



NORSE ENVIRONMENTAL SERVICES, INC.

92 Middlesex Road, Unit 4

Tyngsboro, MA 01879

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

Website: www.norseenvironmental.com

NOTICE OF INTENT

FOR

550 WEST STREET

ASSESSORS MAP 25 LOT 2

READING, MA

APPLICANT: SCOTT HARRIS

APRIL 2022

PROJECT: 550 WEST STREET - READING

APPLICANT: SCOTT HARRIS

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Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Reading

City/Town

Important:

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



Note:

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

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>550 West Street</u>	<u>Reading</u>	<u>01867</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Latitude and Longitude:</u>	<u>42.53016</u>	<u>-71.13286</u>
	d. Latitude	e. Longitude
<u>Map 25</u>	<u>Lot 2</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Scott</u>	<u>Harris</u>	
a. First Name	b. Last Name	
<u>c. Organization</u>		
<u>550 West Street</u>		
d. Street Address		
<u>Reading</u>	<u>MA</u>	<u>01867</u>
e. City/Town	f. State	g. Zip Code
<u>781-795-5813</u>	<u>sharris@bowdoinconstruction.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

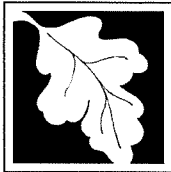
<u>a. First Name</u>	<u>b. Last Name</u>	
<u>c. Organization</u>		
<u>d. Street Address</u>		
<u>e. City/Town</u>	<u>f. State</u>	<u>g. Zip Code</u>
<u>h. Phone Number</u>	<u>i. Fax Number</u>	<u>j. Email address</u>

4. Representative (if any):

<u>Maureen</u>	<u>Herald</u>	
a. First Name	b. Last Name	
<u>Norse Environmental Services Inc.</u>		
c. Company		
<u>92 Middlesex Rd - Unit 4</u>		
d. Street Address		
<u>Tyngsboro</u>	<u>MA</u>	<u>01879</u>
e. City/Town	f. State	g. Zip Code
<u>978-649-9932</u>	<u>mail@norseenv.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$165.00</u>	<u>\$70.00</u>	<u>\$95.00</u>
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:

The applicant is proposing to raze a portion of the single family dwelling and bulkhead to construct an addition, rooftop infiltration, cut trees, tree plantings, associated grading and utilities within the 100 ft. Buffer Zone of a Bordering Vegetated Wetland and 200 ft. Riverfront Area of the Aberjona River.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Middlesex South Registry of Deeds

a. County

71799

c. Book

b. Certificate # (if registered land)

221

d. Page Number

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

- 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.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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



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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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. Riverfront Area
Aberjona River
 1. Name of Waterway (if available) - specify coastal or inland

2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
 - 100 ft. - New agricultural projects only
 - 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 33,907 s.f.
square feet

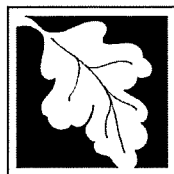
4. Proposed alteration of the Riverfront Area:

<u>1,295 s.f.</u>	<u>-0-</u>	<u>1,295 s.f.</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No
6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

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

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



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

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

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

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

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

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

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <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 stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

2022

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

- (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/ma-endangered-species-act-mesa-regulatory-review>).

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

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



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

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) Vegetation cover type map of site
- (e) Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

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

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@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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

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.

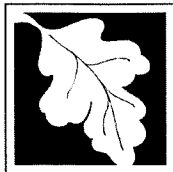
D. Additional Information

- 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.



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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 Site Plan

a. Plan Title

Stephen M Melesciuc P.L.S.

Stephen M Melesciuc

b. Prepared By

c. Signed and Stamped by

April 6, 2022

1" = 20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. Attach NOI Wetland Fee Transmittal Form
9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

Town of Reading Check #468

4/21/2022

2. Municipal Check Number

3. Check date

Commonwealth of MA Check #467

4/21/2022

4. State Check Number

5. Check date

Scott

Harris

6. Payor name on check: First Name

7. Payor name on check: Last Name


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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

Scott R. Harris
1. Signature of Applicant

4/21/2022
2. Date

3. Signature of Property Owner (if different)
Margaret D. Gerald
5. Signature of Representative (if any)

4. Date
4-26-22
6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



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NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Location of Project:

550 West Street
 a. Street Address
 Reading
 b. City/Town
 Check #467
 c. Check number
 \$70.00
 d. Fee amount

2. Applicant Mailing Address:

Scott
 a. First Name
 Harris
 b. Last Name
 c. Organization
 550 West Street
 d. Mailing Address
 Reading MA 01867
 e. City/Town f. State g. Zip Code
 781-795-5813
 h. Phone Number i. Fax Number
 sharris@bowdoinconstruction.com
 j. Email Address

3. Property Owner (if different):

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

B. Fees

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

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

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

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

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

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

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

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



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NOI Wetland Fee Transmittal Form
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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1(a) x 1.5 Riverfront Area		\$110. x 1.5	\$165.00

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	\$165.00
State share of filing Fee:	a. Total Fee from Step 5 \$70.00
City/Town share of filling Fee:	b. 1/2 Total Fee less \$12.50 \$95.00
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

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

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

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

- A. The name of the applicant is Scott Harris.
- B. The applicant has filed a Notice of Intent with the Reading Conservation Commission of the Town of Reading seeking permission to remove, fill, dredge, or alter an area subject to protection under the wetlands protection act (General Laws Chapter 131, Section 40).
- C. The address of the lot where the activity is proposed is 550 West Street.
- D. The activity consists of: raze a portion of the single family dwelling and bulkhead to construct an addition, rooftop infiltration, cut trees, tree plantings, associated grading and utilities within the 100 ft. Buffer Zone of a Bordering Vegetated Wetland and 200 ft. Riverfront Area of Aberjona River.
- E. Copies of the filing may be examined at the Conservation Commission office, Town Hall, between the hours of 8 am - 5:30 pm, Monday, Wednesday & Thursday, Tuesday 8:00 am – 7 pm, Friday's Closed.
- F.

For more information, call: 781-942-6616.

- F. Copies of the Notice of Intent may be viewed at Norse Environmental Services, Inc. by calling 978- 649-9932 during the hours of 8:00 a.m. and 6:00 p.m. on the following days of the week: Monday – Thursday/Friday until 12:00 p.m.
- G. Information regarding the date, time, and place of the public hearing may be obtained from the Conservation Commission Office by calling **781-942-6616** during the hours listed above.

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

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

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



**TOWN OF READING
16 LOWELL STREET
READING, MA 01867-2693**


**BOARD OF ASSESSORS
TEL.: 781-942-9027
FAX: 781-942-9037**

ABUTTERS LIST

CERTIFICATION

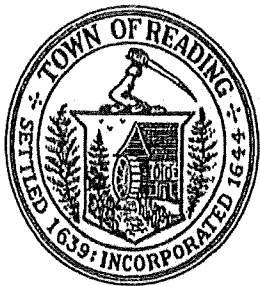
FOR BOARD OF ASSESSORS

VICTOR P. SANTANIELLO, CHIEF APPRAISER


PHILIP CANNIFF, ASSISTANT APPRAISER

DATE:

4/13/2022



**TOWN OF READING
16 LOWELL STREET
READING, MA 01867-2693**

**BOARD OF ASSESSORS
TEL.: 781-942-9027
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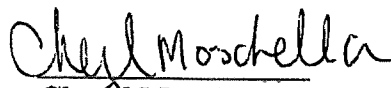
July 27, 2021

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 Appraiser of the Assessing Department signatory authority of all certified abutter's lists as compiled by the department.

Sincerely,

Reading Board of Assessors


Cheryl Moschella


Michael E. Golden


Brendan Zarechian



Patriot Properties

Readina

Abutters List

04/13/2022

12:33:49PM

Filter Used: DataProperty.AccountNumber in (4963,4971,4970,4969,4965,4968,4975,4990,4997,4991,4992,4972,4973,4974,3355,4998,4961,4964,5002,4962)

550 West St Abutters list

Reading Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
019.0-0000-0050.0	WEST ST	READING OPEN LAND TRUST		PO BOX 15	READING	MA	01867
025.0-0000-0001.0	WEST ST	AVALON WFS LLC	C/O PROPERTY TAX DEPAR	1745 SHEA CENTER DR STE	HIGHLANDS RANCCO	MA	80129
025.0-0000-0002.0	550 WEST ST	HARRIS SCOTT R	HARRIS KAYLA A TE	550 WEST ST	READING	MA	01867
025.0-0000-0003.0	532 WEST ST	MILES JOHN	THERESE M MILES	532 WEST ST	READING	MA	01867
025.0-0000-0004.0	530 WEST ST	PODDAR RACHANA S	FERNANDES ANTALL J	530 WEST ST	READING	MA	01867
025.0-0000-0005.0	526 WEST ST	O'DEA ETAIN	JASON DEMERS TE	526 WEST ST	READING	MA	01867
025.0-0000-0008.0	540 WEST ST	CHOW KEVIN K W	WONG YEE YVONNE	540 WEST ST	READING	MA	01867
025.0-0000-0009.0	WEST ST	TOWN OF READING	CONSERVATION DEPT	16 LOWELL STREET	READING	MA	01867
025.0-0000-0010.0	WEST ST	TOWN OF READING	MUNICIPAL LIGHT DEPT	16 LOWELL STREET	READING	MA	01867
025.0-0000-0011.0	531 WEST ST	DINGLE SHARON L		531 WEST ST	READING	MA	01867
025.0-0000-0012.0	539 WEST ST	CARR BURTON E	TRSTEE BURTON E CARR T	539 WEST ST	READING	MA	01867
025.0-0000-0013.0	6 CATHERINE AVE	SOMERS STEPHEN R	BERNADETTE M SOMERS	6 CATHERINE AVENUE	READING	MA	01867
025.0-0000-0014.0	555 WEST ST	PATEL PAYAAL	PATEL KAUSHAL	555 WEST ST	READING	MA	01867
025.0-0000-0015.0	16 CATHERINE AVE	MCGRANE FREDRICK A TR ETAL	MCGRANE FAMILY HOLDINC	16 CATHERINE AVE	READING	MA	01867
025.0-0000-0030.0	16 COTTAGE PK	STONE BERTRAM W		16 COTTAGE PARK	READING	MA	01867
025.0-0000-0031.0	22 COTTAGE PK	RUANE FRANCIS X TSTE ETAL	LUCY A GRANT RUANE REV	22 COTTAGE PARK	READING	MA	01867
025.0-0000-0032.0	15 CATHERINE AVE	HILL NEIL FRANK	STEPHANIE A HILL	15 CATHERINE AVE	READING	MA	01867
025.0-0000-0037.0	527 WEST ST	LEVY MICHAEL R	BRANDI JESSICA L	527 WEST ST	READING	MA	01867
025.0-0000-0038.0	571 WEST ST	TOWN OF READING	MUNICIPAL LIGHT DEPT.	16 LOWELL ST	READING	MA	01867
025.0-0000-0042.0	WEST ST	TOWN OF READING	CONSERVATION COMMISSIO	16 LOWELL STREET	READING	MA	01867

End of Report

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act, M.G.L., c.131, s.40 and Reading General Bylaws, Section 7.1

(To be submitted to the Conservation Commission when filing a Notice of Intent or Abbreviated Notice of Resource Area Delineation or Request for Determination of Applicability)

I, Steven Eriksen (Name), hereby certify under the pains and penalties of perjury that on April 27, 2022 (Date), I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws, c.131, s.40, and the **DEP Guide to Abutter Notification** dated April 8, 1994, and Reading General Bylaws, Section 7.1 in connection with the following matter:

(Check the applicable form.)

Notice of Intent
 Abbreviated Notice of Resource Area Delineation
 Request for Determination of Applicability
filed under M.G.L., c.131, s.40 and R.G.B., s.7.1 by
Scott Harris (Applicant) with the Town of Reading
Conservation Commission on April 27, 2022 (Date) for
property located at 550 West Street (Location).

The form of the notification and list of abutters to whom it was given and their addresses are attached to this Affidavit of Service.



Name

4-27-22

Date



NORSE ENVIRONMENTAL SERVICES, INC.

92 Middlesex Road, Unit 4

Tyngsboro, MA 01879

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

Website: www.norseenvironmental.com

Notice of Intent Report

For

**550 West Street
Reading, MA**

Prepared For

Scott Harris
550 West Street
Reading, MA 01867

Prepared By

Norse Environmental Services, Inc.
92 Middlesex Road, Unit 4
Tyngsboro, MA 01879

April 2022

Narrative

The applicant is proposing to raze a portion of the existing single-family dwelling and bulkhead to construct an addition, rooftop infiltration, cut and plant trees, associated grading and utilities within the 100 ft. Buffer Zone of a Bordering Vegetated Wetland and the 200 ft. Riverfront Area of Aberjona River. Erosion controls will be set and maintained for the duration of the project.

Site Description

The lot consists of 49,266 +/- s.f. of land located on the westerly side of West Street in Reading, MA. An existing single-family dwelling, patio, garage, driveway and fencing are located on the parcel. The lot is landscaped with lawn, ornamental shrubs and trees. The remainder of the parcel is wooded with typical New England Species.

A bordering vegetated wetland is located around the perimeter of the property and flagged in the field with blue ribbon and aluminum tags labeled 1A-18A. The Mean Annual High Water or Bank is located off site and flagged in the field with blue ribbon and aluminum tags labeled 1B-7B. The bordering vegetated wetland is a red maple swamp consisting of red maple (*Acer rubrum*), white pine (*Pinus strobus*) and oaks (*Quercus* sp.) in the overstory. The understory consists of winterberry (*Ilex verticillata*), highbush blueberry (*Vaccinium corymbosum*) and glossy buckthorn (*Rhamnus frangula*). The herbaceous layer consists of cinnamon fern (*Osmunda cinnamomea*), sensitive fern (*Onoclea sensibilis*) and skunk cabbage (*Symplocarpus foetidus*).

The USGS Topographic Map shows a perennial stream, Aberjona River, located off site or north of the lot. The property is not located within Bordering Land Subject to Flooding or the 100-year flood plain. The site is not located within NHESP mapping of Estimated and/or Priority Habitat. In addition, there are no certified vernal pools located on the property (see enclosed maps).

Soils

The Web Soil Survey Middlesex County maps this site Canton and Freetown series. Canton series consists of nearly level to very steep, deep (5+ ft.), well-drained soils on uplands. They formed in glacial till, ground moraine and ice-contact stratified drift. Canton soils have friable fine sand loam surface soil and subsoil with moderately rapid permeability, over a loamy coarse sand to loamy fine sand substratum at 18 to 36 inches with rapid permeability. Canton soils have a very stony or extremely stony surface, except where stones have been removed and have stones below the surface. Major limitations are related to slope and stoniness.

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

Riverfront Area - Redevelopment

A portion of the project qualifies as a Redevelopment under the Riverfront Regulations 310 CMR 10.58(5). The site is developed with an existing single-family dwelling, patio, garage and driveway. The applicant is proposing to raze a section of the dwelling and bulkhead to construct an addition. The following requirements of 310 CMR 10.58(5) shall be met.

(5) Redevelopment within Previously Developed Riverfront Areas; Restoration and Mitigation. Notwithstanding the provisions of 310 CMR 10.58(4)(c) and (d), the issuing authority may allow work to redevelop a previously developed riverfront area, provided the proposed work improves existing conditions. Redevelopment means replacement, rehabilitation or expansion of existing structures, improvement of existing roads, or reuse of degraded or previously developed areas. A previously developed riverfront area contains areas degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds. Work to redevelop previously developed riverfront areas shall conform to the following criteria:

The house was constructed in 1915, please see the attached property card.

- (a) At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in M.G.L. c. 131 § 40. When a lot is previously developed but no portion of the riverfront area is degraded, the requirements of 310 CMR 10.58(4) shall be met.

The applicant is proposing to improve the existing conditions by incorporating roof top infiltration and plant (32) trees.

- (b) Stormwater management is provided according to standards established by the Department.

Single family dwelling are exempt from Stormwater Management Standards however the applicant is proposing to improve the existing site conditions by incorporating roof top infiltration.

- (c) Within 200-foot riverfront areas, proposed work shall not be located closer to the river than existing conditions or 100 feet, whichever is less, or not closer than existing conditions within 25 foot riverfront areas, except in accordance with 310 CMR 10.58(5)(f) or (g)

The proposed addition is not closer to the river than existing conditions or single family dwelling.

- (d) Proposed work, including expansion of existing structures, shall be located outside the riverfront area or toward the riverfront area boundary and away from the river, except in accordance with 310 CMR 10.58(5)(f) or (g).

The proposed addition cannot be sited outside of the 200 ft. Riverfront Area as the existing house is located within the Riverfront Area. The addition is proposed as far away from the river as possible or within the outer riparian zone.

The applicant meets the requirements of 310 CMR 10.58(4)(d) No Significant Adverse Impact. The work, including proposed mitigation measures, must have no significant adverse impact on the riverfront area to protect the interests identified in M.G.L. c. 131 Section 40.

1. Within 200 foot riverfront areas, the issuing authority may allow the alteration of up to 5000 square feet or 10% of the riverfront area within the lot, whichever is greater, on a lot recorded on or before October 6, 1997 or lots recorded after October 6, 1997 subject to the restrictions of 310 CMR 10.58(4)(c)2.b.vi., or up to 10% of the riverfront area within a lot recorded after October 6, 1997, provided that:

- a. At a minimum, a 100-foot wide area of undisturbed vegetation is provided. This area shall extend from mean annual high water along the river unless another location would better protect the interests identified in M.G.L. c. 131 § 40. If there is not a 100-foot wide area of undisturbed vegetation within the riverfront area, existing vegetative cover shall be preserved or extended to the maximum extent feasible to approximate a 100-foot wide corridor of natural vegetation. Replication and compensatory storage required to meet other resource area performance standards are allowed within this area; structural stormwater management measures may be allowed only when there is no practicable alternative. Temporary impacts where necessary for installation of linear site-related utilities are allowed, provided the area is restored to its natural conditions. Proposed work which does not meet the requirement of 310 CMR 10.58(4)(d)1.a. may be allowed only if an applicant demonstrates by a preponderance of evidence from a competent source that an area of undisturbed vegetation with an overall average width of 100 feet will provide equivalent protection of the riverfront area, or that a partial rebuttal of the presumptions of significance is sufficient to justify a lesser area of undisturbed vegetation;

The majority of the lot is located within the 200 ft. Riverfront Area and the applicant is proposing to cut trees at approximately 8-15 ft. tall and leave the

snags. Most of these trees are large pine trees and pose a threat to the dwelling, vehicles or young children on the property.

The applicant is also proposing to alter 1,295 s.f. under the threshold of 5,000 s.f. for the proposed addition.

- b. Stormwater is managed according to standards established by the Department.

The single-family dwelling is exempt from the Stormwater Management Standards but the applicant is improving the existing conditions by providing rooftop infiltration into the design.

- c. Proposed work does not impair the capacity of the riverfront area to provide important wildlife habitat functions. Work shall not result in an impairment of the capacity to provide vernal pool habitat identified by evidence from a competent source, but not yet certified. For work within an undeveloped riverfront area which exceeds 5,000 square feet, the issuing authority may require a wildlife habitat evaluation study under 310 CMR 10.60.

The proposed work will not impair the capacity of the riverfront area to provide important wildlife habitat functions. The applicant is proposing work within existing lawn area and impervious area. The site is not located within estimated and/or priority habitat as designated by the Natural Heritage and Endangered Species Program.

- d. Proposed work shall not impair groundwater or surface water quality by incorporating erosion and sedimentation controls and other measures to attenuate nonpoint source pollution.

Proposed work shall not impair groundwater or surface water quality as the applicant has incorporated erosion and sediment controls.

Alternative Analysis – Single Family Addition

1. The first alternative is to shift the addition to the northerly side of the dwelling. This is not a viable option as it would be closer to the river, additional trees would need to be cut and it interferes with the driveway and garage.
2. The second alternative is to shift the addition easterly or to the front of the dwelling. This is not a viable option as additional trees would need to be cut and the addition would not flow with the existing house layout. In addition, the driveway would need to be removed and relocated.
3. The third alternative is to locate the addition at the rear of the dwelling. This is not a viable alternative because of the existing patio, driveway and garage.

The desired alternative is the one proposed in the Notice of Intent filing or locate the proposed addition to the south of the dwelling or as far away from the river as possible.

Alternative Analysis – Tree Removal

1. The first alternative is to not remove any trees. This is not a desirable alternative because there are many dead, insect infested or damaged trees the homeowner wishes to remove.

2. The second alternative is to reduce the number of trees to be taken down. This is not a desirable alternative as there are many large pine trees with shallow roots. The homeowner wants to remove these tree to protect his home, family and vehicles on site.

Town of Reading General Bylaws and Wetland Protection Regulations

Section 3 Performance Standards for Resource Areas

D. Zone of Natural Vegetation

1. Bordering any wetland, the Commission may require a Zone of Natural Vegetation (ZNV) of sufficient width and vegetative community type to assure that silt, soil, fertilizer in solution, organic chemicals, herbicides, organic manures, oils or petroleum products which may be carried by surface run-off shall not reach that wetland, but instead will be trapped by the natural mulch, soil and roots; and that light levels and temperature shall be moderated; and that dispersal of seeds of exotic or otherwise disruptive plant species, such as phragmites reed and purple loosestrife (*Lythrum salicaria*) shall be avoided; and that other alterations shall be avoided or mitigated within the wetland.

The applicant is proposing cutting trees within the 25 ft. Zone of Natural Vegetation and meets the Town of Reading's Tree Cutting Policy as these tree shall be left as snags.

2. Under most conditions, a zone width of a minimum of twenty-five feet would be considered sufficient to accomplish this purpose. A wider ZNV may be required, depending on specific site conditions, such as grades, soil permeability or other impact potential.

As mentioned above, tree cutting is proposed within the 25 ft. Zone of Natural Vegetation according to the Town of Reading's Tree Cutting Policy. The addition is proposed outside of the 35 ft. No-Structure Zone.

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

Excavation for the addition is proposed greater than 35 ft. Erosion controls will be set and maintained for the duration of the project.

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

site conditions, a greater distance may be required. Associated structures, including but not limited to the following: cantilevered structures, bay windows, eaves, and, garrisons, or other overhangs, may protrude to no closer than seven feet from the ZNV.

Tree cutting is proposed within the Zone of Natural Vegetation. The addition is proposed greater than 35 ft. from the wetland.

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

Tree cutting is proposed within the Zone of Natural Vegetation. The addition is proposed greater than 35 ft. from the wetland. The applicant complies with the 35 ft. No Build Zone.

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

Stakes are set along the Zone of Natural Vegetation and provides a permanent demarcation of the area. Markers can be added to these stakes.

Standard replacement Tree and Shrub policy Reading Wetland Protection Bylaw Section 7.1.

1. Planting within the buffer zone must be a native species or cultivar of a native species approved in advance by the Conservation Commission.

The applicant is requesting to perform tree cutting according to Reading's Tree Cutting Policy and plant (24) native species taken from the Town of Reading's Recommended Native Plant Materials List.

2. A tree six inches or greater in caliper that is cut with a remaining tree trunk that is between 8-15 feet tall above grade (called a snag) does not require the installation of a replacement plantings. This option may be preferred by the Commission when a large tree threatens structures but is within the Zone of Natural Vegetation. These snags provide habitat and food for wildlife.

The applicant is proposing to cut trees down to 8-15 ft. tall and leave as snags per the Town of Reading's Tree Cutting Policy within the Zone of Natural Vegetation.

3. If any tree within the Buffer Zone is cut down without leaving a snag, the tree shall be replaced with new plantings according to the replacement Tree and Shrub schedule below.

The applicant is proposing to cut trees and leave a snag. The applicant is also proposing to plant (32) native species trees.

4. Replacement plantings must be installed within 180 days of the day the existing tree is cut. Replacement plantings that do not survive for at least two growing seasons must be replaced. No Certificate of Compliance shall be issued if the plants have not been established for at least two growing seasons without an established surety acceptable to the Commission.

The replacement trees shall be installed within 180 days of the dead tree being removed.

Unofficial Property Record Card - Reading, MA

General Property Data

Parcel ID **025.0-0000-0002.0**
Prior Parcel ID **--**
Property Owner **HARRIS SCOTT R**
HARRIS KAYLA A TE
Mailing Address **550 WEST ST**

City **READING**
Mailing State **MA** Zip **01867**
Parcel/Zoning **S20**

Account Number **0960000000020**

Property Location **550 WEST ST**
Property Use **ONE FAM**
Most Recent Sale Date **10/26/2018**
Legal Reference **71799-221**
Grantor **KENNEY SEAN**

Sale Price
Land Area **1.020 acres**

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
--------------	----------------	---------------------	------------	-------------

Building Description

Building Style **OLD STYLE**
of Living Units **1**
Year Built **1915**
Building Grade **AVERAGE**
Building Condition **Avg-Good**
Finished Area (SF) **1393**
Number Rooms **7**
of 3/4 Baths **0**

Foundation Type **BRICK/STN**
Frame Type **WOOD**
Roof Structure **GABLE**
Roof Cover **ASPHALT**
Siding **WOOD SHING**
Interior Walls **DRYWALL**
of Bedrooms **3**
of 1/2 Baths **1**

Flooring Type **HARDWOOD**
Basement Floor **CONCRETE**
Heating Type **STEAM**
Heating Fuel **OIL**
Air Conditioning **0%**
of Bsmt Garages **0**
of Full Baths **1**
of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 1.020 acres of land mainly classified as ONE FAM with a(n) OLD STYLE style building, built about 1915, having WOOD SHING exterior and ASPHALT roof cover, with 1 unit(s), 7 room(s), 3 bedroom(s), 1 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

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

Applicant: Scott Harris **Prepared by:** Steven Eriksen **Project Location:** 550 West Street - Reading **DEP File #:** _____

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)

Section I. Vegetation **Observation Plot Number:** SP-1 **Transect Number:** **Date of Delineation:** 1-24-22

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*
TREES:				
White Pine (Pinus strobus)	30%	75%	Y	FacU
White Spruce (Picea glauca)	10%	25%	Y	FacU
SHRUBS:				
Winterberry (Ilex verticillata)	15%	34%	Y	FacW+*
Highbush Blueberry (Vaccinium corymbosum)	20%	44%	Y	FacW-*
Glossy Buckthorn (Rhamnus frangula)	10%	22%	Y	Fac*
HERBACEOUS:				
Cinnamon Fern (Osmunda cinnamomea)	10%	40%	Y	FacW*
Sensitive Fern (Onoclea sensibilis)	10%	40%	Y	FacW*
Skunk Cabbage (Symplocarpus foetidus)	5%	20%	Y	Obl*

*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

Vegetation conclusion:	
Number of dominant wetland indicator plants: 6	Number of dominant non-wetland indicator plants: 2
Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Location: 550 West Street - Reading

Client: Scott Harris

Observation: SP-1

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 Middlesex County

map number: 52A

soil type mapped: Freetown Muck

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"	10yr 2/2	
Bw	10-20"	10yr 3/2	

Remarks: >20% redoximorphic features

3. Other:

Conclusion: Is soil hydric? Yes No

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: _____

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

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

Applicant: Scott Harris **Prepared by:** Steven Eriksen **Project Location:** 550 West Street – Reading **DEP File #:** _____

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)

Section I. Vegetation **Observation Plot Number:** SP-2 **Transect Number:** **Date of Delineation:** 1-24-22

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*
--	-------------------------------------	-------------------------	----------------------------------	--------------------------------------

TREES:

White Pine (Pinus strobus)	30%	75%	Y	FacU
White Spruce (Picea glauca)	10%	25%	Y	FacU

SHRUBS:

Winterberry (Ilex verticillata)	15%	43%	Y	FacW+*
Highbush Blueberry (Vaccinium corymbosum)	20%	57%	Y	FacW-*

HERBACEOUS:

Cinnamon Fern (Osmunda cinnamomea)	10%	50%	Y	FacW*
Sensitive Fern (Onoclea sensibilis)	10%	50%	Y	FacW*

*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

Vegetation conclusion:

Number of dominant wetland indicator plants:	4	Number of dominant non-wetland indicator plants:	2
Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants?		<input type="checkbox"/> Yes	<input type="checkbox"/> No

Location: 550 West Street - Reading

Client: Scott Harris

Observation: SP-2

Section II. Indicators of Hydrology

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: _____

Hydric Soil Interpretation

1. Soil Survey

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

title/date: Web Soil Survey Middlesex County

map number: 52A

soil type mapped: Freetown muck

hydric soil inclusions:

Are field observations consistent with soil survey? Yes No

Remarks:

2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
Ap	0-9"	10yr 2/2	
Bw	9-18"	10yr 3/3	

Remarks: No redox

3. Other:

Conclusion: Is soil hydric? Yes No

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

Delineating Bordering Vegetated Wetlands

Tax Map 25

Reading Mass. FY 2021



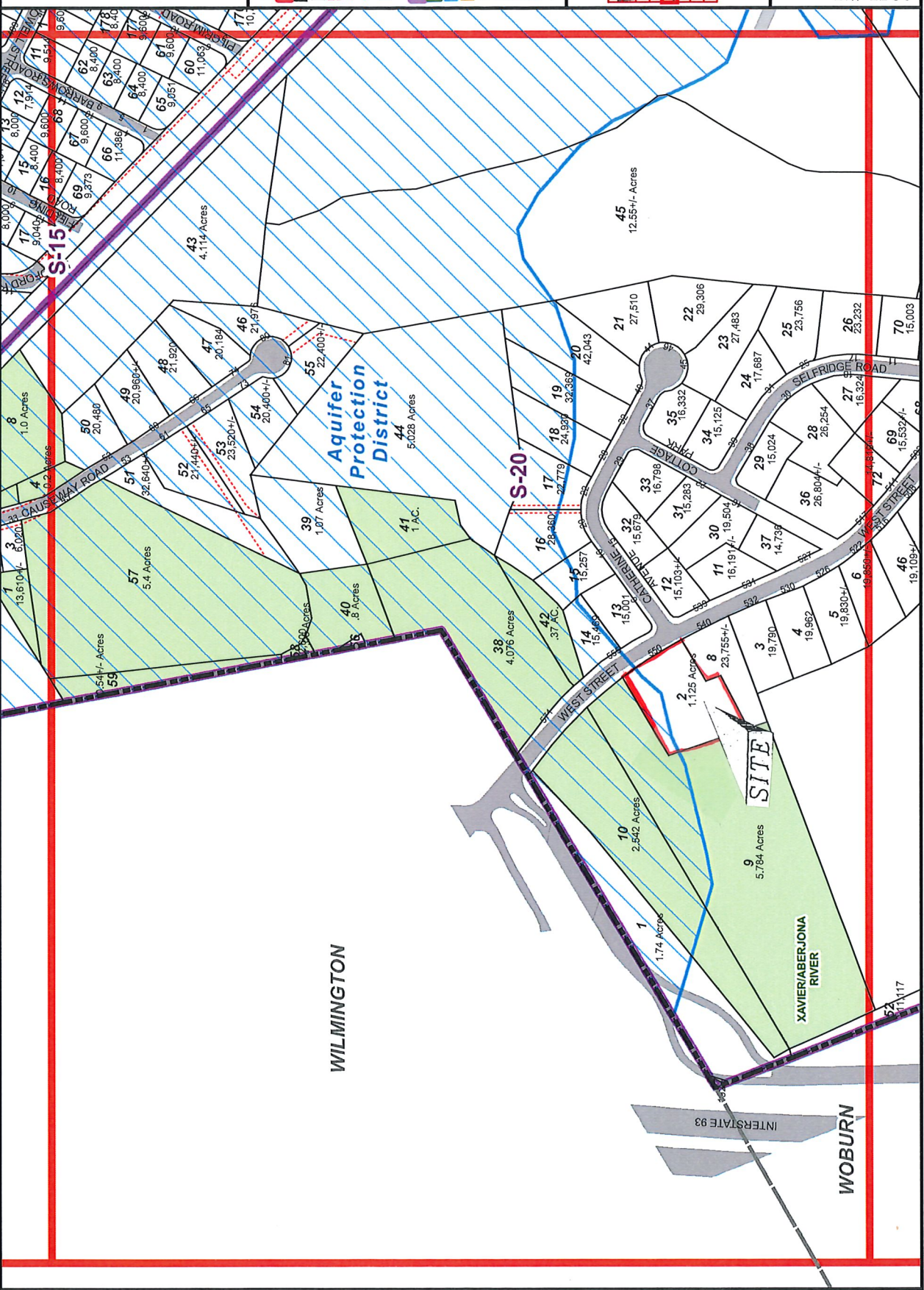
- Legend**
- Parcel Map
 - Town Boundary
 - Parcel
 - Easement
 - Unverified Easement
 - Cons. Restriction
 - Town Owned Land
 - Town Building
 - Zoning District
 - Subdistrict
 - Aquifer Prot. Dist.
 - Overlay District
- Roads
- Bridge
 - Paved
 - Unpaved
 - Railroad

55	56	57	58	59
60	61	62	63	64
65	66	67	68	69
70	71	72	73	74
75	76	77	78	79
80	81	82	83	84
85	86	87	88	89
90	91	92	93	94
95	96	97	98	99
100	101	102	103	104
105	106	107	108	109
110	111	112	113	114
115	116	117	118	119
120	121	122	123	124

0 100 200 Ft

1:2,600

Parcels current as of 11/1/20
Zoning approved as of 2/7/17.
This map is for informational purposes only and is not intended to be used in place of an actual survey or legal description of the property.



550 West St



**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 1/1/2020
Data updated 1/1/2020

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

USGS Topographic Quadrangle Maps



USGS 1:25,000 Topographic Maps for Massachusetts

Soil Map—Middlesex County, Massachusetts
(550 West Street - Reading)
























Map Scale: 1:738 if printed on A landscape (11" x 8.5") 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 Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

MAP INFORMATION

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

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 21, Sep 2, 2021

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

Date(s) aerial images were photographed: Aug 13, 2020—Sep 15, 2020

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

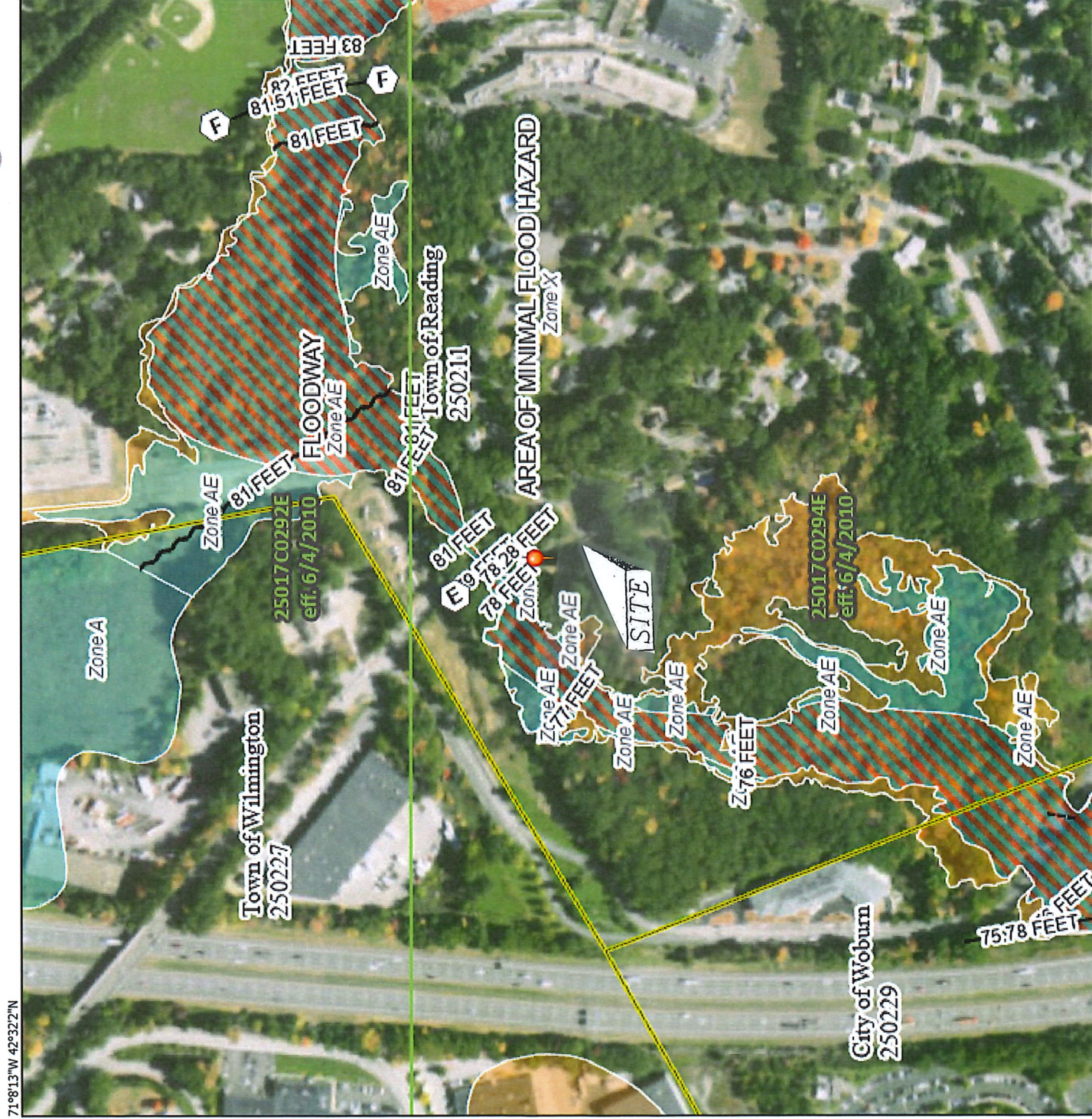
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
52A	Freetown muck, 0 to 1 percent slopes	0.8	59.2%
422B	Canton fine sandy loam, 0 to 8 percent slopes, extremely stony	0.5	40.8%
Totals for Area of Interest		1.3	100.0%

National Flood Hazard Layer FIRMette



71°08'13"W 42°32'2"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

71°07'36"W 42°31'36"N

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

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining 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

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone X

GENERAL STRUCTURES

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

OTHER FEATURES

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

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

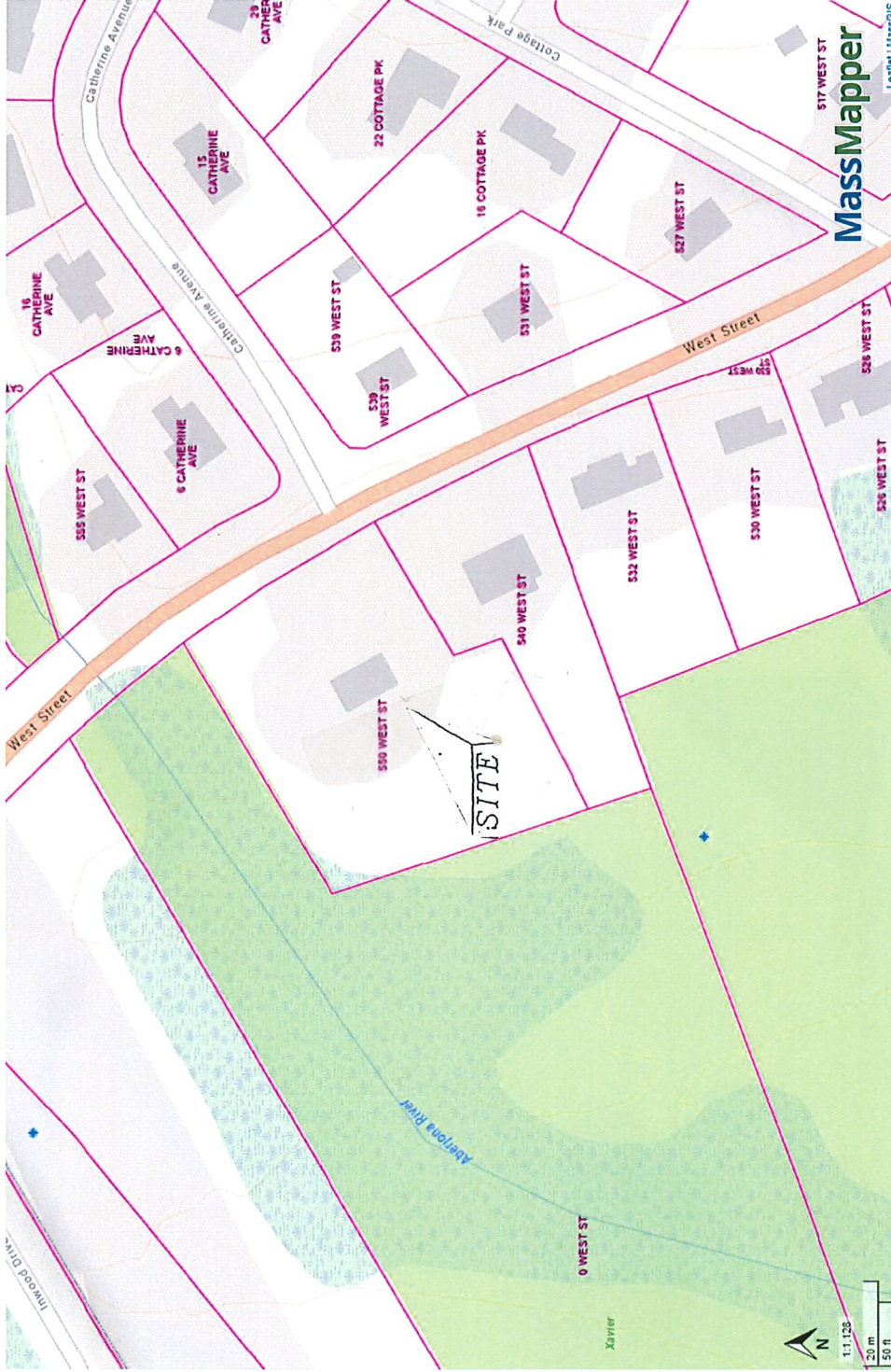
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 4/13/2022 at 10:49 AM 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.

550 West Street - Reading



Potential Vernal Pools



NHESP Priority Habitats of Rare Species



NHESP Estimated Habitats of Rare Wildlife



NHESP Certified Vernal Pools



Property Tax Parcels