



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):

1153 Main Street Reading 01867
a. Street Address b. City/Town c. Zip Code

Latitude and Longitude: d. Latitude e. Longitude
45 41
f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

Darlene Zecchino Stoddard
a. First Name b. Last Name

c. Organization
1153 Main Street
d. Street Address
Reading MA 01867
e. City/Town f. State g. Zip Code
h. Phone Number i. Fax Number j. Email Address
baddaddysable@gmail.com

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

Darlene M. Zecchino Stoddard Marjorie Zecchino
a. First Name b. Last Name

c. Organization
1153 Main Street
d. Street Address
Reading MA 01864
e. City/Town f. State g. Zip Code
h. Phone Number i. Fax Number j. Email address

4. Representative (if any):

Mary Trudeau
a. First Name b. Last Name

c. Company
141 Lowell Street
d. Street Address
Lexington MA 02420
e. City/Town f. State g. Zip Code
781 424 4768 marytrudeau@ymail.com
h. Phone Number i. Fax Number j. Email address

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

\$110.00 \$42.50 \$67.50
a. Total Fee Paid b. State Fee Paid 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:
MassDEP File Number
Document Transaction Number
Reading
City/Town

A. General Information (continued)

6. General Project Description:

Construction of a 24 by 25 foot detached garage

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

a. County

68376

c. Book

b. Certificate # (if registered land)

402

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
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

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. <input type="checkbox"/> 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: _____ square feet

4. Proposed alteration of the Riverfront Area:

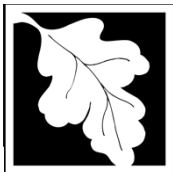
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
----------------------	-------------------------------	--

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

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

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

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



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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Reading

City/Town

C. Other Applicable Standards and Requirements

- 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

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

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

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

- 2022 _____
b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage

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

- 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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Reading

City/Town

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

- (c) MESA filing fee (fee information available at <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

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Reading

City/Town

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

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.

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

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Reading

City/Town

D. Additional Information (cont'd)

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

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

Certified Plot Plan Showing Proposed Garage

a. Plan Title

Otte&Dwyer

David Dwyer

b. Prepared By

c. Signed and Stamped by

7-31-22

1"=20'

d. Final Revision Date

e. Scale

See Notice of Intent attachments

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:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

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:

1153 Main Street Reading
 a. Street Address b. City/Town

 c. Check number d. Fee amount

2. Applicant Mailing Address:

Darlene M. Zecchino Stoddard
 a. First Name b. Last Name

 c. Organization
 1153 Main Street
 d. Mailing Address
 Reading MA 01867
 e. City/Town f. State g. Zip Code

 h. Phone Number i. Fax Number baddaddysable@gmail.com
 _____ j. Email Address

3. Property Owner (if different):

Darlene M. Zecchino Stoddard Marjorie Zecchino
 a. First Name b. Last Name

 c. Organization
 1153 Main Street
 d. Mailing Address
 Reading MA 01864
 e. City/Town f. State g. Zip Code

 h. Phone Number i. Fax Number baddaddysable@gmail.com
 _____ j. Email Address

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

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.



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

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee: _____
 a. Total Fee from Step 5

State share of filing Fee: _____
 b. 1/2 Total Fee **less** \$12.50

City/Town share of filing Fee: _____
 c. 1/2 Total Fee **plus** \$12.50

C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

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

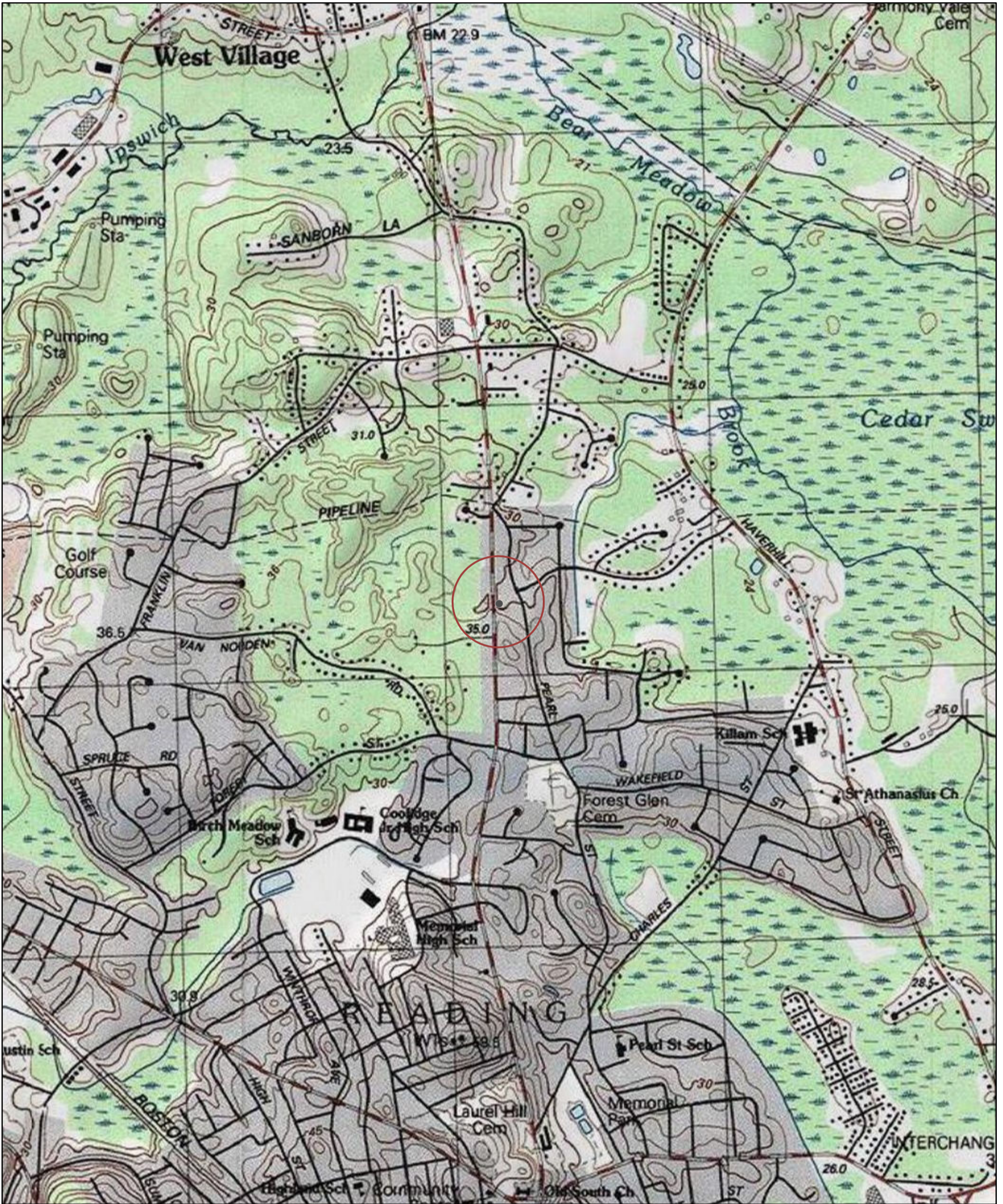
To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

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	\$ 125 —
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	
	Total Fee Calculated	\$ _____

\$ 250 —

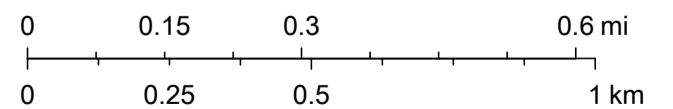
The National Map Advanced Viewer



9/18/2022, 11:42:01 AM

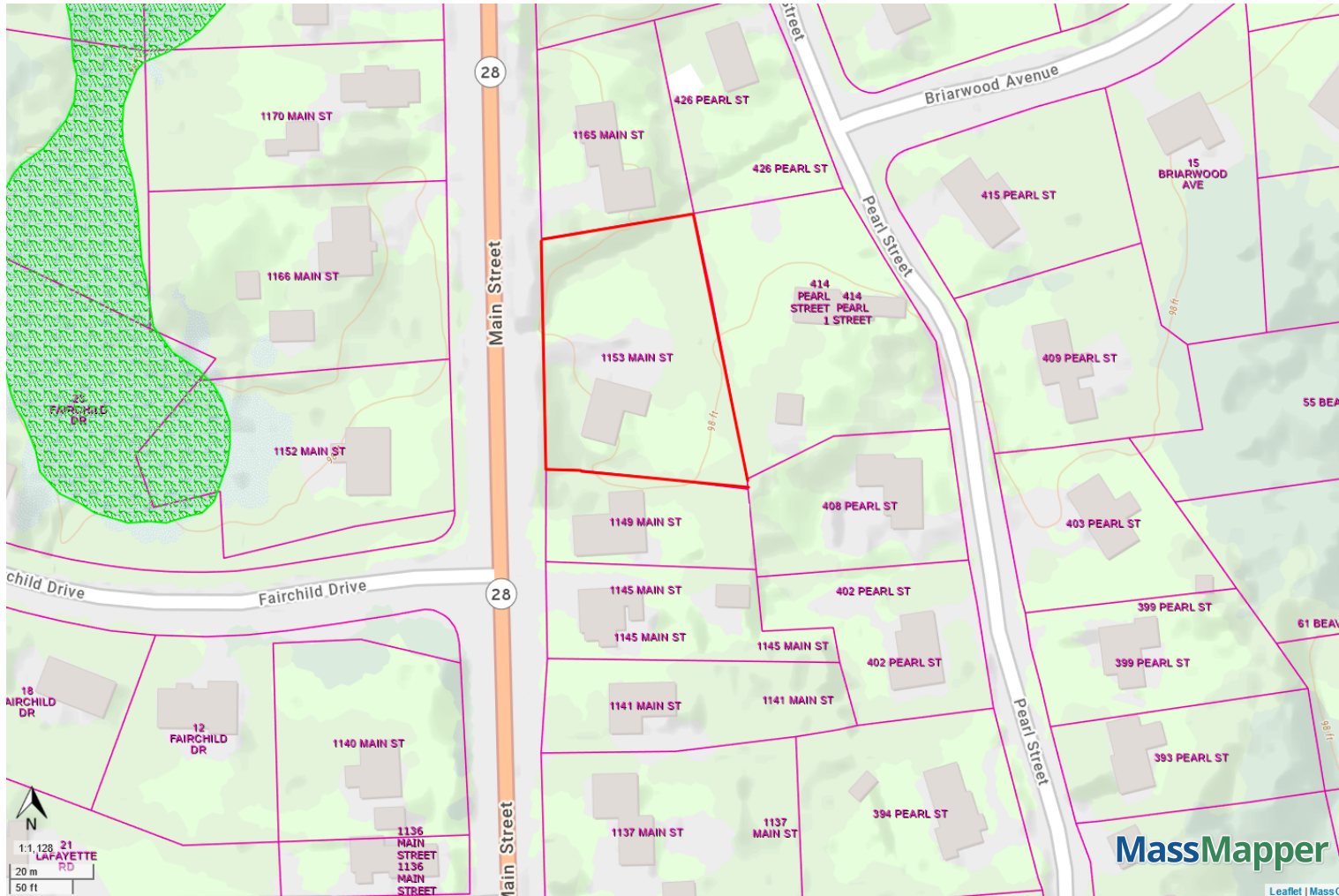
 Override 1

1:18,056



Copyright:© 2013 National Geographic Society, i-cubed

NHESP and DEP Wetlands



Potential Vernal Pools



NHESP Priority Habitats of Rare Species



NHESP Estimated Habitats of Rare Wildlife



NHESP Certified Vernal Pools



DEP Wetlands Detailed With Outlines

- Barrier Beach System
- Barrier Beach-Deep Marsh
- Barrier Beach-Wooded Swamp Mixed Trees
- Barrier Beach-Coastal Beach
- Barrier Beach-Coastal Dune
- Barrier Beach-Marsh
- Barrier Beach-Salt Marsh
- Barrier Beach-Shrub Swamp
- Barrier Beach-Wooded Swamp Coniferous
- Barrier Beach-Wooded Swamp Deciduous
- Bog
- Coastal Bank Bluff or Sea Cliff
- Coastal Beach
- Coastal Dune
- Cranberry Bog
- Deep Marsh
- Barrier Beach-Open Water
- Open Water
- Rocky Intertidal Shore
- Salt Marsh
- Shallow Marsh Meadow or Fen
- Shrub Swamp
- Tidal Flat
- Wooded Swamp Coniferous
- Wooded Swamp Deciduous
- Wooded Swamp Mixed Trees

DEP Wetlands Linear Features

- SHORELINE
- HYDROLOGIC CONNECTION
- MEAN WATER LINE
- APPARENT WETLAND LIMIT
- CLOSURE LINE
- EDGE OF INTERPRETED AREA

Property Tax Parcels

National Flood Hazard Layer FIRMMette



71°6'33"W 42°32'57"N



Town of Reading
250211

AREA OF MINIMAL FLOOD HAZARD
Zone X

25017C0311E
eff. 6/4/2010



71°5'55"W 42°32'30"N

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

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
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/18/2022 at 11:39 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.

Description of Work

Notice of Intent Filing 1153 Main Street, Reading Massachusetts Construction of a Detached Garage

EXISTING CONDITIONS

The property at 1153 Main Street consists of a single family home, with a paved driveway and landscaping. The site is located within a developed neighborhood, off of an existing right of way. There is a system of Bordering Vegetated Wetlands located along the north end of the lot, running on either side of an intermittently flowing stream. Portions of the wetland resource area extend into an established yard/lawn area. The following photo shows the thicket surrounding the stream channel, which represents the only indigenous vegetation within the flagged wetlands, as the remainder of the delineation falls within an established lawn area:



The photo, below, shows the lawn area underlain by hydric soils, approximately within the footprint of the blue triangle. The closest point of this wetland system is located fifty (50) feet from the proposed garage:



PROPOSED WORK

The Notice of Intent includes construction of a new detached garage (with dimensions of approximately 24' by 25') on the lot. The proposed dwelling will be located within the one hundred foot buffer zone, with the closest point of the new structure located approximately 50 feet from the edge of Bordering Vegetated Wetlands. No work is proposed within fifty feet of wetlands. The following photo shows the approximate location of the proposed garage:



MITIGATING MEASURES DURING AND AFTER CONSTRUCTION

Erosion and Sedimentation Controls

The application includes the installation of a 12 inch compost filter tube will be installed at the limit of work lines on this property. This erosion control device will prevent sediment discharge to the downgradient wetlands, and will provide a physical limit of work line on the site.



Construction Access onto the Site from Coolidge Avenue

The property has an existing paved driveway, off of Main Street. Access to the site will be from this bituminous surface.



Staging of Earth Materials

Excavated materials from the footing will be taken off site, and not stockpiled within the yard area. Only backfilling materials will be retained on site, and staged from the non jurisdictional portions of the site.

At the completion of the project, any disturbed areas within the work area will be loamed and hydroseeded, with a tackifier and seed mix. Erosion controls will be maintained throughout the project time line.

BENTLEY DONAVIN K
BENTLEY JENNIFER E
433 PEARL ST
READING, MA 01867

KASTRINOS MARGOT N DENOIE-
JOHN R KASTRINOS
1137 MAIN STREET
READING, MA 01867

SEBASTIAN JESSICA
CUMMINGS SAMUEL TE
1141 MAIN STREET
READING, MA 01867

BHAGAT MUFAJJAL
MULLAMITHAWALA SHIREEN
1165 MAIN ST
READING, MA 01867

LEE DAVID F JR
EILEEN VALERIE LEE
55 BEAVER RD
READING, MA 01867

SMITH ALYSSA H TRUSTEE
SMITH FAMILY IRREVOCABLE TR
1145 MAIN ST
READING, MA 01867

CROSBY ROBERT L JR
CROSBY RICHARD P TC
409 PEARL ST
READING, MA 01867

MONAGLE DANIEL
FITZPATRICK LEAH
427 PEARL ST
READING, MA 01867

TANNER ANTHONY J
1136 MAIN STREET
READING, MA 01867

CULABA CYRUS
CULABA JOAHNA
23 FAIRCHILD DR
READING, MA 01867

MULLINS JOSEPH A
TANSEY LAUREN JTROS
403 PEARL STREET
READING, MA 01867

VARS ARTHUR H ETAL TRS
414 PEARL STREET REALTY TRUST
414 PEARL ST
READING, MA 01867

DELGRECO PETER TRUSTEE ETAL
DELGRECO FAMILY LIVING TRUST
399 PEARL ST
READING, MA 01867

NOVELLO CHERYL
426 PEARL ST
READING, MA 01867

VOLLMAR PETER W
JUDITH A VOLLMAR
408 PEARL ST
READING, MA 01867

FAIRCHILD JOHN B ETAL TRUSTEES
1166 MAIN STREET REALTY TRUST
1166 MAIN ST
READING, MA 01867

PINEAU SEAN C
NICOLE A PINEAU
1149 MAIN ST
READING, MA 01867

WHITNEY JON C
DARLENE E WHITNEY
1177 MAIN ST
READING, MA 01867

FAIRCHILD JOHN B ETAL TRUSTEES
1170 MAIN STREET REALTY TRUST
1166 MAIN ST
READING, MA 01867

REED DOUGLAS F
402 PEARL ST
READING, MA 01867

YANDLE JAMES M
YANDLE ERIN E
393 PEARL ST
READING, MA 01867

FISCUS WILLIAM S III
WENDY M FISCUS
12 FAIRCHILD DR
READING, MA 01867

REPUCCI COREY N TRUSTEE ETAL
COREY N & HILLARY D REPUCCI TR
415 PEARL ST
READING, MA 01867

ZECCHINO MARJORIE (LE)
STODDARD DARLENE M ZECCHINO
1153 MAIN ST
READING, MA 01867

HEGARTY JOHN M ETAL TRUSTEES
JOHN M AND EMILY G HEGARTY TR
1140 MAIN STREET
READING, MA 01867

RICMACHE LUIS CAMPOS
1176 MAIN ST
READING, MA 01867

HUGHES MICHAEL E
CHERYLL A HUGHES
1152 MAIN ST
READING, MA 01867

SCHLOTH KATHLEEN F TRUSTEE
KATHLEEN F SCHLOTH FAMILY TRST
394 PEARL ST
READING, MA 01867

GIS Pro - Version 4.1.6.0 User: smartin\user\map\GIS\Map Project\Assessing\Parcel GIS Viewer v10-3.mxd Database: AssessPro - Reading

File Map Search Tools Help

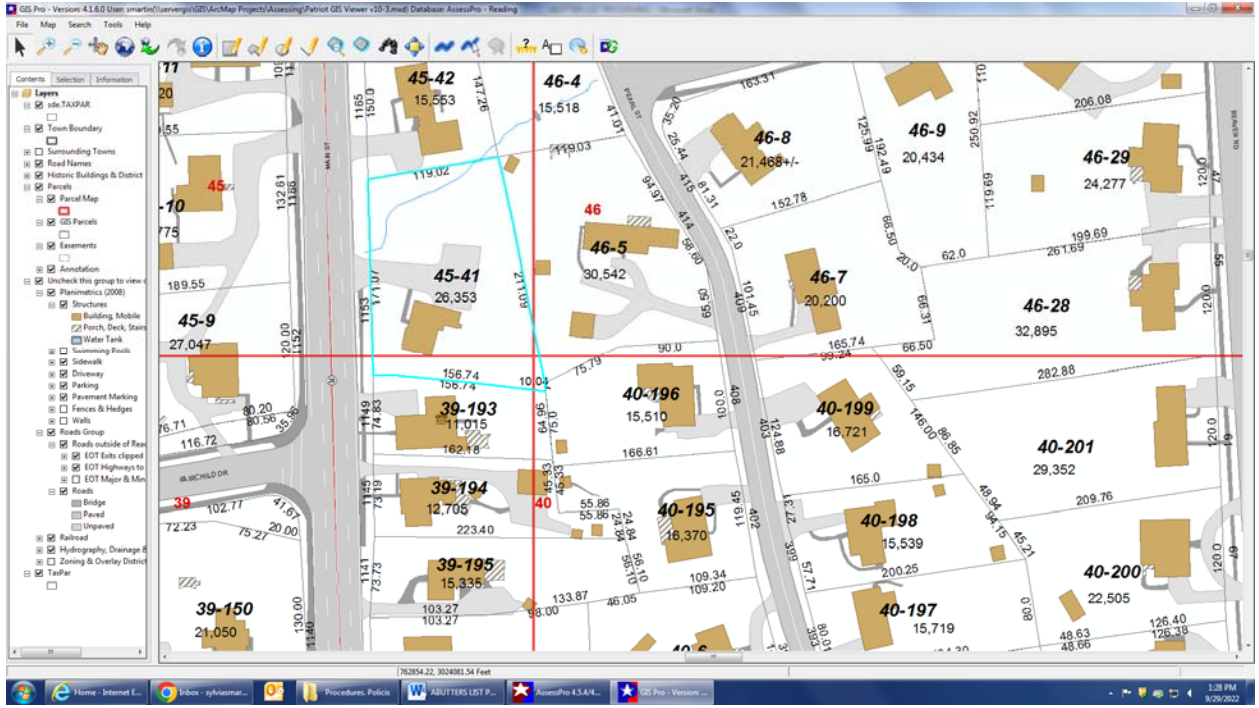
Contents Selection Information

- Layers
 - CoreParcels
 - 46-TAXPAR
 - Town Boundary
 - Surrounding Towns
 - Historic Buildings & District
 - Parcels
 - Parcel Map
 - GIS Parcels
 - Easements
 - Annotation
 - Uncheck this group to view
 - Planimetrics (2008)
 - Structures
 - Building Mobile
 - Swalk, Deck, Soun
 - Water Tank
 - Swimming Pools
 - Sidewalk
 - Driveway
 - Parking
 - Pavement Marking
 - Fences & Hedges
 - Walls
 - Roads Group
 - Roads outside of Base
 - EOT Edits clipped
 - EOT Highways to
 - EOT Major & Min
 - Roads
 - Bridge
 - Paved
 - Unpaved
 - Railroad
 - Hydrography, Drainage &
 - Zoning & Overlay District
 - TaxPar

Zooms the Display In By Rectangle or Single Click

762361.01, 3024501.82 Feet

Home - Internet L... Inbon (D) - MyNat... Procedures, Police AssessPro 4.5.6.0... GIS Pro - Version ... 2:21 PM 3/29/2022





PROPERTY LOCATION

No	Alt No	Direction/Street/City
1153		MAIN ST, READING

OWNERSHIP

Owner 1:	ZECCHINO MARJORIE (LE)
Owner 2:	STODDARD DARLENE M ZECCHINO
Owner 3:	
Street 1:	1153 MAIN ST
Street 2:	
Twn/City:	READING
St/Prov:	MA Cntry Own Occ:
Postal:	01867 Type:

PREVIOUS OWNER

Owner 1:	ZECCHINO ANTHONY -
Owner 2:	MARJORIE R ZECCHINO -
Street 1:	1153 MAIN ST
Twn/City:	READING
St/Prov:	MA Cntry
Postal:	01867

NARRATIVE DESCRIPTION

This Parcel contains .605 ACRES of land mainly classified as ONE FAM with a(n) SPLIT ENT Building Built about 1968, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	S20	SINGLE FA	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D	READ	READ	100	Topo		
s				Street	P	PAVED
t				Traffic	H	HEAVY

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		26353		SQ FEET	PRIMARY	1.0	0	8.7	1.564	XF	1.12		TOPOGR	-5					358,612						358,600	low with ditch

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	237,700		0.605	358,600	596,300		1820000000010
							GIS Ref
							GIS Ref
Total Card	237,700		0.605	358,600	596,300	Entered Lot Size	
Total Parcel	237,700		0.605	358,600	596,300	Total Land: 0.6	
Source: Market Adj Cost	Total Value per SQ Unit /Card: 408.20		/Parcel: 408.2			Land Unit Type: AC	Insp Date
							04/10/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	213,200	0	.605	321,600	534,800	534,800	Year end	12/20/2021
2021	101	FV	204,400	0	.605	279,400	483,800	483,800	Year End Roll	12/15/2020
2020	101	FV	195,800	0	.605	267,600	463,400	463,400	Year End Roll	12/17/2019
2019	101	FV	186,300	0	.605	254,700	441,000	441,000	YER	12/12/2018
2018	101	FV	182,900	0	.605	250,000	432,900	432,900	YER	12/27/2017
2017	101	FV	171,700	0	.605	234,700	406,400	406,400	Year End Roll	1/3/2017
2016	101	FV	163,000	0	.605	232,300	395,300	395,300	Year End Roll	12/15/2015
2015	101	FV	155,200	0	.605	221,300	376,500	376,500	Year End Roll	12/16/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ZECCHINO ANTHON	68376-402		11/9/2016	FAMILY	100	No	No			
	11764-0564		11/13/1969		1	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2013	CONV REV	PAS	PAS
4/10/2013	INFO AT DOOR	189	JIM HARRIS
6/3/2004	EXTRIOR-ONLY	RW	RW
1/1/1999	EXTRIOR-ONLY	RW	RW

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.60498	Total SF/SM: 26352.93	Parcel LUC: 101	ONE FAM	Prime NB Desc: TRAF FR	Total: 358,612	Spl Credit	Total: 358,600
----------------------	-----------------------	-----------------	---------	------------------------	----------------	------------	----------------



Patriot Properties

09/29/2022

2:13:39PM

Reading

Abutters List

Filter Used: DataProperty.AccountNumber in
(7310,7309,7262,7530,7338,7880,7809,7903,7527,7531,7528,7308,7529,7307,7781,7885,7810,7779,7883,7887,7328,7882,7289,7264,7811,7879,778,7780)

1153 MAIN ST

Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
039.0-0000-0148.0	1136 MAIN ST	TANNER ANTHONY J		1136 MAIN STREET	READING	MA	01867
039.0-0000-0150.0	1140 MAIN ST	HEGARTY JOHN M ETAL TRUSTEE	JOHN M AND EMILY G HEGA	1140 MAIN STREET	READING	MA	01867
039.0-0000-0175.0	12 FAIRCHILD DR	FISCUS WILLIAM S III	WENDY M FISCUS	12 FAIRCHILD DR	READING	MA	01867
039.0-0000-0193.0	1149 MAIN ST	PINEAU SEAN C	NICOLE A PINEAU	1149 MAIN ST	READING	MA	01867
039.0-0000-0194.0	1145 MAIN ST	SMITH ALYSSA H TRUSTEE	SMITH FAMILY IRREVOCABL	1145 MAIN ST	READING	MA	01867
039.0-0000-0195.0	1141 MAIN ST	SEBASTIAN JESSICA	CUMMINGS SAMUEL TE	1141 MAIN STREET	READING	MA	01867
039.0-0000-0196.0	1137 MAIN ST	KASTRINOS MARGOT N DENOIE-	JOHN R KASTRINOS	1137 MAIN STREET	READING	MA	01867
039.0-0000-0215.0	23 FAIRCHILD DR	CULABA CYRUS	CULABA JOAHNA	23 FAIRCHILD DR	READING	MA	01867
040.0-0000-0006.0	394 PEARL ST	SCHLOTH KATHLEEN F TRUSTEE	KATHLEEN F SCHLOTH FAM	394 PEARL ST	READING	MA	01867
040.0-0000-0195.0	402 PEARL ST	REED DOUGLAS F		402 PEARL ST	READING	MA	01867
040.0-0000-0196.0	408 PEARL ST	VOLLMAR PETER W	JUDITH A VOLLMAR	408 PEARL ST	READING	MA	01867
040.0-0000-0197.0	393 PEARL ST	YANDLE JAMES M	YANDLE ERIN E	393 PEARL ST	READING	MA	01867
040.0-0000-0198.0	399 PEARL ST	DELGRECO PETER TRUSTEE ETA	DELGRECO FAMILY LIVING	399 PEARL ST	READING	MA	01867
040.0-0000-0199.0	403 PEARL ST	MULLINS JOSEPH A	TANSEY LAUREN JTROS	403 PEARL STREET	READING	MA	01867
045.0-0000-0009.0	1152 MAIN ST	HUGHES MICHAEL E	CHERYLL A HUGHES	1152 MAIN ST	READING	MA	01867
045.0-0000-0010.0	1166 MAIN ST	FAIRCHILD JOHN B ETAL TRUSTEE	1166 MAIN STREET REALTY	1166 MAIN ST	READING	MA	01867
045.0-0000-0011.0	1170 MAIN ST	FAIRCHILD JOHN B ETAL TRUSTEE	1170 MAIN STREET REALTY	1166 MAIN ST	READING	MA	01867
045.0-0000-0012.0	1176 MAIN ST	RICMACHE LUIS CAMPOS		1176 MAIN ST	READING	MA	01867
045.0-0000-0041.0	1153 MAIN ST	ZECCHINO MARJORIE (LE)	STODDARD DARLENE M ZEI	1153 MAIN ST	READING	MA	01867
045.0-0000-0042.0	1165 MAIN ST	BHAGAT MUFAJJAL	MULLAMITHAWALA SHIREEI	1165 MAIN ST	READING	MA	01867
045.0-0000-0043.0	1177 MAIN ST	WHITNEY JON C	DARLENE E WHITNEY	1177 MAIN ST	READING	MA	01867
046.0-0000-0004.0	426 PEARL ST	NOVELLO CHERYL		426 PEARL ST	READING	MA	01867
046.0-0000-0005.0	414 PEARL ST	VARS ARTHUR H ETAL TRS	414 PEARL STREET REALTY	414 PEARL ST	READING	MA	01867
046.0-0000-0007.0	409 PEARL ST	CROSBY ROBERT L JR	CROSBY RICHARD P TC	409 PEARL ST	READING	MA	01867
046.0-0000-0008.0	415 PEARL ST	REPUCCI COREY N TRUSTEE ETA	COREY N & HILLARY D REPI	415 PEARL ST	READING	MA	01867
046.0-0000-0010.0	427 PEARL ST	MONAGLE DANIEL	FITZPATRICK LEAH	427 PEARL ST	READING	MA	01867
046.0-0000-0012.0	433 PEARL ST	BENTLEY DONAVIN K	BENTLEY JENNIFER E	433 PEARL ST	READING	MA	01867
046.0-0000-0028.0	55 BEAVER RD	LEE DAVID F JR	EILEEN VALERIE LEE	55 BEAVER RD	READING	MA	01867

End of Report

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST

SUBJECT PROPERTY:

ADDRESS: 1153 Main Street

Assessors' Map Number: 45 Lot Number: 41

APPLICANT/AGENT:

Name: Mary Trudeau

Address: 141 Lowell Street, Lexington, MA 02420

Telephone: 781 424 4768 Email: marytrudeau@ymail.com

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:

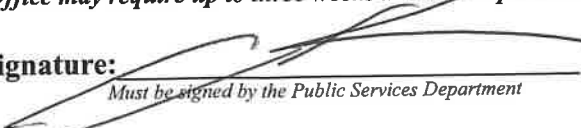
- Appeal
- Special Permit
- Variance

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

Brief description of request: _____

Applicant/Agent Signature: Mary Trudeau Date: September 19, 2022

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

Authorized Signature:  Date: September 25, 2022
Must be signed by the Public Services Department



**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 F. Canniff
PHILIP CANNIFF, ASSISTANT APPRAISER

12/24/2022
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

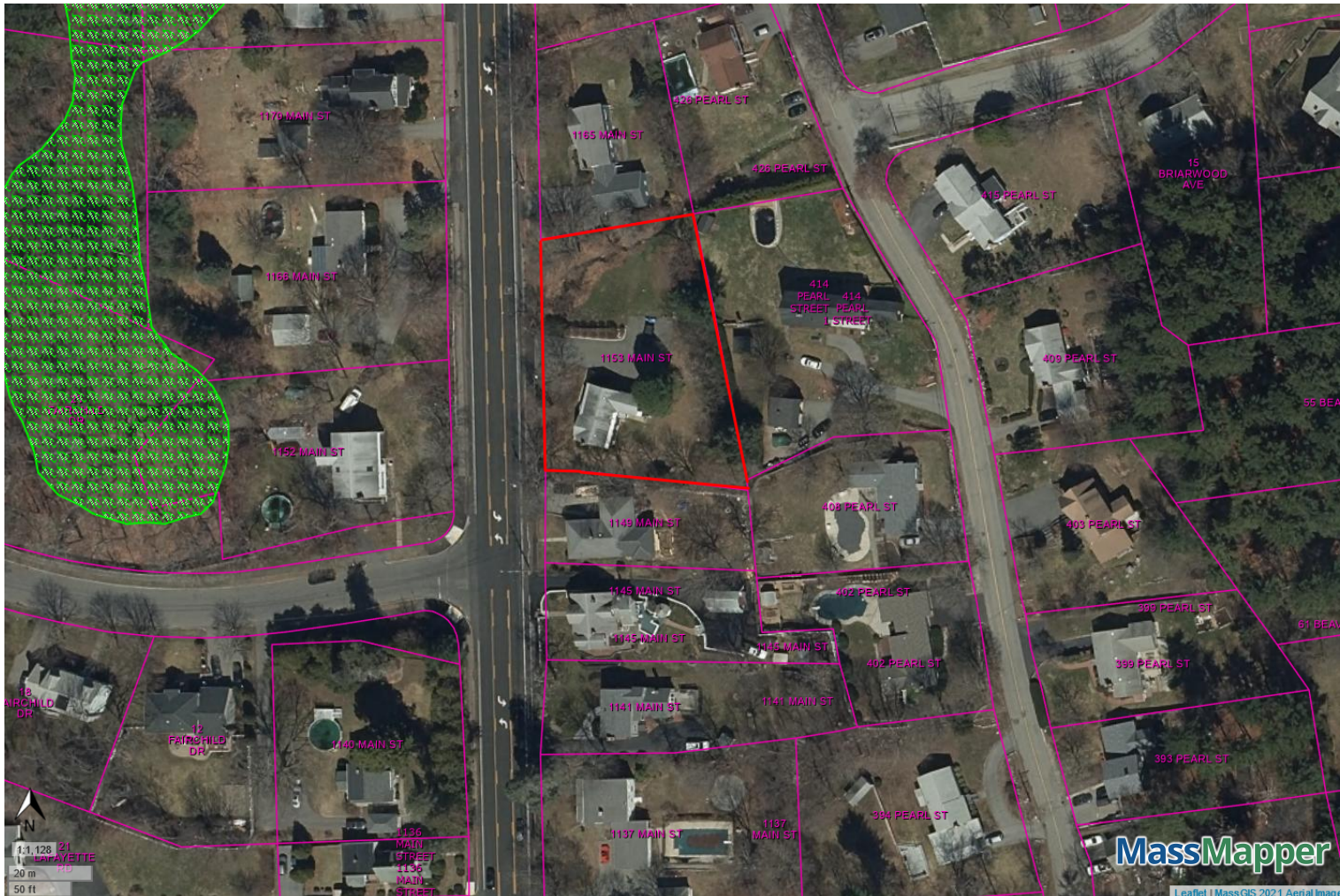
TOWN OF READING
 ABUTTERS LIST

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

FOR READING BOARD OF ASSESSORS

VICTOR P. SANTANIELLO, APPRAISER

1153 Main Street, Reading, MA



Potential Vernal Pools



NHESP Priority Habitats of Rare Species



NHESP Estimated Habitats of Rare Wildlife



NHESP Certified Vernal Pools



DEP Wetlands Detailed With Outlines

- Barrier Beach System
- Barrier Beach-Deep Marsh
- Barrier Beach-Wooded Swamp Mixed Trees
- Barrier Beach-Coastal Beach
- Barrier Beach-Coastal Dune
- Barrier Beach-Marsh
- Barrier Beach-Salt Marsh
- Barrier Beach-Shrub Swamp
- Barrier Beach-Wooded Swamp Coniferous
- Barrier Beach-Wooded Swamp Deciduous
- Bog
- Coastal Bank Bluff or Sea Cliff
- Coastal Beach
- Coastal Dune
- Cranberry Bog
- Deep Marsh
- Barrier Beach-Open Water
- Open Water
- Rocky Intertidal Shore
- Salt Marsh
- Shallow Marsh Meadow or Fen
- Shrub Swamp
- Tidal Flat
- Wooded Swamp Coniferous
- Wooded Swamp Deciduous
- Wooded Swamp Mixed Trees

DEP Wetlands Linear Features

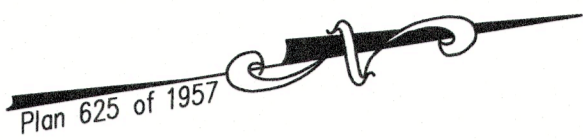
- SHORELINE
- HYDROLOGIC CONNECTION
- MEAN WATER LINE
- APPARENT WETLAND LIMIT
- CLOSURE LINE
- EDGE OF INTERPRETED AREA

Property Tax Parcels

LEGEND

These standard symbols will be found in the drawing.

- LOT HELD
- STRUCTURE EXISTING
- DECK & STAIRS
- WETLAND FLAGS
- BUFFER ZONE
- FENCE CHAIN LINK
- FENCE WOOD
- GUARD RAIL
- WALL STONE
- WALL RETAINING
- PAVEMENT EDGE
- DRAIN PIPE
- EDGE STREAM
- CONTOUR EXISTING
- ⊙ IRON ROD FOUND
- ⊙ DRILL HOLE
- ⊙ NAIL
- ⊙ SEWER MAN HOLE
- ⊙ WATER GATE
- ⊙ CATCH BASIN
- ⊙ BENCHMARK
- ⊙ WETLAND FLAGS



GENERAL NOTES

Owner of Record: Darlene Marie Zecchino Stoddard
1153 Main St. Reading, MA 01867

Deed Reference: Book 68376, Page 402
Plan Reference: Plan No. 625 of 1957
Tax Map Reference: Parcel ID 45.0-0000-0041.0
Datum Reference: NAVD88

ZNV= ZONE OF NATURAL VEGETATION
NSL= NO STRUCTURE LINE
WETLAND FLAGGING BY WETLANDS & LAND MANAGEMENT

The Parcel shown on this survey lies within a Zone "X", as described on the Flood Insurance Rate Map No. 25017C0311E, dated 6-4-2010, in which the property is located.

I hereby certify that this plan is based on an actual field survey by Otte & Dwyer, Inc., Land Surveyors on 1-28-2021, 3-9-2021, 3-26-2021 and 9-23-2021.

3/31/22 *[Signature]*

Name David A. Dwyer Jr., PLS
Professional Land Surveyor No. 46707
ddwyer@ottedwyer.com

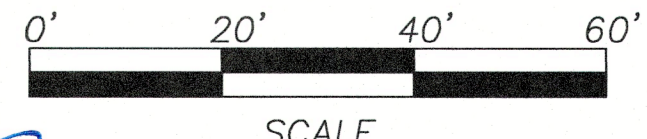
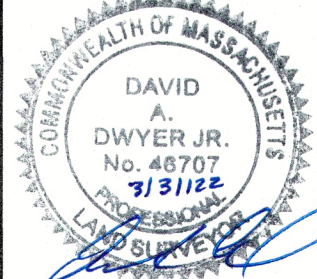
CURRENT DIMENSIONAL AND DENSITY REGULATIONS

THE ENTIRE SITE IS LOCATED IN A S-2 ZONING DISTRICT

CRITERIA~DETACHED GARAGE	REQUIRED	PROPOSED
MINIMUM FRONT YARD (FT.)	20'	99.4'
MINIMUM SIDE YARD (FT.)	5'	77.8'
MINIMUM REAR YARD (FT.)	5'	7.5'
MAXIMUM HEIGHT (FT.)	12'	12'
MAXIMUM FOOTPRINT	600 s.f.	600 s.f.
MAXIMUM BUILDING AREA (%)	25%	7.6%

The zoning information depicted hereon is from the latest Zoning Ordinance of the municipality and, as such, is for reference purpose only. Otte & Dwyer, Inc. makes no opinion or certification as to zoning compliance. The final interpretation of the Ordinance can only be made by the appropriate zoning authority. Since building orientation, proposed use, and other factors can affect the setback, prior to and development of this property, the builder/owner must consult with the City/Town to insure the correct application of the Zoning Ordinance.

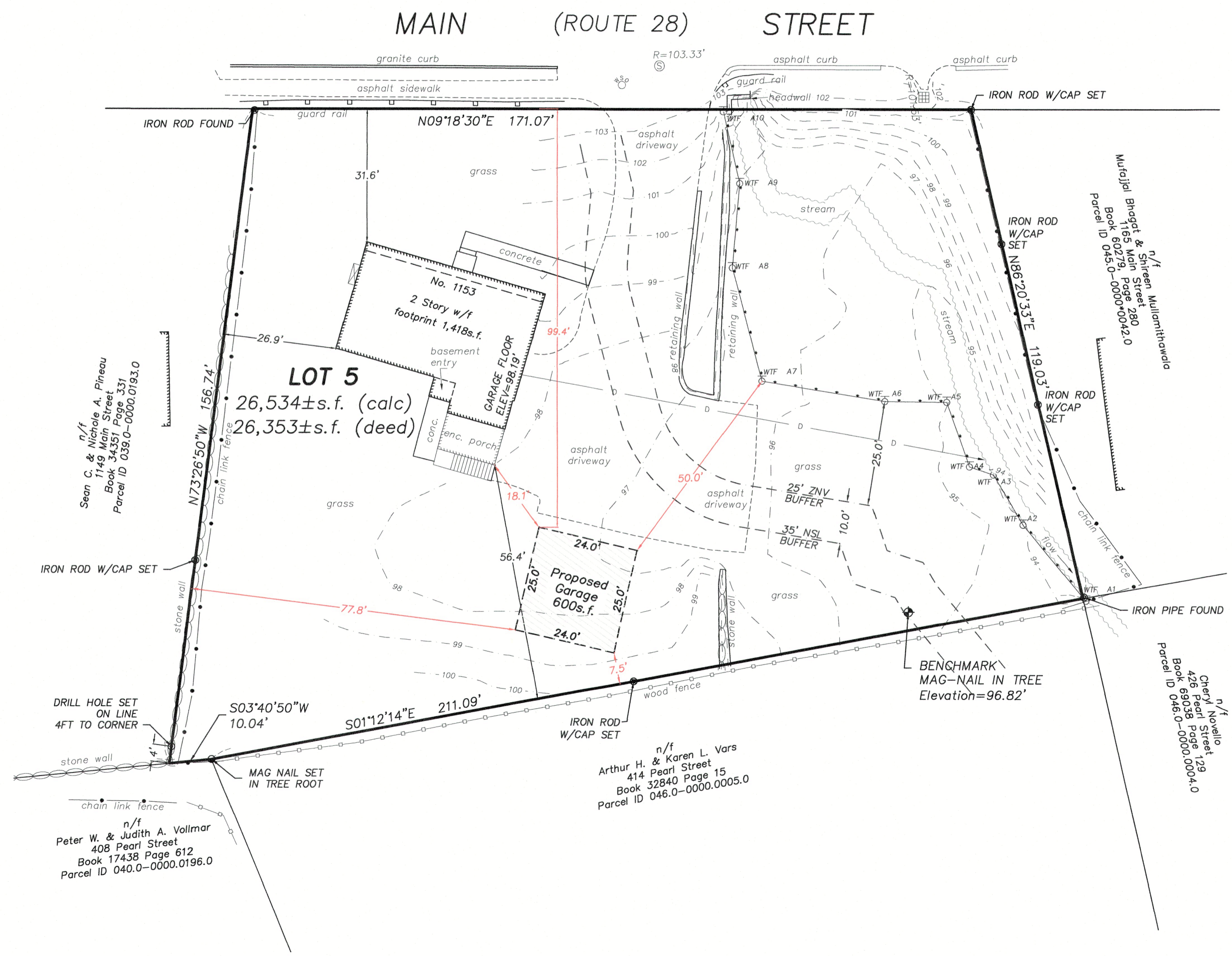
CERTIFIED PLOT PLAN
SHOWING PROPOSED GARAGE
1153 MAIN STREET
READING, MASS. 01867
PREPARED FOR
GERALD & DARLENE STODDARD
BY
OTTE & DWYER, INC.
LAND SURVEYORS
WWW.OTTEDWYER.COM
59 APPLETON STREET SAUGUS, MA 01906
P.O. BOX 982 (781)233-8155
SCALE: 1"=20' MARCH 31, 2022



SCALE

This map or plat is not valid without the seal and signature of the responsible surveyor.

JN. 12697



n/f
Sean C. & Nichole A. Pineau
1149 Main Street
Book 34351, Page 331
Parcel ID 038.0-0000.0193.0

n/f
Peter W. & Judith A. Vollmar
408 Pearl Street
Book 17438 Page 612
Parcel ID 040.0-0000.0196.0

n/f
Arthur H. & Karen L. Vars
414 Pearl Street
Book 32840 Page 15
Parcel ID 046.0-0000.0005.0

n/f
Mufajjal Bhogart & Shireen Mullaithandawa
1165 Main Street 280
Book 60279, 0000+042.0
Parcel ID 045.0-0000+042.0

n/f
Cheryl Novello
426 Pearl Street 129
Book 69038 Page 129
Parcel ID 046.0-0000.0004.0