

***NOTICE OF INTENT APPLICATION***  
***87 BELMONT STREET***  
***READING, MASS.***

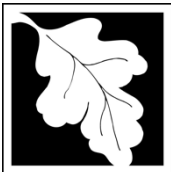
Project Summary:

The owner is proposing to construct an addition to the existing single family house within the Riverfront Area with the majority of the addition over an existing degraded area (portion of existing house to be razed). Additionally, the owner is proposing to construct an outdoor terrace, expand the driveway, and reconstruct the front walkway. All proposed work is within the Riverfront Area. Norse Environmental Services delineated the bank flags for this project. A 1,000 gallon concrete drywell with 12 inches of crushed stone surrounding is proposed to collect and infiltrate a portion of the roof area. No trees are to be cut or removed as part of this project. A table has been provided on the plan showing existing impervious surfaces vs. proposed impervious surfaces. There will be an increase of 491 s.f. of impervious area with the proposed project. A 12 inch diameter mulch soxx is proposed at the limit of work line for protection of resource areas.

This site affords the opportunity to plant enhancement trees and shrubs within the 25 foot buffer to the bank. The owner is proposing to plant one (1) red maple tree and a mix of 20 shrubs in a random pattern to provide a ‘natural’ vegetated buffer. Additionally, these plantings meet the intent of the Riverfront performance standards.

Attached are the following:

- 1) Completed WPA Form 3 – Notice of Intent
- 2) NOI Wetland Fee Transmittal Form
- 3) Local Bylaw Fee worksheet
- 4) Copy of Certified Abutters List
- 5) Locus Map
- 6) Riverfront Alternatives Analysis
- 7) Plot Plan of Land – 87 Belmont Street, Reading Scale: 1”=20’, dated 09/20/2022



**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):

87 Belmont Street

a. Street Address

Reading

b. City/Town

01867

c. Zip Code

Latitude and Longitude:

42.53129

d. Latitude

-71.0941

e. Longitude

Map 28

f. Assessors Map/Plat Number

Lot 112

g. Parcel /Lot Number

2. Applicant:

Halvard & Tara

a. First Name

Gudmundsen

b. Last Name

-

c. Organization

87 Belmont Street

d. Street Address

Reading

e. City/Town

MA

f. State

01867

g. Zip Code

617-797-7801

h. Phone Number

i. Fax Number

ghalvard@gmail.com

j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

John

a. First Name

Sullivan, PE

b. Last Name

Sullivan Engineering Group, LLC

c. Company

25 Clover Circle

d. Street Address

Reading

e. City/Town

MA

f. State

01867

g. Zip Code

781-854-8644

h. Phone Number

i. Fax Number

jacksull53@comcast.net

j. Email address

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

\$330.00

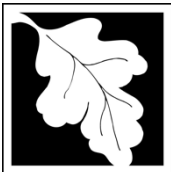
a. Total Fee Paid

\$152.50

b. State Fee Paid

\$177.50

c. City/Town Fee Paid



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:        |
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## A. General Information (continued)

6. General Project Description:

Construct an addition and outdoor terrace within the 200 foot Riverfront Area.

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

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Middlesex South

a. County

79979

c. Book

b. Certificate # (if registered land)

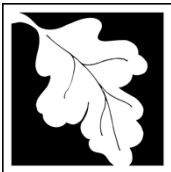
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d. Page Number

## 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.



**Massachusetts Department of Environmental Protection**  
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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              | 2. square feet                |
|  | 3. cubic yards dredged      |                               |

| Resource Area  | Size of Proposed Alteration         | Proposed Replacement (if any) |
|--|-------------------------------------|-------------------------------|
| d. <input type="checkbox"/> Bordering Land Subject to Flooding | 1. square feet                      | 2. square feet                |
|  | 3. cubic feet of flood storage lost | 4. cubic feet replaced        |
| e. <input type="checkbox"/> Isolated Land Subject to Flooding  | 1. square feet                      |                               |
|  | 2. cubic feet of flood storage lost | 3. cubic feet replaced        |

f.  Riverfront Area  
 1. Name of Waterway (if available) - **specify coastal or inland**

2. Width of Riverfront Area (check one):

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

3. Total area of Riverfront Area on the site of the proposed project: 18,138  
 square feet

4. Proposed alteration of the Riverfront Area:

|                      |                               |  |
|----------------------|-------------------------------|--|
| <u>3,080</u>         | <u>2,100</u>                  | <u>980</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.  Restoration/Enhancement  
 If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

|                       |                              |
|-----------------------|------------------------------|
| _____                 | _____                        |
| a. square feet of BVW | b. square feet of Salt Marsh |

5.  Project Involves Stream Crossings

|                                   |   |
|-----------------------------------|---|
| _____                             | _____                                     |
| a. number of new stream crossings | b. number of replacement stream crossings |



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### C. Other Applicable Standards and Requirements

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

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

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/PR1\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PR1_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**

2020 MassGIS

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/endangered-species-act-mesa-regulatory-review>).

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

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



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

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

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

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

- (d)  Vegetation cover type map of site

- (e)  Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

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

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

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

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

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



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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, §
- 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**

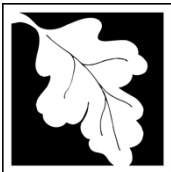
- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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.

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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## D. Additional Information (cont'd)

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

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

Plot Plan of Land 87 Belmont St, Reading

a. Plan Title

John D. Sullivan III, PE

John D. Sullivan III, PE

b. Prepared By

c. Signed and Stamped by

09-20-2022

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:

9962

2. Municipal Check Number

9961

4. State Check Number

Halvard

6. Payor name on check: First Name

09-21-2022

3. Check date

09-21-2022

5. Check date

Gudmundsen

7. Payor name on check: Last Name



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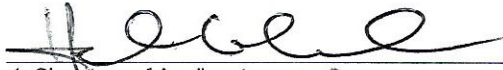
Document Transaction Number

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.

|   |          |
|---|----------|
|  | 09-20-22 |
| 1. Signature of Applicant   | 2. Date  |
| 3. Signature of Property Owner (if different)                                     | 4. Date  |
| 5. Signature of Representative (if any)   | 09-20-22 |
|   | 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.



**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:

87 Belmont Street  
 a. Street Address  
 Reading  
 b. City/Town  
 9961  
 c. Check number  
 \$152.50  
 d. Fee amount

2. Applicant Mailing Address:

Halvard & Tara  
 a. First Name  
 Gudmundsen  
 b. Last Name  
 c. Organization  
 87 Belmont Street  
 d. Mailing Address  
 Reading MA 01867  
 e. City/Town f. State g. Zip Code  
 617-797-7801  
 h. Phone Number i. Fax Number  
 ghalvard@gmail.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).



**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         |
|----------------------------------|-----------------------------|--------------------------------|--------------------------------------|
| Type 1A- Addition to SFH         | 2                           | \$220 x 1.5 (RFA)              | \$330.00                             |
| _____                            | _____                       | _____                          | _____                                |
| _____                            | _____                       | _____                          | _____                                |
| _____                            | _____                       | _____                          | _____                                |
| _____                            | _____                       | _____                          | _____                                |
| _____                            | _____                       | _____                          | _____                                |
| _____                            | _____                       | _____                          | _____                                |
| _____                            | _____                       | _____                          | _____                                |
| <b>Step 5/Total Project Fee:</b> |                             |                                | \$330.00                             |
| <b>Step 6/Fee Payments:</b>      |                             |                                |                                      |
| Total Project Fee:               |                             |                                | \$330.00                             |
|                                  |                             |                                | a. Total Fee from Step 5             |
| State share of filing Fee:       |                             |                                | \$152.50                             |
|                                  |                             |                                | b. 1/2 Total Fee <b>less</b> \$12.50 |
| City/Town share of filing Fee:   |                             |                                | \$177.50                             |
|                                  |                             |                                | c. 1/2 Total Fee <b>plus</b> \$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.)

## 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<br><br>2 Items   | \$250-         |
| B. Each new single-family dwelling, including associated driveway, utilities, grading, landscaping, and drainage structures  | \$600.00 plus all applicable fees listed in lines F through K  | -              |
| C. Each new multi-family dwelling  | \$600.00 plus \$125.00 per unit located in any Resource Area or Buffer Zone, plus all applicable fees listed in lines F through K  | -              |
| D. Each subdivision roadway, or other roadway, or driveway (other than for a single-family dwelling), and all associated drainage structures, utilities, grading, curbing, landscaping, and other associated work exclusive of dwellings                             | \$1,000.00 plus \$600.00 per house, plus all applicable fees listed in lines F through K   | -              |
| E. Each commercial, industrial, institutional or other non-residential project   | \$1,000.00 , plus all applicable fees listed in lines F through K  | -              |
| F. Boundary delineation for any Resource Area  | \$1.25 per linear foot of Resource Area boundary, up to a maximum of \$125 for a single-family lot and \$1,250 for any other lot.  | \$125-         |
| 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>  | \$ 375-        |



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

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

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**ABUTTERS LIST**  
**CERTIFICATION**

**FOR BOARD OF ASSESSORS**

**VICTOR P. SANTANIELLO, CHIEF APPRAISER** **DATE**

  
**PHILIP CANNIFF, ASSISTANT APPRAISER**

**9/15/2022**  
**DATE**



**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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**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**

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST

SUBJECT PROPERTY:

ADDRESS: 87 BELMONT STREET

Assessors' Map Number: 28 Lot Number: 112

APPLICANT/AGENT:

Name: JACK SULLIVAN

Address: 25 CLOVER CIRCLE READING, MA

Telephone: 781 854-8644 Email: JACKSULLS3@GMAIL.COM  
NET

Board or Commission for which this request is made (check all that are applicable):

Community Planning and Development Commission:

- Site Plan Review
- Special Permit
- Subdivision

Conservation Commission:

- Request for Determination
- Abbreviated Notice of Resource Area Delineation
- Notice of Intent

Zoning Board of Appeals:

- Appeal
- Special Permit
- Variance

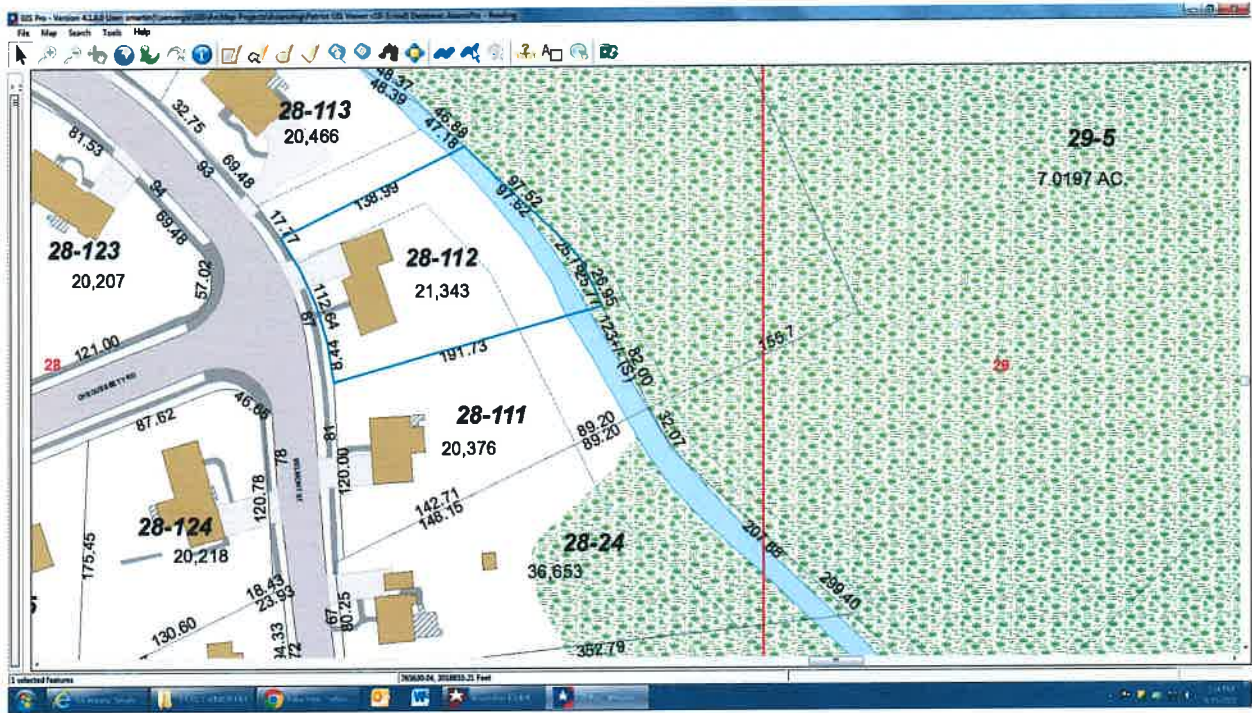
- Health Department
- Historic District Commission
- Historical Commission
- Other:

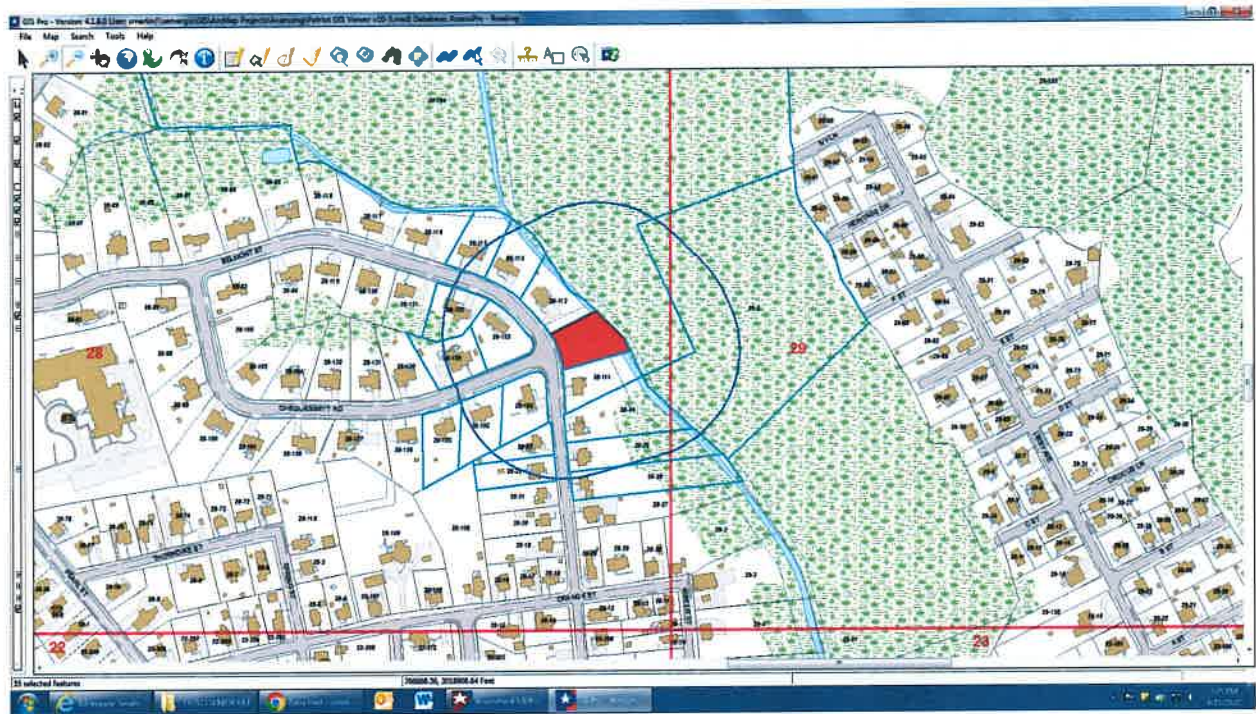
Brief description of request: ADDITION w/ IN 100' OF WETLAND + w/ IN 200' OF BROOK

Applicant Agent Signature: [Signature] Date: 9/15/22

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

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
*Must be signed by the Public Services Department*







*Patriot Properties*

## **Readina**

### **Abutters List**

09/15/2022

3:20:21PM

**Filter Used:** DataProperty.AccountNumber in (5707,5797,5808,5705,5807,5706,5708,5709,5805,5798,5795,5875,5812,5806,5903,5796,5788,5794)

87 BELMONT STREET

## Abutters List

| ParcelID          | Location          | Owner                        | Co-Owner                 | Mailing Address   | City    | State Zip |
|-------------------|-------------------|------------------------------|--------------------------|-------------------|---------|-----------|
| 028.0-0000-0022.0 | 70 BELMONT ST     | COTTER DAVID F               | COTTER SUSAN E (TE)      | 70 BELMONT ST     | READING | MA 01867  |
| 028.0-0000-0023.0 | 72 BELMONT ST     | MURPHY SIOBHAN C             |                          | 72 BELMONT ST     | READING | MA 01867  |
| 028.0-0000-0024.0 | 67 BELMONT ST     | MONAGLE EMILY                | MONAGLE MICHAEL          | 67 BELMONT STREET | READING | MA 01867  |
| 028.0-0000-0025.0 | 63 BELMONT ST     | ROMANO JEFFREY               | ROMANO ARIANA            | 63 BELMONT ST     | READING | MA 01867  |
| 028.0-0000-0026.0 | 59 BELMONT ST     | LEE ROBERT E (L.E.)          | LEE HELEN A (L.E.)       | 59 BELMONT ST     | READING | MA 01867  |
| 028.0-0000-0105.0 | 61 CHEQUESSETT RD | BETTANO CHARLES J            | CAROL A BETTANO          | 61 CHEQUESSETT RD | READING | MA 01867  |
| 028.0-0000-0111.0 | 81 BELMONT ST     | HODGSON ROBERT J JR          | HODGSON ELAINE H         | 81 BELMONT STREET | READING | MA 01867  |
| 028.0-0000-0112.0 | 87 BELMONT ST     | GUDMUNDSEN HALVARD           | GUDMUNDSEN TARA TE       | 87 BELMONT ST     | READING | MA 01867  |
| 028.0-0000-0113.0 | 93 BELMONT ST     | WHITE CHRISTOPHER            | CHRISTINA SANCHEZ        | 93 BELMONT ST     | READING | MA 01867  |
| 028.0-0000-0114.0 | 99 BELMONT ST     | JORDAN KATHERINE S TTEE      | KATHERINE S JORDAN (REV) | 99 BELMONT ST     | READING | MA 01867  |
| 028.0-0000-0115.0 | 105 BELMONT ST    | POLLEYS WILLIAM H ETAL TRSTE | WILLIAM H POLLEYS LIV TR | 105 BELMONT ST    | READING | MA 01867  |
| 028.0-0000-0122.0 | 104 BELMONT ST    | NORMA J LUCEY ETAL TRUSTEES  |                          | 104 BELMONT ST    | READING | MA 01867  |
| 028.0-0000-0123.0 | 94 BELMONT ST     | LITEPLO MARK C               | LITEPLO KRISTEN A        | 94 BELMONT ST     | READING | MA 01867  |
| 028.0-0000-0124.0 | 78 BELMONT ST     | MORAN JAMES G ETAL TRUSTEE   | MORAN FAMILY IRREVOCAL   | 78 BELMONT ST     | READING | MA 01867  |
| 028.0-0000-0125.0 | 53 CHEQUESSETT RD | TWICHELL CHRISTOPHER C       | EILEEN E POWERS-TWICHE   | 53 CHEQUESSETT RD | READING | MA 01867  |
| 028.0-0000-0129.0 | 58 CHEQUESSETT RD | FRAZIER KEVIN M              | DEBRA L FRAZIER          | 58 CHEQUESSETT RD | READING | MA 01867  |
| 028.0-0000-0194.0 | CHARLES ST        | TOWN OF READING              | CONS                     | 16 LOWELL STREET  | READING | MA 01867  |
| 029.0-0000-0005.0 | OFF CHARLES ST    | TOWN OF READING              | CONS.                    | 16 LOWELL ST      | READING | MA 01867  |

**End of Report**

---

BETTANO CHARLES J  
CAROL A BETTANO  
61 CHEQUESSETT RD  
READING, MA 01867

---

MURPHY SIOBHAN C  
72 BELMONT ST  
READING, MA 01867

---

COTTER DAVID F  
COTTER SUSAN E (TE)  
70 BELMONT ST  
READING, MA 01867

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NORMA J LUCEY ETAL TRUSTEES  
104 BELMONT ST  
READING, MA 01867

---

FRAZIER KEVIN M  
DEBRA L FRAZIER  
58 CHEQUESSETT RD  
READING, MA 01867

---

POLLEYS WILLIAM H ETAL TRSTEES  
WILLIAM H POLLEYS LIV TRUST  
105 BELMONT ST  
READING, MA 01867

---

GUDMUNDSEN HALVARD  
GUDMUNDSEN TARA TE  
87 BELMONT ST  
READING, MA 01867

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ROMANO JEFFREY  
ROMANO ARIANA  
63 BELMONT ST  
READING, MA 01867

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HODGSON ROBERT J JR  
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81 BELMONT STREET  
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TOWN OF READING  
CONS  
16 LOWELL STREET  
READING, MA 01867

---

JORDAN KATHERINE S TTEE  
KATHERINE S JORDAN \REV TRUST  
99 BELMONT ST  
READING, MA 01867

---

TOWN OF READING  
CONS.  
16 LOWELL ST  
READING, MA 01867

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LEE ROBERT E (L.E.)  
LEE HELEN A (L.E.)  
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CHRISTINA SANCHEZ  
93 BELMONT ST  
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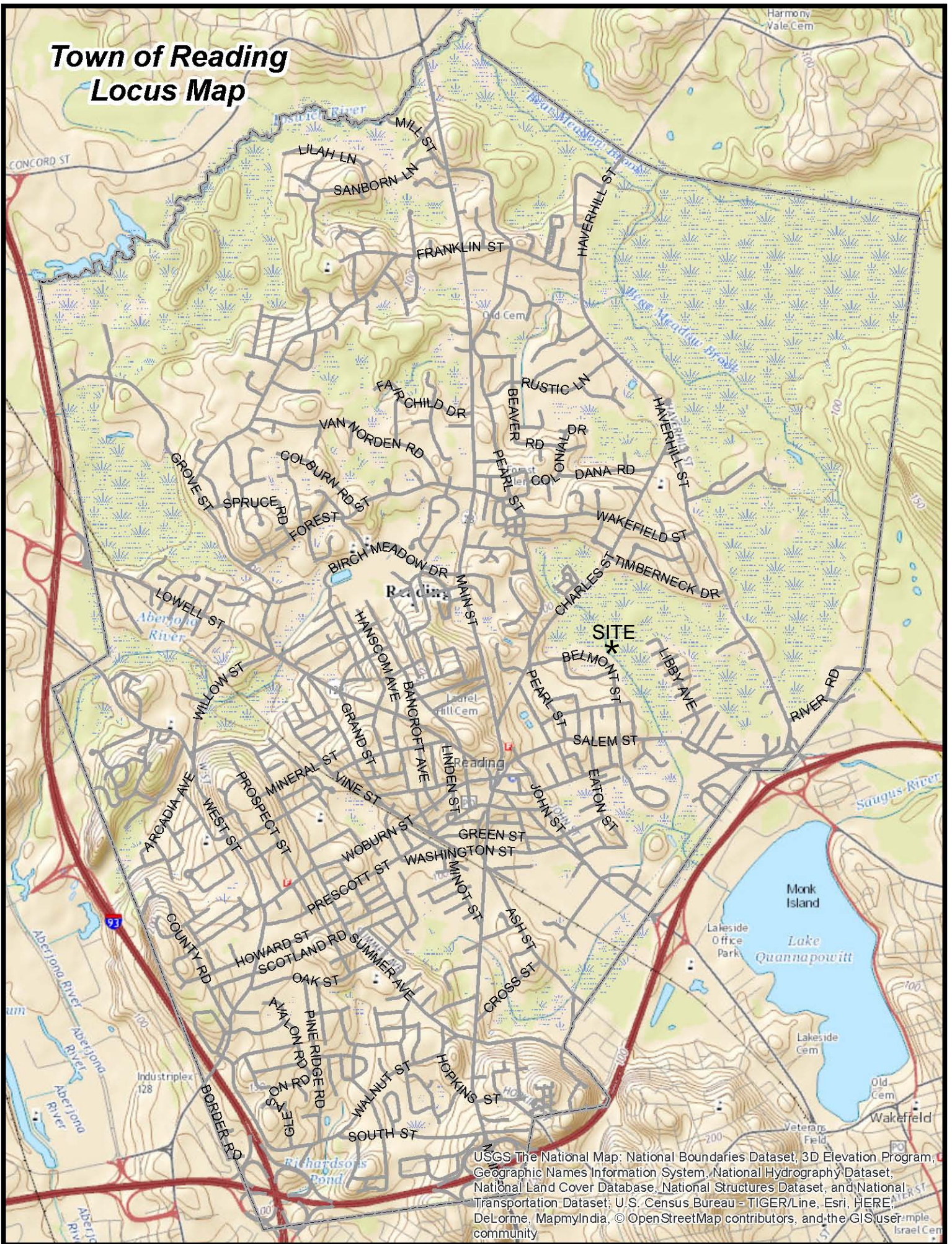
MONAGLE EMILY  
MONAGLE MICHAEL  
67 BELMONT STREET  
READING, MA 01867

---

MORAN JAMES G ETAL TRUSTEES  
MORAN FAMILY IRREVOCABLE TRUST  
78 BELMONT ST  
READING, MA 01867

| MAP 10 LOT 234 | SITE ADDRESS | OWNER                                       | MAILING ADDRESS                 | CITY          | ST | ZIP   |
|----------------|--------------|---|---------------------------------|---------------|----|-------|
|                |              | NEIGHBORING TOWNS ALSO NEED TO BE NOTIFIED: |                                 |               |    |       |
|                |              | STONEHAM PLANNING BOARD                     | 35 CENTRAL ST                   | STONEHAM      | MA | 02180 |
|                |              | WAKEFIELD PLANNING BOARD                    | 1 LAFAYETTE STREET              | WAKEFIELD     | MA | 01880 |
|                |              | LYNNFIELD PLANNING BOARD                    | 55 SUMMER STREET                | LYNNFIELD     | MA | 01940 |
|                |              | MASS DEPT OF HOUSING & COM. DEV.            | 100 CAMBRIDGE STREET, SUITE 300 | BOSTON        | MA | 02114 |
|                |              | WILMINGTON PLANNING BOARD                   | 121 GLEN ROAD                   | WILMINGTON    | MA | 01887 |
|                |              | NORTH READING PLANNING BOARD                | 235 NORTH STREET                | NORTH READING | MA | 01864 |
|                |              | WOBURN PLANNING BOARD                       | 10 COMMON STREET                | WOBURN        | MA | 01801 |
|                |              | METRO AREA PLANNING COUNCIL                 | 60 TEMPLE PLACE                 | BOSTON        | MA | 02111 |

# Town of Reading Locus Map



USGS The National Map: National Boundaries Dataset, 3D Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

**ALTERNATIVES ANALYSIS**  
**87 Belmont Street, Reading**

1) Construct Proposed Addition as shown

The applicant is proposing an addition in an area that is presently mostly occupied by an existing structure (to be razed). The addition will not get much closer to the brook than existing structure. No trees are to be removed. Even though the majority of the addition is over an existing degraded area, drainage mitigation is proposed to collect roof runoff.

2) Convert 2 story dwelling to 3 story dwelling (no footprint change)

The applicant has a 2 story home, the option of going vertical would push this dwelling to 3 stories which is not allowed under the Reading Zoning Bylaw and would require a variance. Since there is not a hardship case the variance would most likely be denied.

3) Do Nothing

The applicant enjoys the neighborhood and would like to stay located here. The existing house is small for this family with children. The option of “Do Nothing” is always an option, but we feel that the proposed dwelling and limited site disturbance will provide the applicant the living space that is desired while being environmentally sensitive.