

***NOTICE OF INTENT APPLICATION***  
***23 FAMILY CIRCLE***  
***READING, MASS.***

Project Summary:

This project involves the demolition of a barn & shed, construction of an Accessory Dwelling Unit (only a portion of the ADU is within the 100 foot wetland buffer), and a 510 s.f extension of a paved driveway to access the ADU within 100 feet of a bordering vegetated wetland. Norse Environmental Services performed the wetland delineation for this project. The site is relatively flat and consists of over 10 acres of land within the aquifer protection district. No trees are to be removed as part of this project. Construction access is shown to the work area via the existing paved driveway.

A 12" diameter mulch soxx will be installed along the limit of work line to protect resource areas during construction

Attached are the following:

- 1) Completed WPA Form 3 – Notice of Intent
- 2) NOI Wetland Fee Transmittal Form
- 3) Local Bylaw Fee worksheet
- 4) Locus Map
- 5) Affidavit of Services
- 6) Certified Abutters List
- 7) Assessor Field Card
- 8) BVW Determination Form
- 9) Plot Plan of Land – 23 Family Circle, Reading; scale 1"=20', dated Oct. 28, 2025



**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

**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):

23 Family Circle	Reading	01867
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.545342	-71.132663
Tax Map 43	d. Latitude	e. Longitude
f. Assessors Map/Plat Number	Lot 5	
	g. Parcel /Lot Number	

2. Applicant:

Shaun	Briere	
a. First Name	b. Last Name	
c. Organization		
23 Family Circle		
d. Street Address		
Reading	MA	01867
e. City/Town	f. State	g. Zip Code
617-281-7869	swb@bostonbusinesslaw.com	
h. Phone Number	i. Fax Number	j. Email Address

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

(Same as 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

4. Representative (if any):

John (Jack)	Sullivan	
a. First Name	b. Last Name	
Sullivan Engineering Group, LLC		
c. Company		
PO Box 2004		
d. Street Address		
Woburn	MA	01888
e. City/Town	f. State	g. Zip Code
781-854-8644	n/a	jacksull53@comcast.net
h. Phone Number	i. Fax Number	j. Email address

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

\$500.00	\$237.50	\$262.50
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:

Ex. barn and shed to be razed, extension of paved driveway, and portion of ADU to be built within 100 feet of 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 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:

Middlesex South	
a. County	b. Certificate # (if registered land)
72312	328
c. Book	d. Page Number

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

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

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



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Provided by MassDEP:

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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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 _____	

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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

- 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](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**

- MassGIS 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\*

- Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
  - (b) outside Resource Area \_\_\_\_\_ percentage/acreage
- Assessor’s Map or right-of-way plan of site

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

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/ma-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 - Cohasset to Rhode Island border, and  
the Cape & Islands:

North Shore - Hull 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](mailto: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](mailto: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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City/Town	

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

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

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

**D. Additional Information**

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

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

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

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



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**D. Additional Information (cont'd)**

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

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

Plot Plan of Land - 23 Family Circle, Reading MA

a. Plan Title

Sullivan Engineering Group, LLC

John D. Sullivan III, PE Lic No. 41586

b. Prepared By

c. Signed and Stamped by

1"=40'

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:

5806

12/10/2025

2. Municipal Check Number

3. Check date

5805

12/10/2025

4. State Check Number

5. Check date

MBA BUILDERS

6. Payor name on check: First Name

7. Payor name on check: Last Name



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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.

1. Signature of Applicant

December 9, 2025

2. Date

3. Signature of Property Owner (if different)

4. Date

12-5-2025

5. Signature of Representative (if any)

6. Date

**For Conservation Commission:**

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

**For MassDEP:**

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

**Other:**

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

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



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

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



**A. Applicant Information**

1. Location of Project:

23 Family Circle	Reading
a. Street Address	b. City/Town
5805	237.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Shaun	Briere	
a. First Name	b. Last Name	
c. Organization		
23 Family Circle		
d. Mailing Address		
Reading	MA	01867
e. City/Town	f. State	g. Zip Code
617-281-7869	swb@bostonbusinesslaw.com	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

(Same as Applicant)

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.

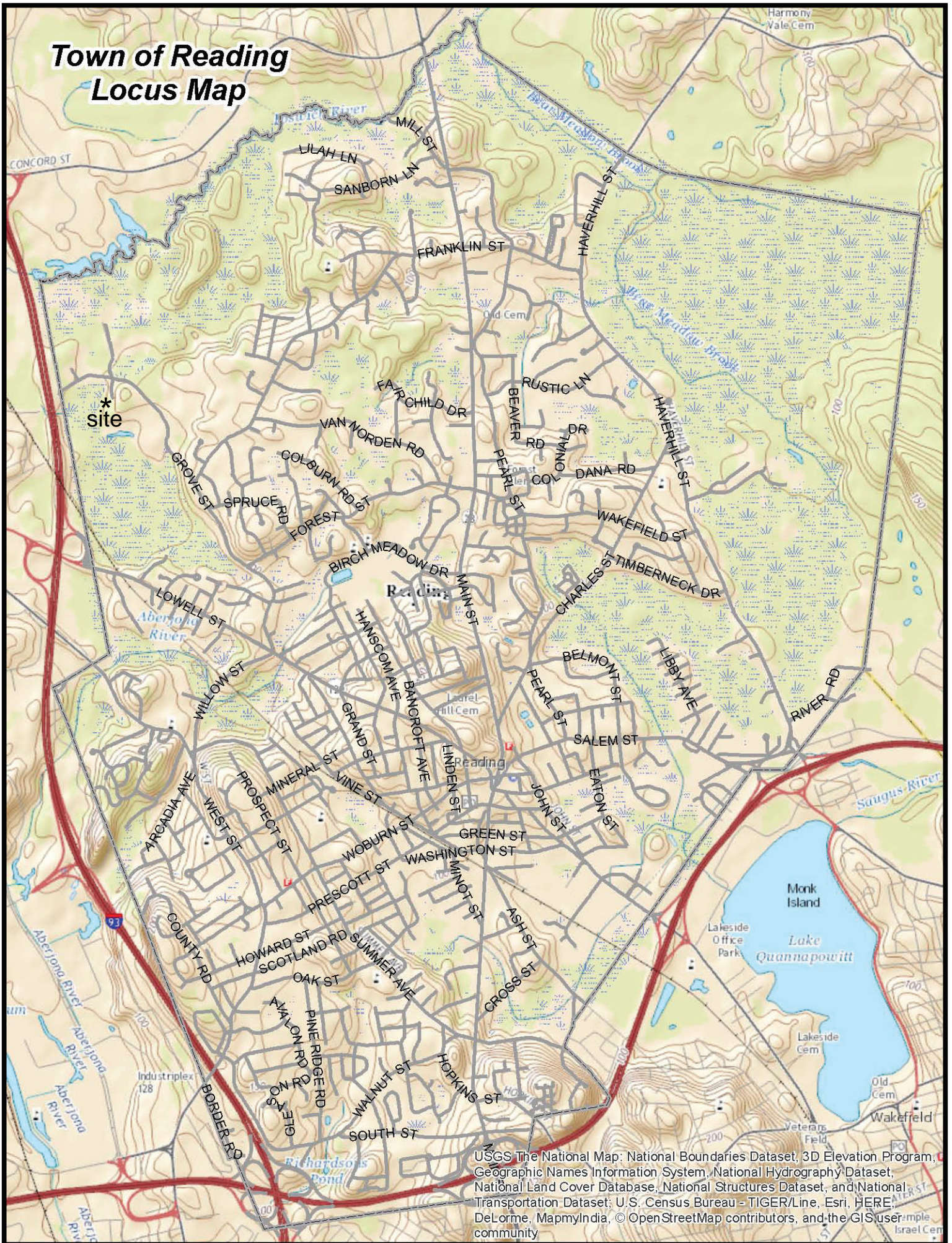
To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



## 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	\$600.00
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.	125.00
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	
	<b>Total Fee Calculated</b>	\$ <del>725</del> <sup>•</sup> <del>00</del>

# 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

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, JOHN D. SUMMERS (Name), hereby certify under the pains and penalties of perjury that on 1/6/2026 (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:

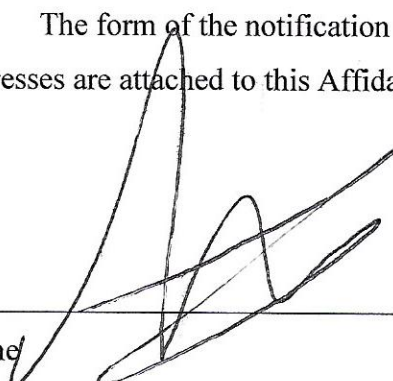
(Check the applicable form.)

- 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 SAWR BAKER (Applicant) with the Town of Reading Conservation Commission on 12/23/25 (Date) for property located at 23 FAMILY CIRCLE (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



Date

12-23-25



Patriot Properties

# Readina

## Abutters List

10/27/2025

1:00:52PM

**Filter Used:** DataProperty.AccountNumber in  
(7601,7604,7608,7614,7632,7613,7625,7602,7603,7623,7612,7610,7611,7609,7616,7600,7605,6906,7624,7617,7607,7606,7619,7618)

**Reading  
Abutters List**

**Subject Parcel ID: 23 Family Circle Report**

**Subject Property Location:**

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
037.0-0000-0004.0	288 GROVE ST	MEADOW BROOK GOLF CLUB		288 GROVE ST	READING	MA	01867
043.0-0000-0001.0	368 GROVE ST	FREEMAN DANIEL KENNETH		368 GROVE ST	READING	MA	01867
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	SOSA 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
043.0-0000-0009.0	432 GROVE ST	MCCORMACK MARK A	NAVIN STEPHANIE A	432 GROVE ST	READING	MA	01867
043.0-0000-0010.0	438 GROVE ST	CROOK HEATHER	CUNHA JAMES	438 GROVE ST	READING	MA	01867
043.0-0000-0011.0	454 GROVE ST	NAPIER STEPHEN E	CALLAHAN JOSEPH M TC	112 BORDER RD	MEDFORD	MA	02155
043.0-0000-0012.0	456 GROVE ST	AMARAL EMANUEL ANTONIO	AMARAL STEPHANIE ALEXA	456 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	ZANNI FAMILY TRUST	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
043.0-0000-0017.0	459 GROVE ST	PATEL SANAT N	PRITIBEN PATEL	459 GROVE ST	READING	MA	01867
043.0-0000-0018.0	447 GROVE ST	TAGLIERI LISA N TRUSTEE ETAL	TAGLIERI FAMILY TRUST	447 GROVE ST	READING	MA	01867
043.0-0000-0019.0	5 FOSTER CIR	PAYNE MICHAEL J	PAYNE SUZANNE	5 FOSTER CIR	READING	MA	01867
043.0-0000-0021.0	6 FOSTER CIR	SHARMA SALIL	SHARMA ASHIMA TE	6 FOSTER CIR	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: 24

*End of Report*





**EXTERIOR INFORMATION**

Type:	6 - COLONIAL
Rating:	AVERAGE
Sly Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	4 - VINYL
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:	1	Rating:	AVERAGE
A 30Bth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OlthrFix:	1	Rating:	AVERAGE

**COMMENTS**

1st Res Grid	Desc:	RESIDENCE	# Units	1								
Level	FY	LR	DR	ID	K	FR	IRR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMS:	7	BRs:	3	Baths:	2	HB	1				

**RESIDENTIAL GRID**

Level	FY	LR	DR	ID	K	FR	IRR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMS:	7	BRs:	3	Baths:	2	HB	1				

**OTHER FEATURES**

Kills:	1	Rating:	AVERAGE
A Kills:		Rating:	
Fpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:	NC - NEWCON		%
Override:			%
Total:		1	%

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - PLASTER
Sec Int Wall:	
Partition:	1 - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	
Bsmnt Flr:	12 - CONCRETE
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	4
% Heated:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall	
% Sprinkled:	

**CALC SUMMARY**

Basic \$ / SO:	131.00
Size Adj.:	0.82134378
Const Adj.:	0.98000002
Adj \$ / SO:	105.444
Other Features:	88984
Grade Factor:	1.00
NBHD Inf:	1.34000003
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	926931
Depreciation:	9269
Depreciated Total:	917661

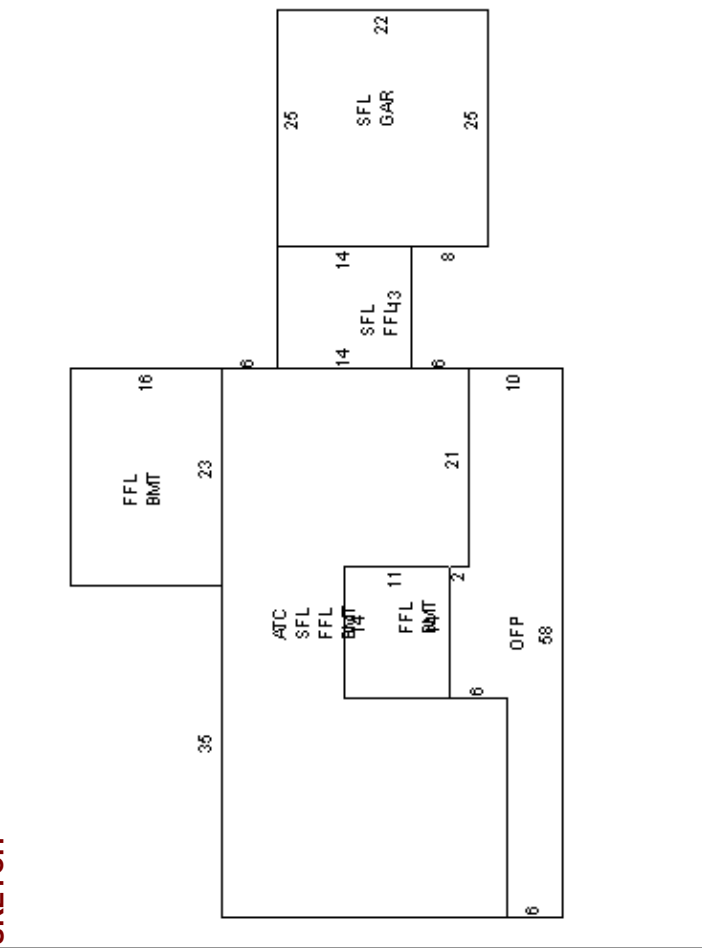
**MOBILE HOME**

Model:	
Year:	
Color:	

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Oty	Size/Dim	Qual	Con	Year	Unit	Price	DIS	Dep	LUC	Fact	NB	Fa	Appr	Value	Juris.	Value		
31	BARN	D	Y		1 832	F	AV	1967		13.24	T	51	101				5,400	5,400				
41	IMP SHD	D	Y		1 8X10	A	AV	2000		7.50	T	21	101				500	500				
Total Yard Items:																		5,900	Total Special Features:	5,900	Total:	5,900

**SKETCH**



**SUB AREA**

Code	Description	Area - SO	Rate - AV	Undepr Value	Sub Area	% Usbl	Descr	% Type	Qu #	Ten
SFL	2ND FLOOR	2,150	105,440	226,705	ATC	100	FLA	50	A	
FFL	1ST FLOOR	2,122	105,440	223,752	BMT	100	FLA	50	A	
BMT	BASEMENT	1,940	34,270	66,483						
GAR	GARAGE	550	25,410	13,975						
OFF	OPEN PORCH	516	19,700	10,164						
ATC	ATTIC	425	144,990	61,677						
Net Sketched Area:				7,703	Total:	602,756				
Size Ad	4697.4000	Gross Are	8696	FinArea	5667					

**SUB AREA DETAIL**

Code	Description	Area - SO	Rate - AV	Undepr Value	Sub Area	% Usbl	Descr	% Type	Qu #	Ten
SFL	2ND FLOOR	2,150	105,440	226,705	ATC	100	FLA	50	A	
FFL	1ST FLOOR	2,122	105,440	223,752	BMT	100	FLA	50	A	
BMT	BASEMENT	1,940	34,270	66,483						
GAR	GARAGE	550	25,410	13,975						
OFF	OPEN PORCH	516	19,700	10,164						
ATC	ATTIC	425	144,990	61,677						
Net Sketched Area:				7,703	Total:	602,756				
Size Ad	4697.4000	Gross Are	8696	FinArea	5667					

**IMAGE**

**AssessPro** Patriot Properties, Inc

**PARCEL ID** 043.0-0000-0005.0

Parcel ID	043.0-0000-0005.0
Year	
Color	

**BORDERING VEGETATED WETLAND DETERMINATION FORM**

Project/Site: 23 Family Circle City/Town: Reading Sampling Date: 10/23/25  
 Applicant/Owner: Sullivan Engineering Group - Jack Sullivan Sampling Point or Zone: SP-1  
 Investigator(s): Norse Environmental Services, Inc. - Maureen Herald Latitude / Longitude: 42.545504 / -71.132006  
 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 checked="" type="checkbox"/>	No <input type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Hydic 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**

<b>Field Observations:</b>		
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) _____
<b>Wetland Hydrology Indicators</b>		
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.	Swamp White Oak	Quercus bicolor	FACW	10.0	No	Yes
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	20.0	Yes	Yes
2.	Highbush Blueberry	Vaccinium corymbosum	FACW	10.0	Yes	Yes
3.	Sweet Pepperbush	Clethra alnifolia	FAC	10.0	Yes	Yes
4.	Japanese Knotweed	Polygonum cuspidatum	FACU	15.0	Yes	No
5.						
6.						
7.						
8.						
9.						
			<u>55.0</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	10.0	Yes	Yes
2.	Sensitive Fern	Onoclea sensibilis	FACW	10.0	Yes	Yes
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
			<u>20.0</u> = Total Cover			

**VEGETATION – continued.**

<u>Woody Vine Stratum</u>		Plot size <u>None</u>		Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
Common name		Scientific name					
1.	Bittersweet	Celastrus orbiculatus		FACU	5.0	Yes	Yes
2.							
3.							
4.							
				<u>5.0</u> = Total Cover			

<b>Rapid Test:</b> Do all dominant species have an indicator status of OBL or FACW?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Dominance Test:</b>	Number of dominant species	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up ≥ 50% of dominant plant species?	
	9	6	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>Prevalence Index:</b>		Total % Cover (all strata)	Multiply by:	Result
	OBL species		X 1	= 0.00
	FACW species	40	X 2	= 80.00
	FAC species	60	X 3	= 180.00
	FACU species	40	X 4	= 160.00
	UPL species		X 5	= 0.00
	Column Totals	(A) 140		(B) 420
Prevalence Index		B/A = <b>3.00</b>		Is the Prevalence Index ≤ 3.0?
				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Wetland vegetation criterion met?</b>			Yes <input checked="" type="checkbox"/>	No <input 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: 23 Family Circle City/Town: Reading Sampling Date: 10/23/25

Applicant/Owner: Sullivan Engineering Group - Jack Sullivan Sampling Point or Zone: SP-2

Investigator(s): Norse Environmental Services, Inc. - Maureen Herald Latitude / Longitude: 42.545504 / -71.132006

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 checked="" type="checkbox"/>	No <input type="checkbox"/>	<b>Is the Sampled Area within a Wetland?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Hydic 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**

<b>Field Observations:</b>		
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) <u>12.00</u>
Saturation Present (including capillary fringe)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/> Depth (inches) _____
<b>Wetland Hydrology Indicators</b>		
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 checked="" 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 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. Swamp White Oak	Quercus bicolor	FACW	10.0	No	Yes
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	Acer platanoides	FAC	10.0	Yes	Yes
2. Highbush Blueberry	Vaccinium corymbosum	FACW	10.0	Yes	Yes
3. Sweet Pepperbush	Clethra alnifolia	FAC	10.0	Yes	Yes
4. Japanese Knotweed	Polygonum cuspidatum	FACU	15.0	Yes	No
5.					
6.					
7.					
8.					
9.					
<u>45.0</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. Royal Fern	Osmunda regalis	OBL	10.0	Yes	Yes
2. Cinnamon Fern	Osmunda cinnamomea	FACW	10.0	Yes	Yes
3. Sensitive Fern	Onoclea sensibilis	FACW	10.0	Yes	Yes
4. Cattails	Typha latifolia	OBL	5.0	No	Yes
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
<u>35.0</u> = Total Cover					

**VEGETATION – continued.**

<u>Woody Vine Stratum</u>		Plot size _____			
Common name	Scientific name	Indicator Status	Absolute % Cover	Dominant? (yes/no)	Wetland Indicator? (yes/no)
1. Bittersweet	Celastrus orbiculatus	FACU	5.0	Yes	Yes
2.					
3.					
4.					
			5.0	= Total Cover	

<b>Rapid Test:</b> Do all dominant species have an indicator status of OBL or FACW?			Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Dominance Test:</b>	Number of dominant species	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up ≥ 50% of dominant plant species?	
	10	7	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
<b>Prevalence Index:</b>		Total % Cover (all strata)	Multiply by:	Result
	OBL species	15	X 1	= 15.00
	FACW species	40	X 2	= 80.00
	FAC species	50	X 3	= 150.00
	FACU species	35	X 4	= 140.00
	UPL species		X 5	= 0.00
	Column Totals	(A) 140		(B) 385
	Prevalence Index	B/A = <b>2.75</b>		Is the Prevalence Index ≤ 3.0?
				Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Wetland vegetation criterion met?</b>			Yes <input checked="" type="checkbox"/>	No <input 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 %

