamnus frangula	FAC	15.0	Yes	Yes
2.	Arrow-wood	Viburnum dentatum	FAC	5.0	Yes	Yes
3.						
4.						
5.						
6.						
7.						
8.						
9.						
<u>20.0</u> = Total Cover						
<u>Herb Stratum</u>		Plot size <u>5'</u>				
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	
Common name		Scientific name				
1.	Cinnamon Fern	Osmunda cinnamomea	FACW	15.0	Yes	Yes
2.	Jewelweed	Impatiens capensis	FACW	10.0	Yes	Yes
3.	Canada Mayflower	Maianthemum canadense	FAC	5.0	No	Yes
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
<u>30.0</u> = Total Cover						

VEGETATION – continued.

<u>Woody Vine Stratum</u>		Plot size <u>None</u>			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1.					
2.					
3.					
4.					
<u>0.0</u> = Total Cover					

Rapid Test: Do all dominant species have an indicator status of OBL or FACW?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Dominance Test:	Number of dominant species <u>6</u>	Number of dominant species that are wetland indicator plants <u>5</u>	Do wetland indicator plants make up ≥ 50% of dominant plant species? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Prevalence Index:		Total % Cover (all strata)	Multiply by:
	OBL species		X 1 = 0.00
	FACW species	25	X 2 = 50.00
	FAC species	55	X 3 = 165.00
	FACU species	20	X 4 = 80.00
	UPL species		X 5 = 0.00
	Column Totals	(A) 100	(B) 295
	Prevalence Index	B/A = 2.95	
		Is the Prevalence Index ≤ 3.0? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Wetland vegetation criterion met?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Definitions of Vegetation Strata

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

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

BORDERING VEGETATED WETLAND DETERMINATION FORM

Project/Site: 400 Grove Street City/Town: Reading Sampling Date: 9/25/24
 Applicant/Owner: Julian Hickman Sampling Point or Zone: SP-2
 Investigator(s): Norse Environmental Services, Inc. - Maureen Herald Latitude / Longitude: 42.546542 / -71.131376
 Soil Map Unit Name: Hinckley, Freetown NWI or DEP Classification: DEP

Are climatic/hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks)
 Are Vegetation , Soil , or Hydrology significantly disturbed? (If yes, explain in Remarks)
 Are Vegetation , Soil , or Hydrology naturally problematic? (If yes, explain in Remarks)

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

Wetland vegetation criterion met?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydric Soils criterion met?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Wetlands hydrology present?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Remarks, Photo Details, Flagging, etc.: drought conditions.			

HYDROLOGY

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

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

VEGETATION – Use both common and scientific names of plants.

<u>Tree Stratum</u>		Plot size <u>30'</u>				
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	
Common name		Scientific name				
1.	Red Maple	Acer rubrum	FAC	40.0	Yes	Yes
2.	White Pine	Pinus strobus	FACU	20.0	Yes	No
3.						
4.						
5.						
6.						
7.						
8.						
9.						
			<u>60.0</u> = Total Cover			
<u>Shrub/Sapling Stratum</u>		Plot size <u>15'</u>				
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	
Common name		Scientific name				
1.	Glossy Buckthorn	Rhamnus frangula	FAC	15.0	Yes	Yes
2.	Arrow-wood	Viburnum dentatum	FAC	10.0	Yes	Yes
3.						
4.						
5.						
6.						
7.						
8.						
9.						
			<u>25.0</u> = Total Cover			
<u>Herb Stratum</u>		Plot size <u>5'</u>				
		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)	
Common name		Scientific name				
1.	Cinnamon Fern	Osmunda cinnamomea	FACW	20.0	Yes	Yes
2.	Jewelweed	Impatiens capensis	FACW	10.0	Yes	Yes
3.	Canada Mayflower	Maianthemum canadense	FAC	10.0	Yes	Yes
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
			<u>40.0</u> = Total Cover			

VEGETATION – continued.

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

Rapid Test: Do all dominant species have an indicator status of OBL or FACW?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
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?	
	7	6	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Prevalence Index:		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	= 0.00
	FACW species	30	X 2	= 60.00
	FAC species	75	X 3	= 225.00
	FACU species	20	X 4	= 80.00
	UPL species		X 5	= 0.00
	Column Totals	(A) 125		(B) 365
	Prevalence Index	B/A = 2.92		Is the Prevalence Index ≤ 3.0?
				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Wetland vegetation criterion met?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Definitions of Vegetation Strata

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

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

Tax Map 43

Reading Massachusetts FY 2025



- Legend**
- Parcel Map
 - Town Boundary
 - Parcel
 - Easement
 - Unverified Easement
 - Cons. Restriction
 - Town Owned Land
 - Town Building
 - Zoning District
 - Subdistrict
 - Aquifer Prot. Dist.
 - Overlay District
- Roads**
- Bridge
 - Paved
 - Unpaved
 - Railroad

60	61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80	81
82	83	84	85	86	87	88	89	90	91	92
93	94	95	96	97	98	99	100	101	102	103
104	105	106	107	108	109	110	111	112	113	114
115	116	117	118	119	120	121	122	123	124	125
126	127	128	129	130	131	132	133	134	135	136
137	138	139	140	141	142	143	144	145	146	147
148	149	150	151	152	153	154	155	156	157	158
159	160	161	162	163	164	165	166	167	168	169
170	171	172	173	174	175	176	177	178	179	180
181	182	183	184	185	186	187	188	189	190	191
192	193	194	195	196	197	198	199	200	201	202
203	204	205	206	207	208	209	210	211	212	213
214	215	216	217	218	219	220	221	222	223	224
225	226	227	228	229	230	231	232	233	234	235
236	237	238	239	240	241	242	243	244	245	246
247	248	249	250	251	252	253	254	255	256	257
258	259	260	261	262	263	264	265	266	267	268
269	270	271	272	273	274	275	276	277	278	279
280	281	282	283	284	285	286	287	288	289	290
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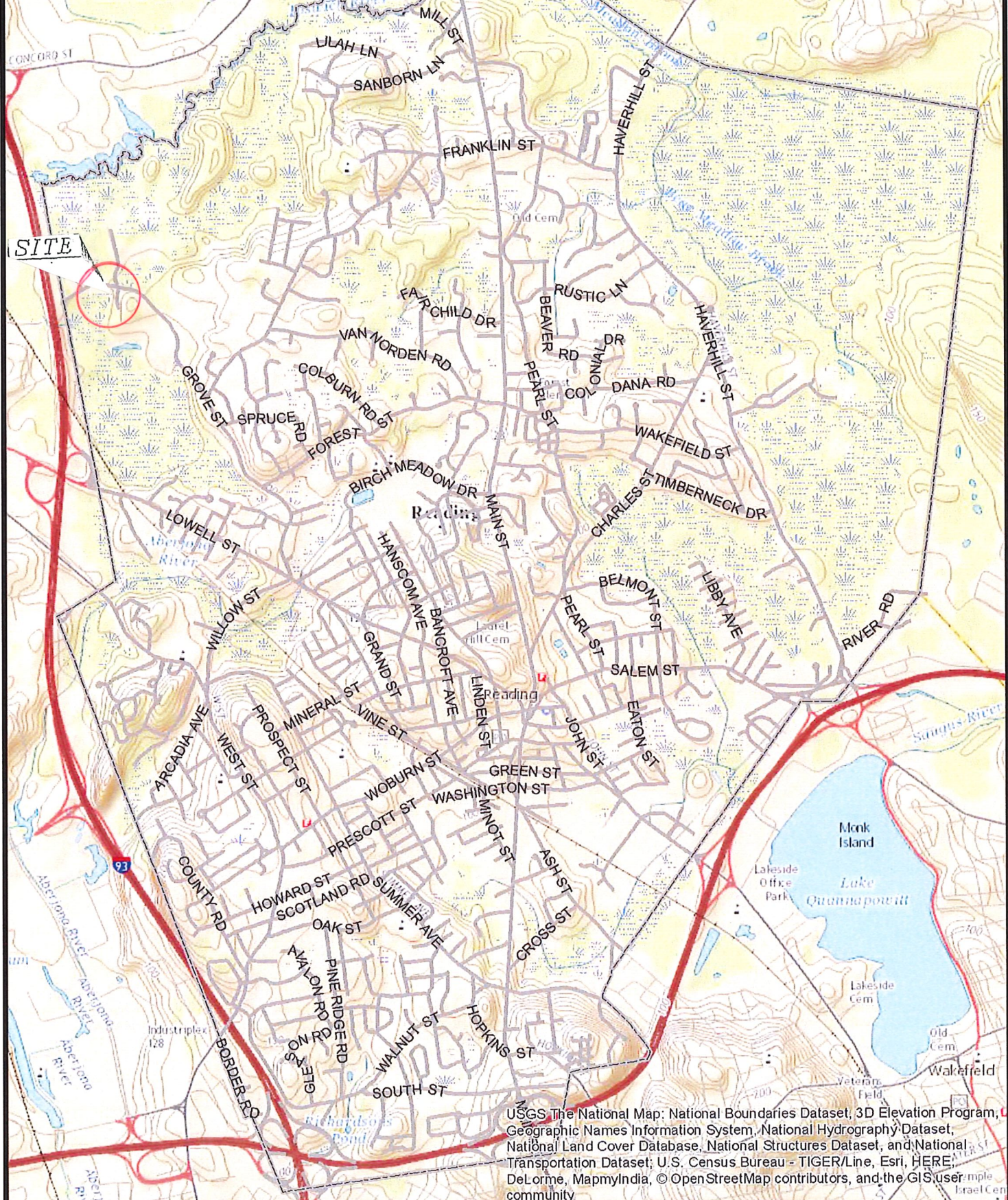
USGS Topographic Quadrangle Maps



No legend

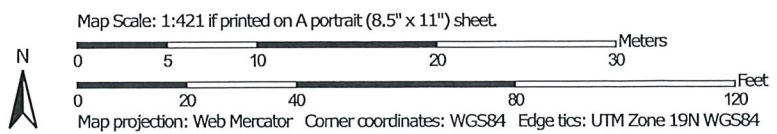
USGS 1:25,000 Topographic Maps for Massachusetts. Scanned map images published as a tile service by MassGIS at ArcGIS Online.

Town of Reading Locus Map








































USGS The National Map: National Boundaries Dataset, 3D Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

Soil Map—Middlesex County, Massachusetts
(400 Grove Street - Reading)



MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Middlesex County, Massachusetts
Survey Area Data: Version 25, Sep 5, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
52A	Freetown muck, 0 to 1 percent slopes	0.1	14.0%
253B	Hinckley loamy sand, 3 to 8 percent slopes	0.5	86.0%
Totals for Area of Interest		0.6	100.0%

National Flood Hazard Layer FIRMette



71°58'12"W 42°33'32"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i> With BFE of Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> Area with Flood Risk due to Levee <i>Zone D</i>
<p>OTHER AREAS</p> <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> Effective LOMIRS Area of Undetermined Flood Hazard <i>Zone X</i> 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature 	<p>MAP PANELS</p> <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/25/2025 at 3:35 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMette panel number, and FIRMette effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

400 Grove Street - Reading



Potential Vernal Pools



NHESP Priority Habitats of Rare Species:



NHESP Estimated Habitats of Rare Wildlife



NHESP Certified Vernal Pools



Property Tax Parcels