

# **NOTICE OF INTENT**

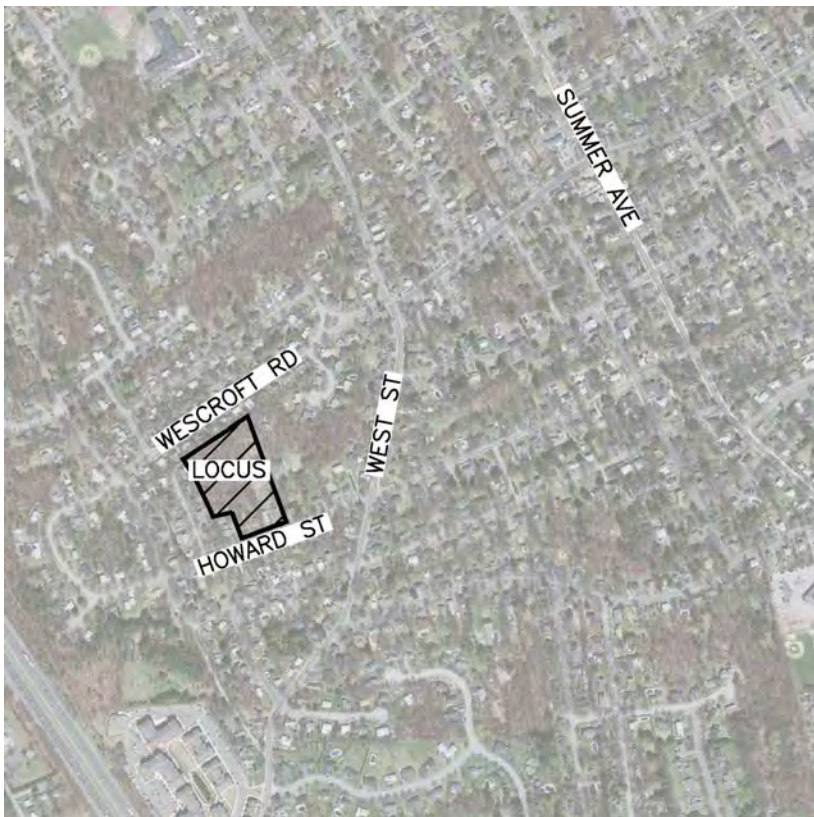
## **MGL CH. 131S40 & the Town of Reading Wetland Protection Regulations**

### **PROPOSED RESIDENTIAL SUBDIVISION**

135, 139 & 149R Howard Street (Map 10 / Lots 75, 76 & 77)  
Reading, Massachusetts 01867

## **CIVIL DESIGN Consultants, Inc.**

Survey - Design - Permitting - Construction Administration  
30 River Street  
Methuen, MA 01844-3032  
Tel: (978) 416-0920  
Fax: (978) 416-7865



### **OWNER / APPLICANT:**

Infrastructure Holdings LLC  
122 Boston Road  
Billerica, MA 01862

### **SUBMITTED TO:**

Reading Conservation Commission  
16 Lowell Street  
Reading, MA 01867

MassDEP Northeast Region  
205B Lowell Street  
Wilmington, MA 01887

### **ISSUED:**

December 28, 2018

CDCI FILE #: 18-10120



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WPA Form 3 – Notice of Intent

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## **NOTICE OF INTENT – MGL CH. 131S40**

### **SECTION I**

Cover Letter

Letter from Norse Environmental Services dated December 18, 2018

Figure 1 – USGS Locus Map

Figure 2 – Ortho Photo

Figure 3 – Natural Heritage Map

Figure 4 – FEMA Flood Map

Figure 5 – Soils Map

WPA Form 3 – Notice of Intent



December 28, 2018



Mr. Charles Tirone  
Conservation Administrator  
Conservation Commission  
16 Lowell Street  
Reading, MA 01867

CDCI File #: 18-10120  
Definitive Subdivision  
135, 139 & 149R Howard Street  
Reading, MA 01867

**Civil Design Consultants, Inc. (CDCI)** is pleased to provide the enclosed Notice of Intent application for a six (6) lot residential subdivision proposed at 135, 139, and 149R Howard Street (Map 10, Lots 75, 76 & 77) in Reading, Massachusetts on behalf of Infrastructure Holdings, LLC (the Applicant). This proposal consists of the construction of approximately 346-FT of local roadway, six (6) residential lots and associated infrastructure, including drainage facilities, landscaping, and utilities. The following information has been prepared for your review and consideration:

Project Narrative

The applicant proposes to develop 135, 139 & 149R Howard Street in Reading, MA into a six (6) lot single family residential subdivision. The parcels total 4.1-AC± of land and contains two (2) existing single family residences. The project consists of construction of a new 346-FT roadway along with associated infrastructure including driveways, landscaping, drainage facilities, and utilities. Project plans entitled *Definitive Subdivision Plans for 135, 139 & 149R Howard Street*, dated December 5, 2018, have been prepared by this office and provided for your review. These plans illustrate the proposal in detail including zoning, easements, construction details, roadway profile and provisions for utilities.

On-site resource areas consist of a Bordering Vegetated Wetland (BVW), a 100-FT Wetland Buffer as well as the local 25-FT Zone of Natural Vegetation (ZNV) and the 35-FT No Foundation Zone. No impacts are proposed within the 25-FT wetland buffer and no foundations are proposed within the 35-FT wetland buffer. Impacts within the 100-FT Buffer Zone include the construction of a portion of the proposed roadway, construction of 2 single family dwellings with associated driveways and appurtenances, and the construction of an infiltration basin. The dwelling on Lot 3 is proposed to be 39.8' away from the BVW and the dwelling on Lot 4 is 74.3' from the BVW. No slopes within the 100-FT Buffer Zone are proposed to be greater than 3:1. Erosion controls are proposed to prevent indirect alteration of the BVW during construction.

The limits of the BVW were delineated by Norse Environmental Services on August 20, 2018. A narrative describing the wetland resource areas is provided in Section I of the Notice of Intent and copies of the Delineation Field Data Forms are provided in Section III.

We look forward to the opportunity to meet with you to discuss this proposal in further detail. If you have any questions or comments, or require additional information, please do not hesitate to contact this office.

Very Truly Yours,

**CIVIL DESIGN CONSULTANTS, INC.**

A handwritten signature in blue ink, appearing to read 'A. Street', is written over a faint, illegible stamp.

Andrew B. Street, P.E.  
Civil Engineering Manager

Copy to: Infrastructure Holdings LLC  
CDCI File#: 18-10120



**NORSE ENVIRONMENTAL SERVICES, INC.**

92 Middlesex Road, Unit 4

Tyngsboro, MA 01879

TEL. (978) 649-9932 • FAX (978) 649-7582

Website: [www.norseenvironmental.com](http://www.norseenvironmental.com)

December 18, 2018

Civil Design Consultants  
30 River Street  
Methuen, MA 01844

Re: 135, 139 & 149R Howard Street  
Reading, MA 01867

Mr. Hall,

Norse Environmental Services, Inc. flagged the resource areas at the above properties on 8/20/18. The project consists of (3) parcels of land with (2) existing single-family dwellings. A bordering vegetated wetland or red maple swamp is located at the rear of the property or along the northerly property line. The wetland consists of red maple (*Acer rubrum*) and red oak (*Quercus rubra*) in the overstory. The understory consists of high bush blueberry (*Vaccinium corymbosum*) and glossy buckthorn (*Rhamnus frangula*). The herbaceous layer consists of cinnamon fern (*Osmunda cinnamomea*) and sensitive fern (*Onoclea sensibilis*).

Upgradient of the bordering vegetated wetland is a man-made channel or drainage ditch. 310 CMR 10.04 defines a Stream, “means a body of running water, including brooks and creeks, which moves in a definite channel in the ground due to a hydraulic gradient, and which flows within, into or out of an Area Subject to Protection under M.G.L. c. 131, § 40. A portion of a stream may flow through a culvert or beneath a bridge. Such a body of running water which does not flow throughout the year (i.e., which is intermittent) is a stream **except for that portion upgradient of all bogs, swamps, wet meadows and marshes**”.

This drainage ditch is located upgradient of wetland flag 10A and approximately 12-14” deep, 18-24” wide and 120 ft long. There are a few wetland species located around the drainage ditch including, cinnamon fern (*Osmunda cinnamomea*) and sensitive fern (*Onoclea sensibilis*) however, the predominate vegetation consists of upland plants such as honeysuckle (*Lonicera tatarica*), grape (*Vitis* spp.) golden-rod (*Solidago* spp.) and oriental bittersweet (*Celastrus orbiculata*).

The Reading Wetland Protection Regulations, Section 3(C)(1) Fresh Water Wetlands, “Because of the history, geography, geology and hydrology of Reading some wetlands may not qualify for state protection under 310 CMR 10.55 due to being isolated or disconnected from water bodies. These will be protected under the local By-Law provided that: (1.) they are 500 or more square feet in area, and (2.) they meet all of the other criteria of 310 CMR 10.55 with the exception of connection to water bodies”.

The drainage ditch does not have a preponderance of wetland vegetation or hydric soils. Deep hole test was performed on 10/17/18 with the Reading Engineering Department to determine the

water table throughout the site. At the time of testing, Charles Tirone, Conservation Agent, stopped by the site and witness the deep holes. A deep hole was performed adjacent to the drainage ditch and the test results are listed below:

Depth	Horizon	Matrix	Soil Texture
0-9"	Ap	10 YR 2/2	Fine Sandy Loam
9-18"	Bw	10 YR 5/6	Fine Sandy Loam
18-28"	C1	7.5YR 3/3	Loamy Sand & Gravel w/Silt Loam lens w/redoximorphic features
28-42"	C1	2.5 Y 3/3	Loamy Sand & Gravel w/redoximorphic features at 30"

The Web Soil Survey maps the site as Haven-Urban land complex. Haven soils consists of nearly level and gently rolling, deep (5+ ft.), well drained soils on glacial outwash plains and terraces. They formed in silty windblown material underlain by water-sorted, sandy and gravelly glacial outwash. Haven soils have friable silt loam or very fine sandy loam in the surface soils and subsoil with moderate permeability, overlying loos stratified sand and gravels at 18 to 30 inches which have very rapid permeability.


This map unit consists of 75 percent Haven and similar soils and at least 25 percent Urban land and other disturbed areas. Urban land consists of streets, parking lots, buildings and other impermeable structures.

The deep hole tests had an average estimated seasonal high-water table at 32" throughout the site. The Field Indicators for Identifying Hydric Soils in New England, Version 4 defines a hydric soil as "A soil that formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part". "Long enough" is typically 21 days and "upper part" is described within 12" of the soil.

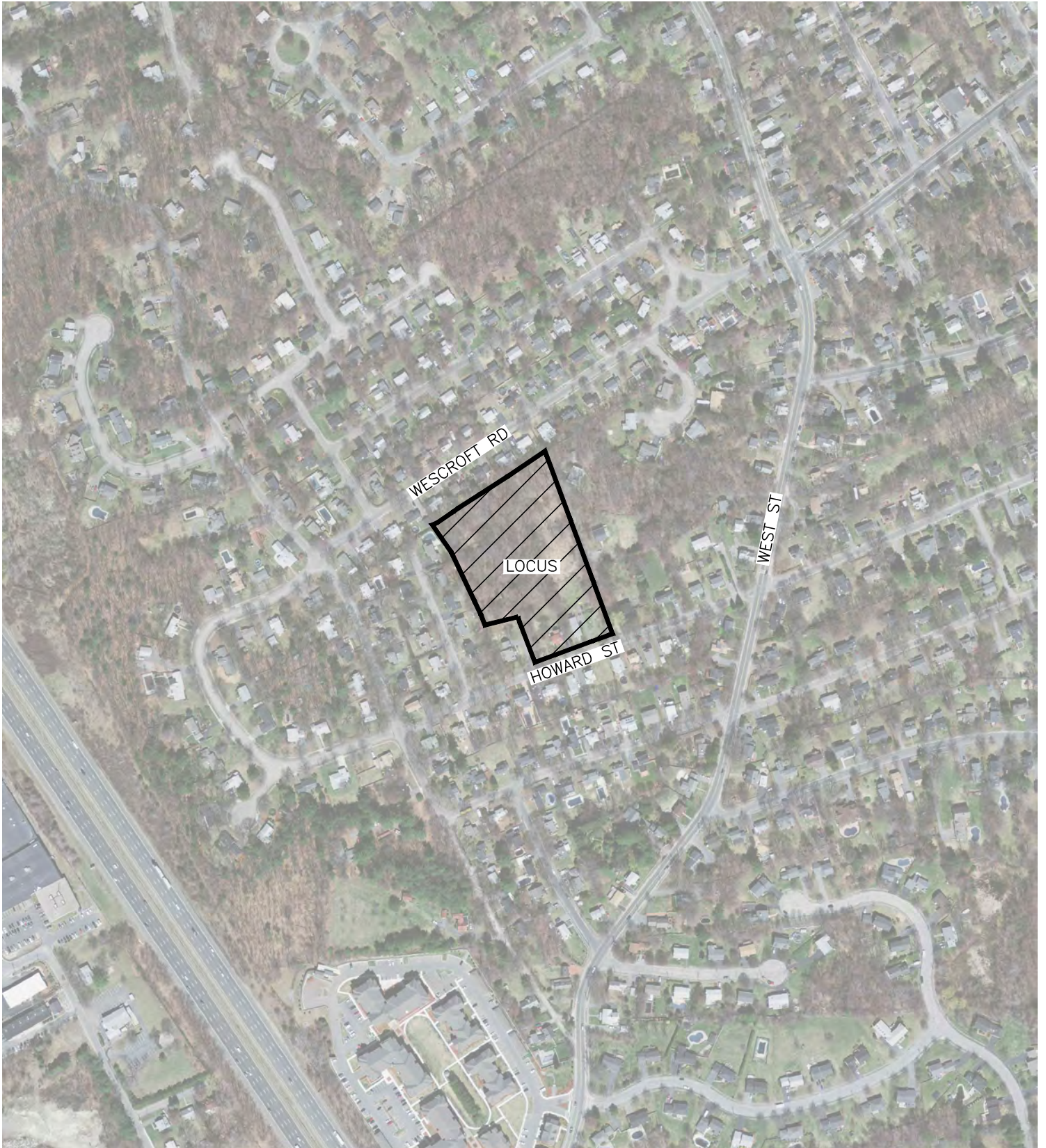
The color change within 18-28" of the soil is the result of the silt loam lens through the soil and not the groundwater. The water infiltrating through the ground is slowed at the silt lens because silt has less pore space. The silt acts as a textural restrictive layer and as a result redoximorphic features form. Directly below the silt lens is a loamy sand and gravel material.

It is my professional opinion, the channel upgradient of the wetland is a drainage ditch and shall not be considered a stream, bank or resource area. Please see the attached Web Soil Survey of the site. If you have any question or concerns regarding the above information, please do not hesitate to call.

Sincerely,

  
Maureen Herald, PWS, SE, CSS





**CIVIL DESIGN**  
Consultants, Inc.

LAND PLANNING - DESIGN - PERMITTING - CONSTRUCTION ADMINISTRATION  
LAND SURVEYING

30 River Street  
Methuen, MA 01844

Tel: (978) 416-0920  
Fax: (978) 416-7865

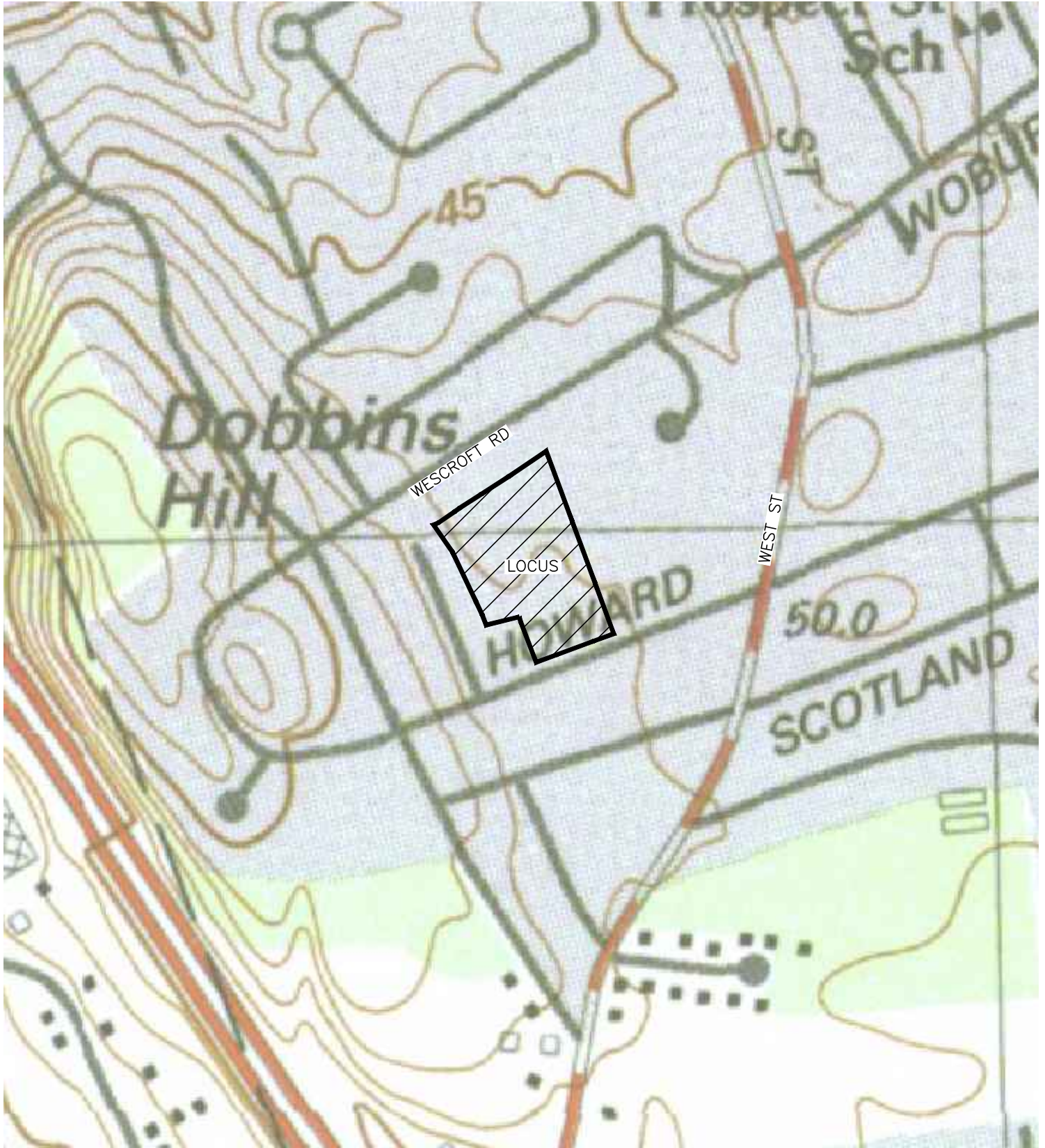
PROJECT:  
**SINGLE FAMILY RESIDENTIAL  
DEVELOPMENT**  
**135, 139 & 149 HOWARD STREET**  
READING, MA 01867

PREPARED FOR:  
**INFRASTRUCTURE  
HOLDINGS, LLC**  
122 BOSTON ROAD  
BILLERICA, MA 01862

FIGURE 1:  
ORTHO

PREPARED BY: WJH  
SCALE: 1"=400'  
CDCI FILE #: 18-10120  
DATE: DECEMBER 4, 2018





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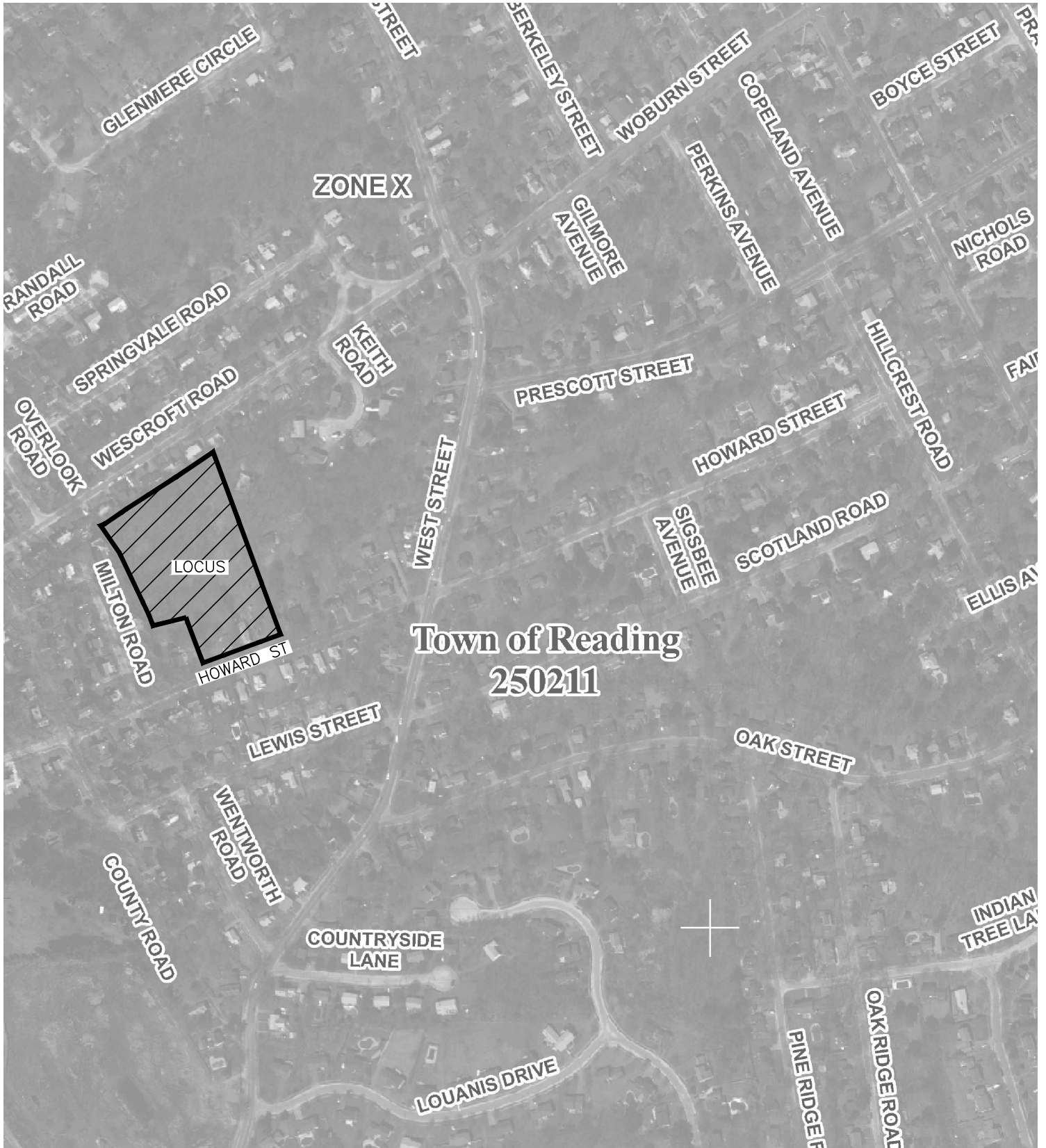
Tel: (978) 416-0920  
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**FIGURE 2:  
 USGS**  
 PREPARED BY: WJH  
 SCALE: 1"=400'  
 CDCI FILE #: 18-10120  
 DATE: DECEMBER 4, 2018





Town of Reading  
250211

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**135, 139 & 149 HOWARD STREET**  
READING, MA 01867

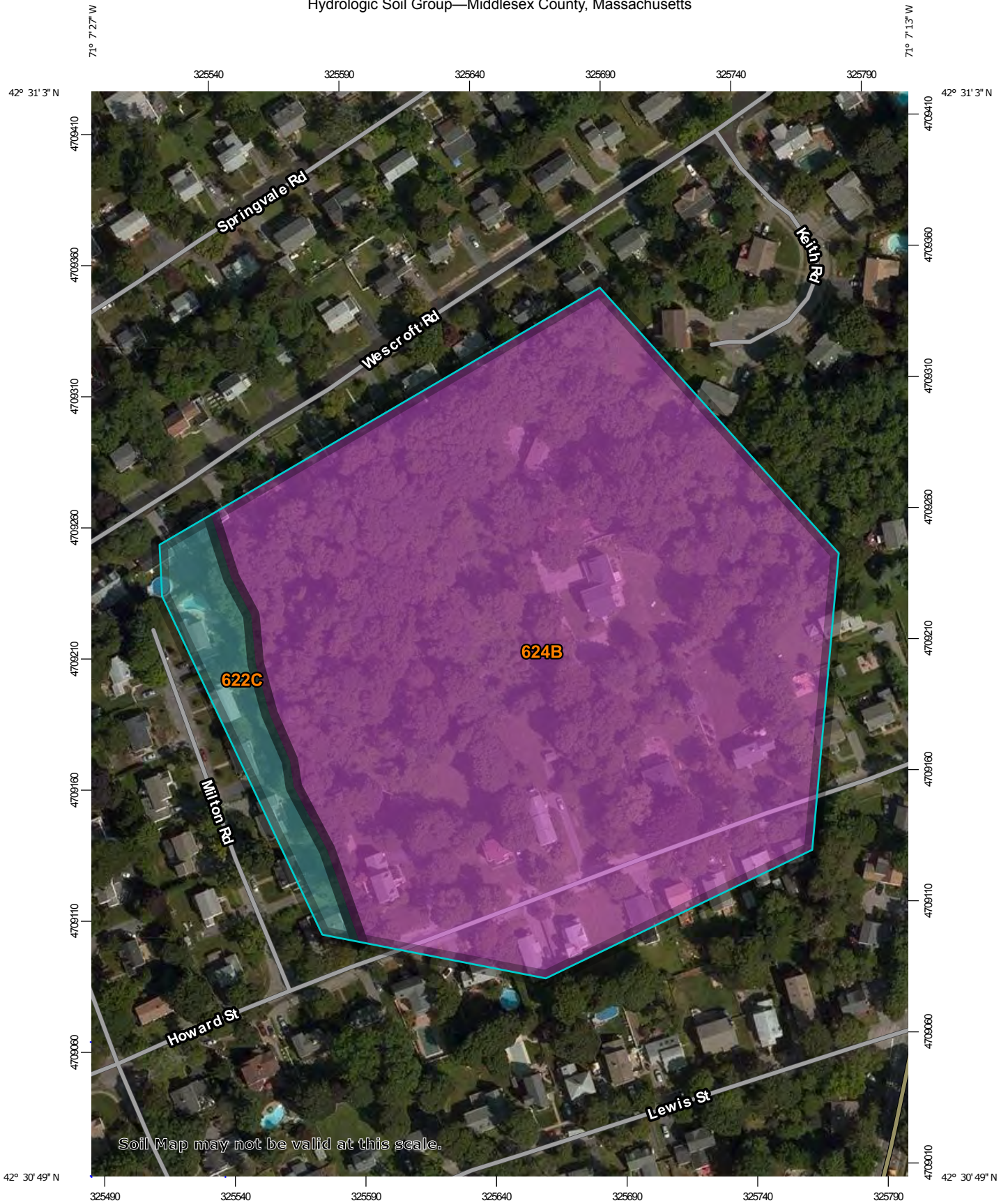
PREPARED FOR:  
**INFRASTRUCTURE  
HOLDINGS, LLC**  
122 BOSTON ROAD  
BILLERICA, MA 01862

**FIGURE 3:  
FIRM**

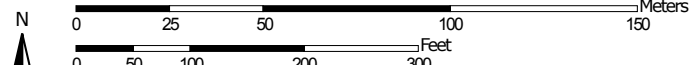
PREPARED BY: WJH  
SCALE: 1"=400'  
CDCI FILE #: 18-10120  
DATE: DECEMBER 4, 2018



Hydrologic Soil Group—Middlesex County, Massachusetts



Map Scale: 1:2,020 if printed on A portrait (8.5" x 11") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines


 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points






 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available


### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

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

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

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

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

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

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

Soil Survey Area: Middlesex County, Massachusetts  
 Survey Area Data: Version 18, Sep 7, 2018

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

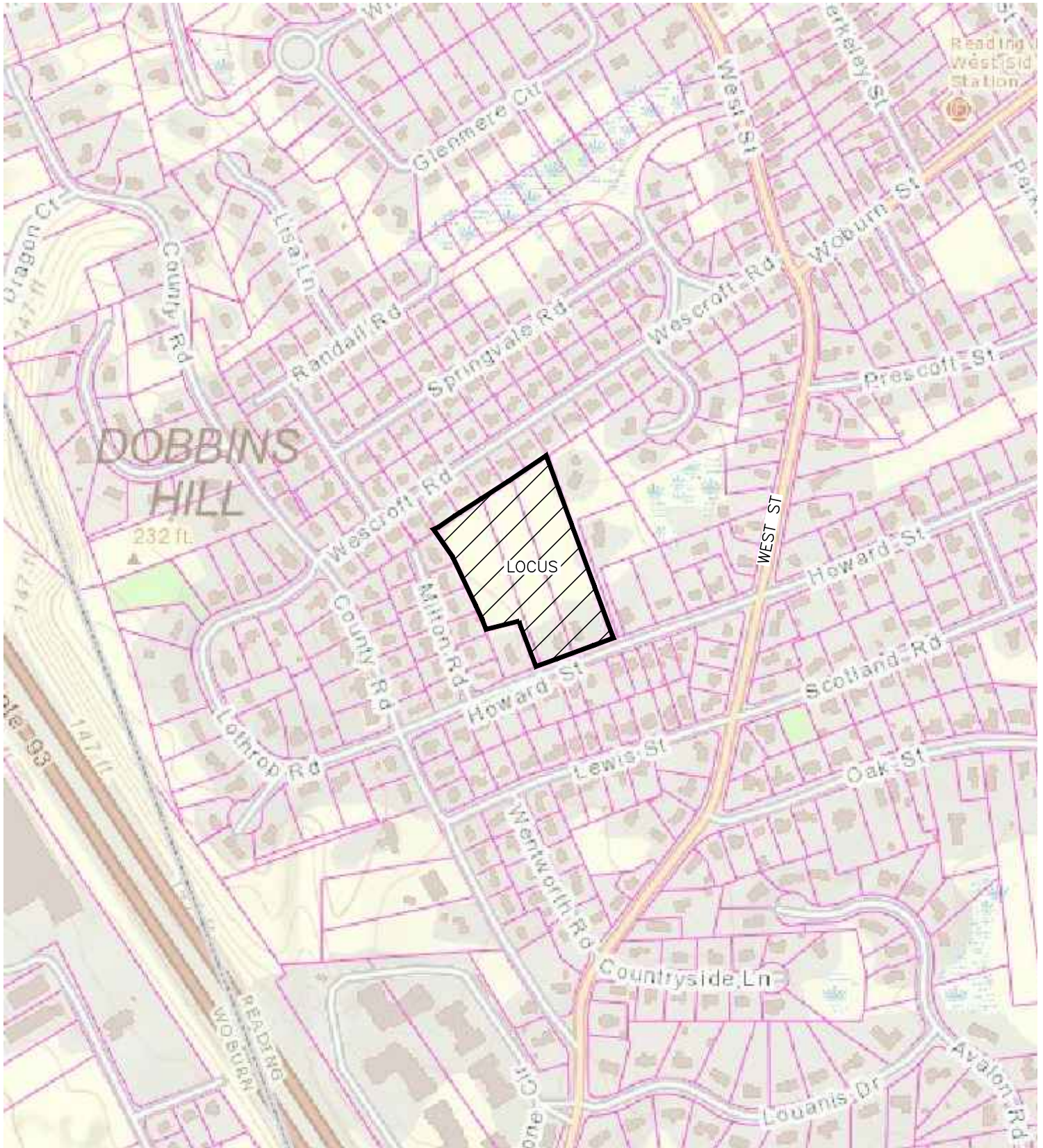
Date(s) aerial images were photographed: Aug 10, 2014—Aug 25, 2014

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

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
622C	Paxton-Urban land complex, 3 to 15 percent slopes	1.9	15.2%
624B	Haven-Urban land complex, 0 to 8 percent slopes	10.5	84.8%
<b>Totals for Area of Interest</b>		<b>12.4</b>	<b>100.0%</b>





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**PROJECT:**  
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**PREPARED FOR:**  
**INFRASTRUCTURE  
 HOLDINGS, LLC**

**122 BOSTON ROAD**  
**BILLERICA, MA 01862**

**FIGURE 5:**  
**NHESP**

PREPARED BY: WJH  
 SCALE: 1"=400'  
 CDCI FILE #: 18-10120  
 DATE: DECEMBER 4, 2018





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):

<u>135, 139 &amp; 149R Howard Street</u>	<u>Reading</u>	<u>MA</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	<u>42D 31' 01"N</u>	<u>71D 07' 20"W</u>
	d. Latitude	e. Longitude
<u>10</u>	<u>75, 76 &amp; 77</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Kevin</u>	<u>Greenwood</u>	
a. First Name	b. Last Name	
<u>Infrastructure Holdings LLC</u>		
c. Organization		
<u>122 Boston Road</u>		
d. Street Address		
<u>Billerica</u>	<u>MA</u>	<u>01862</u>
e. City/Town	f. State	g. Zip Code
<u>(781) 983-0220</u>	<u>kgreenwood@infrastructureltd.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

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

4. Representative (if any):

<u>Andrew B.</u>	<u>Street, P.E.</u>	
a. First Name	b. Last Name	
<u>Civil Design Consultants, Inc.</u>		
c. Company		
<u>30 River Street</u>		
d. Street Address		
<u>Methuen</u>	<u>MA</u>	<u>01844</u>
e. City/Town	f. State	g. Zip Code
<u>(978) 416-0920</u>	<u>astreet@civildci.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$1,050</u>	<u>\$512.50</u>	<u>\$537.50 (\$2,200.00 Bylaw)</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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**A. General Information** (continued)

6. General Project Description:

Construction of a subdivision road, infiltration basin, and 2 single family houses within the 100' Buffer Zone of a Bordering Vegetated Wetland as part of a 6 lot subdivision.

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:

South Middlesex

a. County

47898, 44647, 71028

c. Book

b. Certificate # (if registered land)

406, 383, 115

d. Page Number

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

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

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



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

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

<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 3. cubic yards dredged	2. square feet

<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 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

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

4. Proposed alteration of the Riverfront Area:

- a. total square feet \_\_\_\_\_
- b. square feet within 100 ft. \_\_\_\_\_
- c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

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

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

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

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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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. <input type="checkbox"/> 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. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new streamcrossings	b. number of replacement streamcrossings



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Bureau of Resource Protection - Wetlands

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**C. Other Applicable Standards and Requirements**

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

**Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review**

- 1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](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**

August 1, 2017  
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

c. Submit Supplemental Information for Endangered Species Review\*

- 1.  Percentage/acreage of property to be altered:

(a) within wetland Resource Area \_\_\_\_\_  
percentage/acreage

(b) outside Resource Area \_\_\_\_\_  
percentage/acreage

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

- 2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

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

(b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat maybe located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

**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

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

- (c)  MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/mesa/mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm)).  
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, [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/mesa/mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm); 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:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

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.



**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

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

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

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.



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

**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.

Definitive Subdivision Plans

a. Plan Title

Civil Design Consultants, Inc.

Andrew B. Street, P.E.

b. Prepared By

c. Signed and Stamped by

12/21/2018

As Shown

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:

1950

2. Municipal Check Number

12/18/18

3. Check date

1949

4. State Check Number

12/18/18

5. Check date

Infrastructure Holdings LLC

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

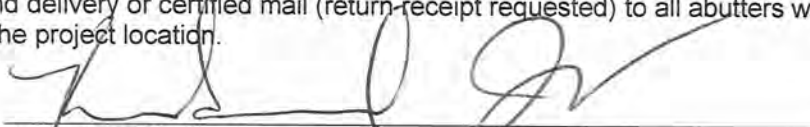
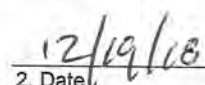
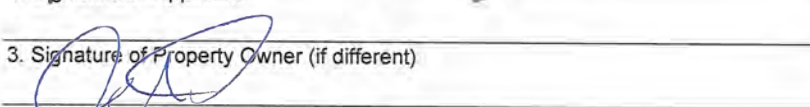

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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

## 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)	4. Date
	1/3/19
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.



**NOTICE OF INTENT – MGL CH. 131S40**

**SECTION II**

Wetland Fee Transmittal Form  
Reading Wetlands Protection Bylaw Fee Calculation Form  
Copy of Checks





**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:

135, 139 & 149R Howard Street Reading  
 a. Street Address b. City/Town  
 1949 \$512.50  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Kevin Greenwood  
 a. First Name b. Last Name  
 Infrastructure Holdings LLC  
 c. Organization  
 122 Boston Road  
 d. Mailing Address  
 Billerica MA 01862  
 e. City/Town f. State g. Zip Code  
 (781) 982-0220 kgreenwood@infrastructureltd.com  
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

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

**B. Fees**

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

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

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

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

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

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

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

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



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

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Construction of a residential subdivision road and houses	1	\$1,050.00	\$1,050.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	<u>\$1,050.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$512.50</u>
	b. 1/2 Total Fee <b>less</b> \$12.50
City/Town share of filing Fee:	\$537.50 (\$2,200.00 Bylaw)

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

## Reading Wetlands Protection Bylaw Fee Calculation Form

Type of Activity	NOI Filing Fee	Calculated Fee
A. Each addition to or accessory use activity associated with an existing single-family or Multi-family residential dwelling, including but not limited to driveways, sheds, swimming pools, athletic courts, additions to existing houses, grading, and landscaping	\$125.00 plus all applicable fees listed in lines F through K	
B. Each new single-family dwelling, including associated driveway, utilities, grading, landscaping, and drainage structures	\$600.00 plus all applicable fees listed in lines F through K	
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	\$1,000+\$600x2=\$2,200 Total
E. Each commercial, industrial, institutional or other non-residential project	\$1,000.00, plus all applicable fees listed in lines F through K	
F. Boundary delineation for any Resource Area	\$1.25 per linear foot of Resource Area boundary, up to a maximum of \$125 for a single-family lot and \$1,250 for any other lot.	
G. Temporary and /or permanent alteration of land within the Buffer Zone	\$1.25 per square foot of Buffer Zone altered for any temporary or permanent alteration within 25 feet of a Resource Area or any permanent structure within 35 feet of a Resource Area	
H. Work in Floodplain	\$1.25 per square foot of Floodplain temporarily or permanently altered outside of any other Resource Area and Buffer Zone	
I. Work in Vernal Pool habitat	\$11.00 per square foot of Vernal Pool habitat temporarily or permanently altered.	
J. Work in Freshwater Wetland, Wet Meadow, Bog, Swamp, Marsh, Creek, River, Stream, Pond, Lake, Land Under Waterbody	\$11.00 per square foot of Resource Area temporarily or permanently altered	
K. Work in Bank	\$11.00 per linear foot of Bank temporarily or permanently altered	
	<b>Total Fee Calculated</b>	<b>\$ 2,200.00</b>

**NOTICE OF INTENT – MGL CH. 131S40**

**SECTION III**

Certified Abutters List  
Property Deed  
Field Data Sheets





**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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**ABUTTERS LIST  
CERTIFICATION**

**FOR BOARD OF ASSESSORS**

**VICTOR P. SANTANIELLO, CHIEF APPRAISER**

  
**PHILIP CANNIFF, ASSISTANT APPRAISER**

**DATE:**

11/28/2018



*Patriot Properties*

11/28/2018

2:47:11PM

# Reading

## Abutters List

**Filter Used:** DataProperty.AccountNumber in  
(1588,1449,1576,1405,1434,1597,1574,1604,1569,1422,1396,1400,1567,1602,1437,1575,1420,1583,1433,1455,1397,1436,1454,1566,1585,1494,1452,1587,1598,1579,1571,1601..

135 139 141 Howard St abutters list

## Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
010.0-0000-0071.0	165 HOWARD ST	RAKHMAN MICHAEL I	MARINA YA BERMAN	165 HOWARD ST	READING	MA	01867
010.0-0000-0072.0	159 HOWARD ST	DELANEY ELEANOR		159 HOWARD ST	READING	MA	01867
010.0-0000-0073.0	151 HOWARD ST	LITTLE KAREN ANNE		151 HOWARD ST	READING	MA	01867
010.0-0000-0074.0	149 HOWARD ST	ALGERI STEPHEN J	SUZANNE P ALGERI	149 HOWARD ST	READING	MA	01867
010.0-0000-0075.0	149 R HOWARD ST	GREENWOOD KEVIN		139 HOWARD ST	READING	MA	01867
010.0-0000-0076.0	139 HOWARD ST	GREENWOOD KEVIN	JAMES W DOHERTY	139 HOWARD STREET	READING	MA	01867
010.0-0000-0077.0	135 HOWARD ST	GREENWOOD KEVIN		122 BOSTON ROAD	NORTH BILLERICAMA		01862
010.0-0000-0078.0	127 HOWARD ST	HARRINGTON STEPHEN N	HARRINGTON LEAH	127 HOWARD ST	READING	MA	01867
010.0-0000-0079.0	125 HOWARD ST	STEWART ALBERT L	PATRICIA A STEWART	125 HOWARD ST	READING	MA	01867
010.0-0000-0080.0	119 HOWARD ST	PETRIN RONALD L	GLORIA A PETRIN	119 HOWARD ST	READING	MA	01867
010.0-0000-0083.0	178 WEST ST	SZECSENYI HUBA	KOVACS KRISZTINA	178 WEST STREET	READING	MA	01867
010.0-0000-0092.0	7 MILTON RD	FREEDMAN LYNN E TRUSTEE	LYNN FREEDMAN DECLARA	7 MILTON RD	READING	MA	01867
010.0-0000-0093.0	11 MILTON RD	LYNCH WILLIAM	LYNCH JESSICA	11 MILTON RD	READING	MA	01867
010.0-0000-0094.0	17 MILTON RD	LYNCH JOHN F ETAL TRUSTEES	MJ LYNCH FAMILY TRUST	17 MILTON ROAD	READING	MA	01867
010.0-0000-0095.0	21 MILTON RD	WILSON ALEX S	BARBARA J WILSON	21 MILTON ROAD	READING	MA	01867
010.0-0000-0096.0	25 MILTON RD	DUNN FRANCIS J	DUNN JUDITH A	25 MILTON ROAD	READING	MA	01867
010.0-0000-0097.0	26 MILTON RD	SILBOVITZ JASON L	SILBOVITZ JULIE L	26 MILTON RD	READING	MA	01867
010.0-0000-0098.0	22 MILTON RD	ANDERSON JOHN D	ANDERSON CHASTITY M	22 MILTON RD	READING	MA	01867
010.0-0000-0099.0	18 MILTON RD	COLTMAN MICHAEL N ETAL (LE)	COLTMAN EDWARD N ETAL	18 MILTON RD	READING	MA	01867
010.0-0000-0100.0	12 MILTON RD	SHANKLAND ROBERT A	RICHELE A SHANKLAND	12 MILTON RD	READING	MA	01867
010.0-0000-0101.0	8 MILTON RD	THERRIEN STEPHEN J	PATRICIA A GUANCI	8 MILTON RD	READING	MA	01867
010.0-0000-0102.0	65 COUNTY RD	OLIVESTRI RYAN B	OLIVESTRI MARGARET J	65 COUNTY RD	READING	MA	01867
010.0-0000-0103.0	71 COUNTY RD	ROBINSON RICHARD G	KATHLEEN M ROBINSON	71 COUNTY RD	READING	MA	01867
010.0-0000-0104.0	75 COUNTY RD	LYNCH MICHAEL S	LYNCH LAUREN M	75 COUNTY RD	READING	MA	01867
010.0-0000-0105.0	79 COUNTY RD	GALLAGHER RICHARD P JR	ANN M POWERS	79 COUNTY RD	READING	MA	01867
010.0-0000-0106.0	83 COUNTY RD	CIPRIANI JASON A	CATARINA A CIPRIANI	83 COUNTY RD	READING	MA	01867
010.0-0000-0108.0	160 HOWARD ST	MARTELLO MARK A	MAUREEN M MARTELLO	160 HOWARD ST	READING	MA	01867
010.0-0000-0109.0	158 HOWARD ST	AIRD DANIEL	AIRD LEIGH TE	158 HOWARD ST	READING	MA	01867
010.0-0000-0110.0	154 HOWARD ST	NOLFI DENNIS R	SANDRA J NOLFI	154 HOWARD STREET	READING	MA	01867
010.0-0000-0111.0	148 HOWARD ST	RIZZO MARC A	RIZZO GIULIANA N	148 HOWARD STREET	READING	MA	01867
010.0-0000-0112.0	144 HOWARD ST	MASTRONARDI RICHARD A	PAULINE D MASTRONARDI	144 HOWARD ST	READING	MA	01867
010.0-0000-0113.0	140 HOWARD ST	TOOMEY HENRY D	ANN C TOOMEY	140 HOWARD ST	READING	MA	01867
010.0-0000-0114.0	136 HOWARD ST	GROGAN ANNE M		136 HOWARD ST	READING	MA	01867
010.0-0000-0115.0	132 HOWARD ST	FULLER WILLIAM J	LEIGH S FULLER	132 HOWARD ST	READING	MA	01867
010.0-0000-0116.0	128 HOWARD ST	WICKEN CHRISTOPHER M	WICKEN HEATHER M	128 HOWARD ST	READING	MA	01867
010.0-0000-0117.0	126 HOWARD ST	COLLYMORE GARY M	CHRISTINE M COLLYMORE	126 HOWARD ST	READING	MA	01867
010.0-0000-0118.0	124 HOWARD ST	SKVORTSOV ALEXANDER	MARIA SKVORTSOV	124 HOWARD ST	READING	MA	01867
010.0-0000-0119.0	120 HOWARD ST	MELLO TIMOTHY J		120 HOWARD ST	READING	MA	01867
010.0-0000-0120.0	156 WEST ST	CARPENTER MICHAEL J		156 WEST ST	READING	MA	01867
010.0-0000-0121.0	150 WEST ST	YEOMELAKIS MICHAEL ETAL TRS	YEOMELAKIS 2015 FAMILY 1	150 WEST STREET	READING	MA	01867
010.0-0000-0122.0	146 WEST ST	DURSO ALEXANDER L	SHANEEN L STANISLOWSKY	146 WEST ST	READING	MA	01867
010.0-0000-0123.0	3 LEWIS ST	LITTLEFIELD CHRISTOPHER J	SARAH E G LITTLEFIELD	3 LEWIS ST	READING	MA	01867
010.0-0000-0124.0	7 LEWIS ST	ROSCOE EVERETT J JR	KAREN T ROSCOE	7 LEWIS ST	READING	MA	01867
010.0-0000-0125.0	11 LEWIS ST	JOHNSON ERIC P	JUDY E JOHNSON	11 LEWIS ST	READING	MA	01867

## Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
010.0-0000-0126.0	15 LEWIS ST	GEARITY RAYMOND	GEARITY TZVETELINA	15 LEWIS ST	READING	MA	01867
010.0-0000-0127.0	17 LEWIS ST	GIOVE STEPHEN	DIBENEDETTO NICOLE (TE)	17 LEWIS ST	READING	MA	01867
010.0-0000-0128.0	21 LEWIS ST	PUSTORINO FRANK G		21 LEWIS ST	READING	MA	01867
010.0-0000-0129.0	25 LEWIS ST	DANCEWICZ JONATHAN	ZDENEK JESSICA	25 LEWIS ST	READING	MA	01867
010.0-0000-0130.0	29 LEWIS ST	OLIVER DAVID A	JUDITH A OLIVER	29 LEWIS ST	READING	MA	01867
010.0-0000-0131.0	33 LEWIS ST	KILLION MARY ELLEN		33 LEWIS STREET	READING	MA	01867
010.0-0000-0132.0	37 LEWIS ST	TORPEY DENNIS	TORPEY MICHELLE M	37 LEWIS ST	READING	MA	01867
010.0-0000-0133.0	41 LEWIS ST	O'CONNOR MARY J		41 LEWIS ST	READING	MA	01867
010.0-0000-0165.0	22 KEITH RD	LAMB DEBORAH M		22 KEITH RD	READING	MA	01867
010.0-0000-0166.0	21 KEITH RD	LANE DEBORA E	DONAHUE RICHARD W III	21 KEITH ROAD	READING	MA	01867
010.0-0000-0167.0	129 HOWARD ST	SHANJANI ROUZBEH	NASSERHELALI NADEREH	129 HOWARD ST	READING	MA	01867
010.0-0000-0168.0	115 HOWARD ST	MCLAUGHLIN RONALD P	KATHLEEN M MCLAUGHLIN	115 HOWARD ST	READING	MA	01867
010.0-0000-0170.0	107 HOWARD ST	CONNORS ROBERT M	KAREN A RICHARD	107 HOWARD ST	READING	MA	01867
010.0-0000-0240.0	34 WESCROFT RD	ENTWISTLE ROBERT B JR	CATHLEEN A MCCARRON	34 WESCROFT RD	READING	MA	01867
010.0-0000-0241.0	36 WESCROFT RD	EVANS DANIEL	EVANS MICHELLE A	36 WESCROFT RD	READING	MA	01867
010.0-0000-0242.0	38 WESCROFT RD	EWALD SEAN M	EWALD DENISE M	38 WESCROFT ROAD	READING	MA	01867
010.0-0000-0243.0	42 WESCROFT RD	BASTERI JUDITH E		42 WESTCROFT RD	READING	MA	01867
010.0-0000-0244.0	56 WESCROFT RD	KLEPONIS JOHN R	MARIE A KLEPONIS	56 WESCROFT RD	READING	MA	01867
010.0-0000-0245.0	62 WESCROFT RD	CASTELLUCCIO CHARLES M	JUDITH CHENEY CASTELLU	62 WESCROFT ROAD	READING	MA	01867
010.0-0000-0246.0	66 WESCROFT RD	PIASECKI DIANA		66 WESCROFT RD	READING	MA	01867
010.0-0000-0247.0	70 WESCROFT RD	HART JANICE L TRSTEE	JANICE L HART TRUST	70 WESCROFT RD	READING	MA	01867
010.0-0000-0248.0	74 WESCROFT RD	GRAHAM G JUDSON JR	STEPHANIE N GRAHAM	74 WESCROFT RD	READING	MA	01867
010.0-0000-0249.0	78 WESCROFT RD	CAHOON DANIEL W	GALE A CAHOON	78 WESCROFT RD	READING	MA	01867
010.0-0000-0250.0	82 WESCROFT RD	GREGOROWICZ ROBERT H	JO-ANN M GREGOROWICZ	82 WESCROFT RD	READING	MA	01867
010.0-0000-0251.0	88 WESCROFT RD	WILSON CHARLES E	ANDREA E WILSON	88 WESCROFT RD	READING	MA	01867
010.0-0000-0252.0	89 COUNTY RD	FILIPSKI KEVIN J ETAL TRUSTEES	FILIPSKI REVOCABLE TRUS	89 COUNTY RD	READING	MA	01867
010.0-0000-0253.0	97 COUNTY RD	PIPITONE JOHN A	CAMILLE M PIPITONE	97 COUNTY RD	READING	MA	01867
010.0-0000-0254.0	4 OVERLOOK RD	SHREERANG A SHASTRI		4 OVERLOOK ROAD	READING	MA	01867
010.0-0000-0255.0	3 OVERLOOK RD	FYFE CAROL M		3 OVERLOOK RD	READING	MA	01867
010.0-0000-0256.0	75 WESCROFT RD	PEDERSEN KEITH A	LINDA K PEDERSEN	75 WESCROFT RD	READING	MA	01867
010.0-0000-0257.0	73 WESCROFT RD	AVERY MARSHA E		73 WESCROFT RD	READING	MA	01867
010.0-0000-0258.0	71 WESCROFT RD	GARBARINO RUTH E (L.E.)	DALE E SILVERMAN ETAL	71 WESCROFT RD	READING	MA	01867
010.0-0000-0259.0	63 WESCROFT RD	CONTI RALPH F	MARJORIE S CONTI	63 WESCROFT RD	READING	MA	01867
010.0-0000-0260.0	57 WESCROFT RD	ADAMS JOHN CALVIN		57 WESCROFT RD	READING	MA	01867
010.0-0000-0261.0	53 WESCROFT RD	DUFFY PATRICK G		53 WESCROFT RD	READING	MA	01867
010.0-0000-0262.0	49 WESCROFT RD	UPTON JOHN J ETAL (LE)	VIRGINIA M COMPARONE E	49 WESCROFT RD	READING	MA	01867
010.0-0000-0263.0	45 WESCROFT RD	SHIRKOFF ROBERT	SHIRKOFF PAMELA	45 WESCROFT RD	READING	MA	01867
010.0-0000-0264.0	39 WESCROFT RD	VONEUW WILLIAM F	PAULA M VONEUW	39 WESCROFT RD	READING	MA	01867
010.0-0000-0272.0	26 SPRINGVALE RD	HAYES LOUISE		26 SPRINGVALE RD	READING	MA	01867
010.0-0000-0273.0	30 SPRINGVALE RD	PARISI MARGARET M		30 SPRINGVALE RD	READING	MA	01867
010.0-0000-0274.0	34 SPRINGVALE RD	SHAW ANDREW S	KAHRYN A CORLEY	34 SPRINGVALE RD	READING	MA	01867
010.0-0000-0275.0	38 SPRINGVALE RD	CURRIER PAUL R	DANIELLE CURRIER	38 SPRINGVALE RD	READING	MA	01867
010.0-0000-0276.0	44 SPRINGVALE RD	MACKINNON JESSE P	WASTA LAURIE A	44 SPRINGVALE RD	READING	MA	01867
010.0-0000-0277.0	50 SPRINGVALE RD	BUCKLEY JOHN P		50 SPRINGVALE RD	READING	MA	01867

**Abutters List**

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
010.0-0000-0278.0	54 SPRINGVALE RD	OBERLANDER JANICE E		54 SPRINGVALE RD	READING	MA	01867
010.0-0000-0279.0	58 SPRINGVALE RD	BELANGER CRAIG ETAL TRUSTEE	C AND J BELANGER REV TR	58 SPRINGVALE RD	READING	MA	01867
010.0-0000-0280.0	64 SPRINGVALE RD	CHUTE MICHAEL P	GEORGIA CHUTE	64 SPRINGVALE RD	READING	MA	01867
010.0-0000-0281.0	10 OVERLOOK RD	CARDILLO KATHLEEN M TRUSTEE	10 OVERLOOK RD READING	10 OVERLOOK RD	READING	MA	01867

***End of Report***





135 HOWARD STREET

MASSACHUSETTS QUITCLAIM DEED

Walter F. Jaime, an individual, of 135 Howard St., Reading 01867, Middlesex County, Massachusetts being unmarried for consideration paid and in full consideration for the sum of \$437,500.00, Four Hundred Thirty Seven Thousand Five Hundred dollars and no cents. With Quitclaim Covenants.

Grants to: Kevin Greenwood, an individual, Fee Simple,

the land with the buildings thereon, situated in Reading, Middlesex County, Massachusetts being known ad 133 and 135 Howard St. More particularly bounded and described as follows:

Beginning at a point on the Northerly side of Howard St. Extension, so called, 40 feet Westerly from land now or formerly of one Freeman; thence

SOUTH: 84° 55' West by said Street. 125 Feet to a stake at land now or formerly of William B. Loring; thence

NORTH: 5° 5' West by Loring land. 552.5 Feet by a stake by a wall of land formerly of Smith P. Burton; thence

NORTH: 71° 19' East by wall and Burton land, 128.71 feet to a stake at land now or formerly of said loring; thence

SOUTH: 5° 5' East by said Loring land, 582.77 feet to said street at point of beginning.

For this deed recorded with the Middlesex South Registry of Deeds see Book 12952 Page. 524.

Witness: our hand and seal this 20 day of July 2006

*Walter F. Jaime*  
Walter F. Jaime

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 07/31/2006 11:52 AM  
Ctrl# 077725 26888 Doc# 00143195  
Fee: \$1,995.00 Cons: \$437,500.00

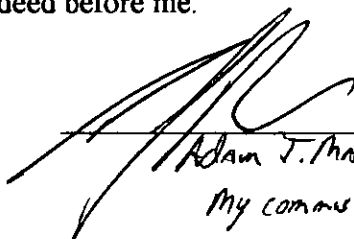
135 Howard Street, Reading MA 01867

COMMONWEALTH OF MASSACHUSETTS

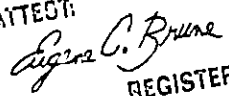
Middlesex, SS

July 20, 2006

Now, personally appearing before me Walter F. Jaime and providing sufficient proof of identification (Massachusetts Driver's License) and acknowledged the foregoing instrument to be his free act and deed before me.

  
Adam J. Piotrowski  
My commission expires: 3/20/09



REGISTRY OF DEEDS  
SOUTHERN DISTRICT  
ATTEST:  
  
REGISTER

3

3  
2

TOTAL PAGES: 3



RETURN TO:

PROPERTY ADDRESS:  
139 Howard Street  
Reading, MA 01867

Bk: 44647 Pg: 383 Doc: DEED  
Page: 1 of 3 02/18/2005 09:58 AM

Duane Morris LLP  
470 Atlantic Avenue  
Boston, MA 02210  
Attn: Joel S. Freedman

**139 HOWARD STREET**  
**DEED**

INFRASTRUCTURE HOLDINGS LLC, a Massachusetts limited liability company,  
for consideration paid of \$1.00,

grants to

W.

KEVIN GREENWOOD AND JAMES DOHERTY, as tenants in common, 50/50,  
with an address of 139 Billerica Road, Chelmsford, Massachusetts 01824,

with Quitclaim Covenants,

The land with the buildings and improvements thereon, located at  
139 Howard Street in Reading, Middlesex County, Massachusetts,  
which property is more particularly described on Exhibit A, attached hereto.

For Grantor's title, see Deed recorded with Middlesex South Registry of Deeds in Book 42828,  
Page 111.

Subject to easements, restrictions and other matters of record, insofar as in force and applicable.

Executed under seal as of February 11, 2005.

Property Address: 139 Howard Street, Reading, MA 01867

INFRASTRUCTURE HOLDINGS, LLC

By:

Name: Kevin P. Greenwood  
Title: Manager

By:

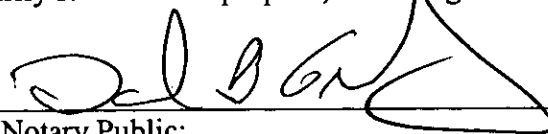
Name: James W. Doherty  
Title: Manager

Wilson & Orcutt, P.C.  
201 Great Road  
Acton, MA 01720

COMMONWEALTH OF MASSACHUSETTS

Middlesex County, ss.

On this 14 day of February, 2005, before me, the undersigned notary public, personally appeared Kevin P. Greenwood, Manager of Infrastructure Holdings, LLC, and proved to me through satisfactory evidence of identification, which was personal knowledge/driver's license passport/other: \_\_\_\_\_ (circle one), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Manager of said entity.



Notary Public:

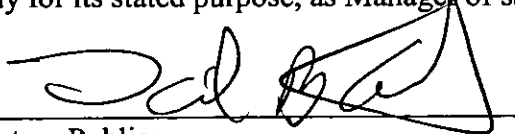
My commission expires: 9/18/09

Daniel B. Greenberg

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss.

On this \_\_\_\_\_ day of February, 2005, before me, the undersigned notary public, personally appeared James W. Doherty, Manager of Infrastructure Holdings, LLC, and proved to me through satisfactory evidence of identification, which was personal knowledge/driver's license passport/other: \_\_\_\_\_ (circle one), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Manager of said entity.



Notary Public:

My commission expires: 9/10/09

Daniel B. Greenberg

**EXHIBIT A**  
**Property Description**

A certain tract of land with the buildings thereon situated on the northerly side of Howard Street Extension in Reading, Middlesex County, Massachusetts, bounded and described as follows:

Beginning at the southeasterly corner of the premises on the northerly side of said Howard Street Extension at the southwesterly corner of the land conveyed by William B. Loring to Emil Yunghans et al., thence the boundary line runs

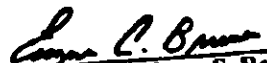
WESTERLY by said street, one hundred four (104) feet to land conveyed by William B. Loring to Ida May Rollins; thence turning at a right angle and running

NORTHERLY by said land of Rollins and by other land of William B. Loring in a straight line, about five hundred twenty-five (525) feet to land of Rice; thence

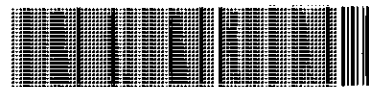
NORTHEASTERLY by said land of Rice, about one hundred five (105) feet to the northwesterly corner of the aforesaid land of Yunghans et al., thence; and

SOUTH Five (5) feet east by said land of Yunghans et al., about five hundred fifty-two and 5/10 (552.5) feet to said Howard Street Extension at the point of beginning.

Title ref. 42 827-111

  
George C. Brown  
Attest. Middlesex S. Register

Return to:  
Duane Morris LLP  
100 High Street  
Boston, MA 02110  
Attn: Joel S. Freedman



Bk: 71028 Pg: 115 Doc: DEED  
Page: 1 of 2 05/18/2018 01:49 PM

149R HOWARD STREET

**QUITCLAIM DEED**

**I, Rose Preece, Trustee of Preece Realty Trust, u/d/t dated December 29, 1997, recorded at Book 29562, Page 176 at Middlesex South Registry of Deeds (herein the "Grantor"), for consideration paid and in full consideration of Fifty Thousand and 00/100 (\$50,000.00) DOLLARS**

Grant(s) to **Kevin Greenwood, Individually** of 139 Howard Street, Reading, Massachusetts 01867

*with Quitclaim Covenants*

the land located in Reading, Middlesex County, Massachusetts, shown as LOT 4B on Plan of Land in Reading, Massachusetts prepared for Michael and Maureen Leo by Marchionda & Associates, Inc. of 62-I Montvale Avenue, Stoneham, Massachusetts; Scale 1"=40', dated 9-28-94 recorded with Middlesex South District Registry of Deeds as Plan No. 1102 of 1994 in Book 24985, Page 600. Said lot consisting of approximately 52,106 s.f. according to said plan more or less.

The Grantor does hereby release any and all homestead rights in the subject property and hereby certifies, under the pains and penalties of perjury, that there are no beneficiaries, spouses, former spouses, partners, former partners in a civil union or any other persons who occupy or intend to occupy the premises as their principal residence or are entitled to claim the benefit of an existing estate of homestead in the property by Court order or otherwise.

The Grantor certifies that neither the Preece Realty Trust nor any of its beneficiaries are classified during the current taxable year as a corporation for federal income tax purposes.

Being the premises conveyed to Grantor by deed dated January 26, 1998 recorded with Middlesex South Registry of Deeds in Book 29562, Page 281.

Witness my hand and seal this 18th day of May, 2018.

\_\_\_\_\_  
Rose Preece, Trustee

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 05/18/2018 01:49 PM  
Crl# 281185 20671 Doc# 00070074  
Fee: \$228.00 Cons: \$50,000.00


PROPERTY ADDRESS: 149R Howard Street, Reading MA 01867

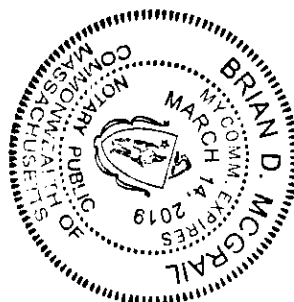
COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS.

May 18, 2018

On this 18th day of May, 2018 before me, the undersigned notary public, personally appeared Rose Preece, proved to me through satisfactory evidence of identification, which was MA Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, and swore and affirmed to me that all statements made herein concerning the marital status, occupancy and homestead are truthful and accurate to the best of her knowledge and belief, as Trustee of Preece Realty Trust.

  
\_\_\_\_\_  
Notary Public Brian D. McGrail  
My Commission Expires: 3/14/19





## DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

**Applicant:** Civil Design Consultants **Prepared by:** Steven Eriksen **Project location:** 135, 139 & 149 Howard Street - Reading **DEP File No:** \_\_\_\_\_  
 Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

<b>Section I.</b>	<b>Vegetation</b>	<b>Observation Plot Number:</b>	<b>Transect Number:</b> SP-1	<b>Date of Delineation:</b> 8/20/18
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A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
<b>TREES:</b>				
Red Maple ( <i>Acer rubrum</i> )	70%	74%	Y	Fac*
Red Oak ( <i>Quercus rubra</i> )	20%	21%	Y	FacU-
Pignut Hickory ( <i>Carya glabra</i> )	5%	5%	N	FacU-
<b>SHRUBS:</b>				
Glossy Buckthorn ( <i>Rhamnus frangula</i> )	15%	100%	Y	Fac*
<b>HERBS:</b>				
Cinnamon Fern ( <i>Osmunda cinnamomea</i> )	20%	50%	Y	FacW*
Hayscented Fern ( <i>Dennstaedtia punctiblobula</i> )	10%	25%	Y	NI
Virginia Creeper ( <i>Parthenocissus quinquefolia</i> )	5%	13%	N	FacU
Greenbrier, Common ( <i>Smilax rotundifolia</i> )	5%	13%	N	Fac

\*Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

*If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.* MA DEP;3/95

<b>Vegetation conclusion:</b>			
<b>Number of dominant wetland indicator plants:</b>	<b>3</b>	<b>Number of dominant non-wetland indicator plants:</b>	<b>1</b>
<b>Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants?</b>			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**Other Indicators of Hydrology:** (check all that apply and describe)

**Hydric Soil Interpretation**

**1. Soil Survey**

Is there a published soil survey for this site?  Yes No

title/date: Web Soil Survey

map number: 624B

soil type mapped: Haven Urban Land Complex

hydric soil inclusions:

Are field observations consistent with soil survey?  Yes No

Remarks:

**2. Soil Description**

Horizon	Depth	Matrix Color	Mottles Color
Ap	0-12"	10 YR 2/2	
Bw	12-20"	10 YR 4/4	

Remarks:

**3. Other:**

Conclusion: Is soil hydric? Yes  No

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: \_\_\_\_\_
- Depth to soil saturation in observation hole: \_\_\_\_\_
- Water marks: \_\_\_\_\_
- Drift lines: \_\_\_\_\_
- Sediment deposits: \_\_\_\_\_
- Drainage patterns in BVW: \_\_\_\_\_
- Oxidized rhizospheres: \_\_\_\_\_
- Water-stained leaves: \_\_\_\_\_
- Recorded data (stream, lake, or tidal gauge; aerial photo; other):  
\_\_\_\_\_
- Other: \_\_\_\_\_

**Delineating Bordering Vegetated Wetlands**

<b>Vegetation and Hydrology Conclusion</b>		
	yes	no
Number of wetland indicator plants		
≥ number of non-wetland indicator plants	X	
Wetland hydrology present:		
Hydric soil present		X
Other indicators of hydrology present:		X
Sample location is in the BVW		X

**82**

## DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

**Applicant:** Civil Design Consultants **Prepared by:** Steven Eriksen **Project location:** 135, 139 & 149 Howard Street - Reading **DEP File No:** \_\_\_\_\_  
 Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

<b>Section I. Vegetation</b>	<b>Observation Plot Number:</b>	<b>Transect Number:</b> SP-2	<b>Date of Delineation:</b> 8/20/18
------------------------------	---------------------------------	------------------------------	-------------------------------------

A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
<b>TREES:</b>				
Red Maple ( <i>Acer rubrum</i> )	40%	73%	Y	Fac*
American Elm ( <i>Ulmus americana</i> )	15%	27%	Y	FacW-*
<b>SHRUBS:</b>				
Japanese Knotweed ( <i>Polygonum cuspidatum</i> )	30%	100%	Y	FacU-
<b>HERBS:</b>				
Virginia Creeper ( <i>Parthenocissus quinquefolia</i> )	10%	10%	N	FacU
Jewelweed ( <i>Impatiens capensis</i> )	30%	30%	Y	FacW*
Bittersweet ( <i>Celastrus orbiculata</i> )	60%	60%	Y	FacU

\*Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

*If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.* MA DEP;3/95

<b>Vegetation conclusion:</b>			
<b>Number of dominant wetland indicator plants:</b>	3	<b>Number of dominant non-wetland indicator plants:</b>	2
<b>Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants?</b>		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

## Section II. Indicators of Hydrology

### Hydric Soil Interpretation

#### 1. Soil Survey

Is there a published soil survey for this site?  Yes  No

title/date: Web Soil Survey

map number: 624B

soil type mapped: Haven Urban Land Complex

hydric soil inclusions:

Are field observations consistent with soil survey?  Yes  No

Remarks:

#### 2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
Ap	0-10"	10 YR 2/2	
Bw	10-20"	10 YR 4/4	

Remarks:

#### 3. Other:

Conclusion: Is soil hydric? Yes  No

Client: Civil Design Consultants

Observation: SP-2

Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: \_\_\_\_\_
- Depth to soil saturation in observation hole: \_\_\_\_\_
- Water marks: \_\_\_\_\_
- Drift lines: \_\_\_\_\_
- Sediment deposits: \_\_\_\_\_
- Drainage patterns in BVW: \_\_\_\_\_
- Oxidized rhizospheres: \_\_\_\_\_
- Water-stained leaves: \_\_\_\_\_
- Recorded data (stream, lake, or tidal gauge; aerial photo; other):  
\_\_\_\_\_
- Other: \_\_\_\_\_

Delineating Bordering Vegetated Wetlands

#### Vegetation and Hydrology Conclusion

	yes	no
Number of wetland indicator plants ≥ number of non-wetland indicator plants	X	
Wetland hydrology present: Hydric soil present		X
Other indicators of hydrology present:		X
Sample location is in the BVW		X

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**NOTICE OF INTENT – MGL CH. 131S40**

**SECTION IV**

Drainage Report prepared by CDCI dated December 21, 2018

Definitive Subdivision Plans prepared by CDCI dated December 21, 2018