

ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION

1310 MAIN STREET

READING, MA 01867

Project Summary:

This property is located at 1310 Main Street consisting of 9.48 acres of land with one single family house. The access to the site is over a gravel driveway off of Main Street. The wetland delineation was conducted by Norse Environmental Services. The site consists of bordering vegetated wetlands and isolated wetlands. Site topography is shown with 2 foot contours, the existing house is shown, and the driveway is shown. An isolated wetland is shown to the rear of #1312 Main Street which was flagged by LEC Environmental as part of a Notice of Intent for a site redevelopment within the last year. The associated 25, 35, and 100 foot wetland buffers are shown for each wetland resource area. The owner is seeking to have the Reading Conservation Commission review and approve the the wetland delineation. The intent is to establish the wetland boundaries and then move forward with a residential subdivision with access off of Franklin Street.

Attached are the following:

- 1) Completed WPA Form 4A – Abbreviated Notice of Resource Area Delineation
- 2) Wetland Fee Transmittal Form
- 3) Local Bylaw Fee worksheet
- 4) Copy of Certified Abutters List
- 5) USGS Locus Map
- 6) Copies of checks
- 7) Plan of Wetland Flagging – 1310 Main Street prepared by Sullivan Engineering Group, LLC
Scale: 1"=40', dated May 24, 2021



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 4A – Abbreviated Notice of
Resource Area Delineation**

MassDEP File Number

Document Transaction Number

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

Reading
City/Town

A. General Information

1. Project Location (**Note:** electronic filers will click on button for GIS locator):

1310 Main Street

a. Street Address

Reading

b. City/Town

01867

c. Zip Code

Latitude and Longitude:

d. Latitude

e. Longitude

Tax Map 41

f. Assessors Map/Plat Number

Lot 75+84

g. Parcel /Lot Number

Important:

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



2. Applicant:

Michael

a. First Name

Phillips

b. Last Name

Ocean Breeze Builders LLC

c. Organization

2 Kings Way

d. Mailing Address

Manchester-by-the-Sea

e. City/Town

MA

f. State

01944

g. Zip Code

781-718-6868

h. Phone Number

978-664-1818

i. Fax Number

mpp@phillipsventures.com

j. Email Address

3. Property owner (if different from applicant):

Check if more than one owner (attach additional sheet with names and contact information)

Helen

a. First Name

Arloro

b. Last Name

H.J.A. MA Realty Trust

c. Organization

1310 Main Street

d. Mailing Address

Reading

e. City/Town

MA

f. State

01867

g. Zip Code

978-758-3873

h. Phone Number

i. Fax Number

hjarloro@gmail.com

j. Email Address

Note:

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

4. Representative (if any):

Jack

a. Contact Person First Name

Sullivan, PE

b. Contact Person Last Name

Sullivan Engineering Group, LLC

c. Organization

PO Box 2004

d. Mailing Address

Woburn

e. City/Town

MA

f. State

01888

g. Zip Code

781-854-8644

h. Phone Number

i. Fax Number

jacknull53@comcast.net

j. Email Address

Fees will be calculated for online users.

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

\$2,000.00

a. Total Fee Paid

\$987.50

b. State Fee Paid

\$1,012.50

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 4A – Abbreviated Notice of
Resource Area Delineation
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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Reading
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B. Area(s) Delineated

1. Bordering Vegetated Wetland (BVW) 1,935
Linear Feet of Boundary Delineated
2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:
 - a. MassDEP BVW Field Data Form (attached)
 - b. Other Methods for Determining the BVW boundary (attach documentation):
 1. 50% or more wetland indicator plants
 2. Saturated/inundated conditions exist
 3. Groundwater indicators
 4. Direct observation
 5. Hydric soil indicators
 6. Credible evidence of conditions prior to disturbance
3. Indicate any other resource area boundaries that are delineated:

a. Resource Area

b. Linear Feet Delineated

c. Resource Area

d. Linear Feet Delineated

C. Additional Information

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. 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. ANRAD (Delineation Plans only)
2. 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.)
3. Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
4. List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.

D. Fees



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
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Reading
City/Town

The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see Instructions and Wetland Fee Transmittal Form).

- 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 the attached Wetland Fee Transmittal Form) to confirm fee payment:

157_____

2. Municipal Check Number

5/24/2021_____

3. Check date

158_____

4. State Check Number

5/24/2021_____

5. Check date

Ocean Breeze Builders LLC_____

6. Payor name on check: First Name

7. Payor name on check: Last Name

E. Signatures

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
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Provided by MassDEP:

 MassDEP File Number

 Document Transaction Number

 Reading
 City/Town

_____ 1. Signature of Applicant	_____ 5-24-2021 2. Date
_____ 3. Signature of Property Owner (if different)	_____ 5-24-2021 4. Date
_____ 5. Signature of Representative (if any)	_____ 5-24-2021 6. Date

For Conservation Commission:

Two copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

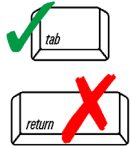
One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

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
ANRAD 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:

1310 Main Street Reading
 a. Street Address b. City/Town
987.50 158
 c. Fee amount d. Check number

2. Applicant:

Michael Phillips Ocean Breeze Bldrs LLC
 a. First Name b. Last Name c. Company
2 Kings Way
 d. Mailing Address
Manchester-by-the-Sea MA 01944
 e. City/Town f. State g. Zip Code
781-718-6868
 h. Phone Number

3. Property Owner (if different):

Helen Arloro
 a. First Name b. Last Name c. Company
1310 Main Street
 d. Mailing Address
Reading MA 01867
 e. City/Town f. State g. Zip Code
978-758-3873
 h. Phone Number

B. Fees

The fee is calculated as follows for each Resource Area Delineation included in the ANRAD (check applicable project type). The maximum fee for each ANRAD, regardless of the number of Resource Area Delineations, is \$200 activities associated with a single-family house and \$2,000 for any other activity.

Bordering Vegetated Wetland Delineation Fee:

1. <input type="checkbox"/>	single family house project	<u> </u>	x \$2.00 =	<u> </u>	b. Fee for BVW
2. <input checked="" type="checkbox"/>	all other projects	<u>1,935</u>	<u>3870</u>	<u> </u>	<u>\$2,000.00</u>
		a. feet of BVW	x \$2.00 =		b. Fee for BVW

Other Resource Area (e.g., bank, riverfront area, etc.):

3. <input type="checkbox"/>	single family house project	<u> </u>	x \$2.00 =	<u> </u>	b. Fee
4. <input type="checkbox"/>	all other projects	<u> </u>	x \$2.00 =	<u> </u>	b. Fee

Total Fee for all Resource Areas: \$2,000.00
 Fee

State share of filing fee: \$987.50
 5. 1/2 of total fee less \$12.50

City/Town share of filing fee: \$1,012.50
 6. 1/2 of total fee plus \$12.50



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

C. Submittal Requirements

- a.) Send a copy of this form, with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts, to:

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Abbreviated Notice of Resource Area Delineation; a **copy** of this form; and the city/town fee payment.
- c.) **To DEP Regional Office:** Send one copy of the Abbreviated Notice of Resource Area Delineation (and any additional documentation required as part of a Simplified Review Buffer Zone Project); a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

Reading Wetlands Protection Bylaw Fee Calculation Form

Type of Activity	NOI Filing Fee	Calculated Fee
A. Each addition to or accessory use activity Associated with an existing single-family or Multi-family residential dwelling, including but not limited to driveways; sheds, swimming pools, athletic courts, additions to existing houses, grading, and landscaping	\$125.00 plus all applicable fees listed in lines F through K	
B. Each new single-family dwelling, including associated driveway, utilities, grading, landscaping, and drainage structures	\$600.00 plus all applicable fees listed in lines F through K	
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 1,935 L.F.	\$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.	1,250-
G. Temporary and /or permanent alteration of land within the Buffer Zone	\$1.25 per square foot of Buffer Zone altered for any temporary or permanent alteration within 25 feet of a Resource Area or any permanent structure within 35 feet of a Resource Area	
H. Work in Floodplain	\$1.25 per square foot of Floodplain temporarily or permanently altered outside of any other Resource Area and Buffer Zone	
I. Work in Vernal Pool habitat	\$11.00 per square foot of Vernal Pool habitat temporarily or permanently altered.	
J. Work in Freshwater Wetland, Wet Meadow, Bog, Swamp, Marsh, Creek, River, Stream, Pond, Lake, Land Under Waterbody	\$11.00 per square foot of Resource Area temporarily or permanently altered.	
K. Work in Bank	\$11.00 per linear foot of Bank temporarily or permanently altered.	
	Total Fee Calculated	\$ 1,250



Patriot Properties

Readina

05/20/2021

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Abutters List

Filter Used: DataProperty.AccountNumber in (8177,8182,8256,8181,8215,8254,8261,7873,8203,8210,8206,8198,8201,8187,8205,8186,8184,8208,8183,8204,8188,8178,8213,8174,8200,8199,8197,8175,8195,8255,8196,8242..

1310 Main St Abutters list

Reading Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
045.0-0000-0105.0	OFF MAIN ST	TOWN OF READING		16 LOWELL STREET	READING	MA	01867
045.0-0000-0106.0	5 VETERANS WAY	MASS EQUITY INVESTORS LLC		11 MIDDLESEX AVE UNIT 8	WILMINGTON	MA	01887
051.0-0000-0053.0	182 FRANKLIN ST	GARDINER THOMAS S	MARTHA M GARDINER	182 FRANKLIN ST	READING	MA	01867
051.0-0000-0054.0	44 CHAPEL HILL DR	SVIRSKY RICHARD H	SVIRSKY LOIS J	44 CHAPEL HILL DR	READING	MA	01867
051.0-0000-0056.0	52 CHAPEL HILL DR	DARGENIO ROBERT W	LEONILDA DARGENIO	52 CHAPEL HILL DR	READING	MA	01867
051.0-0000-0057.0	58 CHAPEL HILL DR	BOTTICELLI ROBERTA TRUSTEE	58 CHAPEL HILL DRIVE TRU	58 CHAPEL HILL DRIVE	READING	MA	01867
051.0-0000-0059.0	4 CHAPEL HILL DR	HICKOK BENJAMIN P	HICKOK PAMELA M	4 CHAPEL HILL DR	READING	MA	01867
051.0-0000-0060.0	12 CHAPEL HILL DR	COLOMBA FRANK J		12 CHAPEL HILL DR	READING	MA	01867
051.0-0000-0061.0	20 CHAPEL HILL DR	CICCARIELLO CHARLENE		20 CHAPEL HILL DR	READING	MA	01867
051.0-0000-0062.0	26 CHAPEL HILL DR	HOLLAND ROBERT T	KATHRYN HOLLAND	26 CHAPEL HILL DR	READING	MA	01867
051.0-0000-0063.0	CHAPEL HILL DR	TOWN OF READING		16 LOWELL STREET	READING	MA	01867
051.0-0000-0065.0	47 CHAPEL HILL DR	VIDOVIC ZORAN	VIDOVIC ANTONIJA TE	47 CHAPEL HILL DRIVE	READING	MA	01867
051.0-0000-0066.0	35 CHAPEL HILL DR	DONOVAN BRIAN F	GAIL M DONOVAN	35 CHAPEL HILL DR	READING	MA	01867
051.0-0000-0067.0	23 CHAPEL HILL DR	ALTIERI FREDRICK	ALTIERI PHYLLIS	23 CHAPEL HILL DR	READING	MA	01867
051.0-0000-0074.0	19 CHAPEL HILL DR	LLOYD MICHAEL	LLOYD CARRIE	19 CHAPEL HILL DR	READING	MA	01867
051.0-0000-0075.0	1310 MAIN ST	ARLORO HELEN J TRUSTEE	HJA MA REALTY TRUST	1310 MAIN ST	READING	MA	01867
051.0-0000-0076.0	1330 MAIN ST	MOBIL OIL CORP	C/O ALLIANCE ENERGY LLC	15 NORTHEAST INDUSTRIAL	BRANFORD	CT	06405
051.0-0000-0077.0	MAIN ST	HUNT SPENCER C TRUSTEE	C/O AK MEDIA	20880 STONE OAK PKWY/PR	SAN ANTONIO	TX	78258
051.0-0000-0078.0	170 FRANKLIN ST	DEBELLIS STEPHEN M	LUCIE DEBELLIS	170 FRANKLIN ST	READING	MA	01867
051.0-0000-0079.0	1312 MAIN ST	SOCA MEDICAL LLC		319 SUMMER AVENUE	READING	MA	01867
051.0-0000-0080.0	162 FRANKLIN ST	ELIADIS NESTOR	FANOULA ELIADIS	162 FRANKLIN ST	READING	MA	01867
051.0-0000-0081.0	MAIN ST	TOWN OF READING		16 LOWELL ST	READING	MA	01867
051.0-0000-0082.0	MAIN ST	TOWN OF READING	CONS.	16 LOWELL ST	READING	MA	01867
051.0-0000-0083.0	1310 MAIN ST	SHURLAND ELIZABETH TRUSTEE	ANIMALS CURA TRUST	319 SUMMER AVENUE	READING	MA	01867
051.0-0000-0084.0	1310 OFF MAIN ST	ARLORO HELEN J TRUSTEE	HJA MA REALTY TRUST	1310 MAIN ST	READING	MA	01867
051.0-0000-0085.0	1331 MAIN ST	QUEENIE LLC		1331 MAIN ST	READING	MA	01867
051.0-0000-0088.0	14 NELSON AVE	YAU KAM SHIU ETAL		14 NELSON AVE	READING	MA	01867
051.0-0000-0089.0	1321 MAIN ST	SHAW TERENCE M ETAL TRS	SHAW REALTY TRUST	404 PARK ST	NORTH READING	MA	01864
051.0-0000-0090.0	1311 MAIN ST	SHAW TERENCE M ETAL TRS	SHAW REALTY TRUST	404 PARK ST	NORTH READING	MA	01864
051.0-0000-0091.0	1301 MAIN ST	BERGER S SCOTT	DONNA V BERMAN	1301 MAIN ST	READING	MA	01867
051.0-0000-0092.0	11 NELSON AVE	CHASE RICHARD	KAREN CHASE	11 NELSON AVE	READING	MA	01867
051.0-0000-0093.0	13 NELSON AVE	PREVITI BRANDY	MICHAEL A PREVITI	13 NELSON AVE	READING	MA	01867
051.0-0000-0095.0	1261 MAIN ST	SWEET DANIEL A	SWEET SARAH L	1261 MAIN ST	READING	MA	01867
051.0-0000-0122.0	6 COLLINS AVE	TESORO SEAN R	MASCARO JASON TE	6 COLLINS AVE	READING	MA	01867
051.0-0000-0134.0	17 COLLINS AVE	BRAMANTE TINA	VIVIAN M WARD	17 COLLINS AVE	READING	MA	01867
051.0-0000-0135.0	11 COLLINS AVE	WARD THOMAS F	FRANKLIN REALTY TRUST	11 COLLINS AVE	READING	MA	01867
051.0-0000-0136.0	189 FRANKLIN ST	PAGE DENNIS TRUSTEE		1 BRIDGEVIEW CIRCLE	TYNGSBORO	MA	01879
051.0-0000-0142.0	1342 MAIN ST	LINEAR RETAIL READING #2 LLC		5 BURLINGTON WOODS DR	BURLINGTON	MA	01803
051.0-0000-0143.0	3 SAILOR TOMS WAY	QIU JIANHUA	SHAO YING	3 SAILOR TOMS WAY	READING	MA	01867
051.0-0000-0144.0	OFF FRANKLIN ST	LINEAR RETAIL READING #2 LLC		5 BURLINGTON WOODS DR	BURLINGTON	MA	01803
051.0-0000-0147.0	181 FRANKLIN ST	MCKENNA THOMAS J	JOYCE M JULIAN	181 FRANKLIN STREET	READING	MA	01867
051.0-0000-0161.0	14 SAILOR TOMS WAY	LOOR KATARZYNA J	LOOR EDGAR A	14 SAILOR TOMS WAY	READING	MA	01867
051.0-0000-0162.0	15 SAILOR TOMS WAY	CARAVIELLO RICHARD	CARAVIELLO LISA K	15 SAILOR TOMS WAY	READING	MA	01867
051.0-0000-0164.0	19 VETERANS WAY	LAU CHI WANG NELSON	SCHWARZ DIANNE S TE	19 VETERANS WAY	READING	MA	01867

05/20/2021

1:53:33PM

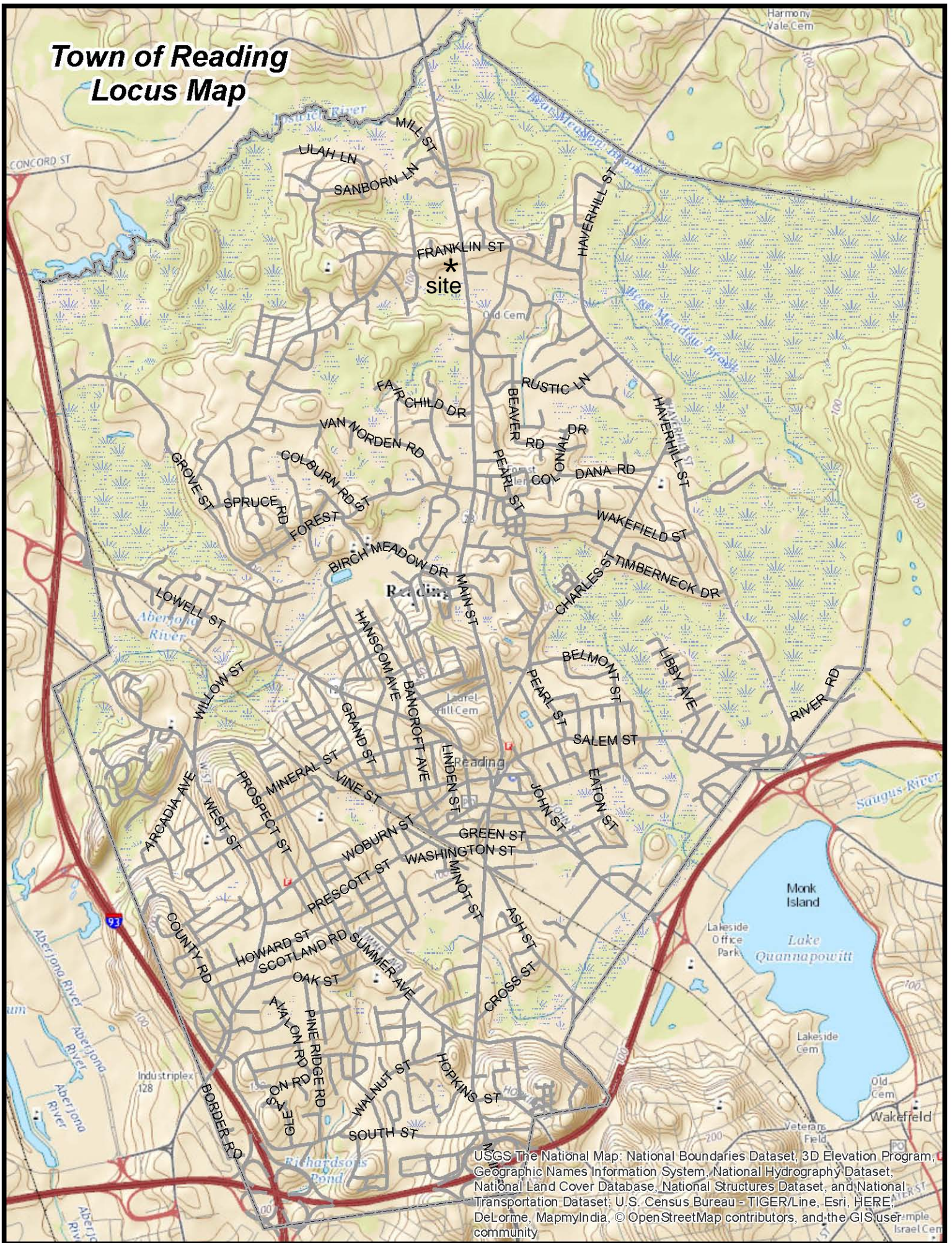
Reading Abutters List

Page 2 of 2

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
051.0-0000-0165.0	11 VETERANS WAY	LIANG CHIAYI	LIANG WENG LINDA	11 VETERANS WAY	READING	MA	01867

End of Report

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