

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):

43 Arcadia Avenue Reading 01864  
a. Street Address b. City/Town c. Zip Code

Latitude and Longitude: d. Latitude e. Longitude  
19 7  
f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

Susan J. and Robert H. Sherburne, Trustees  
a. First Name b. Last Name

c. Organization  
43 Arcadia Avenue

d. Street Address  
Reading MA  
e. City/Town f. State g. Zip Code

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

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

a. First Name b. Last Name

c. Organization

d. Street Address

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

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

4. Representative (if any):

Mary Trudeau  
a. First Name b. Last Name

c. Company

141 Lowell Street  
d. Street Address

Lexington MA 02420  
e. City/Town f. State g. Zip Code

781 424 4768 marytrudeau@gmail.com  
h. Phone Number i. Fax Number j. Email address

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

\$165.00 70.00 95.00  
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:

Construction of an Accessory Dwelling Unit (ADU) within Riverfront Area

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

a. County

1606

c. Book

b. Certificate # (if registered land)

185

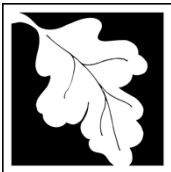
d. Page Number

## 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)**

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

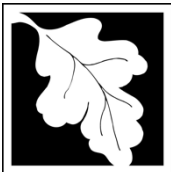
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration,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

- 2026 website \_\_\_\_\_  
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

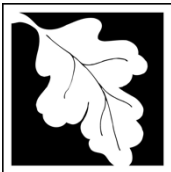
- Assessor's Map or right-of-way plan of site

- 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 - 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](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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**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

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- 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.

Proposed A.D.U. 43 Arcadia Avenue

a. Plan Title

Salem Village Consulting

b. Prepared By

2-11-26

d. Final Revision Date

See Notice of Intent

f. Additional Plan or Document Title

John A. Barrows, PE

c. Signed and Stamped by

1"=20'

e. Scale

2-27-26

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:

8320

2. Municipal Check Number

8319

4. State Check Number

Susan and Robert

6. Payor name on check: First Name

2-25-26

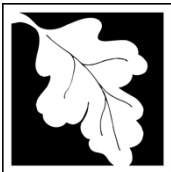
3. Check date

2-25-26

5. Check date

Sherburne

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

2. Date

3. Signature of Property Owner (if different)

*Mary Trudeau*

4. Date

February 25, 2026

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:

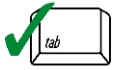
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

43 Arcadia Avenue	Reading
a. Street Address	b. City/Town
8319	\$70.00
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Susan D. and Robert H..	Sherburne	
a. First Name	b. Last Name	
c. Organization		
43 Arcadia Avenue		
d. Mailing Address		
Reading	MA	01864
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

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

**B. Fees**

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

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

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

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

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

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

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

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

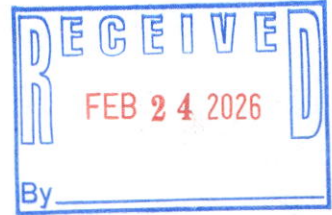


## Reading Wetlands Protection Bylaw Fee Calculation Form

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	125.00
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	
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>	\$ <u>250.00</u>

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY:

ADDRESS: 43 Arcadia Street

Assessors' Map Number: 19 Lot Number: 7

APPLICANT/AGENT:

Name: Mary Trudeau

Address: 141 Lowell Street, Lexington, MA 02420

Telephone: 781 424 4768 Email: marytrudeau@ymail.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:

Applicant/Agent Signature: Mary Trudeau Date: February 23, 2026

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

Authorized Signature: [Signature] Date: 2-24-2026
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**

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January 2025

To whom it may concern:

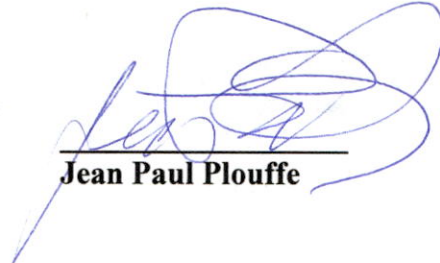
In an effort to streamline our business practices and desire to decrease turnaround time for taxpayers and other municipal departments, please be advised that effective this date, we the Board of Assessors for the Town of Reading hereby delegate to the Town Chief Assessor of the Assessing Department 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**

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**ABUTTERS LIST**  
**CERTIFICATION**  
**FOR BOARD OF ASSESSORS**

---

**VICTOR P. SANTANIELLO, CHIEF APPRAISER**

---

**DATE**

*MKeohan*

---

*2/24/24*

---

**MICHELE L. KEOHAN, ASSISTANT ASSESSOR**

**DATE**



*Patriot Properties*

02/24/2026

11:44:29AM

# Reading

## Abutters List

**Filter Used:** DataProperty.AccountNumber in  
(2487,3327,2228,3323,3313,3326,3476,2235,2231,3318,3473,3317,2234,3482,3477,3328,3311,3307,3319,2232,3324,3320,3310,3329,3312,3481,2  
233,3474,3472,3475,3325)

**Reading  
Abutters List**

**Subject Parcel ID: 43 Arcadia Street**

**Subject Property Location:**

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
014.0-0000-0056.0	84 LONGWOOD RD	MCGONAGLE PATRICK J	ALLISON MCGONAGLE	84 LONGWOOD RD	READING	MA	01867
014.0-0000-0059.0	56 ARCADIA AVE	FREEMAN DAVID		56 ARCADIA AVE	READING	MA	01867
014.0-0000-0060.0	62 ARCADIA AVE	MCKEARNEY PATRICIA ANNE		62 ARCADIA AVE	READING	MA	01867
014.0-0000-0061.0	68 ARCADIA AVE	DRISCOLL KEITH J	JENNIFER C DRISCOLL	68 ARCADIA AVENUE	READING	MA	01867
014.0-0000-0062.0	69 ARCADIA AVE	HARLAN GEORGE S JR ETAL TRT	HARLAN FAMILY IRREV TRU	69 ARCADIA AVE	READING	MA	01867
014.0-0000-0063.0	61 ARCADIA AVE	MAGAZZU PAUL J	MAGAZZU KATELYN B TE	61 ARCADIA AVE	READING	MA	01867
015.0-0000-0253.0	58 EDGEMONT AVE	DOUGLAS KEVIN	JOANNE M DOUGLAS	58 EDGEMONT AVE	READING	MA	01867
019.0-0000-0001.0	10 KELCH ST	SMITH ROBERT	SMITH MARGO TE	10 KELCH ST	READING	MA	01867
019.0-0000-0005.0	48 ARCADIA AVE	KIMBALL JONATHAN	KIMBALL MEREDITH TE	48 ARCADIA AVE	READING	MA	01867
019.0-0000-0006.0	53 ARCADIA AVE	JOHANSSON KRISTEN M	ERIK K HAGSTROM	53 ARCADIA AVE	READING	MA	01867
019.0-0000-0007.0	43 ARCADIA AVE	SHERBURNE ROBERT H TRUSTEE	SHERBURNE SUSAN J TRUS	43 ARCADIA AVE	READING	MA	01867-2203
019.0-0000-0008.0	35 ARCADIA AVE	STEENBRUGGEN JAMES		29 EDGEMONT AVENUE	READING	MA	01867
019.0-0000-0012.0	40 LONGWOOD RD	ETHIER DONALD W JR	ETHIER ALISON	40 LONGWOOD ROAD	READING	MA	01867
019.0-0000-0013.0	68 LONGWOOD RD	KNEELAND RANDALL E	KNEELAND SUSAN M	68 LONGWOOD RD	READING	MA	01867
019.0-0000-0014.0	56 LONGWOOD RD	CATANZANO DAVID A TRUSTEE	CATANZANO LOUISE M TRU	56 LONGWOOD RD	READING	MA	01867
019.0-0000-0015.0	76 LONGWOOD RD	MAHONY PAUL P	LAURA M MAHONY	76 LONGWOOD RD	READING	MA	01867
019.0-0000-0018.0	67 LONGWOOD RD	JANKUN JONATHAN M TRUSTEE E	JANKUN FAMILY REVOCABL	67 LONGWOOD RD	READING	MA	01867
019.0-0000-0019.0	63 LONGWOOD RD	KEAY JULIANA C TRUSTEE	JULIANA C KEAY TRUST	63 LONGWOOD RD	READING	MA	01867
019.0-0000-0020.0	57 LONGWOOD RD	TROJER PATRICK		57 LONGWOOD RD	READING	MA	01867
019.0-0000-0021.0	49 LONGWOOD RD	BEAUPRE TODD R	VIRGINIA M BEAUPRE	49 LONGWOOD RD	READING	MA	01867
019.0-0000-0022.0	47 LONGWOOD RD	VALLARELLI LAUREN B ETAL	JOHN AND CAROL BERGIN I	47 LONGWOOD RD	READING	MA	01867
019.0-0000-0023.0	43 LONGWOOD RD	SCHOCH STEVEN	SCHOCH NICOLE TE	43 LONGWOOD RD	READING	MA	01867
019.0-0000-0024.0	41 LONGWOOD RD	EMERSON RICHARD	CHRISTINE EMERSON	41 LONGWOOD RD	READING	MA	01867
020.0-0000-0010.0	69 EDGEMONT AVE	LYONS KENNETH J		69 EDGEMONT AVE	READING	MA	01867
020.0-0000-0011.0	75 EDGEMONT AVE	HART BRIAN J	HART JESSICA M	75 EDGEMONT AVE	READING	MA	01867
020.0-0000-0012.0	66 EDGEMONT AVE	KELLEHER JAMES & JANEEN TR	JJ KELLEHER FAMILY TRUS	66 EDGEMONT AVE	READING	MA	01867
020.0-0000-0013.0	74 EDGEMONT AVE	RANERE RONALD M TRUSTEE LT	RANERE CAROLYN M TRUS	74 EDGEMONT AVENUE	READING	MA	01867
020.0-0000-0014.0	27 ARCADIA AVE	FAHEY MICHAEL P	JENNIFER L FAHEY	27 ARCADIA AVE	READING	MA	01867
020.0-0000-0015.0	19 ARCADIA AVE	PAPA LORENZO JOSEPH	PAPA MARIYA TE	19 ARCADIA AVE	READING	MA	01867
020.0-0000-0019.0	26 ARCADIA AVE	LEWIS ROGER S	MICHELLE K LEWIS	26 ARCADIA AVE	READING	MA	01867
020.0-0000-0020.0	OFF ARCADIA AVE	TOWN OF READING		16 LOWELL ST	READING	MA	01867

Parcel Count: 31

**End of Report**

BEAUPRE TODD R  
VIRGINIA M BEAUPRE  
49 LONGWOOD RD  
READING. MA 01867

JANKUN JONATHAN M TRUSTEE ETAL  
JANKUN FAMILY REVOCABLE TRUST  
67 LONGWOOD RD  
READING. MA 01867

MCGONAGLE PATRICK J  
ALLISON MCGONAGLE  
84 LONGWOOD RD  
READING. MA 01867

CATANZANO DAVID A TRUSTEE  
CATANZANO LOUISE M TRUSTEE  
56 LONGWOOD RD  
READING. MA 01867

JOHANSSON KRISTEN M  
ERIK K HAGSTROM  
53 ARCADIA AVE  
READING. MA 01867

MCKEARNEY PATRICIA ANNE  
62 ARCADIA AVE  
READING. MA 01867

DOUGLAS KEVIN  
JOANNE M DOUGLAS  
58 EDGEMONT AVE  
READING. MA 01867

KEAY JULIANA C TRUSTEE  
JULIANA C KEAY TRUST  
63 LONGWOOD RD  
READING. MA 01867

PAPA LORENZO JOSEPH  
PAPA MARIYA TE  
19 ARCADIA AVE  
READING. MA 01867

DRISCOLL KEITH J  
JENNIFER C DRISCOLL  
68 ARCADIA AVENUE  
READING. MA 01867

KELLEHER JAMES & JANEEN TR  
JJ KELLEHER FAMILY TRUST  
66 EDGEMONT AVE  
READING. MA 01867

RANERE RONALD M TRUSTEE LT  
RANERE CAROLYN M TRUSTEE LT  
74 EDGEMONT AVENUE  
READING. MA 01867

EMERSON RICHARD  
CHRISTINE EMERSON  
41 LONGWOOD RD  
READING. MA 01867

KIMBALL JONATHAN  
KIMBALL MEREDITH TE  
48 ARCADIA AVE  
READING. MA 01867

SCHOCH STEVEN  
SCHOCH NICHOLE TE  
43 LONGWOOD RD  
READING. MA 01867

ETHIER DONALD W JR  
ETHIER ALISON  
40 LONGWOOD ROAD  
READING. MA 01867

KNEELAND RANDALL E  
KNEELAND SUSAN M  
68 LONGWOOD RD  
READING. MA 01867

SHERBURNE ROBERT H TRUSTEE  
SHERBURNE SUSAN J TRUSTEE  
43 ARCADIA AVE  
READING. MA 01867-2203

FAHEY MICHAEL P  
JENNIFER L FAHEY  
27 ARCADIA AVE  
READING. MA 01867

LEWIS ROGER S  
MICHELLE K LEWIS  
26 ARCADIA AVE  
READING. MA 01867

SMITH ROBERT  
SMITH MARGO TE  
10 KELCH ST  
READING. MA 01867

FREEMAN DAVID  
56 ARCADIA AVE  
READING. MA 01867

LYONS KENNETH J  
69 EDGEMONT AVE  
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STEENBRUGGEN JAMES  
29 EDGEMONT AVENUE  
READING. MA 01867

HARLAN GEORGE S JR ETAL TRTEES  
HARLAN FAMILY IRREV TRUST  
69 ARCADIA AVE  
READING. MA 01867

MAGAZZU PAUL J  
MAGAZZU KATELYN B TE  
61 ARCADIA AVE  
READING. MA 01867

TOWN OF READING  
16 LOWELL ST  
READING. MA 01867

HART BRIAN J  
HART JESSICA M  
75 EDGEMONT AVE  
READING. MA 01867

MAHONY PAUL P  
LAURA M MAHONY  
76 LONGWOOD RD  
READING. MA 01867

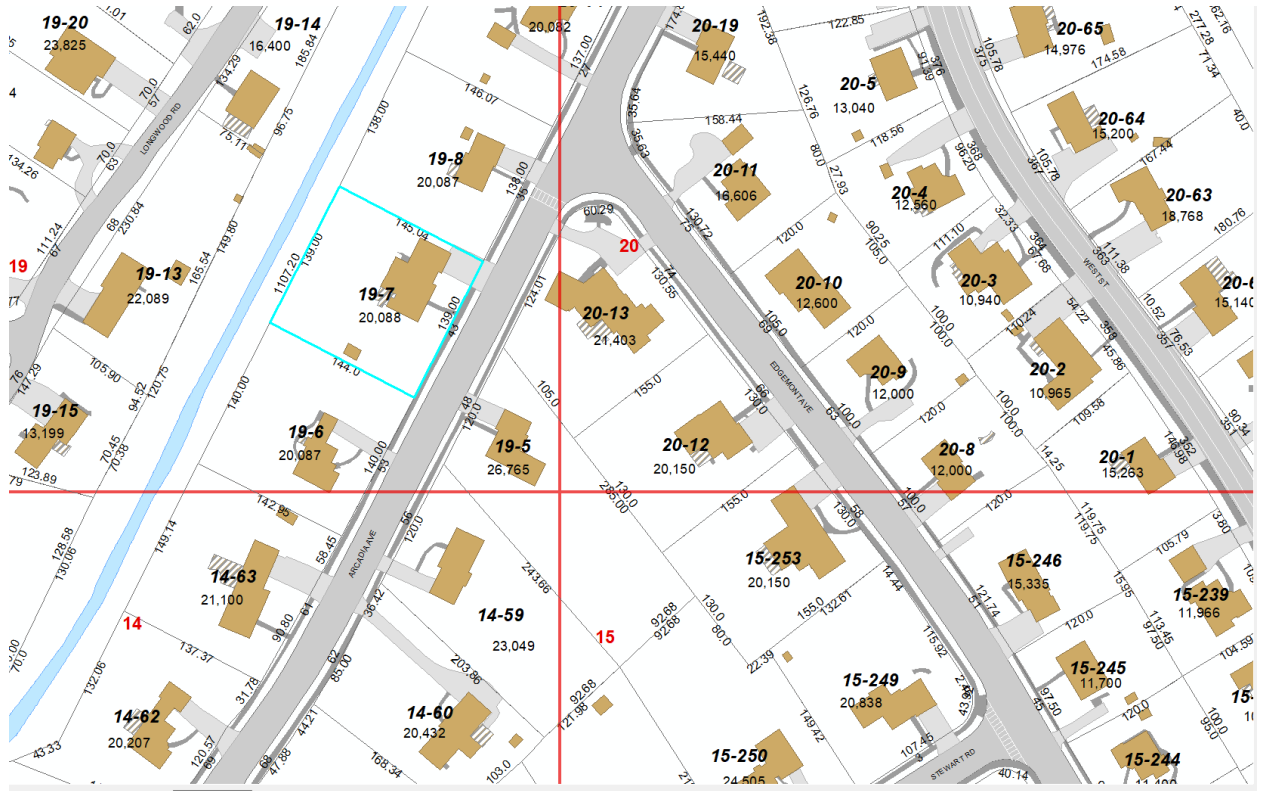
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READING. MA 01867

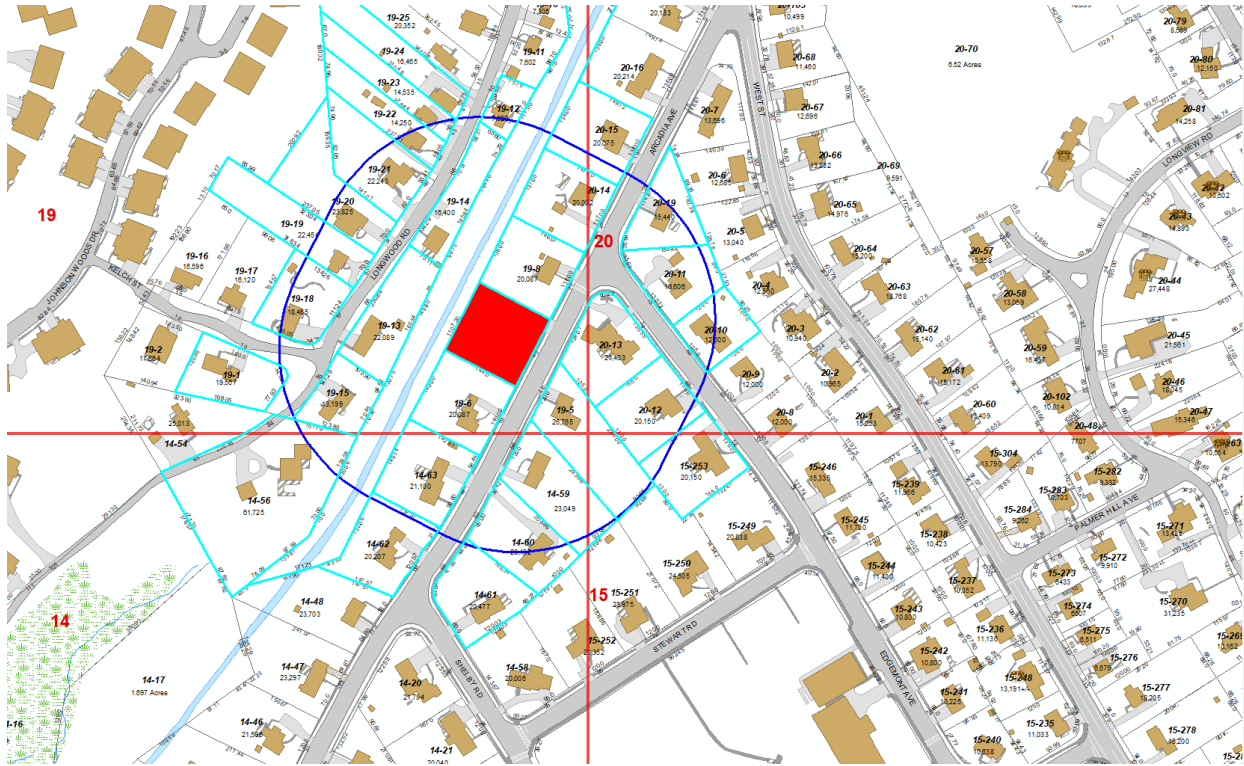
VALLARELLI LAUREN B ETAL  
JOHN AND CAROL BERGIN IRREV TR  
47 LONGWOOD RD  
READING. MA 01867

1/7/2026

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STONEHAM PLANNING BOARD	35 CENTRAL ST	STONEHAM	MA	02180
WAKEFIELD PLANNING BOARD	1 LAFAYETTE STREET	WAKEFIELD	MA	01880
LYNNFIELD PLANNING BOARD	55 SUMMER STREET	LYNNFIELD	MA	01940
MASS DEPT OF HOUSING & COM. DEV.	100 CAMBRIDGE STREET, SUITE 300	BOSTON	MA	02114
WILMINGTON PLANNING BOARD	121 GLEN ROAD	WILMINGTON	MA	01887
NORTH READING PLANNING BOARD	235 NORTH STREET	NORTH READING	MA	01864
WOBURN PLANNING BOARD	10 COMMON STREET	WOBURN	MA	01801
METRO AREA PLANNING COUNCIL	60 TEMPLE PLACE	BOSTON	MA	02111





019.0 0000 0007.0  
Map Lot Sub

Sublot 1 of 1  
CARD

RESIDENTIAL  
Reading

APPRAISED: 848,600 / 848,600  
USE VALUE: 848,600 / 848,600  
ASSESSED: 848,600 / 848,600  
Total Card / Total Parcel

PROPERTY LOCATION

Table with 3 columns: No, Alt No, Direction/Street/City. Row 1: 43, , ARCADIA AVE, READING

OWNERSHIP table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, TwN/City, St/Prov, Postal, Type.

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, TwN/City, St/Prov, Postal.

NARRATIVE DESCRIPTION

This parcel contains .461 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1956, having primarily WOOD SHING Exterior and 2155 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Table with 4 columns: Code, Descrip/No, Amount, Com. Int.

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Includes rows for water, Sewer, Electri, Exmpt, Flood Haz, D READ, s Street, t Gas.

LAND SECTION (First 7 lines only)

Large table with columns: Use Code, Description, LUC Fact, No of Units, Depth / PriceUnits, Unit Type, Land Type, LT Factor, Base Value, Unit Price, Adj, Neigh, Neigh Infl, Neigh Mod, Infl 1, %, Infl 2, %, Infl 3, %, Appraised Value, Alt Class, %, Spec Land, J Code, Fact, Use Value, Notes.

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Includes Total Card, Total Parcel, and Source information.

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date.

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes.

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment.

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Includes rows for 3/3/2021, 3/14/2018, 7/8/2009, 8/9/2004.

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Table with columns: Prior Id # 1, Prior Id # 2, Prior Id # 3, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio.

PRINT

Table with columns: Date, Time. Row 1: 02/24/26, 11:51:14

LAST REV

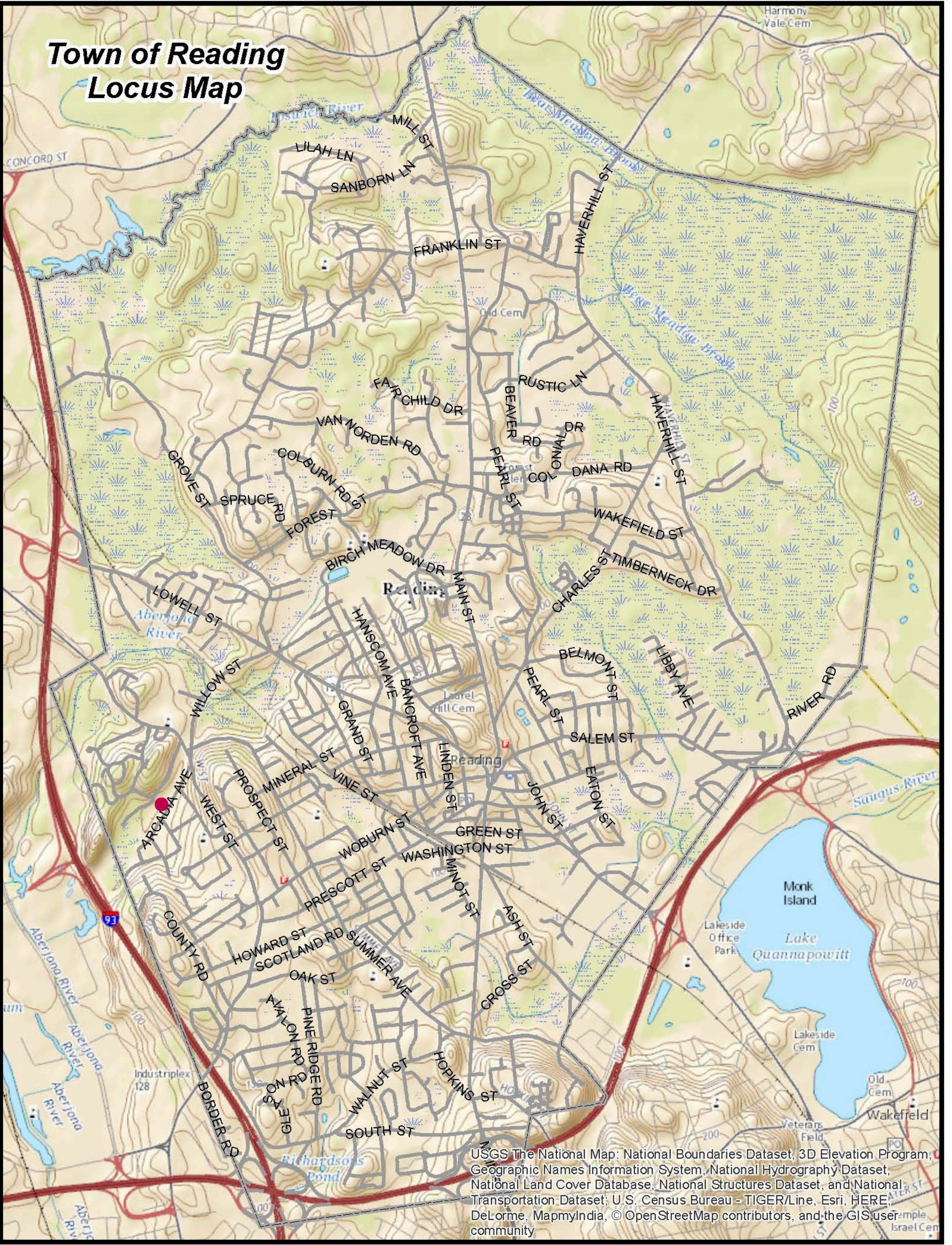
Table with columns: Date, Time. Row 1: 09/27/23, 15:12:50

smartin 3312

Total AC/HA: 0.46116 Total SF/SM: 20088 Parcel LUC: 101 ONE FAM Prime NB Desc: MOD GD Total: 521,229 Spl Credit Total: 521,200



# 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

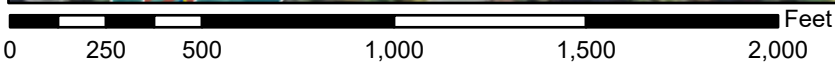
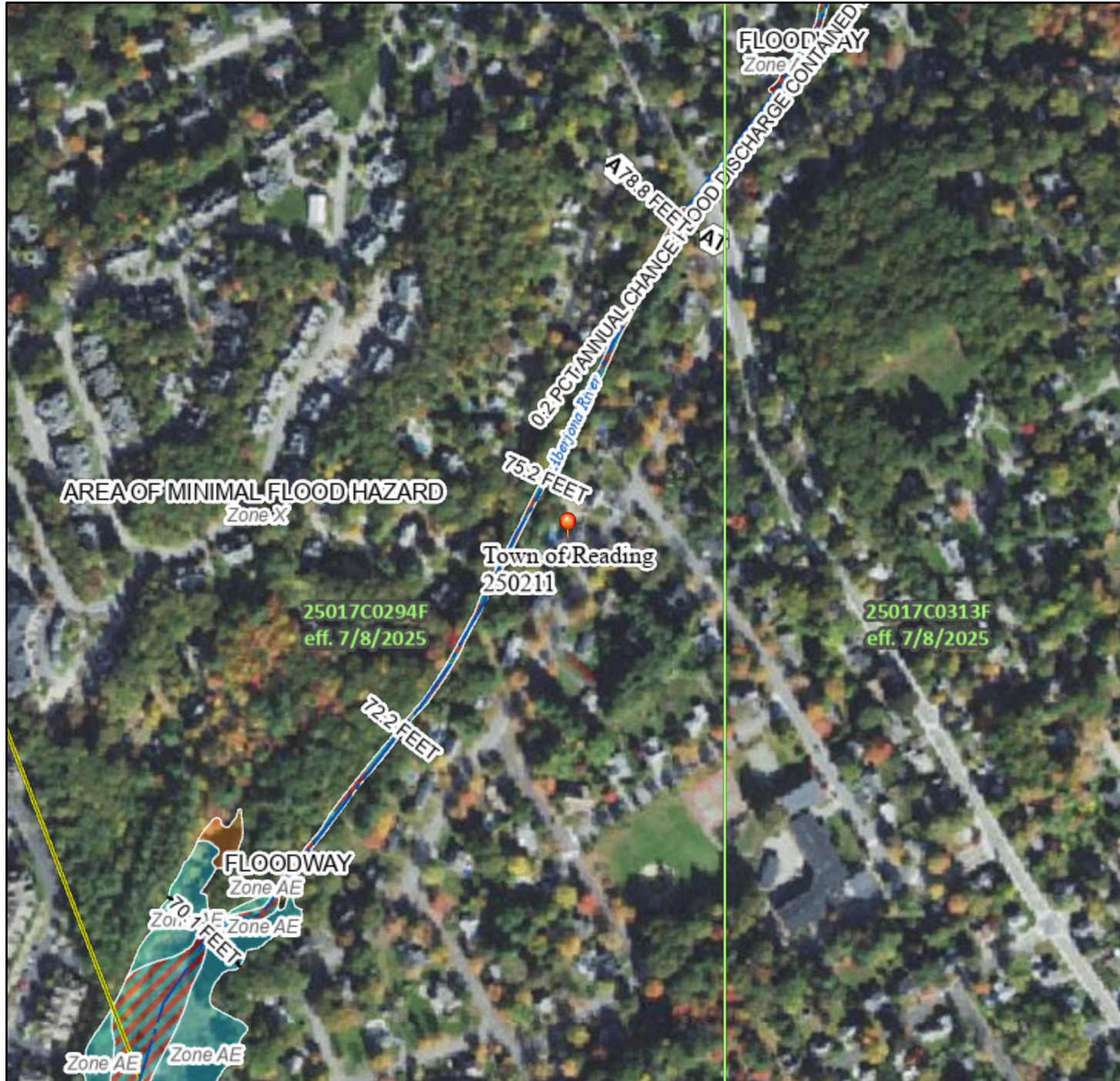


43 Arcadia Avenue, Reading

# National Flood Hazard Layer FIRMMette



71°7'54"W 42°31'40"N



71°7'16"W 42°31'13"N

Basemap Imagery Source: USGS National Map 2023

## Legend

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

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway	

		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

		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 **8/11/2025 at 3:28 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, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



### 43 Arcadia Avenue, Reading: Reading GIS



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of Reading, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/30/2024  
Data updated 12/05/2024

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.













## Map Theme Legends

### Reading Wetlands

#### WETLAND AREA

Town of Reading. Actual wetland boundaries must be determined on the ground by a wetlands scientist. Wetlands may be more extensive than shown or may be missing from the GIS data.

### MassGIS: DEP Wetlands (2005)

	SHORELINE
	HYDROLOGIC CONNECTION
	MEAN LOW WATER LINE
	WETLAND LIMIT
	CLOSURE LINE
	RESERVOIR (WITH PWSID)
	MARSH/BOG
	WOODED MARSH
	CRANBERRY BOG
	SALT MARSH
	TIDAL FLATS
	BEACH/DUNE







### NHESP Habitats

	PRIORITY HABITATS OF RARE SPECIES
	ESTIMATED HABITATS OF RARE WILDLIFE

NHESP [Priority Habitats](#) and [Estimated Habitats](#)






















MassDEP Wetlands. Wetlands shown are for planning purposes only. Wetlands boundary determination for other purposes, such as the Wetlands Protection Act MA Act M.G.L. c. 131 or local by-laws, must use the relevant procedures and criteria.

### FEMA Flood Zones

	1% Annual Chance Flood Hazard
	Regulatory Floodway
	Area of Undetermined Flood Hazard
	0.2% Annual Chance Flood Hazard
	Area with Reduced Risk Due to Levee
	Area Not Included

This map service from MassGIS includes data published by FEMA as of January 30th, 2024.

### Basemap Features

	Parcels
	Easement
	Tree
	Fence
	Guardrail
	Hedge
	Retaining Wall
	Stone Wall
	Wall
	Sidewalk
	Driveway
	Parking
	Pool
	Sports Facility/Field
	Building
	Deck/Porch
	Tanks
	Patios
	Drainage
	Trails
	Path

Most features from 2015 aerial imagery. Spot updates are more current.

**Mary Trudeau**  
Wetlands Consultant  
141 Lowell Street  
Lexington, Massachusetts 02420

781 424 4768  
marytrudeau@ymail.com

November 1, 2025

Susan Sherburne  
43 Arcadia Avenue  
Reading, MA 01864

RE: Wetlands Delineation at 43 Arcadia Avenue, Reading, MA

Dear Ms Sherburne,

As you requested, I have evaluated the wetlands on and adjacent to the property known as 43 Arcadia Avenue, in Reading, Massachusetts. My delineation was done on July 31, 2025. The approximately 20,037 square foot property contains an existing single-family home; landscaping, an inground pool, shed and paved driveway. The property is adjacent to the Aberjona River, located to the east of your property. The Aberjona River is a perennially flowing waterway, and based on my field delineation and research/evaluation, I believe that wetland resources associated with this section of the river consist of Bank; Land Under Waterway; and Riverfront Area.

The entirety of your property falls within the two hundred foot Riverfront Area associated with this perennial waterway. Although the steep grades along the brook appear to have precluded the development of a wetland plant community, the Bank of the waterway is a protectable wetland resource area. I have reviewed the most recent FEMA mapping (dated July 8, 2025) and have determined that there are no Bordering Land Subject to Flooding resource areas associated with this portion of the Aberjona.

The extent of the 200 foot Riverfront Area resource area was established from a field survey of my flagging along the statutory Bank of the Aberjona River. I have placed pink flagging to delineate the limit of "Bank" resource area. My determination of the Bank was based on water marks; evidence of deposition along the River; and identification of the first discernable break in slope. The flags are pink and with black printing, and are consecutively numbered.

The following photos characterize the nature of the River below the eastern portion of your property:



The extent of Vegetated Wetlands on the site was determined by observations of existing plant communities, depth of soils and the apparent hydrology, in accordance with the performance standards found at 310 CMR 10.55 (2)(c). The upper edge of the wetland coincides largely with the extent of landscaping alterations made over the past several decades. These alterations likely occurred when the house was constructed, and have been in place for extended periods of time. I saw no evidence of recent filling or grading on the property. Soils were examined at locations along the wetland edge, with hydric soils and saturated conditions included within the wetlands delineation.

The local Reading municipal, wetlands protection bylaw contains more stringent performance standards than the Massachusetts Wetlands Protection Act. Specifically, the local regulations require that the 0-25 foot buffer zone above the flagged wetland edge be considered a “no touch” zone, and that no structures be proposed within the 25-50 foot buffer zone. This adds an additional layer of jurisdiction on your property. The following photos show the character of the 0-25 foot buffer zone above the waterway:



I have also reviewed the Natural Heritage and Endangered Species maps, and did not find certified, or potential, vernal pool locations, nor did I find endangered species habitat within the general locus of this site.

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

Sincerely,

Mary Trudeau,  
Wetlands Consultant

# Description of Work

## **NOTICE of INTENT FILING** 43 Arcadia Avenue, Reading, MA 01864

Construction of an Accessory Dwelling Unit (ADU)

### EXISTING CONDITIONS

The property consists of approximately 20,037 sf of land located on the western shoulder of Arcadia Avenue.. The lot contains a paved driveway, currently used to service the existing single family home, and an inground pool. The property is bounded, to the west by the Aberona River, with the associated Riverfront Area extending across the entire lot. While approximately twenty five feet of Riverfront/Buffer Zone above the Bank of the waterway is naturally vegetated, the remainder of the lot is generally maintained as landscaped lawn. There is fence running along the maintained portions of the lot. The following photos show the rear of the property:



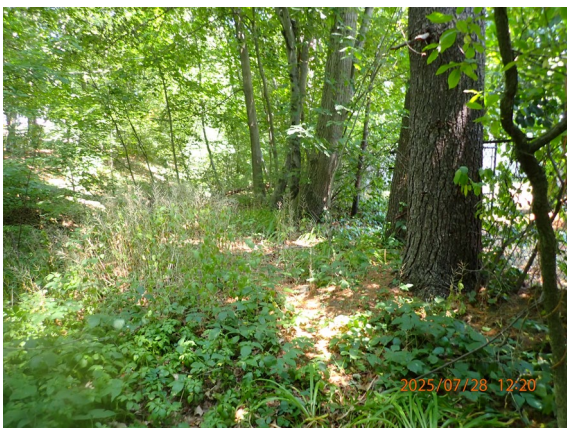
## PROXIMITY TO WETLAND RESOURCE AREAS

The Aberjona River, a perennial waterway, bounds the western property line. The waterway is defined by Bank Resource Area, and is incised 7-8 feet below the grades to the east. There is no associated Bordering Vegetated Wetland along this portion of the waterway, nor is there a Bordering Land Subject to Flooding resource associated with this reach of the river.

The lot is entirely within the Riverfront Area Resource area. The one hundred foot Riverfront Area is coincident with the 100 foot buffer zone, as the Bank is the upper limit of resources associated with the Aberjona River, in this location. The 43 Arcadia Street property is located to the right of the river in the photo below:



There is an existing naturally vegetated buffer above the Bank of the Aberjona River. This area is shown, below, with the fence representing the western edge of lawn on the 43 Arcadia Avenue property. The photo on the left is looking northerly, the photo on the right is looking southerly above the waterway:



## PROPOSED WORK

The Notice of Intent proposes the construction of an accessory dwelling unit (ADU) on the lot. The ADU is proposed within the 100 to 200 foot Riverfront Area, with no work proposed within the jurisdictional 100 foot buffer zone above the Bank. The proposed 26x40 foot structure is proposed to be situated to the south of the existing dwelling, within an area of lawn. The closest point of the ADU to the Bank of the brook is approximately 110 linear feet. A driveway is proposed to the east of the ADU, providing access off of Arcadia Avenue.

Stormwater management has been included in this proposal. The plan shows the inclusion of an infiltration system, designed to manage roof and driveway flows associated with the ADU. The system includes three (3) subterranean Cultex infiltration units bedded in washed stone. The system has a capacity of 286 cubic feet and is designed to mitigate for up to the 25 year storm event.

## EROSION CONTROLS AND BEST MANAGEMENT PRACTICES

### Erosion and Sedimentation Controls

Prior to any activity on site, the contractor will install a line of erosion controls at the perimeter of the work area. Controls shall consist of twelve (12") inch diameter filter tubes, filled with composted material or wood chips. Tubes will be "lapped" and junction points, and wooden stakes used to brace the tubes.



Construction Access Point

A construction entrance will be created at the frontage of the proposed ADU. The apron will initially be constructed with six inch minus stone, and will be upgraded to a bituminous surface at the completion of the construction.



The contractor will maintain the existing bituminous concrete driveway throughout the construction of the home, and it will remain in service to the main dwelling on the lot.

#### Staging and Stockpiling

Excess excavated materials (spoils) from the new foundation hole will be taken off site, and not stockpiled within the yard area, unless deemed appropriate for backfilling. Temporary stockpiles will be bounded by a line of erosion and sedimentation controls, and grades will not change substantially across the property.

#### Dewatering Procedures

Dewatering for the construction of footings and foundation walls is not anticipated, but may be necessary after a large rain event. Should dewatering be required during the forming of the footings, or foundation walls, the contractor will utilize small diameter pumps (2”) with a “dirt bag” affixed to the end of hoses. The bags will be set upon an existing grassed surface, outside of jurisdictional wetland areas. The dewatering bag will be set at least fifty feet from the edge of wetlands, and within the established limit of work line. Additional erosion controls, such as a new roll of filtrex tubes, or entrenched siltation control fencing, will be installed at the down gradient side of the dewatering bag. Flows will be monitored, and the dewatering bag replaced if sediment accumulation adversely impacts the quality of the discharged flows.

A typical set up is shown below:



Site Stabilization

At the completion of the project, the disturbed areas within the work area will be loamed and hydroseeded, or sod will be installed. Topography will match the existing site grades. Erosion controls will be maintained throughout the project time line.



### CONSTRUCTION SEQUENCE

Construction of the dwelling will begin with the removal and preservation of loam soils on the site. Any organic soils/loam materials will be stockpiled for use in later landscaping

Once the loam has been stripped, the contractor will survey and set the limits for the excavation of the footings and foundation walls. Due to site constraints, the bulk of the excavate will be loaded into waiting trucks for off site storage. The contractor will only maintain on site stockpiles of the fill materials needed to backfill the foundation. Backfilling will be done as the concrete sets, and utility connections to the structure are made.

At the completion of the foundation work, framing will be done atop of the cured foundation. This work will be followed by sheathing, roofing, window installation, and other tasks to create a sealed building. Interior work will be ongoing once the unit is sealed, and the dwelling completed.

The subterranean infiltration system will be installed once the gutters are attached to the ADU. Gutters will be tied into the Cultec system as soon as they are installed. The driveway manhole, will be plumbed, but not tied into the system until the earthwork on the site is complete. This will preserve the integrity of the subterranean units.

Landscaping will include restoration of loam to the surface of the site, and the transition to a bituminous concrete driveway along the frontage of the ADU. .

## Riverfront Area Alternatives Analysis

### RIVERFRONT AREA ALTERNATIVES ANALYSIS/ COMPLIANCE WITH RIVERFRONT REGULATIONS

#### Compliance with 310 CMR 10.58 (4) regulations for “New Development” within the Riverfront Area

The Regulations found at 310 CMR 10.58(4)(d) require that there be no significant adverse impact from the work proposed, and gives several standards for measuring the potential impacts on Riverfront Area resource areas. On this site, approximately 1620 square feet of existing lawn will be converted to impervious surfaces through the construction of the new foundation for the ADU, and second driveway area.

#### Proposed Alterations to Riverfront and Jurisdictional Buffer Zone

0-100 foot Riverfront Area:	0 sf of alteration
100-200 foot Riverfront Area:	1620 sf of alteration
0-100 foot Buffer Zone:	0 sf of alteration

#### Compliance with Performance Standards found at 310 CMR 10.58 (4) “New Construction” in Riverfront Area

Section 10.58(4)(d)(1) allows for the issuing authority to allow an alteration of 5000 square feet or 10 % (whichever is greater) of the riverfront area on the lot, provided that the specified conditions are met. Either of these criteria are met by this proposal. On this site, 5000 square feet represents the greater amount and the 1620 sf of alterations proposed under the new construction on this lot meet this threshold. Ten percent of the Riverfront Area would be approximately 2004 sf, an amount that exceeds the proposed alterations of 1620 sf.

The Regulations at 310 CMR 10.58 (4)(d)(1) (a) note that if a 100 foot wide natural buffer does not exist between the River and the proposed work, the existing natural buffer shall be preserved or extended to the maximum extent feasible to approximate a 100 foot wide corridor of vegetation. On this site, no changes are proposed within the 0 to 100 foot Riverfront Area that will degrade or reduce the existing native buffer. The majority of the 0-100 foot Riverfront area is located within the existing yard area, with an approximately 25 foot wide strip of native (or naturally) vegetated area.

Section 10.58(4)(d)(1)(b) requires that storm water be managed according to standards established by the Department in its Storm water Policy. This project is not subject to the DEP Storm water Management Policy, and thus complies with the DEP Policy. The application does include storm water management, and provides full mitigation for the 25 year storm event via the use of a subterranean infiltration system to be tied to the gutters of the ADU and a manhole structure within the new driveway.

Section 10.58(4)(d)(1)(c) requires that the proposed work will not impair the capacity of the riverfront area to provide important habitat functions. It is the applicant’s contention that the

work proposed, will not degrade the capacity of the riverfront area to provide wildlife habitat. The work is proposed within existing lawn areas, which is not considered a provide high quality wildlife habitat.

Section 10.58(4)(d)(1)(d) requires that erosion and sedimentation controls be incorporated into the work program. The applicant contends that the proposed filtrex sock barrier at the limit of work will meet this standard.

It is the opinion of the applicant that the filing of this Notice of Intent for the portions of the project that are considered “new construction” fully complies with the Riverfront Area regulations.

## ALTERNATIVES ANALYSIS

### **Alternative One: “No Build” Alternative**

In this alternative, the applicant would not add additional living space to the existing property. There would be no changes or improvements to the property. This alternative is unacceptable to the proponent, the current owner of the property. The lot meets current zoning, and is considered a buildable lot suitable for the inclusion of an ADU. The applicant does not believe that the “no build” alternative is a practicable, substantially equivalent economic option for this property.

### **Alternative Two: Proposed Construction with Alternate Location on the Lot:**

The applicant contends that there is no reasonable or “less intrusive” portion of the lot to support the redevelopment of this home, as the entire lot is within the Riverfront Area or jurisdictional buffer zone. The proposed ADU is located further from the Aberjona than portions of the existing dwelling, and has been situated as far from the River as is possible under current zoning.

Additionally, as the house is situated on an existing maintained lawn area, the work does not require the removal of any significant native vegetation. The new home is proposed to be located entirely upon portions of the existing lawn. The proposed construction remains below the Department’s discretionary threshold of 5,000 sf of alteration within a Riverfront Area.

### **Alternative Three: Reduced Footprint**

The proposed dwelling is a modest sized home, in a neighborhood of similar properties. The ADU has a relatively small footprint and a regular shaped footprint. The development will provide a reasonable use of the property, insuring a reasonable rate of return for the applicant, without requiring a variance from local regulations.

### **Summary:**

The goal of the applicant is to develop an Accessory Dwelling Unit, on a single family house lot. Alternatives presented are limited to redevelopment on this lot. It is the applicant’s contention that there is no alternative available that would have less impact on the Riverfront Area resource and provide the same cost effective solution to adding space to the existing home.

The presence of the off site Brook and the juxtaposition of the roadway, limit the redevelopment alternatives on the lot. The reconstruction is set upon an existing lawn area, and will not require the removal of any significant native vegetation. The proposed alteration on the lot is

approximately 1620 square feet, well under the discretionary 5000 sf threshold for alteration within the Riverfront Area.

As the alternatives analysis quantifies, there are considerations associated with each alternative presented. The applicant has chosen the most environmentally sensitive and sustainable, cost effective means of providing additional living space on a constrained lot.

