

BOSTON GAS COMPANY
Walkers Brook Drive Storage Tank Installation and Site
Security Improvement Project

Notice of Intent

Reading, MA
Conservation Commission
October 2022

Prepared for:
Boston Gas Company
40 Sylvan Road
Waltham, MA 02451

BSC Project No. 89820.64



OCTOBER 26, 2022

www.bscgroup.com

Reading Conservation Commission
16 Lowell Street
Reading, MA 01867

RE: **Notice of Intent**
Walkers Brook Drive Storage Tank Installation and Site Security Improvement
Project
Reading, MA
Boston Gas Company (BGC)

Dear Members of the Reading Conservation Commission:

BSC Group, Inc. (“BSC”) is filing this Notice of Intent (“NOI”) on behalf of the Boston Gas Company (“BGC”), for maintenance and operations activities at an existing natural gas utility facility located at 77 Walkers Brook Drive, Reading, MA. The legal parcel address for this BGC-owned parcel is listed as 0 John Street and is referenced as such on the forms associated with this filing. Facility maintenance and upgrade activities include site security improvement activities including tree removal in the facility and boundary fence replacement, and the installation of a new 1,000-gallon liquid storage tank with containment and associated new security fence (“the Project”). All activities are proposed within the property boundary and within the fence line of the existing facility. BGC is submitting this NOI in accordance with the Massachusetts Wetlands Protection Act (M.G.L. Ch.131, S.40) (WPA), its implementing regulations (310 CMR 10.00), and the Town of Reading Wetlands Protection Bylaw (General Bylaws Section 7.1) and associated Regulations.

BGC’s site at 77 Walkers Brook Drive is a natural gas facility integral to the continued safe and secure operation of the local distribution system. The facility is a fenced yard within the larger parcel. Historically, this facility handled the import/export of propane and is currently used to store materials important to the management and operation of the local natural gas system. The facility is elevated from the surrounding wetland resources areas and was at one point entirely surfaced with gravel and partially paved, as well as completely cleared of vegetation. Currently, the facility houses a building and storage yard in the northeastern extent of the site and is partially paved adjacent to these facilities. Woody vegetation has re-established along the boundary fence line and in the southwestern portion of the property.

Storage Tank and Associated Fence Installation

BGC is proposing to install a 1,000-gallon storage tank with a steel containment basin to be filled with mercaptan liquid odorant (Flammable Class IB) for use throughout their existing gas facilities in the area. The new storage tank will be mounted on top of a 20-foot by 8-foot concrete pad that will be installed within a previously disturbed, graveled, and partially paved area. A fence currently surrounds the building adjacent to where the tank is proposed. This existing fence will be partially removed and replaced with a new fence that will encompass the existing building and proposed tank. This work is proposed within Bordering Land Subject to Flooding (BLSF), the 200-foot Riverfront Area (RFA) associated with Walkers Brook, and 100-foot Buffer Zone to Bordering Vegetated Wetland (BVW) and is subject to review under the WPA and Town of Reading Wetlands Protection Bylaw and associated Regulations. The location of the proposed activities is shown on the Environmental Resources (ER) Map and USGS Site Locus Map in **Attachment B**.

Site Security Improvements

BGC is proposing to replace the outer fence along the parcel boundary and to clear vegetation from the parcel area within the boundary fence. The purpose of these activities is to improve security onsite as there has been a history of the public entering the site and damaging equipment and infrastructure. As this property stores vital materials for gas facilities in the area, vandalism poses a safety risk. BGC is proposing to upgrade the existing boundary fence by increasing the height and upgrading the chain link to discourage public access to the site. In addition, BGC is clearing vegetation from the site in order to improve sight lines and better spot security breaches. BGC additionally will trim vegetation along the main access road off of Walkers Brook Drive. These proposed activities are located within 200-foot RFA, BLSF, and 100-foot Buffer Zone to BVW/ Inland Bank.

BGC commenced vegetation clearing activities on site in September under a maintenance letter submitted to the Conservation Commission on 9/8/2022 and Minor Project Permit (Permit # MP-22-24) issued on 9/14/22 for work associated with the boundary fence replacement and tree removals. However, the Reading Conservation Agent conducted a site visit on 9/28/22 and requested crews stop work until BGC provided further clarifications of the scope of work. The location of the proposed activities, including area of previous vegetation clearing and area that remains to be cleared, is shown on the Environmental Resources (ER) Map and USGS Site Locus Map in **Attachment B**. BGC is submitting this NOI to address this request for a clarification of the scope of vegetation management work and for additional work at the site.

Utility Maintenance and Limited Project Provisions

In accordance with 310 CMR 10.02 (2)(a)(2), components of the proposed Project are considered exempt maintenance activities under the WPA. Exempt activities include the replacement of the boundary fence and tree trimming along the access road. Vegetation removal from the parcel is proposed to facilitate the safe and secure operation of the site and is therefore additionally considered an exempt activity. However, the Town of Reading does not appear to acknowledge the WPA maintenance exemption and therefore these aspects of the Project are subject to the local bylaw.

Remaining components of the Project, including the tank and associated containment, concrete pad, and fence installations qualify as a Limited Project in accordance with the WPA regulations at 310 CMR 10.53(3)(d), which allows for the “construction, reconstruction, operation and maintenance of underground and overhead public utilities, such as electrical distribution or transmission lines, or communication, sewer, water and natural gas lines...” provided there are no alternatives, best available measures are used to minimize adverse effects during construction, and that vegetation and existing grades are restored. Due to the nature and purpose of the proposed activities, there are no practical alternatives to the Project. All Project activities are proposed within a disturbed area in uplands that is currently paved and in active use as a natural gas facility. BGC will implement Best Management Practices (BMPs), including sediment and erosion controls, during construction, further minimizing the likelihood of adverse impacts to resource areas. To compensate for the removal of vegetation along the access roadway, BGC is proposing low-growing shrubs along the roadway.

Overall, BGC is seeking an Order of Conditions from the Reading Conservation Commission to allow the work to proceed as described herein.

Enclosed are two (2) copies of the NOI application package, and the associated maps and filing fee. A copy of the application has also been sent to the MassDEP Northeast Regional Office, and the state fee has been submitted via electronic payment. We respectfully request that this matter be heard at the next scheduled Conservation Commission hearing. If you have any questions regarding the enclosed information, please contact me at 301-509-9261, or Jaime Walker at 978-511-1156. Thank you for your consideration in this matter.

Sincerely,
BSC Group, Inc.



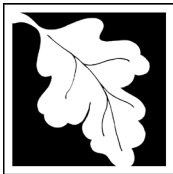
Samantha Walker
Wetland Scientist

cc: Jaime Walker, Boston Gas Company
MassDEP Northeast Regional Office

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Reading, Massachusetts
Notice of Intent

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ATTACHMENT B	USGS SITE LOCUS MAP ENVIRONMENTAL RESOURCES MAP FEMA FIRMETTE
ATTACHMENT C	SITE PHOTOGRAPHS
ATTACHMENT D	CERTIFIED ABUTTERS LIST ABUTTER NOTIFICATION LETTER AFFIDAVIT OF SERVICE
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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
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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>0 John Street</u> a. Street Address	<u>Reading</u> b. City/Town	<u>01867</u> c. Zip Code
Latitude and Longitude:		
<u>42.517157</u> d. Latitude	<u>-71.093608</u> e. Longitude	
<u>012.0-0000</u> f. Assessors Map/Plat Number	<u>0130.0</u> g. Parcel /Lot Number	

2. Applicant:

<u>Jaime</u> a. First Name	<u>Walker</u> b. Last Name
<u>Boston Gas Company (BGC)</u> c. Organization	
<u>40 Sylvan Road</u> d. Street Address	
<u>Waltham</u> e. City/Town	<u>MA</u> f. State
<u>978-551-1156</u> h. Phone Number	<u>02451</u> g. Zip Code
<u></u> i. Fax Number	<u>Jaime.Walker@nationalgrid.com</u> j. Email Address

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

<u></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> h. Phone Number	<u></u> g. Zip Code
<u></u> i. Fax Number	<u></u> j. Email address

4. Representative (if any):

<u>Samantha</u> a. First Name	<u>Walker</u> b. Last Name
<u>BSC Group, Inc.</u> c. Company	
<u>1 Mercantile Street, Suite 610</u> d. Street Address	
<u>Worcester</u> e. City/Town	<u>MA</u> f. State
<u>301-509-9261</u> h. Phone Number	<u>01608</u> g. Zip Code
<u></u> i. Fax Number	<u>swalker@bscgroup.com</u> j. Email address

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

<u>\$750</u> a. Total Fee Paid	<u>\$362.50</u> b. State Fee Paid	<u>\$387.50</u> c. City/Town Fee Paid
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A. General Information (continued)

6. General Project Description:

Boston Gas Company is proposing to install a new 1,000-gallon liquid storage tank with containment and associated new fence in addition to site security improvement activities including parcel tree clearing and boundary fence replacement at a BGC owned parcel at 77 Walkers Brook Drive, Reading, MA. Activities are proposed within 200-ft RFA, 100-ft Buffer Zone, and BLSF.

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

12571

c. Book

b. Certificate # (if registered land)

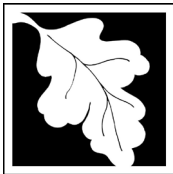
30

d. Page Number

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

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

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



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

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

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 checked="" type="checkbox"/> Bordering Land Subject to Flooding	177 1. square feet 179 3. cubic feet of flood storage lost	0 2. square feet 0 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" type="checkbox"/> Riverfront Area	Walkers Brook 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: 133,315 square feet

4. Proposed alteration of the Riverfront Area:

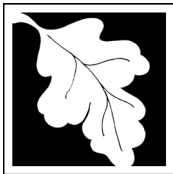
12,809 a. total square feet 768 b. square feet within 100 ft. 12,041 c. square feet between 100 ft. and 200 ft.

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.

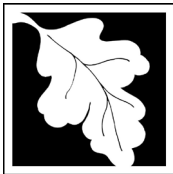
a. square feet of BVW

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/PRI_EST_HAB/viewer.htm.

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

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

- August 1, 2021
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).*

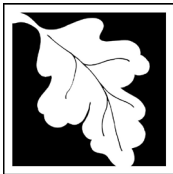
- c. Submit Supplemental Information for Endangered Species Review*

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 <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects 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 http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_fee_schedule.htm).
Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

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

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

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

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

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

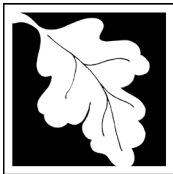
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

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@state.ma.us

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

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



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

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 b. ACEC
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.

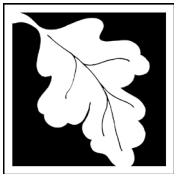
D. Additional Information

- 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.

Environmental Resources Map

a. Plan Title

BSC Group, Inc.

N/A

b. Prepared By

c. Signed and Stamped by

10/24/2022

1" = 100'

d. Final Revision Date

e. Scale

USGS Site Location Map

10/24/2022

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:

3174

10/26/22

2. Municipal Check Number

3. Check date

eDEP filing

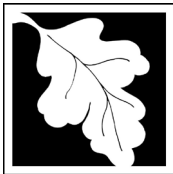
4. State Check Number

5. Check date

BSC Group Inc.

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.

Quinn Walker

10/26/2022

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

Scott Lee

4. Date

10/26/2022

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



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

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



A. Applicant Information

1. Location of Project:

<u>0 John Street</u>	<u>Reading</u>
a. Street Address	b. City/Town
<u>N/A- eDEP payment</u>	<u>\$362.50</u>
c. Check number	d. Fee amount

2. Applicant Mailing Address:

<u>Jaime</u>	<u>Walker</u>	
a. First Name	b. Last Name	
<u>Boston Gas Company</u>		
c. Organization		
<u>40 Sylvan Road</u>		
d. Mailing Address		
<u>Waltham</u>	<u>MA</u>	<u>02451</u>
e. City/Town	f. State	g. Zip Code
<u>978-551-1156</u>	<u>Jaime.Walker@nationalgrid.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

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

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).

3174

BSC COMPANIES, INC.
803 SUMMER STREET
BOSTON, MASSACHUSETTS 02127



53-179/113

DATE 10/26/22

PAY
TO THE
ORDER OF

Town of Reading

One thousand three hundred eighty-seven ^{54/100} \$ 1,387.50

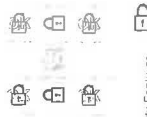
DOLLARS

Eastern Bank

Boston, MA 02110
easternbank.com
1-800-EASTERN

TWO SIGNATURES REQUIRED OVER \$2,500
NOT VALID AFTER 180 DAYS

FOR 89820.64



Details on back
Security Features

Reading Wetlands Protection Bylaw Fee Calculation Form

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

Attachment A

Walkers Brook Drive Storage Tank Installation and Site Security Improvement Project
Reading, Massachusetts
Notice of Intent

PROJECT NARRATIVE

1 Introduction

BSC Group, Inc. (“BSC”) is filing this Notice of Intent (“NOI”) on behalf of the Boston Gas Company (“BGC”), for maintenance and operations activities at an existing natural gas utility facility located at 77 Walkers Brook Drive, Reading, MA. The legal parcel address for this BGC-owned parcel is listed as 0 John Street and is referenced as such on the forms associated with this filing. Facility maintenance and upgrade activities include site security improvement activities including tree removal in the facility and boundary fence replacement, and the installation of a new 1,000-gallon liquid storage tank with containment and associated new security fence (“the Project”). All activities are proposed within the property boundary and within the fence line of the existing facility. BGC is submitting this NOI in accordance with the Massachusetts Wetlands Protection Act (M.G.L. Ch.131, S.40) (WPA), its implementing regulations (310 CMR 10.00), and the Town of Reading Wetlands Protection Bylaw (General Bylaws Section 7.1) and associated Regulations.

BGC’s site at 77 Walkers Brook Drive is a natural gas facility integral to the continued safe and secure operation of the local distribution system. The facility is a fenced yard within the larger parcel. Historically, this facility handled the import/export of propane and is currently used to store materials important to the management and operation of the local natural gas system. The facility is elevated from the surrounding wetland resources areas and was at one point entirely surfaced with gravel and partially paved, as well as completely cleared of vegetation. Currently, the facility houses a building and storage yard in the northeastern extent of the site and is partially paved adjacent to these facilities. Woody vegetation has re-established along the boundary fence line and in the southwestern portion of the property.

Storage Tank and Associated Fence Installation

BGC is proposing to install a 1,000-gallon storage tank with a steel containment basin to be filled with mercaptan liquid odorant (Flammable Class IB) for use throughout their existing gas facilities in the area. The new storage tank will be mounted on top of a 20-foot by 8-foot concrete pad that will be installed within a previously disturbed, graveled, and partially paved area. A fence currently surrounds the building adjacent to where the tank is proposed. This existing fence will be partially removed and replaced with a new fence that will encompass the existing building and proposed tank. This work is proposed within Bordering Land Subject to Flooding (BLSF), the 200-foot Riverfront Area (RFA) associated with Walkers Brook, and 100-foot Buffer Zone to Bordering Vegetated Wetland (BVW) and is subject to review under the WPA and Town of Reading Wetlands Protection Bylaw and associated Regulations. The location of the proposed activities is shown on the Environmental Resources (ER) Map and USGS Site Locus Map in **Attachment B**.

Site Security Improvements

BGC is proposing to replace the outer fence along the parcel boundary and to clear vegetation from the parcel area within the boundary fence. The purpose of these activities is to improve security onsite as there has been a history of the public entering the site and damaging equipment and infrastructure. As this property stores vital materials for gas facilities in the area, vandalism poses a safety risk. BGC is proposing to upgrade the existing boundary fence by increasing the height and upgrading the chain link to discourage public access to the site. In addition, BGC is clearing vegetation from the site in order to improve sight lines and better spot security breaches. BGC additionally will trim vegetation along the main access road off of Walkers Brook Drive. These proposed activities are located within 200-foot RFA, BLSF, and 100-foot Buffer Zone to BVW/ Inland Bank.

BGC commenced vegetation clearing activities on site in September under a maintenance letter submitted to the Conservation Commission on 9/8/2022 and Minor Project Permit (Permit # MP-22-24) issued on 9/14/22 for work associated with the boundary fence replacement and tree removals. However, the Reading Conservation Agent conducted a site visit on 9/28/22 and requested crews stop work until BGC provided further clarifications of the scope of work. The location of the proposed activities, including area of previous vegetation clearing and area that remains to be cleared, is shown on the Environmental Resources (ER) Map and USGS Site Locus Map in **Attachment B**. BGC is submitting this NOI to address this request for a clarification of the scope of vegetation management work and for additional work at the site.

Utility Maintenance and Limited Project Provisions

In accordance with 310 CMR 10.02 (2)(a)(2), components of the proposed Project are considered exempt maintenance activities under the WPA. Exempt activities include the replacement of the boundary fence and tree trimming along the access road. Vegetation removal from the parcel is proposed to facilitate the safe and secure operation of the site and is therefore additionally considered an exempt activity. However, the Town of Reading does not appear to acknowledge the WPA maintenance exemption and therefore these aspects of the Project are subject to the local bylaw.

Remaining components of the Project, including the tank and associated containment, concrete pad, and fence installations qualify as a Limited Project in accordance with the WPA regulations at 310 CMR 10.53(3)(d), which allows for the “construction, reconstruction, operation and maintenance of underground and overhead public utilities, such as electrical distribution or transmission lines, or communication, sewer, water and natural gas lines...” provided there are no alternatives, best available measures are used to minimize adverse effects during construction, and that vegetation and existing grades are restored. Due to the nature and purpose of the proposed activities, there are no practical alternatives to the Project. All Project activities are proposed within a disturbed area in uplands that is currently paved and in active use as a natural gas facility. BGC will

implement Best Management Practices (BMPs), including sediment and erosion controls, during construction, further minimizing the likelihood of adverse impacts to resource areas. To compensate for the removal of vegetation along the access roadway, BGC is proposing low-growing shrubs along the roadway.

Overall, BGC is seeking an Order of Conditions from the Reading Conservation Commission to allow the work to proceed as described herein.

2 Existing Conditions

The Project is located at 77 Walkers Brook Drive in Reading, MA. BGC historically used the facility to import / export propane and would unload materials from the railway and then export out to the area from the site. Currently BGC stores materials vital to the maintenance and operation of gas facilities in the area. Over time, as the use of the site shifted to storage and access to the railroad was not essential, BGC did not actively maintain parts of the site that were previously paved or graveled. These areas have become overgrown with small trees, saplings and shrubs, which BGC's contractors partially cleared in early September 2022 under Minor Permit #MP-22-24. The facility is elevated above the surrounding grade by areas of historic compacted fill, gravel, and asphalt and areas of existing maintained pavement. The facility abuts a perennial stream along its western boundary and the MBTA Haverhill Line railroad along its southern boundary. To the east, the site abuts an area of mixed forest.

Resource Area Summary

BSC conducted a desktop analysis (using MassGIS data layers, FEMA FIRMette, and other publicly available data), and a site visit to identify jurisdictional wetland resource areas and to assess permitting requirements pursuant to the WPA and Town of Reading Wetlands Protection Bylaw and Regulations.

The Project area is located within FEMA Floodzone AE, with approximate base flood elevation of 85-ft (FIRMette 25017CO313E, effective 6/4/2010). Floodzone / BLSF is associated with Walkers Brook which appears to be a highly modified perennial stream based on observation of extensive channelized banks and culverting of the stream throughout the Town. There is a history of beaver dam activity near the site. BSC observed Bordering Vegetated Wetlands associated with this stream surrounding the facility. No other resource areas were identified within or near the Project area, including Certified Vernal Pools, Natural Heritage & Endangered Species (NHESP) Priority/Estimated Habitat, Areas of Critical Environmental Concern (ACEC), or Zone II Wellhead Protection Areas. The Environmental Resources Map in **Attachment B** depicts wetland resource areas and buffer zones in relation to proposed activities.

No Project work will take place within BVW, Bank, or Land Under Water of the perennial stream. Proposed Project activities are proposed within 200-foot RFA, BLSF, and 100-foot Buffer Zone to BVW/Inland Bank.

3 Project Activities & Anticipated Impacts

Proposed Project activities include the installation of a new 1,000-gallon liquid storage tank with containment and associated fence, and security improvements onsite including the replacement of the boundary fence and vegetation clearing within the facility. All activities are proposed within the existing, disturbed footprint of the facility, in areas of partially paved and partially graveled surface. Proposed work associated with the new storage tank and fence, alteration of the site associated with vegetation clearing and maintenance activities including the fence replacement and access route tree trimming are all within RFA, BLSF and 100-foot Buffer Zone to BVW/Inland Bank. BGC is proposing to plant six (6) native shrubs along the access road as compensatory mitigation for the vegetation clearing within the facility.

Storage Tank and Associated Fence Installation

BGC is proposing to install a 1,000-gallon storage tank with a steel containment to be filled with mercaptan liquid odorant (Flammable Class IB) for use throughout their existing gas facilities in the area. The new storage tank will be raised up on top of steel containment layer all mounted on top of a 20-foot by 8-foot concrete pad. In order to create a stable base for the concrete pad, BGC will excavate approximately six inches of the existing subsurface material within the footprint of the pad and replace this material with a 6-inch layer of gravel. Crews will remove excavated unsuitable material from the site and dispose of the material in accordance with applicable state and local regulations. The installed concrete pad will rise 6 inches from the ground surface. This concrete pad is proposed within a previously disturbed, graveled and partially paved area. The total impact to associated with the tank installation is approximately 160-square feet.

A fence currently exists around the building adjacent to where the tank is proposed. BGC will partially remove this existing fence replace portions with a new fence that will encompass the existing building and proposed tank. Approximately 213-linear feet of fence is proposed to be installed with about 21 fence posts (each about 12-inches in diameter) with a total permanent impact of 17-square feet.

Site Security Improvements

There has been a history of recent unauthorized public access to the site due to holes in the current boundary fence and access cut into the fence. Vandals have damaged onsite equipment, which poses a safety hazard due to the materials stored onsite. The overgrowth of vegetation on the site has made monitoring of the site and determining if a breach of the fence line has occurred and where difficult for operations staff. To better secure the

facility, BGC is proposing to replace the outer fence along the parcel boundary which is a total of about 1,174-linear feet. The fence height will be increased, and the chain link upgraded to reduce the ability of the public to cut the fence and access the site. New fence posts will be placed on top of the existing fence posts; therefore no ground disturbance is required for this scope. BGC proposes to clear all vegetation from the site in order to improve sightlines and improve the monitoring of security breaches. Previously, approximately 15,459-square feet of vegetation was cleared in September 2022 under Minor Permit #MP-22-24. An additional 18,557-square feet of vegetation is left within the facility to be cleared. BGC will also perform maintenance tree trimming along the facility access road.

4 Performance Standards

The Project meets the criteria to be considered a Limited Project, as outlined in 310 CMR 10.53(3)(d). Nonetheless, the Project has been designed to meet applicable performance standards for each affected resource area. In accordance with general condition 310 CMR 10.53(3)(d)2, BGC will implement BMPs to ensure the adjacent resource areas are adequately protected, and impacts to the surrounding area are reduced, minimized, and restored to the maximum extent practicable. Project-specific BMPs are further discussed in Section 5. However, since there is a restrictive amount of space available in the limits of work, the Project may need to request some leniency at the Commission’s discretion for this limited project work. Performance standards related to compensatory flood storage and cumulative Riverfront Area impacts may not be met.

Bordering Land Subject to Flooding (BLSF)

Activities within BLSF include installation of the storage tank and associated fence, replacement of the boundary fence, and vegetation clearing. All work is proposed within an existing gas facility that is characterized as either being paved or is hardened with historical fill materials including gravel or broken up pavement. The flood storage capacity of the current site is limited by the previous and current uses of the facility as a storage facility.

310 CMR 10.57(4)(a)(1): *Compensatory storage shall be provided for all flood storage volume that will be lost as the result of a proposed project within Bordering Land Subject to Flooding, when in the judgment of the issuing authority said loss will cause an increase or will contribute incrementally to an increase in the horizontal extent and level of flood waters during peak flows.*

Proposed project activities that have the potential to alter the existing flood storage volume of the site include the installation of the permanent tank with associated concrete pad and fencing. The proposed storage tank that is mounted on a 20-foot by 8-foot concrete pad and new fence will occupy an area of approximately 177-square feet, and is not a use inconsistent with the current use of the facility as a storage area for natural gas equipment. The new concrete pad is a net loss of flood

storage areas proposed within the limits of the FEMA established limits of the Flood Zone A. With the limited space available, it is not clear whether creating 1:1 compensatory storage will be feasible. Some leniency and discretion may be required from the Commission for this limited project activity. Removal of the vegetation will not affect the flood storage capacity onsite and therefore is not considered an impact.

310 CMR 10.57(4)(a)(2): *Work within Bordering Land Subject to Flooding, including that work required to provide the above-specified compensatory storage, shall not restrict flows so as to cause an increase in flood stage or velocity.*

The installation of a tank and fence adjacent to the existing building will not significantly alter flood flow patterns on the site. Outside of the building and existing equipment stored at the facility, the parcel is largely open space or forested area. Removal of vegetation within the facility will not restrict flow or cause increased flood stage within the larger floodplain area.

310 CMR 10.57(4)(a)(3): *Work in those portions of bordering land subject to flooding found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions.*

Project activities are proposed entirely within a previously disturbed, paved/graveled yard, historically used for the import/export of propane gas. The proposed Project does not represent a significant change in site use or conditions and will not alter the currently low capacity to provide important wildlife habitat functions.

Reading Regulations Section 3E(1): *Proposed work that may alter land subject to flooding shall not adversely affect the interests protected under the Bylaw, including the flood control capacity of said area.*

As described above, the proposed Project will not significantly alter the flood storage capacity provided by the site or alter flood patterns or velocity within the larger floodplain.

Reading Regulations Section 3E(2-4): Not applicable – no compensatory flood storage is proposed.

Reading Regulations Section 3E(5): *Work within land subject to flooding, including that work required to provide the above-specified compensatory storage, shall not restrict flows so as to cause an increase in flood stage or velocity.*

As described above, the proposed Project will not significantly alter the already reduced flood storage capacity of the already disturbed site and will not restrict flows.

Reading Regulations Section 3E(6): *Work in those portions of land subject to flooding found to be significant to the protection of wildlife habitat shall not impair its capacity to provide important wildlife habitat functions. Except for work that would adversely affect vernal pool habitat, a project or projects on a single lot, for which Notice(s) of Intent is filed on or after November 1, 1987, that (cumulatively) alter(s) up to 10% or 5,000 square feet (whichever is less) of land in this resource area found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important wildlife habitat functions. Additional alterations beyond the above threshold, or altering vernal pool habitat, may be permitted if they will have no adverse effect on wildlife habitat, as determined by procedures contained in 310 CMR 10.60.*

As described above, Project activities are proposed entirely within a previously disturbed, paved/graveled yard, historically used for the import/export of propane gas. The proposed Project does not represent a significant change in site use or conditions, and will not alter the site's already reduced capacity to provide important wildlife habitat functions.

200-foot Riverfront Area (RFA) (Reading Wetlands Protection Bylaw defers to the WPA standards for this resource area)

Activities within 200-foot RFA include installation of the storage tank and associated fence, replacement of the boundary fence, and vegetation clearing. All work is proposed within an existing gas facility that is characterized as either being paved or is hardened with historical fill materials including gravel or broken up pavement.

310 CMR 10.58(4): *the work, including proposed mitigation, will have no significant adverse impact on the riverfront area to protect the interests identified in M.G.L. c. 131 § 40.*

The proposed works are located within a previously disturbed area, consisting of a gas pumping building, and paved and gravel surfaces. As such, the proposed installation of a liquid storage tank on the site will not significantly alter the existing RFA conditions, nor adversely impact the interests protected by the WPA.

310 CMR 10.58(4)(a): *The work shall meet the performance standards for all other resource areas within the riverfront area...*

Proposed Project activities will result in a minor loss in flood storage capacity. As a Limited Project, the Commission may use their discretionary authority to determine that the loss is minimal and will not, in the Commission's judgement, result in increased flood volume or peak flows. Considering the historic and current use of the site, the lack of ability to provide on-site compensatory storage, and the context of the work within the larger floodplain area, BGC requests that the Commission find that the performance standard for flood storage is met to the extent feasible. All other applicable performance standards will be met.

310 CMR 10.58(4)(b): *No project may be permitted within the riverfront area which will have any adverse effect on specified habitat sites of rare wetland or upland, vertebrate or invertebrate species...*

N/A– no rare species habitat is located within the vicinity of the Project area.

310 CMR 10.58(4)(c): *There must be no practicable and substantially equivalent economic alternative to the proposed project with less adverse effects on the interests identified in M.G.L. c. 131 § 40.*

The proposed Project makes use of an existing facility owned by BGC, which was historically used for a similar purpose (the import/export of propane) to the proposed Project (the storage of mercaptan). The existing facilities on the site, as well as the site's location relative to other BGC properties, make the site the most viable option for the storage and subsequent distribution of mercaptan. Furthermore, there are no practicable alternatives with fewer adverse impacts.

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, § 40.*

As described above, Project activities are proposed entirely within a previously disturbed, paved/graveled yard, historically used for the import/export of propane gas. The proposed Project does not represent a significant change in site use or conditions and will not alter the already degraded RFA. Six (6) native shrubs will be planted on-site to replace those removed during vegetation management.

310 CMR 10.58(5): *Redevelopment Within Previously Developed Riverfront Areas*

The Project scope is proposed entirely within previously degraded areas and aimed at redeveloping areas that have been previously disturbed within the facility which is located almost entirely within 200-foot RFA. Six (6) native shrubs will be planted on-site to replace those removed during vegetation management.

5 Proposed Mitigation Techniques

Sediment and Erosion Controls

BGC and its contractors will install erosion and sediment control measures prior to the commencement of work, as necessary to protect downgradient resource areas. These controls will function to mitigate work-related erosion and sedimentation, and to serve as a physical boundary that delineates work areas and contains construction activities within approved locations. Erosion and sediment control measures may include silt fence, weed-free straw bale barriers, straw wattles, or similar treatment.

BMPs will be inspected and maintained in working order until all disturbed areas are stabilized. Please refer to **Attachment E** for erosion and sediment control details.

Construction Access / Dewatering

Access to the work area will be from the existing paved driveway at 77 Walkers Brook Drive. Dewatering is not anticipated, but if it is required, please refer to **Attachment E** for dewatering BMPs and details.

Restoration of Disturbed Areas

Temporarily disturbed areas will be returned to pre-construction conditions to the extent practicable. Erosion and sediment control devices will be removed following stabilization of disturbed areas. In addition, all construction vehicles, construction debris, and non-biodegradable controls will be removed from the site during restoration. Six (6) native shrubs will be planted in suitable locations on the site, to replace the scrub/shrub vegetation removed during site preparation.

6 Conclusion

Although the Project will occur within 200-foot RFA, 100-ft Buffer Zone to BVW/Inland Bank, and BLSF, the proposed Project will:

- Minimize disturbance by utilizing existing disturbed areas to the greatest extent practicable;
- Utilize appropriate BMPs to protect wetland resource areas during Project activities;
- Qualify as a Limited Project under the WPA provisions for public utilities [310 CMR10.53(3)(d)].

Therefore, BGC requests the Reading Conservation Commission find this proposal adequately protective of the public interests identified in the WPA and the Reading Wetlands Protection Bylaw, and issue an Order of Conditions for the activities described in the narrative.

Attachment B

Walkers Brook Drive Storage Tank Installation and Site Security Improvement Project
Reading, Massachusetts
Notice of Intent

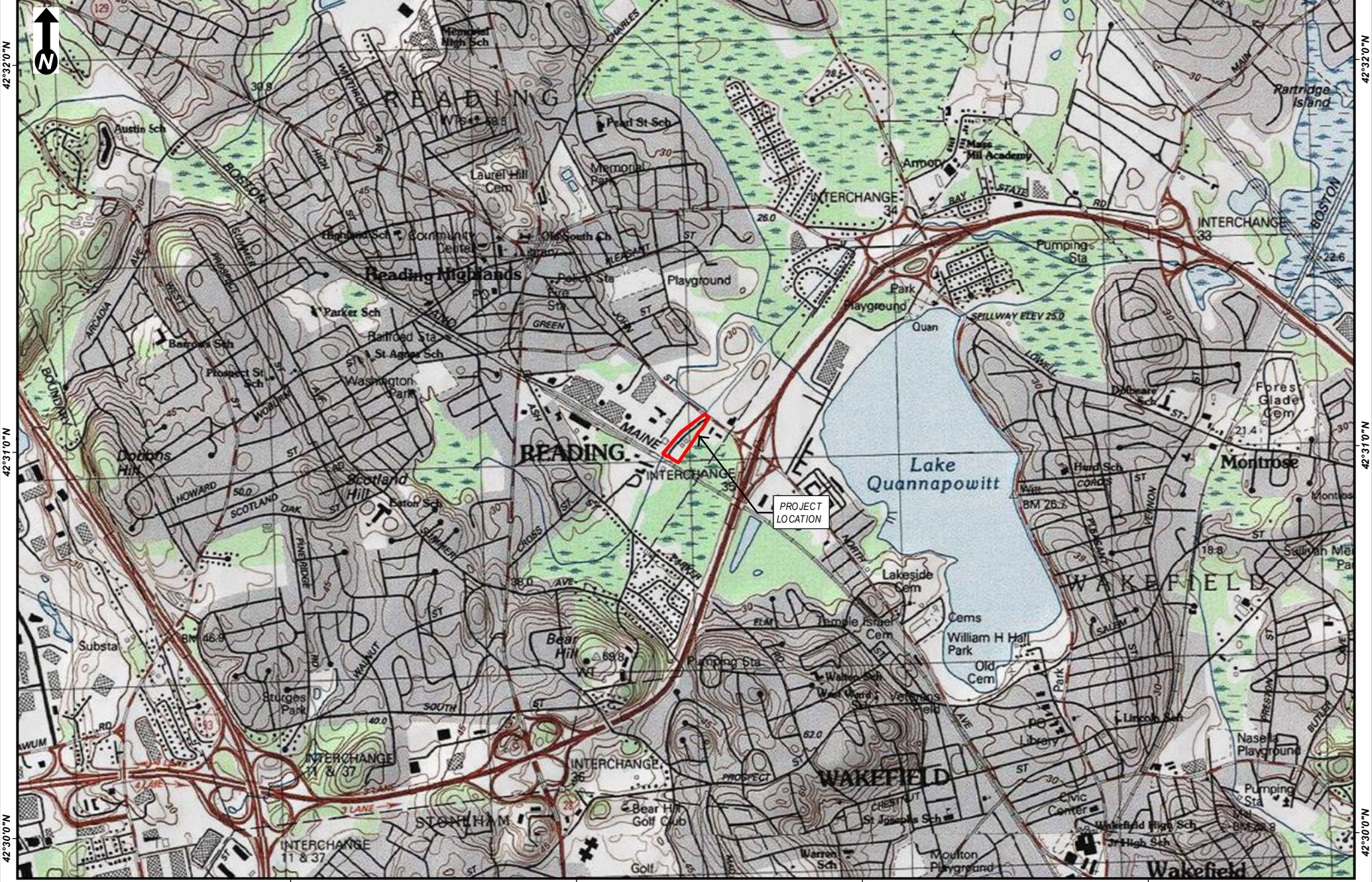
USGS SITE LOCUS MAP
ENVIRONMENTAL RESOURCES MAP
FEMA FIRMETTE

71°7'0"W

71°6'0"W

71°5'0"W

71°4'0"W



42°32'0"N

42°31'0"N

42°30'0"N

42°32'0"N

42°31'0"N

42°30'0"N

71°7'0"W

71°6'0"W

71°5'0"W

71°4'0"W

Scale: 1:24,000
1 inch = 2,000 feet

0 1,000 2,000

Feet

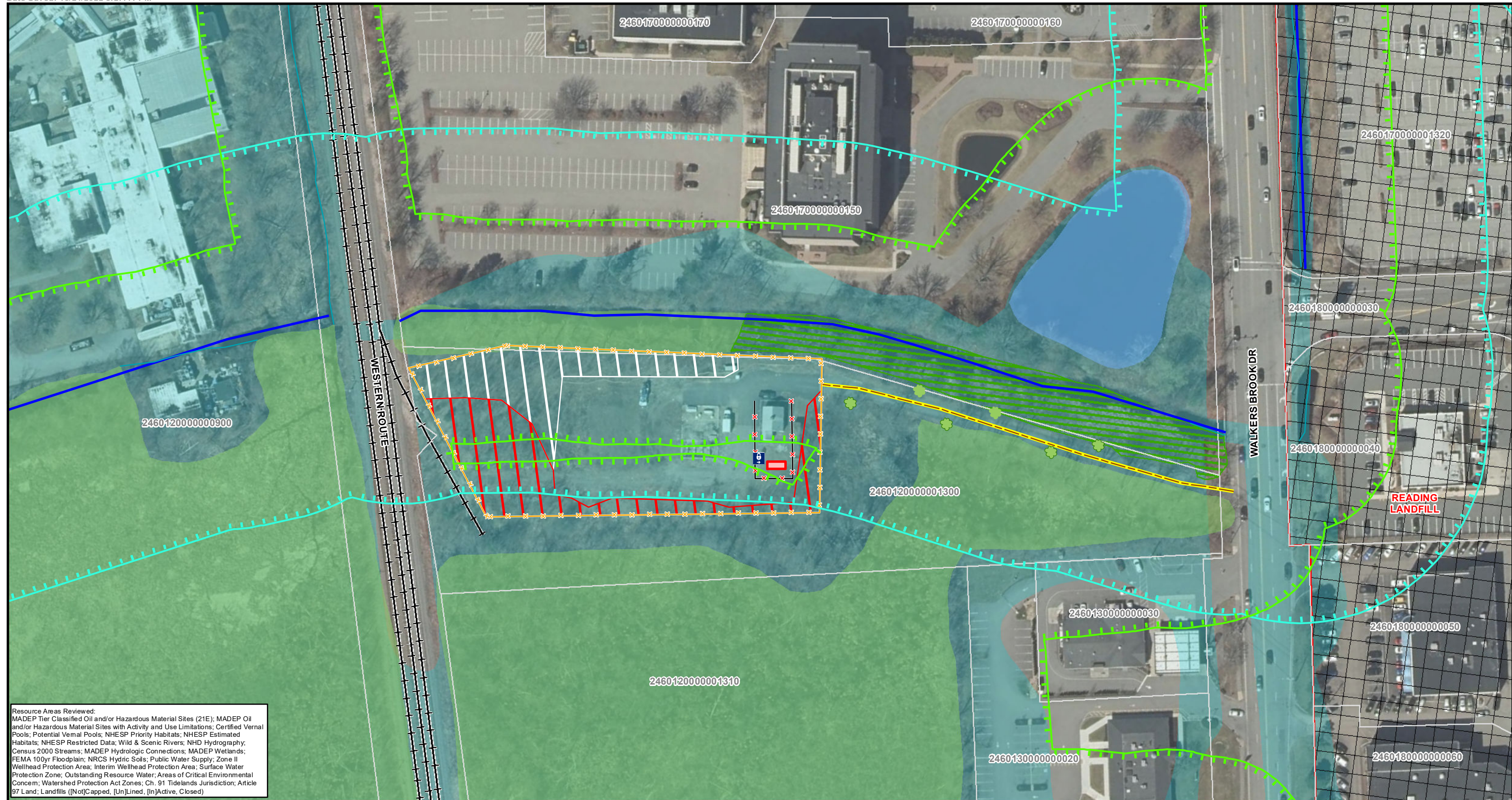
(Page Size 8.5 x 11)

WALKERS BROOK DRIVE STORAGE TANK INSTALLATION AND SITE SECURITY IMPROVEMENT PROJECT

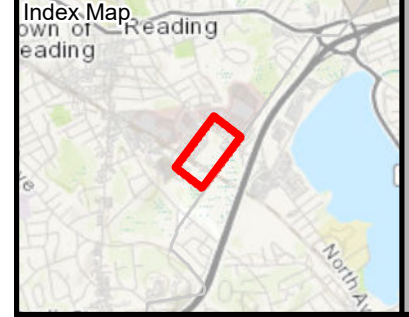
**USGS Site Location Map
Reading, MA**

Source: Copyright ©
2013 National
Geographic Society, i-
cubed





Resource Areas Reviewed:
 MADEP Tier Classified Oil and/or Hazardous Material Sites (21E); MADEP Oil and/or Hazardous Material Sites with Activity and Use Limitations; Certified Vernal Pools; Potential Vernal Pools; NHESP Priority Habitats; NHESP Estimated Habitats; NHESP Restricted Data; Wild & Scenic Rivers; NHD Hydrography; Census 2000 Streams; MADEP Hydrologic Connections; MADEP Wetlands; FEMA 100yr Floodplain; NRCS Hydric Soils; Public Water Supply; Zone II Wellhead Protection Area; Interim Wellhead Protection Area; Surface Water Protection Zone; Outstanding Resource Water; Areas of Critical Environmental Concern; Watershed Protection Act Zones; Ch. 91 Tidelands Jurisdiction; Article 97 Land; Landfills ([Not]Capped, [Un]Lined, [In]Active, Closed)



Legend

- Replace Fence
- Install Fence
- Existing Access Road
- Proposed Liquid Containment Tank
- Completed Tree Clearing Area
- Proposed Tree Clearing Area
- MADEP Hydrologic Connections
- Estimated Perennial Stream
- Estimated Wetland
- MADEP Wetlands*
- MADEP Open Water*
- 100ft Buffer to Wetlands & Streams
- 200ft Riverfront Area
- FEMA 100yr Floodplain*
- Closed Landfill
- Parcel Boundary
- Mitigation Plantings
- Install Gate
- Railroad



1 inch = 100 feet
 0 50 100
 Feet

*Indicates Layers Set to Transparency

WALKERS BROOK DRIVE STORAGE TANK INSTALLATION AND SITE SECURITY IMPROVEMENT PROJECT

Environmental Resources Map

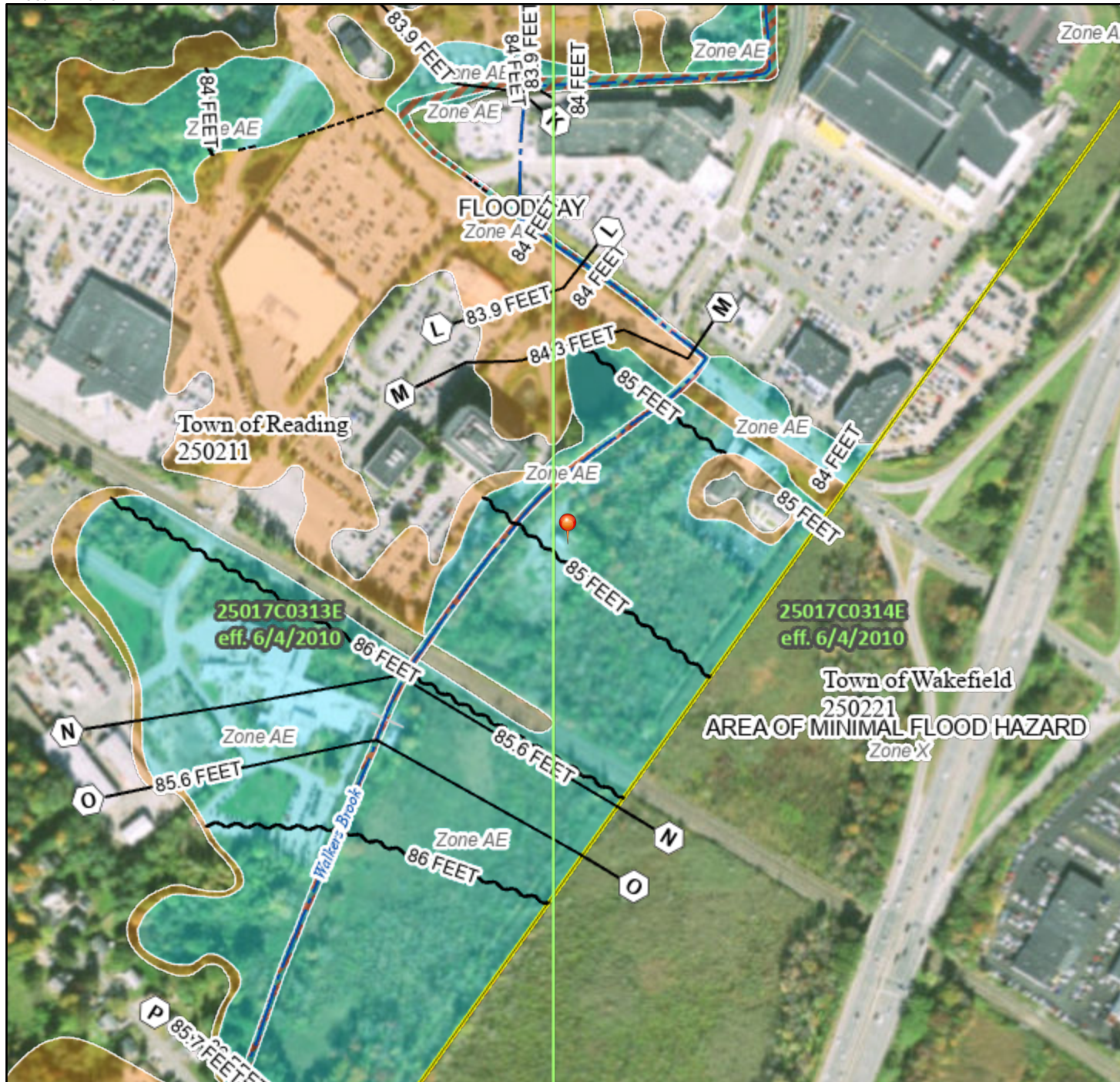
Reading, MA

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

National Flood Hazard Layer FIRMette



71°5'56"W 42°31'15"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, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Profile Baseline
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 10/21/2022 at 10:32 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.

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

71°5'18"W 42°30'49"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Attachment C

Walkers Brook Drive Storage Tank Installation and Site Security Improvement Project
Reading, Massachusetts
Notice of Intent

SITE PHOTOGRAPHS



Photo #1: View of the driveway at 77 Walkers Brook Drive. Tree trimming is proposed along here which is done yearly as maintenance. Mitigation shrub plantings are proposed along here where suitable. *Facing southwest.*



Photo #2: View of the site entrance, and exterior security fence. The existing building and current fence that will be adjusted for the tank installation can be seen on the left. *Facing southwest.*



Photo #3: View of the front of the old pump building and internal security fence. The proposed liquid storage tank will be installed to the rear of the pump building (out of photo view), and the internal fence will be expanded to encompass the tank.



Photo #4: View of the rear of the pump building, showing the proposed location for the liquid storage tank. The area consists of a mixture of compacted gravel and broken asphalt surfaces. The internal security fence (pictured), will be expanded to encompass the tank. *Facing northeast.*



Photo #5: View of vegetation within the site, showing existing conditions near the southern end of the site. Some tree and shrub removal was previously conducted under a minor project permit. *Facing south.*



Photo #6: View of vegetation within the site, showing existing conditions in the southern end of the site. Some tree and shrub removal was previously conducted under a minor project permit. *Facing northeast.*

Attachment D

Walkers Brook Drive Storage Tank Installation and Site Security Improvement Project
Reading, Massachusetts
Notice of Intent

CERTIFIED ABUTTERS LIST
ABUTTERS NOTIFICATION LETTER
AFFIDAVIT OF SERVICE

Town of Reading

Request for Certified Abutters List



Subject Property:

Address: 0 John Street

Assessors' Map Number: 012.0-0000 Lot Number: 0130.0

Applicant/Agent:

Name: Samantha Walker (Representative)

Address: One Mercantile Street, Suite 610, Worcester, MA 01608

Telephone: 301-509-9261 Email: swalker@bscgroup.com

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

Zoning Board of Appeals:

- Variance
- Special Permit
- Appeal

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

- Historic District Commission
- Historical Commission
- Board of Health
- Other: _____

Applicant/Agent Signature: *S. Walker* Date: 10/24/2022

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

Authorized Signature: *[Signature]* Date: 10/24/22
Department of Community Services



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

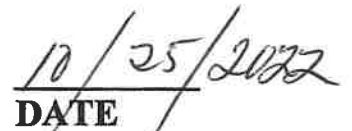
**BOARD OF ASSESSORS
781-942-9027
FAX: 781-942-9037**

**ABUTTERS LIST
CERTIFICATION**

FOR BOARD OF ASSESSORS

VICTOR P. SANTANIELLO, CHIEF APPRAISER · DATE


PHILIP CANNIFF, ASSISTANT APPRAISER


DATE



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

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

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

10/25/2022

3:29:22PM

Reading

Abutters List

Filter Used: DataProperty.AccountNumber in (2087,3289,3288,3287,3305,3306,3013,2088,2172,3129,2174,2048,2173)

0 JOHN ST

Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
012.0-0000-0090.0	80 NEWCROSSING RD	NEW CROSSING LIMITED PARTNE	C/O FRAEN REAL ESTATE D	80 NEW CROSSING RD	READING	MA	01867
012.0-0000-0130.0	JOHN ST	BOSTON GAS COMPANY	DBA NATIONAL GRID	40 SYLVAN RD PROPERTY T	WALTHAM	MA	02451
012.0-0000-0131.0	W/SOF JOHN ST	TOWN OF READING		16 LOWELL ST	READING	MA	01867
013.0-0000-0001.0	JOHN ST	TOWN OF READING	CONSERVATION COMMISSI	16 LOWELL ST	READING	MA	01867
013.0-0000-0002.0	95 WALKERS BROOK DR	PIN PROPERTIES LLC	C/O PERICO PC	90 HUMPHREY ST	SWAMPSCOTT	MA	01907
013.0-0000-0003.0	87 WALKERS BROOK DR	87 WALKERS BROOK DRIVE LLC		87 WALKERS BROOK DR	READING	MA	01867
017.0-0000-0015.0	55 WALKERS BROOK DR	55 WALKERS BROOK DR OWNER I	C/O AVISON YOUNG	2001 K ST N.W. SUITE 200	WASHINGTON	DC	20006
017.0-0000-0132.0	20 WALKERS BROOK DR	TWO WALKERS BROOK CROSSING	C/O THE WILDER COMPANIE	800 BOYLSTON STREET SUI	BOSTON	MA	02199
018.0-0000-0004.0	70 WALKERS BROOK DR	WALKERS BROOK CROSSING LLC	C/O MARVIN F POER & CO	PO BOX 802206	DALLAS	TX	75380
018.0-0000-0005.0	88 WALKERS BROOK DR	PRM AUTO READING LLC		300 TRADE CENTER SUITE 7	WOBURN	MA	01801
018.0-0000-0006.0	98 WALKERS BROOK DR	PRM AUTO READING LLC		300 TRADE CENTER SUITE 7	WOBURN	MA	01801
018.0-0701-0003.0	60 WALKERS BROOK DR	HD DEVELOPMENT OF MARYLANE	HOME DEPOT USA INC	2455 PACES FERRY RD PO E	ATLANTA	GA	30339
018.0-0702-0003.0	50 WALKERS BROOK DR	JORDAN'S FURNITURE INC	ATTN A/P DEPARTMENT	450 REVOLUTIONARY DRIVE E.	TAUNTON	MA	02718

End of Report

Notification to Abutters

By Hand Delivery, Certified Mail (return receipt requested), or Certificates of Mailing

This is a notification required by law. You are receiving this notification because you have been identified as the owner of land abutting another parcel of land for which certain activities are proposed. Those activities require a permit under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40).

In accordance with the second paragraph of the Massachusetts Wetlands Protection Act, and 310 CMR 10.05(4)(a) of the Wetlands Regulations, you are hereby notified that:

- A. A Notice of Intent was filed with the Reading Conservation Commission on October 26, 2022 seeking permission to remove, fill, dredge, or alter an area subject to protection under M.G.L. c. 131 §40. The following is a description of the proposed activity/activities:

Boston Gas Company (BGC) is proposing to install a new 1,000-gallon liquid storage tank with containment and associated new fence in addition to site security improvement activities including parcel tree clearing and boundary fence replacement (“the Project”). All activities are proposed at the BGC owned parcel at 77 Walkers Brook Drive, Reading, MA. This work is proposed within the Bordering Land Subject to Flooding (BLSF), 200-foot Riverfront Area (RFA), and 100-foot Buffer Zone to Bordering Vegetated Wetland (BVW) and is subject to review under the WPA and Town of Reading Wetlands Protection Bylaw and associated Regulations

- B. The name of the applicant is: Boston Gas Company
- C. The address of the land where the activity is proposed is: 77 Walkers Brook Drive (assessors map 0 John Street) Reading, MA 01867
- D. Copies of the Notice of Intent may be examined or obtained at the office of the Reading Conservation Commission, located at (Reading Conservation Commission, 16 Lowell Street, Reading, MA 01867). The regular business hours of the Commission are Monday, Wednesday and Thursday: 8 am to 5:30 pm, Tuesday: 8 am to 7 pm, and Friday: Closed.
- E. Copies of the Notice of Intent may be obtained from the applicant or (their) representative by calling (Samantha Walker), (representative) at (301-509-9261). An administrative fee may be applied for providing copies of the NOI and plans.
- F. Information regarding the date, time, and location of the public hearing regarding the Notice of Intent may be obtained from the Reading Conservation Commission. Notice of the public hearing will be published at least five business days in advance, in The Daily Times Chronicle.

Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

(To be submitted to the Massachusetts Department of Environmental Protection and the Conservation Commission when filing a Notice of Intent)

I, Samantha Walker, BSC Group, Inc., hereby certify under the
(Name of person making the Affidavit)

pains and penalties of perjury that on 10/31/22 I gave notification to abutters
(Date)

in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by
Boston Gas Company (BGC) with the Reading
(Name of Applicant) (Name of Municipality)

Conservation Commission on 10/26/2022 for property located at
(Date)

0 John Street, Reading, MA 01867
(Address of land where work is proposed)

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

(Name)

(Date)

Attachment E

Walkers Brook Drive Storage Tank Installation and Site Security Improvement Project
Reading, Massachusetts
Notice of Intent

NATIONAL GRID'S BEST MANAGEMENT PRACTICES

SUBJECT

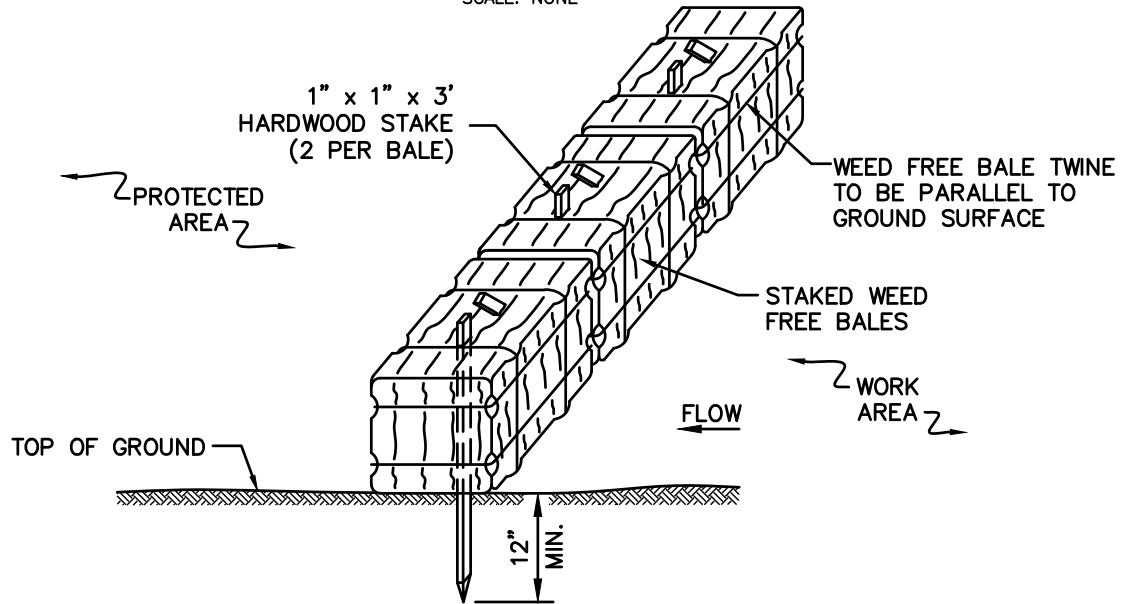
Access, Maintenance and Construction
Best Management Practices

Reference

EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP DETAIL

SCALE: NONE



NOTES:

1. THE GROUND SHALL BE PREPARED TO PROVIDE COMPLETE CONTACT WITH THE BALES.

BMP PICTURE



File: BALE_BARRIER.DWG

APPROVED BY: VICE PRESIDENT, ENVIRONMENTAL SERVICES
PRINTED COPIES ARE NOT DOCUMENT CONTROLLED. FOR LATEST AUTHORIZED
VERSION PLEASE REFER TO THE NATIONAL GRID ENVIRONMENTAL INFONET SITE.

SEC-1
WEED FREE BALE BARRIER

SUBJECT

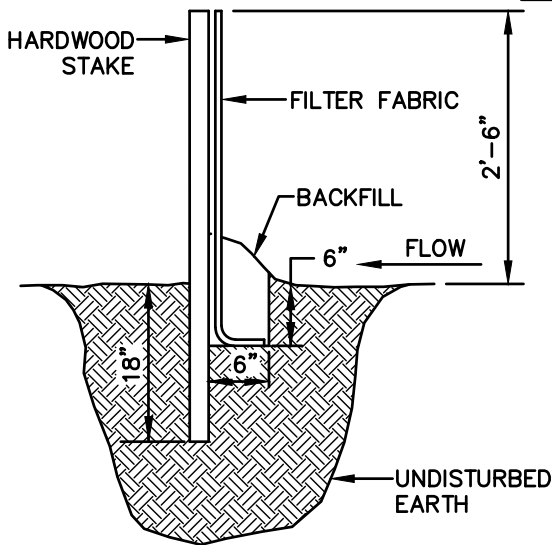
Access, Maintenance and Construction
Best Management Practices

Reference

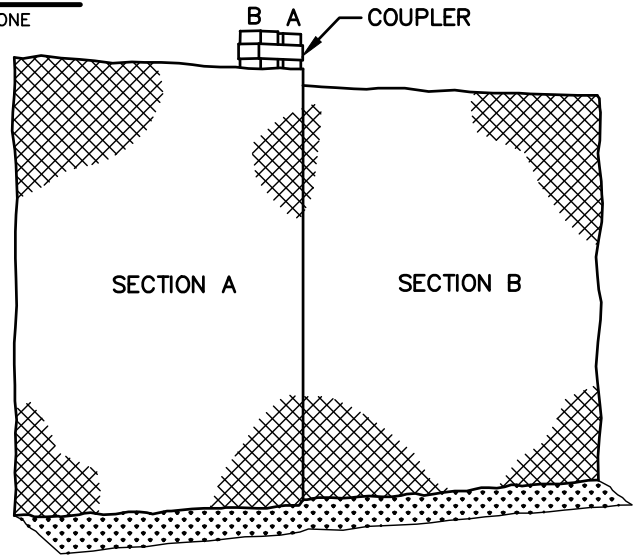
EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP DETAIL

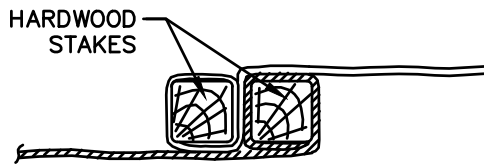
SCALE: NONE



PROFILE



SECTION



PLAN

BMP PICTURE



File: Sediment_Fence.dwg

APPROVED BY: VICE PRESIDENT, ENVIRONMENTAL SERVICES
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VERSION PLEASE REFER TO THE NATIONAL GRID ENVIRONMENTAL INFONET SITE.

SEC-2
SEDIMENT CONTROL FENCE

SUBJECT

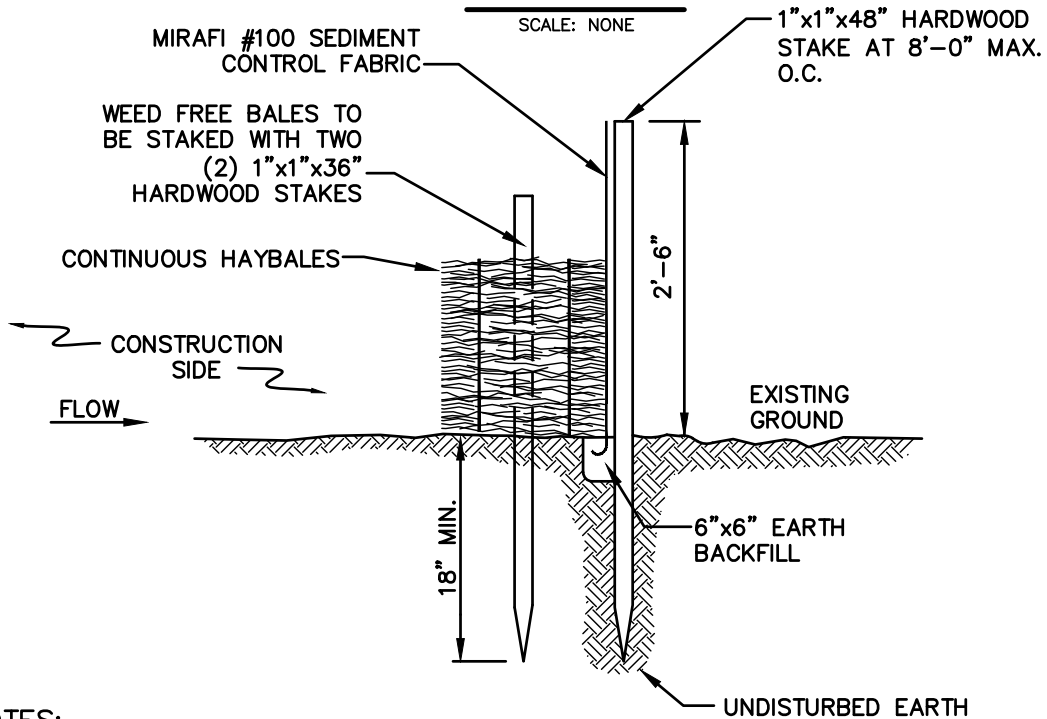
Access, Maintenance and Construction
Best Management Practices

Reference

EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP DETAIL

SCALE: NONE



NOTES:

1. BALES SHALL BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
2. BALES SHALL BE SECURELY ANCHORED IN PLACE BY TWO (2) 1"x1"x36" HARDWOOD STAKES DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
3. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
4. BALES SHALL BE REMOVED AND REPLACED WHEN THEY BECOME FILLED WITH SEDIMENT AND BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
5. BALES SHALL BE REMOVED WHEN THE EMBANKMENTS STABILIZE.
6. BALES TO BE TWINE BOUND.

BMP PICTURE



File: Silt_Fence_&_Barrier.dwg

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VERSION PLEASE REFER TO THE NATIONAL GRID ENVIRONMENTAL INFONET SITE.

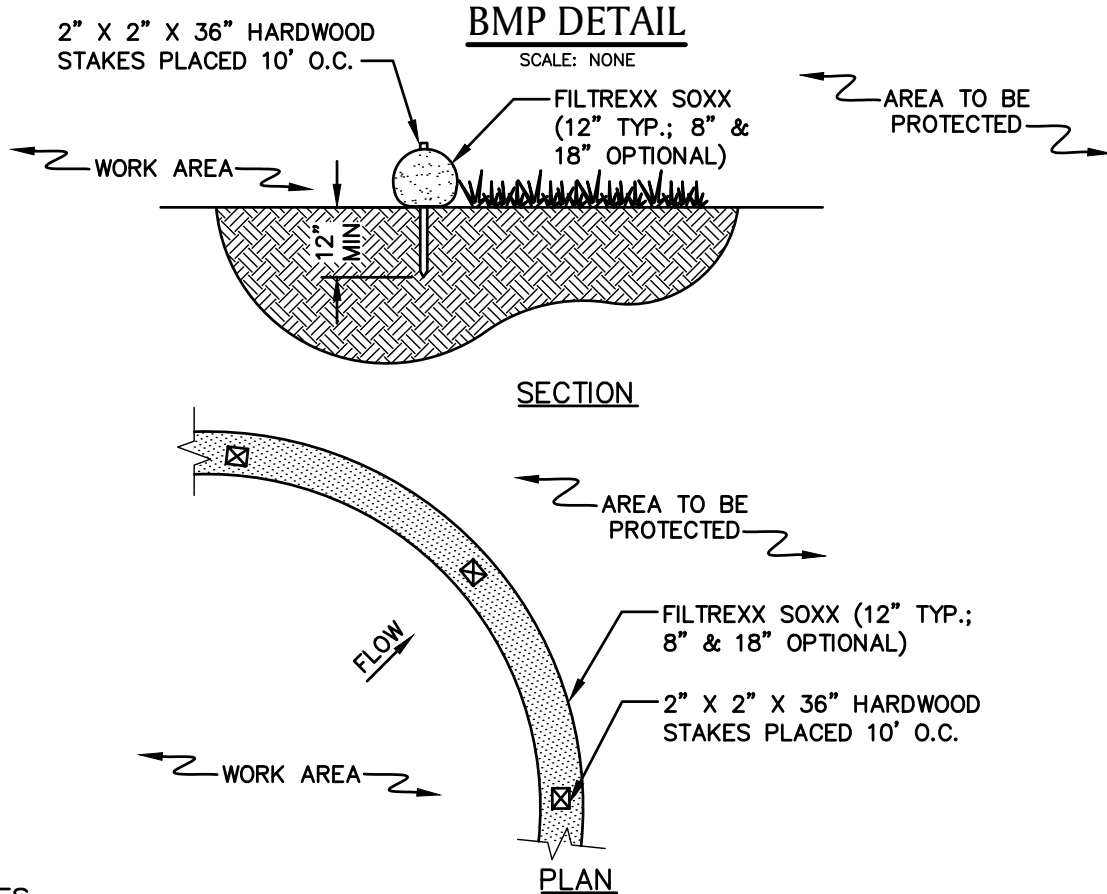
SEC-3
SILT FENCE /
WEED FREE BARRIER

SUBJECT

Access, Maintenance and Construction
Best Management Practices

Reference

EP No. 3 - Natural Resource
Protection (Chapter 6)



NOTES

1. PRODUCT TO BE FILTREXX SILT SOXX OR APPROVED EQUAL BY NATIONAL GRID ENVIRONMENTAL SCIENTIST.
2. ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
3. FILTER MEDIA FILL TO MEET APPLICATION REQUIREMENTS.
4. MESH CONTAINMENT MATERIAL SHOULD BE KNITTED PHOTODEGRADABLE OR BIODEGRADABLE MATERIAL, WITH OPENING SIZES BETWEEN 1/8" - 3/8".
5. COMPOST MEDIA SHOULD HAVE PARTICLE SIZE WHERE 99% < 2", 50% > 1/2".
6. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY NATIONAL GRID ENVIRONMENTAL SCIENTIST.

BMP PICTURE



* PICTURE AND DETAIL PROVIDED BY FILTREXX LAND IMPROVEMENT SYSTEMS
APPROVED BY: VICE PRESIDENT, ENVIRONMENTAL SERVICES
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VERSION PLEASE REFER TO THE NATIONAL GRID ENVIRONMENTAL INFONET SITE.

SEC-4
SILT SOXX *

SUBJECT

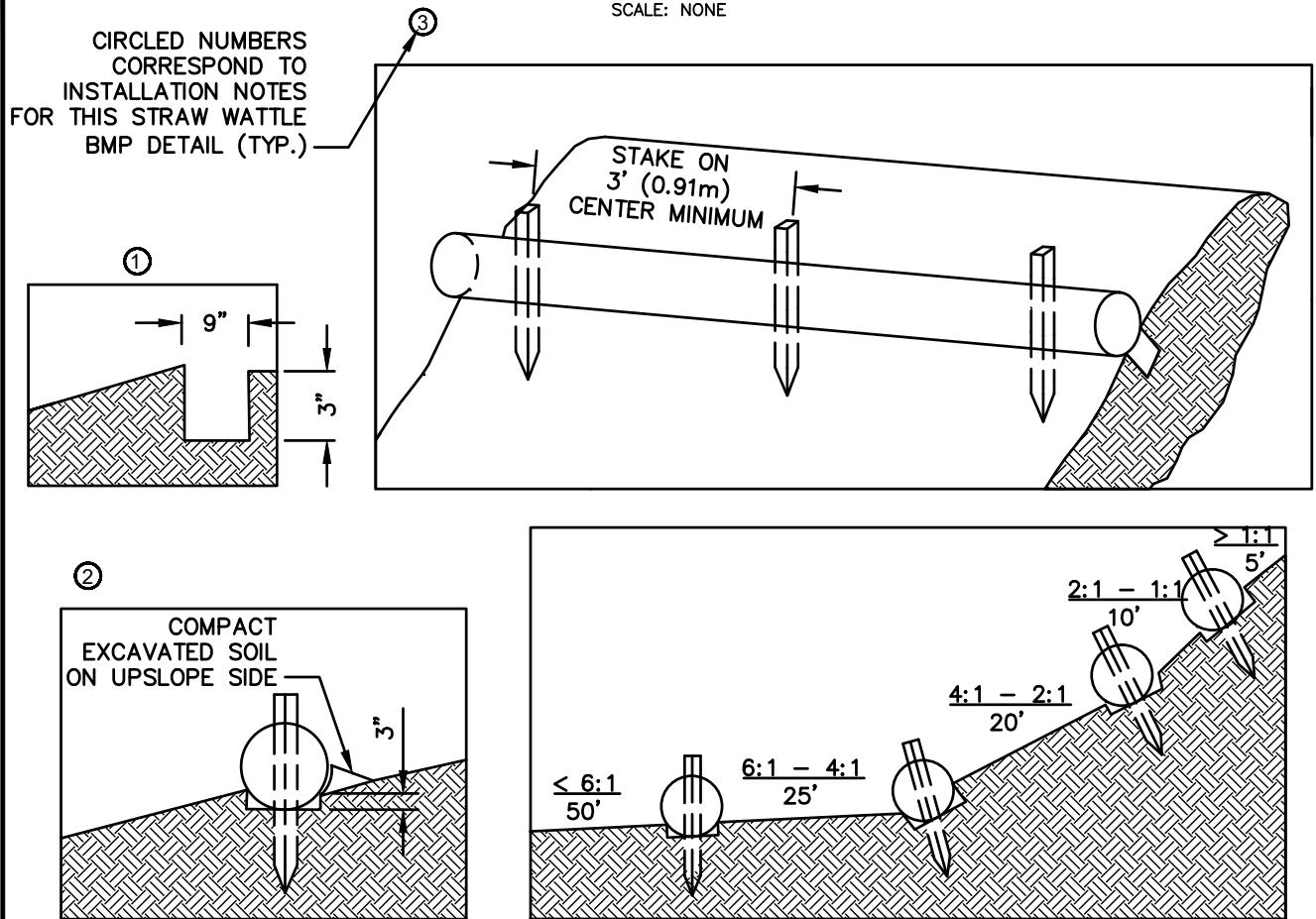
Access, Maintenance and Construction
Best Management Practices

Reference

EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP DETAIL

SCALE: NONE



NOTES:

1. PRODUCT TO BE TENSAR NORTH AMERICAN GREEN STRAW WATTLE OR APPROVED EQUAL BY NATIONAL GRID ENVIRONMENTAL SCIENTIST.
2. TYPICAL WATTLE SPACING BASED ON SLOPE GRADIENT. COORDINATE SPACING AND LOCATION WITH NATIONAL GRID ENVIRONMENTAL SCIENTIST.
3. MINIMUM 12" DIAMETER WATTLES SHOULD BE USED FOR HIGHLY DISTURBED AREAS (I.E., HEAVILY USED ACCESS ROAD WITH ADJACENT WETLAND) AND MINIMUM 9-10" WATTLES SHOULD BE USED FOR LESS DISTURBED SOILS.

INSTALLATION NOTES:

1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2-3" DEEP X 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UPSLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
3. SECURE THE WATTLE WITH 18-24" HARDWOOD STAKES EVERY 3-4' AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2-3" OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.

* DETAIL AND PICTURE PROVIDED BY TENSAR NORTH AMERICAN GREEN
APPROVED BY: VICE PRESIDENT, ENVIRONMENTAL SERVICES
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 VERSION PLEASE REFER TO THE NATIONAL GRID ENVIRONMENTAL INFONET SITE.

SEC-5
STRAW WATTLE * (1 OF 2)

SUBJECT

Access, Maintenance and Construction
Best Management Practices

Reference

EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP PICTURE



STRAW WATTLE – SHALLOW SLOPE ($\leq 4:1$)
(ALTERNATE STAKING)

ALTERNATE STAKING INSTALLATION NOTES:

1. ON SHALLOW SLOPES ($\leq 4:1$), STRAW WATTLE MAY BE SECURED WITH 18–24” HARDWOOD STAKES DRIVEN AGAINST THE SIDES OF THE WATTLE INSTEAD OF THROUGH. STAKES SHALL ALTERNATE SIDES, AND BE SPACED 3–4’ MAX.
2. TWINE SHALL BE TIED FROM STAKE TO STAKE, CRISS–CROSSING THE STRAW WATTLE. TIE TWINE TO STAKES BELOW THE HEIGHT OF THE WATTLE.

* DETAIL AND PICTURE PROVIDED BY TENSAR NORTH AMERICAN GREEN
APPROVED BY: VICE PRESIDENT, ENVIRONMENTAL SERVICES
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VERSION PLEASE REFER TO THE NATIONAL GRID ENVIRONMENTAL INFONET SITE.

SEC-5
STRAW WATTLE * (2 OF 2)

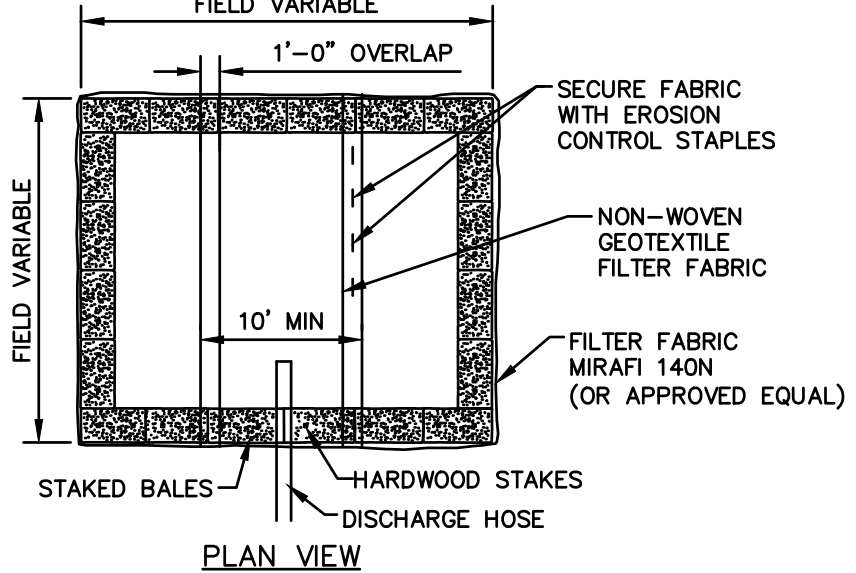
SUBJECT
Access, Maintenance and Construction
Best Management Practices

Reference
EP No. 3 - Natural Resource
Protection (Chapter 6)

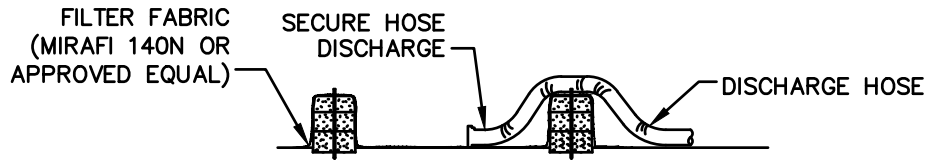
BMP DETAIL

SCALE: NONE

FIELD VARIABLE



PLAN VIEW



CROSS-SECTION

NOTES:

1. NUMBER OF BALES MAY VARY DEPENDING ON SITE CONDITIONS,
2. THE BASIN TO BE SIZED TO PREVENT DISCHARGE WATER FROM OVERTOPPING BASIN.
3. KEEP AS FAR FROM WETLANDS AS PRACTICAL.
4. CLEAN AND REMOVE AS SOON AS DEWATERING IS COMPLETE.

BMP PICTURE



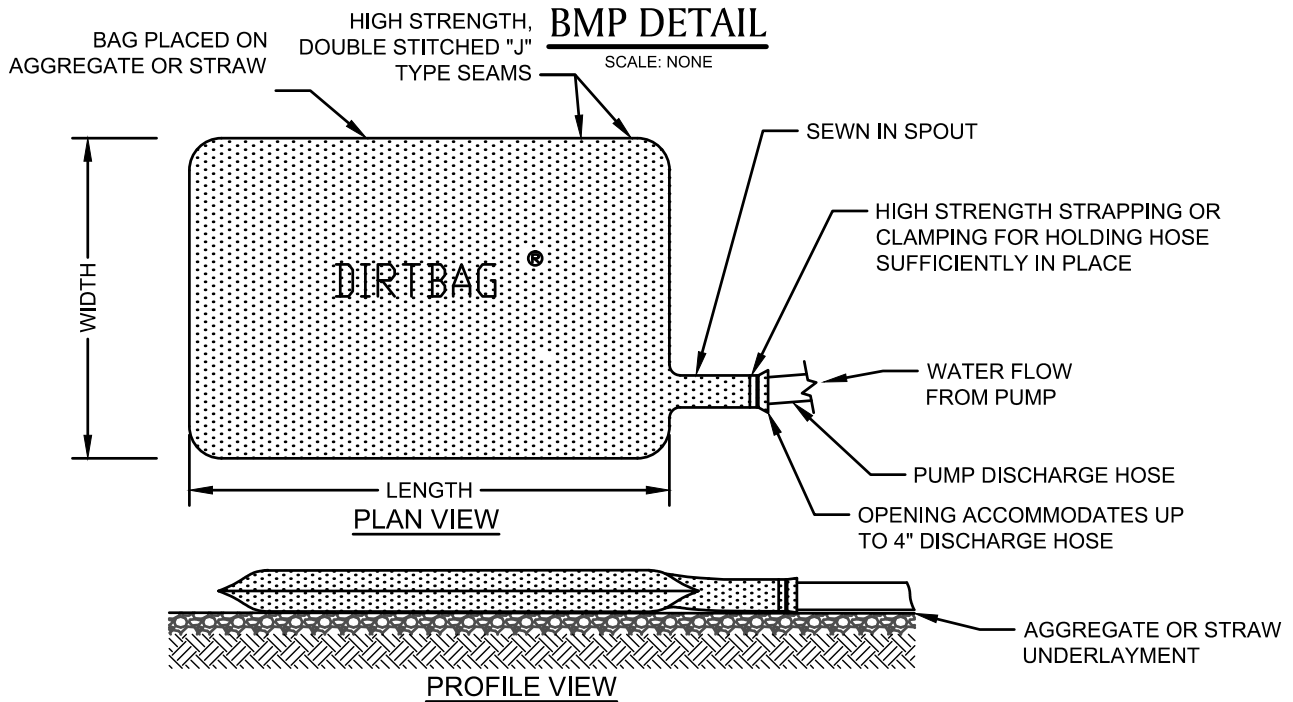
File: Dewat_Bas_Small.dwg

APPROVED BY: VICE PRESIDENT, ENVIRONMENTAL SERVICES
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VERSION PLEASE REFER TO THE NATIONAL GRID ENVIRONMENTAL INFONET SITE.

AA-10
DEWATERING BASIN
(SMALL SCALE)

SUBJECT
Access, Maintenance and Construction
Best Management Practices

Reference
EP No. 3 - Natural Resource
Protection (Chapter 6)



BMP PICTURE



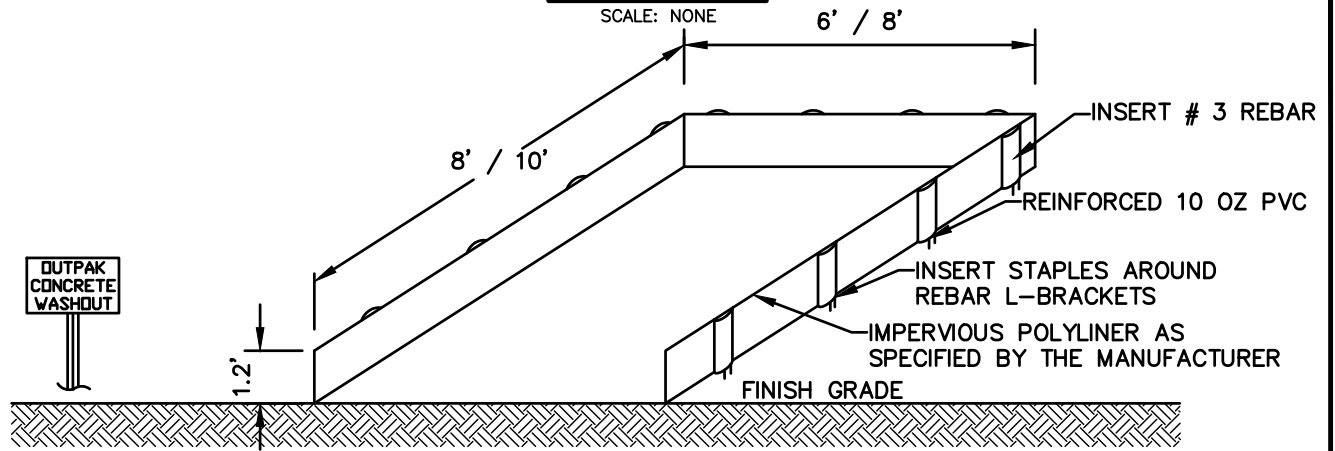
* PICTURE AND DETAIL PROVIDED BY ACF ENVIRONMENTAL
APPROVED BY: VICE PRESIDENT, ENVIRONMENTAL SERVICES
PRINTED COPIES ARE NOT DOCUMENT CONTROLLED. FOR LATEST AUTHORIZED
VERSION PLEASE REFER TO THE NATIONAL GRID ENVIRONMENTAL INFONET SITE.

AA-12
DIRTBAG *

SUBJECT
Access, Maintenance and Construction
Best Management Practices

Reference
EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP DETAIL



CROSS SECTION

NOTES:

1. PRODUCT TO BE OUTPAK PVC CONCRETE WASHOUT OR APPROVED EQUAL BY NATIONAL GRID ENVIRONMENTAL SCIENTIST.
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT.
3. SIGNS SHALL BE PLACED AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT.
4. THE CONCRETE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTE CONCRETE AND OTHER LIQUID WASTE.
5. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPENSED OF AT AN APPROVED WASTE SITE.
6. DO NOT MIX EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
7. DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
8. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
9. LOCATE WASHOUT AREA AT LEAST 50' FROM STORM DRAIN, OPEN DITCHES, OR WATERBODIES. COORDINATE LOCATION WITH NATIONAL GRID ENVIRONMENTAL SCIENTIST.
10. WASH OUT WASTES INTO THE OUTPAK WASHOUT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
11. A SECURE, NON-COLLAPSING, NON-WATER COLLECTING COVER MUST BE PLACED OVER CONCRETE WASHOUT PRIOR TO PREDICTED WET WEATHER TO PREVENT ACCUMULATION AND OVERFLOW OF PRECIPITATION.

BMP PICTURE



* PICTURE AND DETAIL PROVIDED BY OUTPAK WASHOUT
APPROVED BY: VICE PRESIDENT, ENVIRONMENTAL SERVICES
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 VERSION PLEASE REFER TO THE NATIONAL GRID ENVIRONMENTAL INFONET SITE.

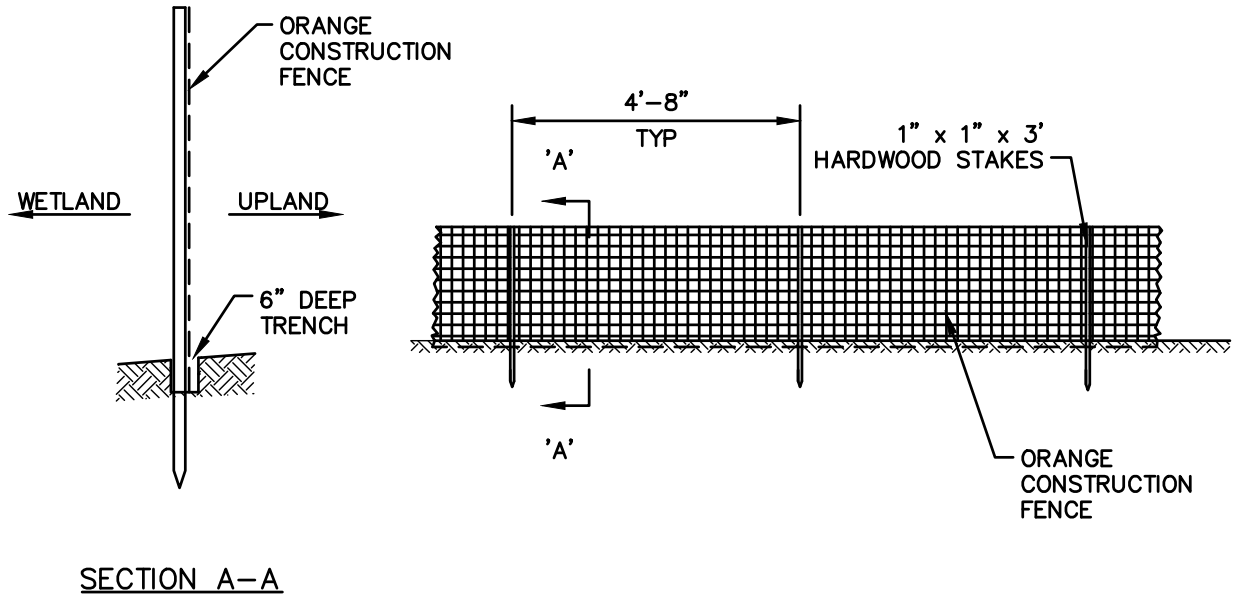
AA-14
OUTPAK CONCRETE WASHOUT *

SUBJECT
Access, Maintenance and Construction
Best Management Practices

Reference
EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP DETAIL

SCALE: NONE



BMP PICTURE



File: Barrier_Fence.dwg

APPROVED BY: VICE PRESIDENT, ENVIRONMENTAL SERVICES
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VERSION PLEASE REFER TO THE NATIONAL GRID ENVIRONMENTAL INFONET SITE.

AA-15
BARRIER FENCE
(CONSTRUCTION FENCE)

SUBJECT

Access, Maintenance and Construction
Best Management Practices

Reference

EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP**Definition**

The control of dust resulting from land-disturbing activities.

Purpose

To prevent surface and air movement of dust from disturbed soil surfaces that may cause off-site damage, health hazards, and traffic safety problems.

Conditions Where Practice Applies

On construction roads, access points, and other disturbed areas subject to surface dust movement and dust blowing where off-site damage may occur if dust is not controlled.

Design Criteria

Construction operations should be scheduled to minimize the amount of area disturbed at one time. Buffer areas of vegetation should be left where practical. Temporary or permanent stabilization measures shall be installed. No specific design criteria is given; see construction specifications below for common methods of dust control.

Water quality must be considered when materials are selected for dust control. Where there is a potential for the material to wash off to a stream, ingredient information must be provided to the local permitting authority.

Construction Specifications

A. Non-driving Areas – These areas use products and materials applied or placed on soil surfaces to prevent airborne migration of soil particles.

* BMP INFORMATION FROM "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (AUGUST, 2005)." INFORMATION OBTAINED VIA WEBSITE: <http://www.dec.ny.gov/chemical/29086.html>
APPROVED BY: VICE PRESIDENT, ENVIRONMENTAL SERVICES
PRINTED COPIES ARE NOT DOCUMENT CONTROLLED. FOR LATEST AUTHORIZED VERSION PLEASE REFER TO THE NATIONAL GRID ENVIRONMENTAL INFONET SITE.

Vegetative Cover – For disturbed areas not subject to traffic, vegetation provides the most practical method of dust control (see Section 3).

Mulch (including gravel mulch) – Mulch offers a fast effective means of controlling dust. This can also include rolled erosion control blankets.

Spray adhesives – These are products generally composed of polymers in a liquid or solid form that are mixed with water to form an emulsion that is sprayed on the soil surface with typical hydroseeding equipment. The mixing ratios and application rates will be in accordance with the manufacturer's recommendations for the specific soils on the site. In no case should the application of these adhesives be made on wet soils or if there is a probability of precipitation within 48 hours of its proposed use. Material Safety Data Sheets will be provided to all applicators and others working with the material.

B. Driving Areas – These areas utilize water, polymer emulsions, and barriers to prevent dust movement from the traffic surface into the air.

Sprinkling – The site may be sprayed with water until the surface is wet. This is especially effective on haul roads and access routes.

Polymer Additives – These polymers are mixed with water and applied to the driving surface by a water truck with a gravity feed drip bar, spray bar or automated distributor truck. The mixing ratios and application rates will be in accordance with the manufacturer's recommendations. Incorporation of the emulsion into the soil will be done to the appropriate depth based on expected traffic. Compaction after incorporation will be by vibratory roller to a minimum of 95%. The prepared surface shall be moist and no application of the polymer will be made if there is a probability of precipitation within 48 hours of its proposed use. Material Safety Data Sheets will be provided to all applicators working with the material.

Barriers – Woven geotextiles can be placed on the driving surface to effectively reduce dust throw and particle migration on haul roads. Stone can also be used for construction roads for effective dust control.

Windbreak – A silt fence or similar barrier can control air currents at intervals equal to ten times the barrier height. Preserve existing wind barrier vegetation as much as practical.

SUBJECT

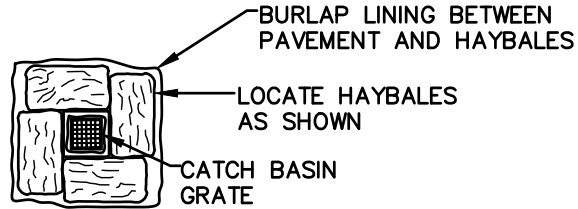
Access, Maintenance and Construction
Best Management Practices

Reference

EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP DETAIL

SCALE: NONE



TIE HAYBALES TOP &
BOTTOM WITH 14
GAUGE WIRE



NOTES:

1. SURROUND STREET DRAINAGE STRUCTURE INLET WITH HAY BALES PRIOR TO CONSTRUCTION AND MAINTAIN UNTIL CONSTRUCTION IS COMPLETED. ACCUMULATED SEDIMENTS SHALL BE REMOVED.
2. HAYBALES PLACED ON PAVEMENT SHALL HAVE BURLAP PLACED BETWEEN PAVEMENT AND HAYBALE

BMP PICTURE



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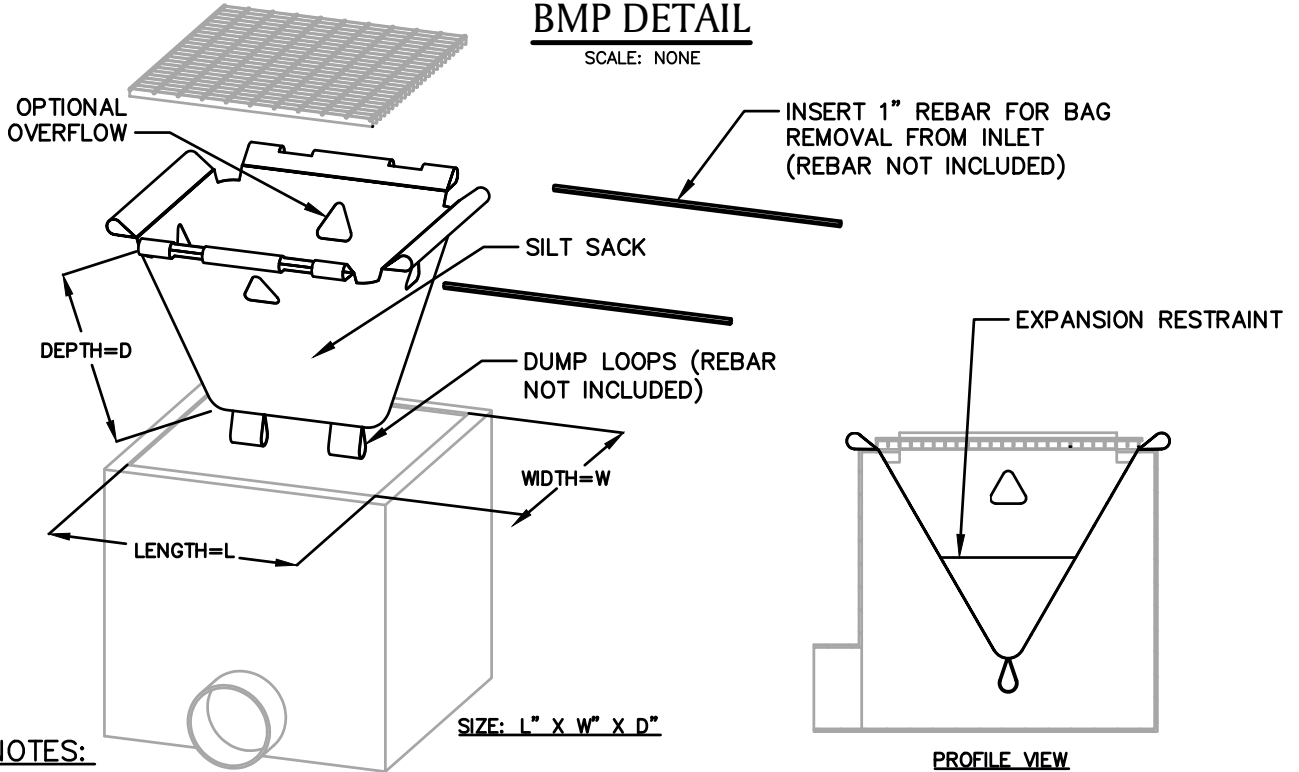
AA-19
CATCH BASIN INLET PROTECTION

SUBJECT
Access, Maintenance and Construction
Best Management Practices

Reference
EP No. 3 - Natural Resource
Protection (Chapter 6)

BMP DETAIL

SCALE: NONE



NOTES:

1. PRODUCT TO BE SILT SACK OR APPROVED EQUAL BY NATIONAL GRID ENVIRONMENTAL SCIENTIST.
2. THE USE OF A SILT SACK OPTIONAL OVERFLOW AND OVERALL DIMENSIONS ARE TO BE COORDINATED WITH A NATIONAL GRID ENVIRONMENTAL SCIENTIST.

BMP PICTURE



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AA-20
 SILT SACK *