

# HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists

26464

January 11, 2023

Reading Conservation Commission  
16 Lowell Street  
Reading, MA 01867

**RE: 52 Louanis Drive – Notice of Intent**

Dear Members of the Conservation Commission,

On behalf of Susan Schellenbach (Applicant), Hancock Associates respectfully submits this Notice of Intent in request to permit grading, fence installation and construction of a deck, putting green, an in-ground pool and pool house. The property is approximately one-half acre and contains an existing single-family house. The swimming pool, pool house, putting green and landscaping will be located within the 100-foot Buffer Zone to Bordering Vegetated Wetlands (BVW).

**Existing Conditions and Wetland Resource Areas**

The property is located at 52 Louanis Drive (identified as Map 6, Lot 163 on Reading Assessors maps). A bordering vegetated wetland at the rear of the property was flagged by a Wetland Science Professional in Training (WPIT®) on November 2, 2022.

Prior to performing field wetland delineations, an environmental constraints desktop assessment of the subject property was performed through review of MassGIS data layers, USGS 7.5-minute quadrangle maps, NRCS soil survey data, aerial photography, and Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs).

Based on this review, there are no environmental sensitive resource areas such as Areas of Critical Environmental Concern, NHESP mapped Estimated or Priority Rare Species Habitats, NHESP mapped Certified or Potential Vernal Pools, Outstanding Resource Waters (ORWs), Cold Water Fisheries, Surface Water Protection Zones, or Wellhead Protection Zones on the property.

According to the current FEMA Flood Insurance Rate Map (dated 6/4/2010), no portion of the subject property is located within the 100-year floodplain. According to the USGS 7.5-minute quadrangle map, there are no perennial streams within 200-feet of the subject property. (FIRM No. 25017C0313E).

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A Wetland Science Professional in Training (WPIT®) delineated the limit of Bordering Vegetated Wetland with a wetland flag series demarcated as WF flags A-series 100 through 107. This wetland resource area was delineated in accordance with the guidance document *Delineating Bordering Vegetated Wetlands under the Massachusetts Wetlands Protection Act* published by the MassDEP Division of Wetlands and Waterways in March 1995. All wetland flags were located via survey and plotted to the Plot Plan herein by a Professional Land Surveyor (PLS).

## Bordering Vegetated Wetlands (BVW)

BVW was delineated to the extent that it would broadcast associated buffer zone toward the limits of proposed work on the property. The delineation was based on observations of where vegetative species composition transitions from dominance of wetland indicator species to dominance of upland indicator species. Other notable characteristics were the presence of an intermittent stream bank, which did not have flow within the BVW complex and hydric soils. The stream bank was noticeably pronounced at WFA107.

BVW was delineated with one (1) flag series, identified as Series A as follows:

### *A-series Wetland*

The A series wetland is a BVW located behind the subject property 52 Louanis Drive, Reading, which broadcasts associated buffer zones and setback zones in accordance with the Reading Wetlands Bylaw. The limit of BVW associated with the A-series wetland was demarcated with a single series of eight (8) wetland flags labeled A (100 through 107).

Wetland indicator plant species within the wetland included purple loosestrife (*Lythrum salicaria*, OBL), common reed (*Phragmites australis*, FACW), common winterberry (*Ilex verticillata*, FACW), red osier dogwood (*Swida sericea*, FACW), smooth arrowwood (*Viburnum dentatum*, FAC), poison ivy (*Toxicodendron radicans*, FAC) and red maple (*Acer rubrum*, FAC).

The up-gradient side of the wetland flags was dominantly manicured lawn. There were some dominant facultative upland species observed such as garlic mustard (*Alliaria petiolata*, FACU) Canada goldenrod (*Solidago canadensis*, FACU), black cherry (*Prunus serotina*, FACU), Eastern white pine (*Pinus strobus*, FACU) and Norway maple (*Acer platanoides*). Other notable species present were wild carrot (*Daucus carota*, UPL).

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## Proposed Work

Proposed work within the Buffer Zone consists of constructing an in-ground pool (approximately 14-ft by 34-ft), replacement and expansion of an existing deck attached to the house, a 10-ft by 16-ft pool house and attached covered patio lounge (12-ft by 16-ft), a putting green (approximately 27-ft by 17-ft), and a safety fence around the backyard and landscaping.

Landscaping consists of the installation the putting green, pool apron, and walkway as well as several trees, shrubs and perennials. Figure LA-702 outlines the species, quantity and locations of the proposed landscaping.

As planned, effective construction-related erosion and sediment controls will be implemented such that adverse impacts to resources areas will be avoided and the Interests of the Wetlands Protection Act upheld. All efforts will be made to avoid impacts to resource areas on-site and adjacent to the proposed project.

In order to protect the wetland resource areas, the boundaries of work zone will be staked and flagged conspicuously. Prior to construction, an erosion control barrier will be erected at the limit of work as approved by the Commission. Deposited sediment collected by the erosion control measures will be removed periodically. The proposed plan will minimize the exposure of areas during construction in order to minimize the erosion process. In addition, all disturbed areas shall be stabilized following construction.

Minimal grading is proposed to prepare a flat area adjacent to the pool. No retaining walls are necessary or proposed. No stockpiling of excavation spoils will be necessary as the material will be hauled off site. A stone sediment tracking apron will be set by the applicant. There will be no backwash with this type of swimming pool as it is a saltwater pool which will use a cartridge filter. Pool equipment shall be located within the pool shed.

## Reading Setback Zones

### *25-ft Zone of Natural Vegetation*

The project does not propose to alter any portion of the 25-ft Zone of Natural Vegetation.

### *35-ft No Build Zone*

The project does not propose to build within any portion of the 35-ft No Build Zone.

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## Conclusion

As described herein, we believe the scope of work proposed has been designed to meet the performance standards for work within the 100- foot Buffer Zone. With standard Best Management Practices (BMPs) for erosion and sediment control during construction, we believe the physical activity of construction will not result in any impacts to the wetland resource areas. As such, we respectfully request that the Commission consider issuing an Order of Conditions to permit to work described herein. Thank you for your consideration in this matter.

Regards,  
Hancock Associates on behalf of Susan Schellenbach,



Kristan Farr  
Project Wetland Scientist

cc: MassDEP Northeast Regional Office (NERO)

### Attachments:

- A – WPA Form 3
- B – Filing Fees
- C – Abutter Notification
- D – Figures
- E – Site photographs
- F – Landscape Architecture Plans
- G -- Plan of Land

**Attachment A: WPA Form 3**



Massachusetts Department of Environmental Protection

# eDEP Transaction Copy

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Here is the file you requested for your records.

To retain a copy of this file you must save and/or print.

Username: **KFARRHSA**

Transaction ID: **1461493**

Document: **WPA Form 3 - NOI**

Size of File: **246.81K**

Status of Transaction: **In Process**

Date and Time Created: **12/19/2022:3:08:41 PM**

**Note:** This file only includes forms that were part of your transaction as of the date and time indicated above. If you need a more current copy of your transaction, return to eDEP and select to "Download a Copy" from the Current Submittals page.

**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 #:  
eDEP Transaction #:1461493  
City/Town:READING

**A.General Information**

**1. Project Location:**

a. Street Address	52 LOUANIS DRIVE		
b. City/Town	READING	c. Zip Code	01867
d. Latitude	42.51147N	e. Longitude	71.11913W
f. Map/Plat #	6	g.Parcel/Lot #	163

**2. Applicant:**

Individual    Organization

a. First Name	SUSAN	b.Last Name	SCHELLENBACH
c. Organization			
d. Mailing Address	52 LOUANIS DRIVE		
e. City/Town	READING	f. State	MA
g. Zip Code	01867	j. Email	sjschell99@msn.com
h. Phone Number	781-942-1157	i. Fax	

**3.Property Owner:**

more than one owner

a. First Name	SUSAN	b. Last Name	SCHELLENBACH
c. Organization			
d. Mailing Address	52 LOUANIS DRIVE		
e. City/Town	READING	f.State	MA
g. Zip Code	01867	j.Email	sjschell99@msn.com
h. Phone Number	781-942-1157	i. Fax	

**4.Representative:**

a. First Name	KRISTAN	b. Last Name	FARR
c. Organization	HANCOCK ASSOCIATES		
d. Mailing Address	185 CENTRE STREET		
e. City/Town	DANVERS	f. State	MA
g. Zip Code	01923	j.Email	kfarr@hancockassociates.com
h.Phone Number	978-777-3050	i.Fax	

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

a.Total Fee Paid	110.00	b.State Fee Paid	42.50	c.City/Town Fee Paid	67.50
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**6.General Project Description:**

**7a.Project Type:**

- |   |  |
|---|--|
| 1. <input checked="" type="checkbox"/> Single Family Home     | 2. <input type="checkbox"/> Residential Subdivision                  |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial                    |
| 5. <input type="checkbox"/> Dock/Pier                         | 6. <input type="checkbox"/> Utilities                                |
| 7. <input type="checkbox"/> Coastal Engineering Structure     | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation                    | 10. <input type="checkbox"/> Other                                   |

**7b.Is any portion of the proposed activity eligible to be treated as a 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:

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 Bureau of Resource Protection - Wetlands  
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2. Limited Project

8. Property recorded at the Registry of Deeds for:

<b>a. County:</b>	<b>b. Certificate:</b>	<b>c. Book:</b>	<b>d. Page:</b>
SOUTHERN MIDDLESEX		78273	439

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

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

This is a Buffer Zone only project - 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)

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

	3. cubic yards dredged	
--	------------------------	--

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	
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	2. cubic feet of flood storage lost	3. cubic feet replaced
--	-------------------------------------	------------------------

f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if any)	
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2. Width of Riverfront Area (check one)	<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only
	<input type="checkbox"/> 100 ft. - New agricultural projects only
	<input type="checkbox"/> 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project	square feet
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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.
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5. Has an alternatives analysis been done and is it attached to this NOI?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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6. Was the lot where the activity is proposed created prior to August 1, 1996?	<input type="checkbox"/> Yes <input type="checkbox"/> No
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**3.Coastal Resource Areas: (See 310 CMR 10.25 - 10.35)**

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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 Beaches	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
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, crea.
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**

Restoration/Replacement

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 entered the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

**5.Projects Involves Stream Crossings**

Project Involves Streams Crossings

If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

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Bureau of Resource Protection - Wetlands

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

Provided by MassDEP:

MassDEP File #:

eDEP Transaction #:1461493

City/Town:READING

**C. Other Applicable Standards and Requirements**

**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 of Endangered Species program (NHESP)?

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

b. Date of map:DECEMBER 2022

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)...

c. Submit Supplemental Information for Endangered Species Review \* (Check boxes as they apply)

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

3.  Project plans for entire project site, including wetland resource areas and areas outside of wetland 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

c.  MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>.)

Make check payable to "Natural Heritage & Endangered Species Fund" 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

d. 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/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; 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 Number

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.

□ **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 #:  
eDEP Transaction #:1461493  
City/Town:READING

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

2. For coastal projects only, is any portion of the proposed project located below the mean high waterline or in a fish run?  
a.  Not applicable - project is in inland resource area only

b.  Yes  No

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

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

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 S. Rodney French Blvd  
New Bedford, MA 02744

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930

If yes, it 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.

3. 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 DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. 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

5. 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

6. 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, Explain why the project is exempt:

1.  Single Family Home

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.

**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 #:  
eDEP Transaction #:1461493  
City/Town:READING

**D. Additional Information**

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 by regular mail delivery.

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.
3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s)).
4. 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.

**a. Plan Title:**                      **b. Plan Prepared By:**    **c. Plan Signed/Stamped By:**    **c. Revised Final Date:**    **e. Scale:**

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.

**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 #:

eDEP Transaction #:1461493

City/Town:READING

**E. Fees**

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:

142  
2. Municipal Check Number

December 22, 2022  
3. Check date

Susan J and Robert  
4. State Check Number

Schellenbach  
5. Check date

6. Payer name on check: First Name

7. Payer name on check: Last Name

**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.

[Signature]  
1. Signature of Applicant

[Date]  
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 Section C, Items 1-3, 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.

## **Attachment B: Filing Fees**

**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 3 - Notice of Wetland Fee Transmittal**  
**Form**

Provided by MassDEP:  
 MassDEP File #:  
 eDEP Transaction #:  
 City/Town:READING

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

**A. Applicant Information**

1. Applicant:

a. First Name	SUSAN	b. Last Name	SCHELLENBACH		
c. Organization					
d. Mailing Address	52 LOUANIS DRIVE				
e. City/Town	READING	f. State	MA	g. Zip Code	01867
h. Phone Number	7819421157	i. Fax	j. Email		sjschell99@msn.com

2. Property Owner:(if different)

a. First Name	SUSAN	b. Last Name	SCHELLENBACK		
c. Organization					
d. Mailing Address	52 LOUANIS DRIVE				
e. City/Town	READING	f. State	MA	g. Zip Code	01867
h. Phone Number	7819421157	i. Fax	j. Email		sjschell99@msn.com

3. Project Location:

a. Street Address	52 LOUANIS DRIVE	b. City/Town	READING
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Are you exempted from Fee?

**Note:** Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

State agencies are only exempt if the fee is less than \$100

**B. Fees**

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
	City/Town share of filling fee	State share of filing fee	Total Project Fee	
	\$	\$	\$	

## 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	\$125.00
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.	
G. Temporary and /or permanent alteration of land within the Buffer Zone	\$1.25 per square foot of Buffer Zone altered for any temporary or permanent alteration within 25 feet of a Resource Area or any permanent structure within 35 feet of a Resource Area	
H. Work in Floodplain	\$1.25 per square foot of Floodplain temporarily or permanently altered outside of any other Resource Area and Buffer Zone	
I. Work in Vernal Pool habitat	\$11.00 per square foot of Vernal Pool habitat temporarily or permanently altered.	
J. Work in Freshwater Wetland, Wet Meadow, Bog, Swamp, Marsh, Creek, River, Stream, Pond, Lake, Land Under Waterbody	\$11.00 per square foot of Resource Area temporarily or permanently altered	
K. Work in Bank	\$11.00 per linear foot of Bank temporarily or permanently altered	
	<b>Total Fee Calculated</b>	\$ <u>125.00</u>

## **Attachment C: Abutter Notification**

**Notification to Abutters Under the Massachusetts Wetlands Protection Act  
and Town of Reading Wetland Bylaw**

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

- A. The name of the applicant is Susan Schellenbach
- B. The applicant has filed a Notice of Intent with the Conservation Commission for the Municipality of Reading seeking to remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws Chapter 131, Section 40).

**Activities Proposed:**

- C. The Address of the Lot where the activity is proposed is 52 Louanis Drive
- D. Copies of the Notice of Intent may be examined at Conservation Commission Offices between the hours of Monday, Wednesday and Thursday 8:00am to 5:30pm and Tuesdays 8:00am to 7:00pm.

For more information, call: 781-942-9001

Check one: This is the  applicant,  representative,  or other (specify): Conservation Commission

**Name of Representative: Hancock Environmental Consultants**

- E. Copies of the Notice of Intent may be obtained, for a fee, from either (check one) the applicant , or the applicant's representative , by calling this telephone number 978-777-3050 between the hours of 8am and 5pm on the following days of the week: Monday to Friday
- F. Information regarding the date, time, and place of the public hearing may be obtained from: Conservation Commission – Hearing is scheduled for Wednesday, January 25, 2023 by calling this telephone number 781-942-9001

between the hours of Monday, Wednesday and Thursday 8:00am to 5:30pm and Tuesdays 8:00am to 7:00pm.

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

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

NOTE: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act.

To contact DEP, call:

Central Region: 508-792-7650

**Northeast Region: 617-654-6500**

Southeast Region: 508-946-2700

Western Region: 413-784-1100

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ADAMS STEVEN C  
ADAMS ROSEMARY  
37 LOUANIS DRIVE  
READING, MA 01867

---

CORSETTI BRIAN K  
CORSETTI SARA D  
41 WHITEHALL LANE  
READING, MA 01867

---

MCMULLIN BRIAN E  
MCMULLIN JULIA F  
87 AVALON RD  
READING, MA 01867

---

ASSARIAN KERRY ANN  
KERRY ANN ASSARIAN  
30 COUNTRYSIDE LANE  
READING, MA 01867

---

DANGELO JOHN N  
KATHLEEN M DANGELO  
32 COUNTRYSIDE LN  
READING, MA 01867

---

MOULTON LLOYD D  
MOULTON KATHLEEN M  
30 LOUANIS DRIVE  
READING, MA 01867

---

BARBERA PATRICK B TSTEE ETAL  
BARBERA 2019 FUNDING TRUST  
60 AVALON RD  
READING, MA 01867

---

DEVIRGILIO NICHOLAS MICHAEL  
PERRY MARIE DANIELLE TE  
33 WHITEHALL LANE  
READING, MA 01867

---

OLEARY JOHN M JR ETAL TRUSTEES  
OLEARY REALTY TRUST  
16 LOUANIS DRIVE  
READING, MA 01867

---

BENINCASA MATTHEW R ETAL TRS  
BENINCASA FAMILY REALTY TRUS  
22 LOUANIS DR  
READING, MA 01867

---

FITZPATRICK JAMES J  
BARBARA M FITZPATRICK  
60 LOUANIS DR  
READING, MA 01867

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RICHARDSON KRISTEN M  
RICHARDSON NEIL S  
114 AVALON RD  
READING, MA 01867

---

BEZREH MARK A  
ROBIN A BEZREH  
61 LOUANIS DR  
READING, MA 01867

---

GHIRARDI JAMES G  
KAREN E GHIRARDI  
55 LOUANIS DRIVE  
READING, MA 01867

---

RICKERSHAUSER JOSEPH C  
RICKERSHAUSER KAREN K  
44 LOUANIS DRIVE  
READING, MA 01867

---

CADAGAN BRIAN E  
LAUREN A CADAGAN  
43 LOUANIS DR  
READING, MA 01867

---

IKONOMI FERNANDA  
IKONOMI ERVIN  
19 COUNTRYSIDE LN  
READING, MA 01867

---

RICKLEY BRETT  
RICKLEY JENNA CAREY TE  
25 WHITEHALL LANE  
READING, MA 01867

---

CAMERON ROBERT T  
SUSAN M CAMERON  
11 WHITEHALL LN  
READING, MA 01867

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LIBITZ PATRICK M ETAL TE  
FUCCILLO KENDALL JT  
31 COUNTRYSIDE LN  
READING, MA 01867

---

ROBERTS VINCENT JR TRSTEE  
ROBERTS FAMILY IRREV TRUST  
31 SHADY HILL DRIVE  
NORTH READING, MA 01864

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CARLI THOMAS J  
BARBARA A CARLI  
29 LOUANIS DRIVE  
READING, MA 01867

---

MARSHALL JOHN E ETAL TTEES  
JOHN E MARSHALL IRREVOCABLE TR  
26 COUNTRYSIDE LN  
READING, MA 01867

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ROUMELIOTIS HARRY JR  
LESLEY J ROUMELIOTIS  
86 AVALON ROAD  
READING, MA 01867

---

CHOTRANI KHUSHAL  
CHOTRANI SWETA TE  
20 COUNTRYSIDE LANE  
READING, MA 01867

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MARTEL FOLEY JOSEPH  
MARTEL FOLEY ROSE TE  
96 AVALON RD  
READING, MA 01867

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SCHELLENBACH ROBERT K TST ETAL  
SCHELLENBACH LOUANIS REALTY TR  
52 LOUANIS DRIVE  
READING, MA 01867

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CONNELLY JAMES P  
49 LOUANIS DR  
READING, MA 01867

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MCISAAC WILLIAM E  
17 WHITEHALL LN  
READING, MA 01867

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SCULLY GEORGE R  
ELISE M SCULLY  
38 LOUANIS DRIVE  
READING, MA 01867

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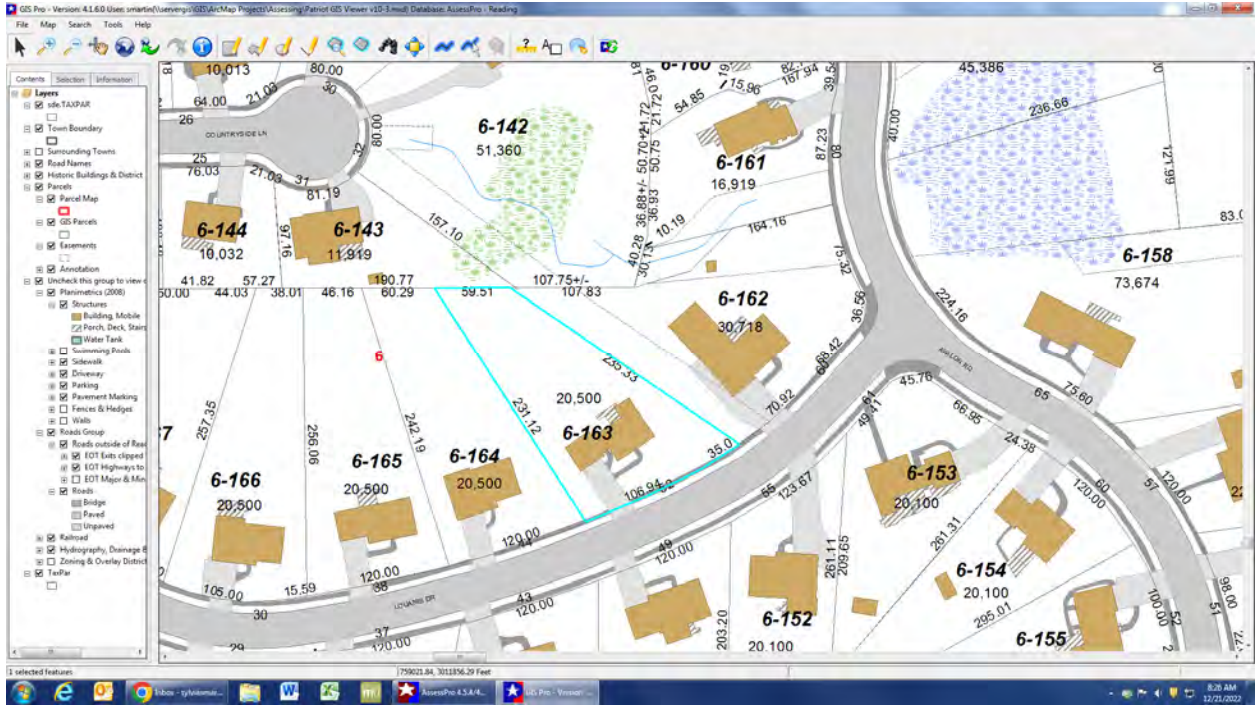
STEMPECK JOHN W  
SHEILA M STEMPECK  
65 AVALON ROAD  
READING, MA 01867

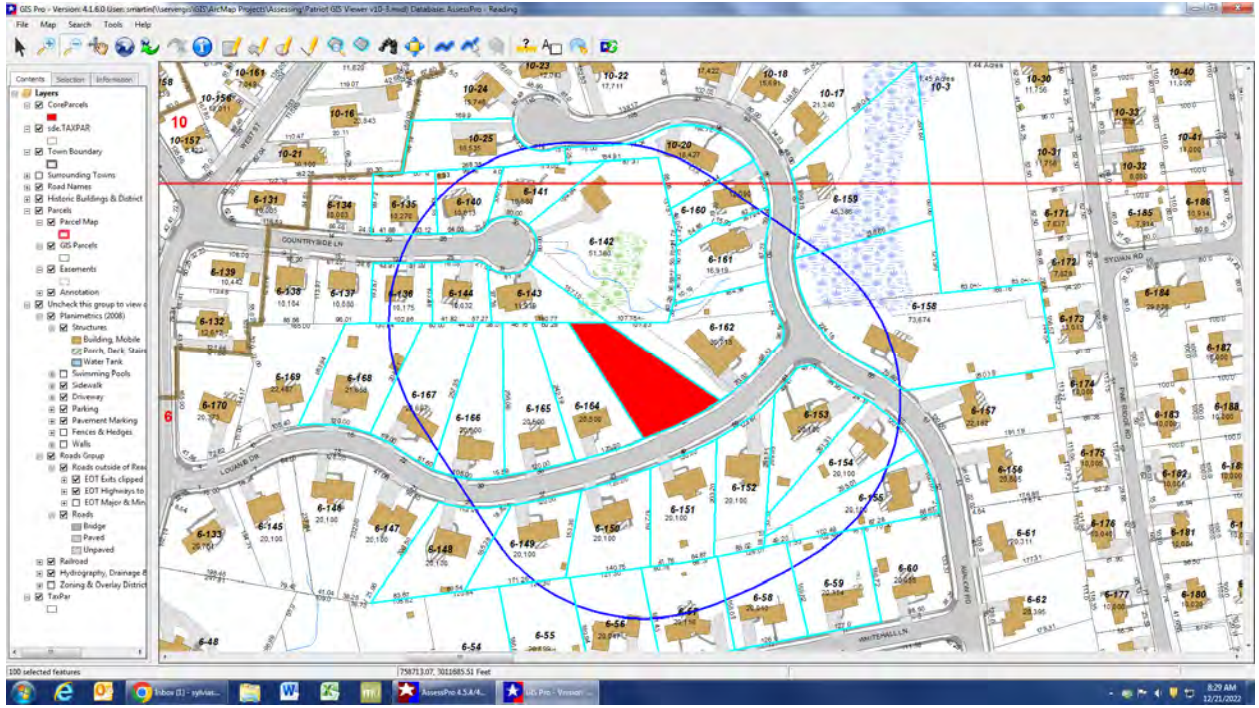
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TULLY SHEILA KREKORIAN TRUSTEE  
THE TULLY NOMINEE TRUST  
52 AVALON RD  
READING, MA 01867

---

ZERFAS THOMAS S TRUSTEE LT  
ZERFAS LUCRETIA TRUSTEE LT  
80 AVALON ROAD  
READING, MA 01867







**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
52		LOUANIS DR, READING

**OWNERSHIP**

Owner 1:	SCHELLENBACH ROBERT K TST ETAL
Owner 2:	SCHELLENBACH LOUANIS REALTY TR
Owner 3:	
Street 1:	52 LOUANIS DRIVE
Street 2:	
Twn/City:	READING
St/Prov:	MA Cntry Own Occ:
Postal:	01867 Type:

**PREVIOUS OWNER**

Owner 1:	SCHELLENBACH ROBERT K -
Owner 2:	SCHELLENBACH SUSAN J -
Street 1:	52 LOUANIS DRIVE
Twn/City:	READING
St/Prov:	MA Cntry
Postal:	01867

**NARRATIVE DESCRIPTION**

This Parcel contains .471 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1985, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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	L	LIGHT

**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		20500		SQ FEET	PRIMARY	1.0	0	13.	1.930	MV	1.06								514,460						514,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	404,800		0.471	514,500	919,300		0230000000520
							GIS Ref
							GIS Ref
							Insp Date
							03/21/17
Total Card	404,800		0.471	514,500	919,300	Entered Lot Size	
Total Parcel	404,800		0.471	514,500	919,300	Total Land: 0.47	
Source: Market Adj Cost	Total Value per SQ unit /Card: 413.73		/Parcel: 413.7			Land Unit Type: AC	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	381,900	0	.471	485,300	867,200	867,200	Year end	12/20/2021
2021	101	FV	361,100	0	.471	444,100	805,200	805,200	Year End Roll	12/15/2020
2020	101	FV	343,300	0	.471	422,200	765,500	765,500	Year End Roll	12/17/2019
2019	101	FV	322,600	0	.471	396,800	719,400	719,400	YER	12/12/2018
2018	101	FV	301,900	0	.471	371,300	673,200	673,200	YER	12/27/2017
2017	101	FV	328,400	0	.471	364,000	692,400	692,400	Year End Roll	1/3/2017
2016	101	FV	361,200	0	.471	330,300	691,500	691,500	Year End Roll	12/15/2015
2015	101	FV	329,900	0	.471	301,700	631,600	631,600	Year End Roll	12/16/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SCHELLENBACH RO	78273-439		7/19/2021	FAMILY		1 No	No			
	16745-0176		1/30/1986		268,767	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/16/2020	B20430	N. WINDO	1,503	C				INSTALL NEW REPLAC
11/7/2019	B19921	ROOF	7,000	C				STRIP AND REROOF -
6/26/2019	B19432	ROOF	32,500	C				STRIP AND RESIDE W
6/18/2018	B18409		2,000	C				REPLACE 1 WINDOW
6/24/2008	108244		18,644	C				15 REPLACEMENT WIN

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/21/2017	CYCLICAL	PC	PC
7/22/2008	EXTRIOR-ONLY	PAS	PAS
11/19/2002	EXTRIOR-ONLY	PAS	PAS

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.47062	Total SF/SM: 20500.21	Parcel LUC: 101	ONE FAM	Prime NB Desc: MOD VG	Total: 514,460	Spl Credit	Total: 514,500
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*Patriot Properties*

12/21/2022

8:33:14AM

# Reading

## Abutters List

**Filter Used:** DataProperty.AccountNumber in  
(447,428,442,445,1350,437,450,436,449,422,345,441,448,446,1345,431,423,430,427,435,439,438,452,451,454,429,346,453,440,343,342,455,344)

52 LOUANIS DR

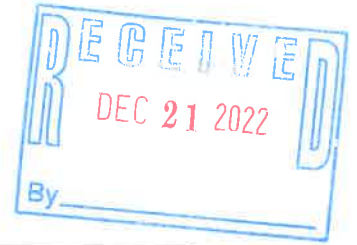
## Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
006.0-0000-0055.0	41 WHITEHALL LN	CORSETTI BRIAN K	CORSETTI SARA D	41 WHITEHALL LANE	READING	MA	01867
006.0-0000-0056.0	33 WHITEHALL LN	DEVIRGILIO NICHOLAS MICHAEL	PERRY MARIE DANIELLE TE	33 WHITEHALL LANE	READING	MA	01867
006.0-0000-0057.0	25 WHITEHALL LN	RICKLEY BRETT	RICKLEY JENNA CAREY TE	25 WHITEHALL LANE	READING	MA	01867
006.0-0000-0058.0	17 WHITEHALL LN	MCISAAC WILLIAM E		17 WHITEHALL LN	READING	MA	01867
006.0-0000-0059.0	11 WHITEHALL LN	CAMERON ROBERT T	SUSAN M CAMERON	11 WHITEHALL LN	READING	MA	01867
006.0-0000-0135.0	20 COUNTRYSIDE LN	CHOTRANI KHUSHAL	CHOTRANI SWETA TE	20 COUNTRYSIDE LANE	READING	MA	01867
006.0-0000-0136.0	19 COUNTRYSIDE LN	IKONOMI FERNANDA	IKONOMI ERVIN	19 COUNTRYSIDE LN	READING	MA	01867
006.0-0000-0140.0	26 COUNTRYSIDE LN	MARSHALL JOHN E ETAL TTEES	JOHN E MARSHALL IRREVO	26 COUNTRYSIDE LN	READING	MA	01867
006.0-0000-0141.0	30 COUNTRYSIDE LN	ASSARIAN KERRY ANN	KERRY ANN ASSARIAN	30 COUNTRYSIDE LANE	READING	MA	01867
006.0-0000-0142.0	32 COUNTRYSIDE LN	DANGELO JOHN N	KATHLEEN M DANGELO	32 COUNTRYSIDE LN	READING	MA	01867
006.0-0000-0143.0	31 COUNTRYSIDE LN	LIBITZ PATRICK M ETAL TE	FUCCILLO KENDALL JT	31 COUNTRYSIDE LN	READING	MA	01867
006.0-0000-0144.0	25 COUNTRYSIDE LN	ROBERTS VINCENT JR TRSTEE	ROBERTS FAMILY IRREV TF	31 SHADY HILL DRIVE	NORTH READING	MA	01864
006.0-0000-0148.0	29 LOUANIS DR	CARLI THOMAS J	BARBARA A CARLI	29 LOUANIS DRIVE	READING	MA	01867
006.0-0000-0149.0	37 LOUANIS DR	ADAMS STEVEN C	ADAMS ROSEMARY	37 LOUANIS DRIVE	READING	MA	01867
006.0-0000-0150.0	43 LOUANIS DR	CADAGAN BRIAN E	LAUREN A CADAGAN	43 LOUANIS DR	READING	MA	01867
006.0-0000-0151.0	49 LOUANIS DR	CONNELLY JAMES P		49 LOUANIS DR	READING	MA	01867
006.0-0000-0152.0	55 LOUANIS DR	GHIRARDI JAMES G	KAREN E GHIRARDI	55 LOUANIS DRIVE	READING	MA	01867
006.0-0000-0153.0	61 LOUANIS DR	BEZREH MARK A	ROBIN A BEZREH	61 LOUANIS DR	READING	MA	01867
006.0-0000-0154.0	60 AVALON RD	BARBERA PATRICK B TSTEE ETAL	BARBERA 2019 FUNDING TF	60 AVALON RD	READING	MA	01867
006.0-0000-0155.0	52 AVALON RD	TULLY SHEILA KREKORIAN TRUST	THE TULLY NOMINEE TRUS	52 AVALON RD	READING	MA	01867
006.0-0000-0158.0	65 AVALON RD	STEMPECK JOHN W	SHEILA M STEMPECK	65 AVALON ROAD	READING	MA	01867
006.0-0000-0159.0	87 AVALON RD	MCMULLIN BRIAN E	MCMULLIN JULIA F	87 AVALON RD	READING	MA	01867
006.0-0000-0160.0	86 AVALON RD	ROUMELIOTIS HARRY JR	LESLEY J ROUMELIOTIS	86 AVALON ROAD	READING	MA	01867
006.0-0000-0161.0	80 AVALON RD	ZERFAS THOMAS S TRUSTEE LT	ZERFAS LUCRETIA TRUSTE	80 AVALON ROAD	READING	MA	01867
006.0-0000-0162.0	60 LOUANIS DR	FITZPATRICK JAMES J	BARBARA M FITZPATRICK	60 LOUANIS DR	READING	MA	01867
006.0-0000-0163.0	52 LOUANIS DR	SHELLENBACH ROBERT K TST E	SHELLENBACH LOUANIS F	52 LOUANIS DRIVE	READING	MA	01867
006.0-0000-0164.0	44 LOUANIS DR	RICKERSHAUSER JOSEPH C	RICKERSHAUSER KAREN K	44 LOUANIS DRIVE	READING	MA	01867
006.0-0000-0165.0	38 LOUANIS DR	SCULLY GEORGE R	ELISE M SCULLY	38 LOUANIS DRIVE	READING	MA	01867
006.0-0000-0166.0	30 LOUANIS DR	MOULTON LLOYD D	MOULTON KATHLEEN M	30 LOUANIS DRIVE	READING	MA	01867
006.0-0000-0167.0	22 LOUANIS DR	BENINCASA MATTHEW R ETAL TR	BENINCASA FAMILY REALTY	22 LOUANIS DR	READING	MA	01867
006.0-0000-0168.0	16 LOUANIS DR	OLEARY JOHN M JR ETAL TRUSTE	OLEARY REALTY TRUST	16 LOUANIS DRIVE	READING	MA	01867
010.0-0000-0020.0	96 AVALON RD	MARTEL FOLEY JOSEPH	MARTEL FOLEY ROSE TE	96 AVALON RD	READING	MA	01867
010.0-0000-0025.0	114 AVALON RD	RICHARDSON KRISTEN M	RICHARDSON NEIL S	114 AVALON RD	READING	MA	01867

**End of Report**

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY:

ADDRESS: 52 Louanis Drive

Assessors' Map Number: 6 Lot Number: 163

APPLICANT/AGENT:

Name: Susan Schellenbach

Address: 52 Louanis Drive

Telephone: 781-942-1157 Email: sjschell99@msn.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:

Please mail/email to: Kristan Farr, Hancock Associates, 185 Centre Street, Danvers MA 01923, kfarr@hancockassociates.com

Brief description of request: To be included in a Notice of Intent application before Conservation Commission

Applicant/Agent Signature: Kristan M. Farr Date: 12/20/2022

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

Authorized Signature: Amanda Beatrice Digitally signed by Amanda Beatrice Date: 2022.12.20 14:54:44 -05'00' Date: 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**

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**ABUTTERS LIST  
CERTIFICATION**

**FOR BOARD OF ASSESSORS**

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

  
**PHILIP CANNIFF, ASSISTANT APPRAISER**

*12/21/2022*  
**DATE**



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

**BOARD OF ASSESSORS**

**TEL.: 781-942-9027**

**FAX: 781-942-9037**

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**July 27, 2021**

**To whom it may concern;**

**In an effort to streamline our business practices and desire to decrease turnaround time for taxpayers and other municipal departments, please be advised that effective this date, we the Board of Assessors for the Town of Reading Hereby delegate to the Town Appraiser of the Assessing Department signatory authority of all certified abutter's lists as compiled by the department.**

**Sincerely,**

**Reading Board of Assessors**

  
**Cheryl Moschella**

  
**Michael E. Golden**

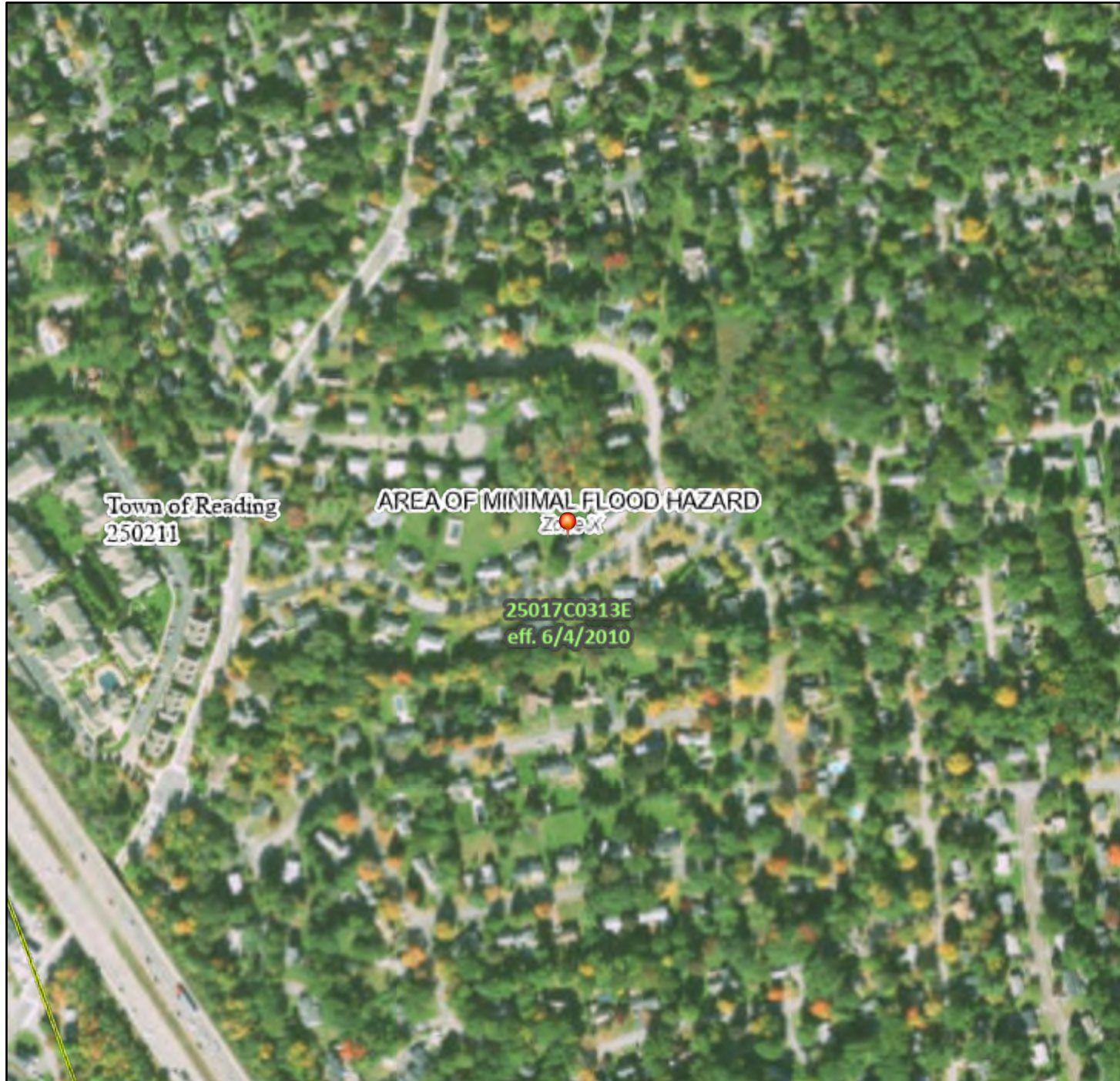
  
**Brendan Zarechian**

## **Attachment D: Figures**

# National Flood Hazard Layer FIRMMette



71°7'28"W 42°30'55"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) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		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 <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		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 **12/19/2022 at 1:31 PM** 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.

# HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists

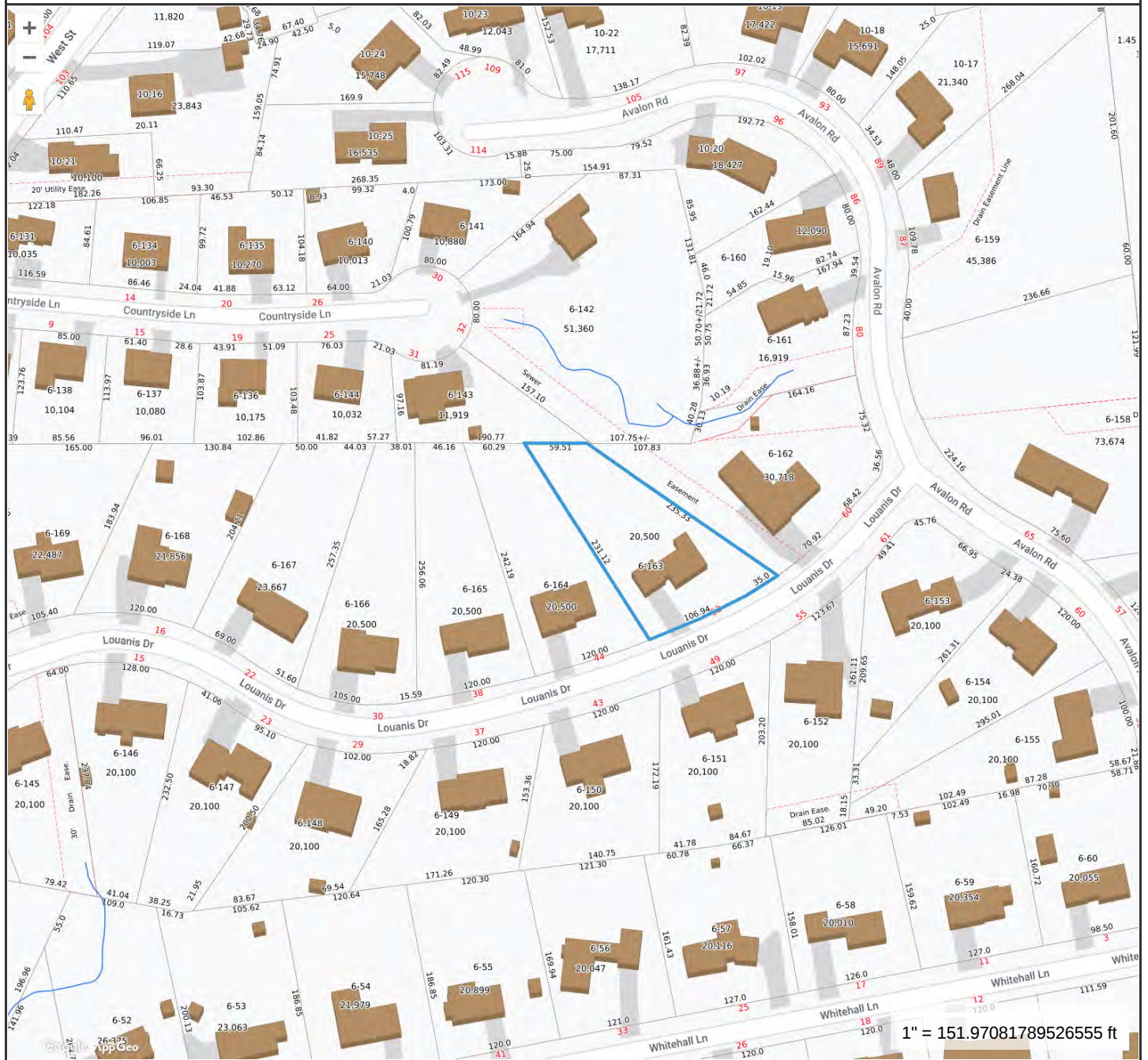
## Locus Map: 52 Louanis Drive, Reading



185 Centre Street | Danvers, MA 01923 | V: 978-777-3050 | F: 978-774-7816 | [HancockAssociates.com](http://HancockAssociates.com)

BOSTON, CHELMSFORD, DANVERS, MARLBOROUGH, NEWBURYPORT, PRINCETON, MA | CONCORD, NH

# 52 Louanis Drive



### Property Information

**Property ID** 006.0-0000-0163.0  
**Location** 52 LOUANIS DR  
**Owner** SCHELLENBACH ROBERT K  
 SCHELLENBACH SUSAN J



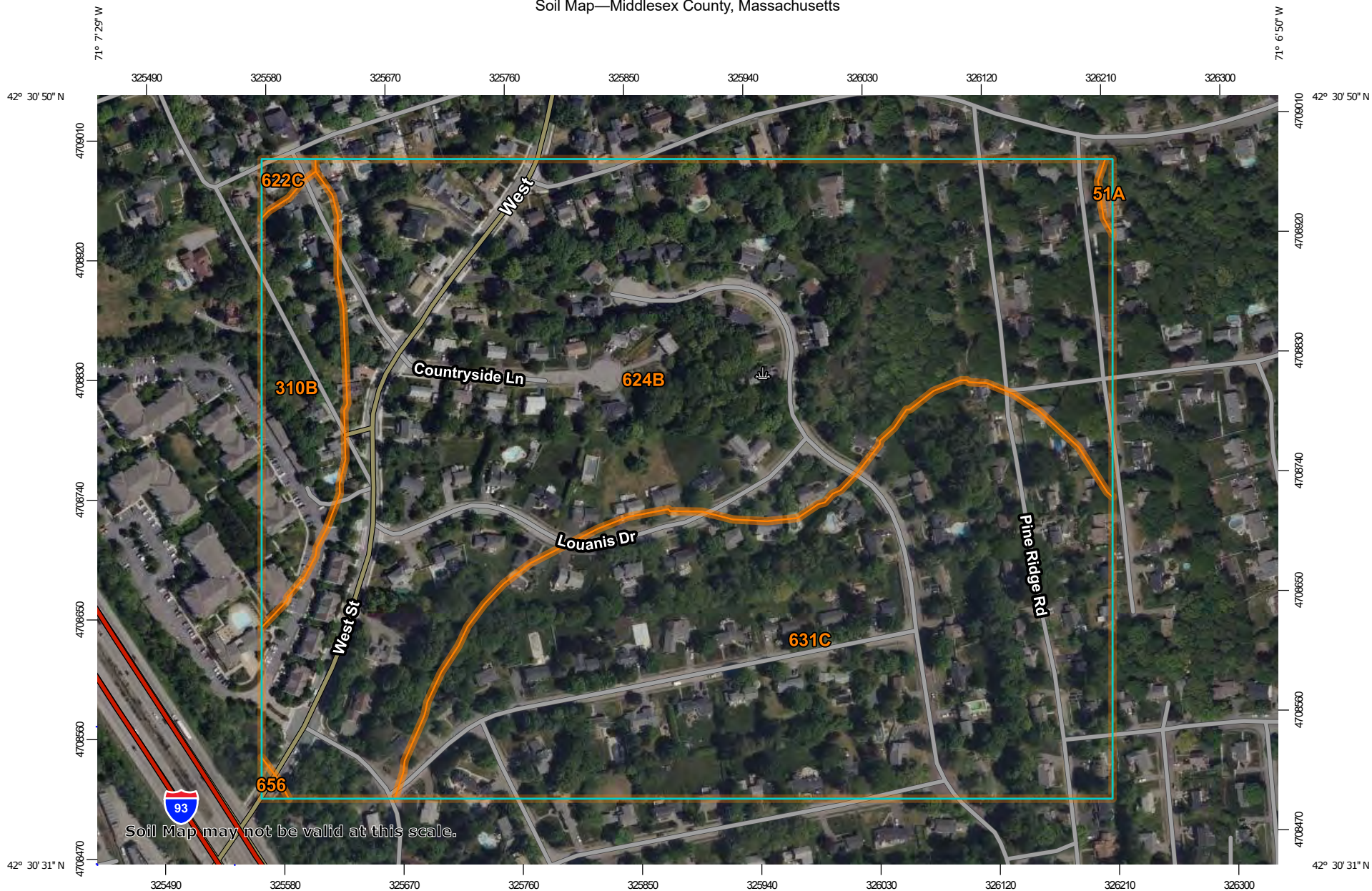
### MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Town of Reading, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

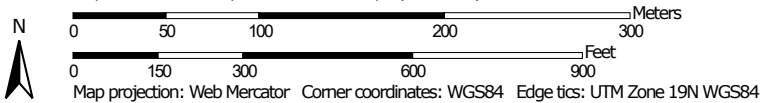
Geometry updated 1/1/2020  
 Data updated 1/1/2020

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

Soil Map—Middlesex County, Massachusetts




Map Scale: 1:4,070 if printed on A landscape (11" x 8.5") sheet.



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Middlesex County, Massachusetts  
 Survey Area Data: Version 22, Sep 9, 2022

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

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

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

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
51A	Swansea muck, 0 to 1 percent slopes	0.1	0.1%
310B	Woodbridge fine sandy loam, 3 to 8 percent slopes	4.3	5.6%
622C	Paxton-Urban land complex, 3 to 15 percent slopes	0.3	0.4%
624B	Haven-Urban land complex, 0 to 8 percent slopes	42.5	55.5%
631C	Charlton-Urban land-Hollis complex, 3 to 15 percent slopes, rocky	29.4	38.3%
656	Udorthents-Urban land complex	0.1	0.1%
<b>Totals for Area of Interest</b>		<b>76.6</b>	<b>100.0%</b>

## **Attachment E: Site Photographs**

# HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists

## Site photographs



View of backyard facing wetlands to the NESW?



View of backyard facing neighbor to the NESW?

185 Centre Street | Danvers, MA 01923 | V: 978-777-3050 | F: 978-774-7816 | [HancockAssociates.com](http://HancockAssociates.com)

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View of back of house facing NESW?



View of backyard facing wetlands to the NESW?

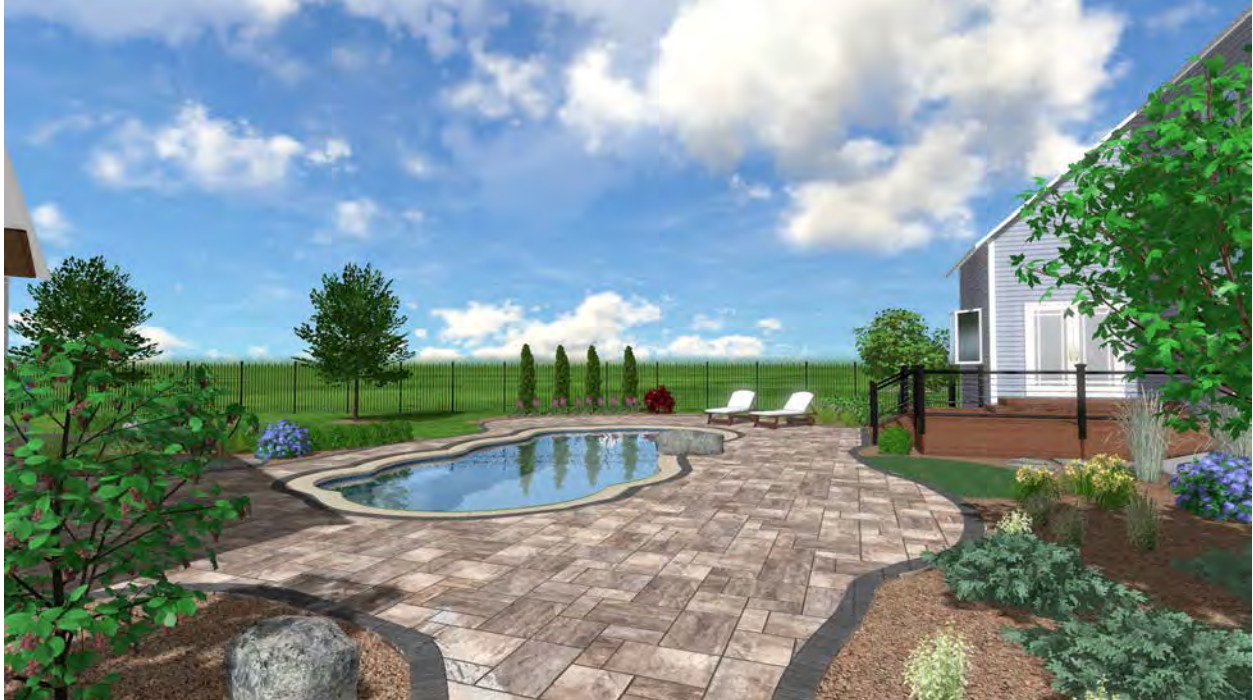
185 Centre Street | Danvers, MA 01923 | V: 978-777-3050 | F: 978-774-7816 | [HancockAssociates.com](http://HancockAssociates.com)

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## **Attachment F: Landscape Architecture Plans**

# HANCOCK ASSOCIATES

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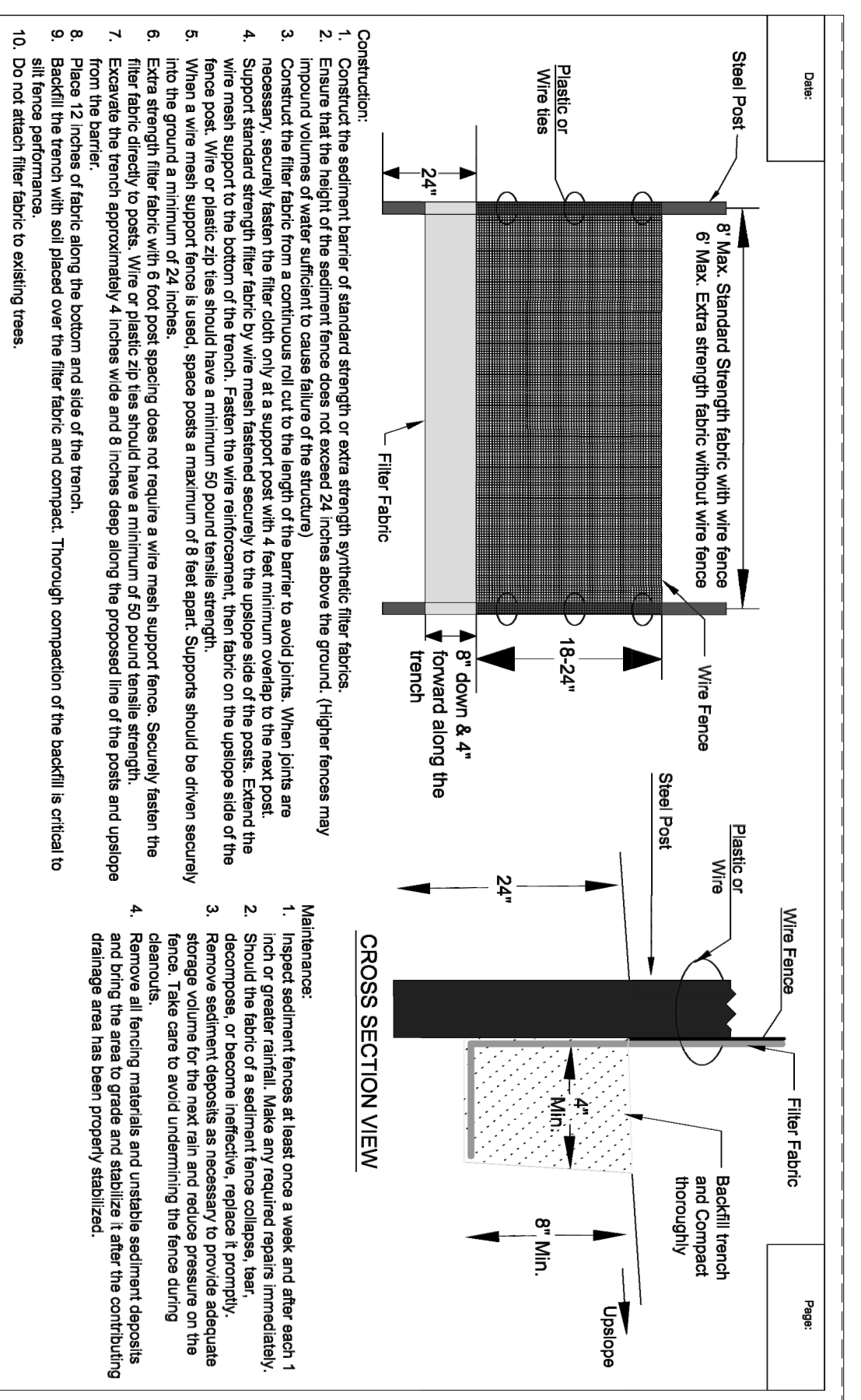
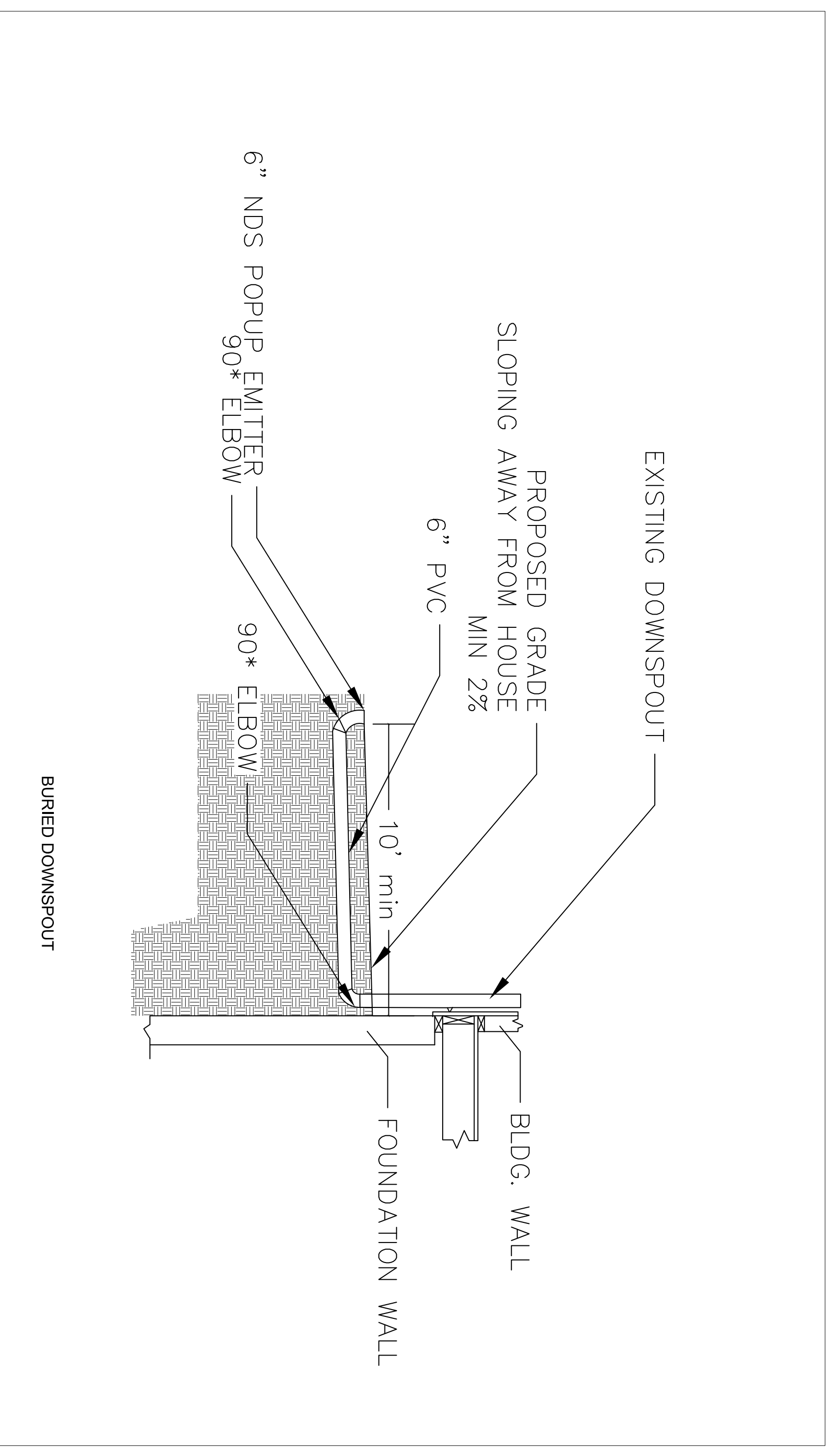
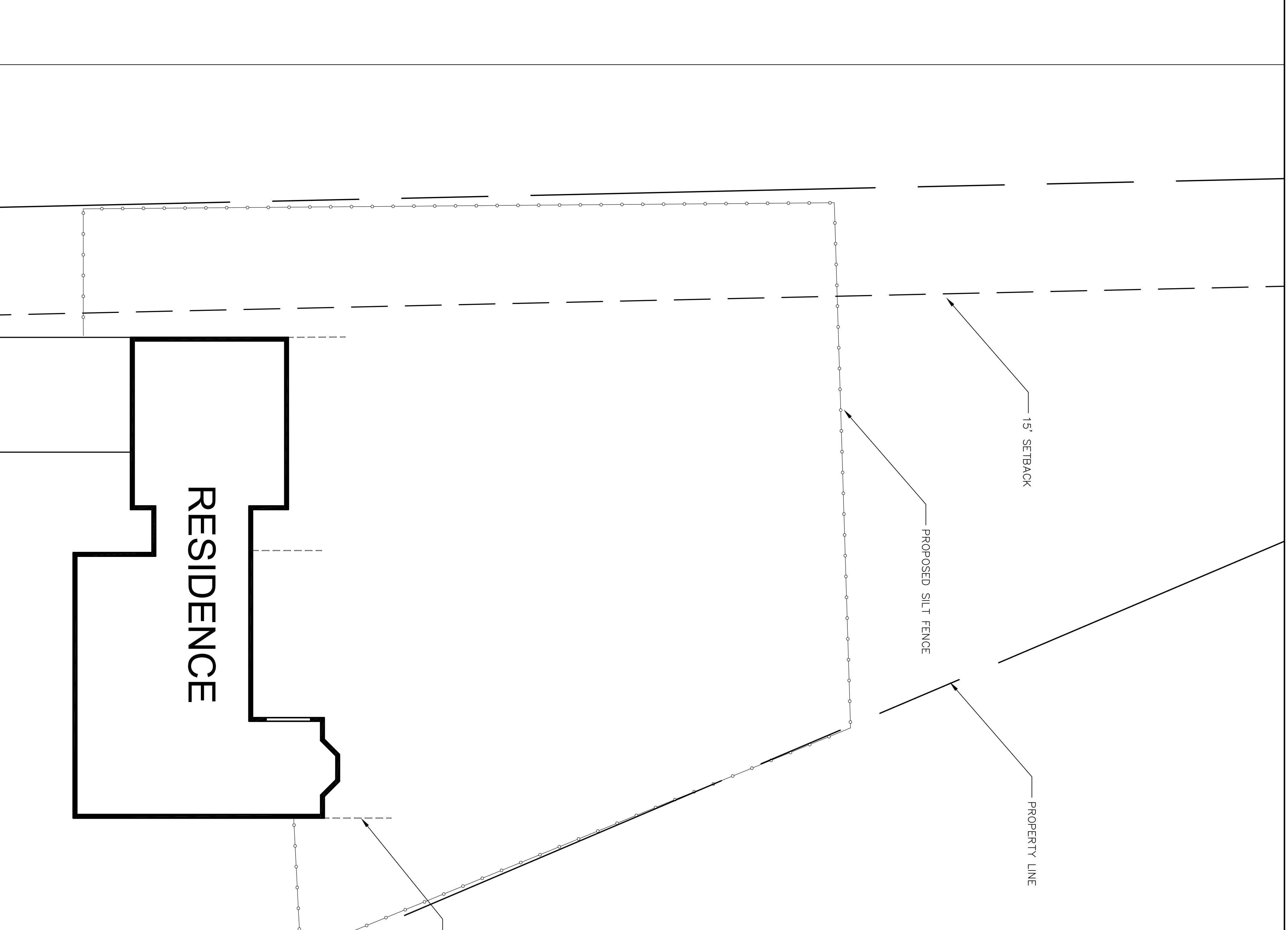
# HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists



185 Centre Street | Danvers, MA 01923 | V: 978-777-3050 | F: 978-774-7816 | [HancockAssociates.com](http://HancockAssociates.com)

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Revisions:		Date:
No.	Note:	11/3/2022
1	PRELIM	

Conceptual Landscape Plan

**Schellenbach Residence**

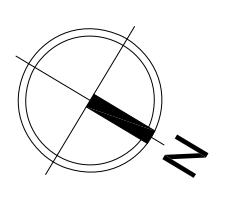
52 Louanis Dr,  
Reading, MA 01867

**BROOKWOOD**  
Landscape and Stonework

141 Pine St.  
Danvers, MA 01923  
Phone: (978) 777-0400  
info@brookwoodlandscaping.com

License:  
Block:

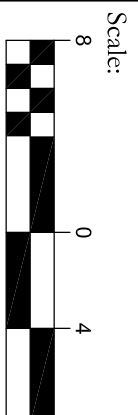
Applicant/Owner:  
Schellenbach  
52 Louanis Dr.  
Reading, MA 01867



File Number: 10715

Drawn By: Alex  
Checked By: Brookwood

Date: 11/13/2022

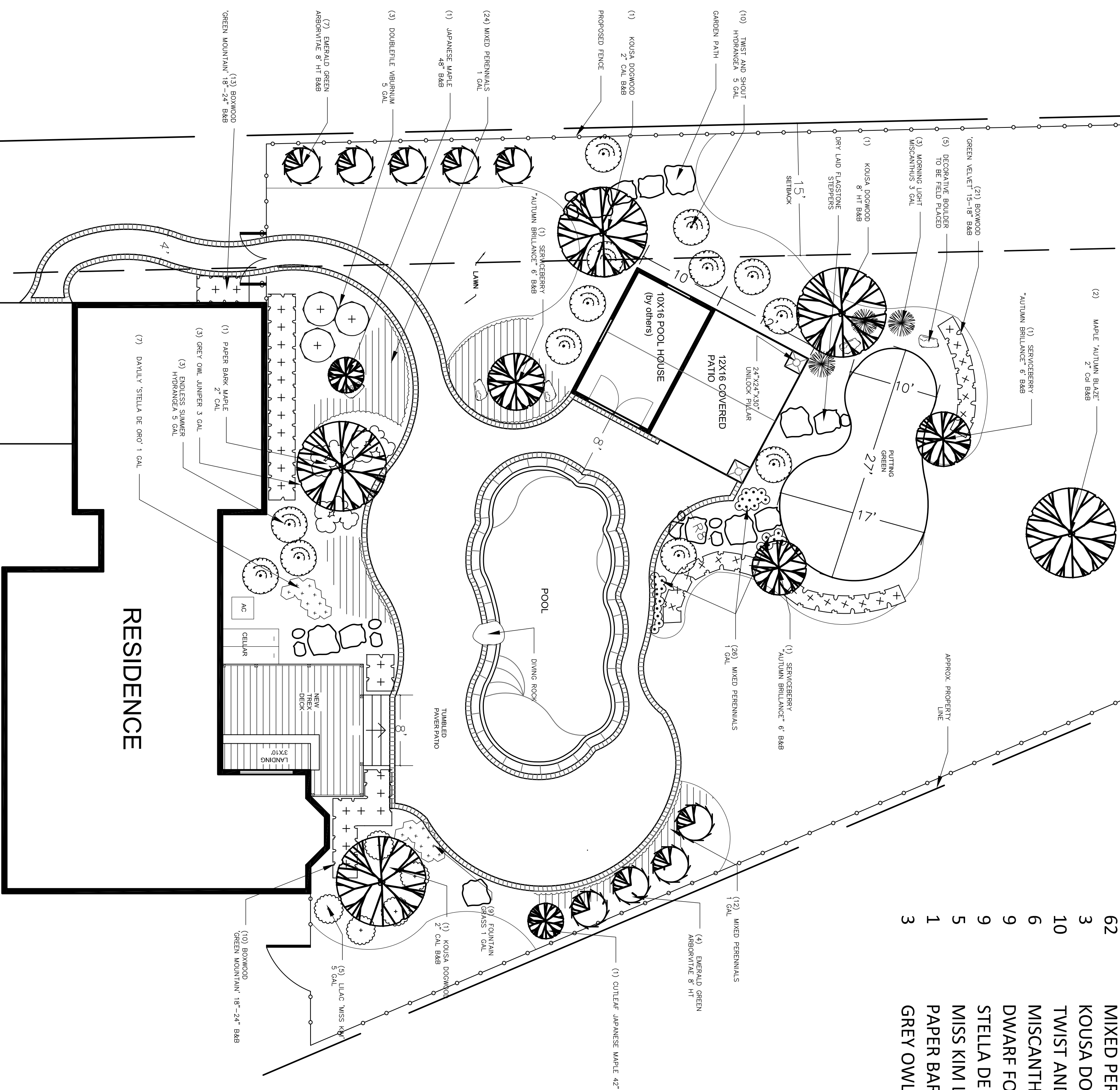


Drawing Number:  
**L-301**  
EROSION CONTROL



## Plant Legend

Quantity	Name	Size
2	AUTUMN BLAZE MAPLE	2" Cal B&B
3	SERVICEBERRY AUTUMN BRILLIANCE	6" HT B&B
21	BOXWOOD 'GREEN VELVET	15-18" B&B
23	BOXWOOD 'GREEN MOUNTAIN	18-24" B&B
11	EMERALD GREEN ARBOVITAE	8' HT B&B
3	DOUBLEFILE VIBURNUM	5 GAL B&B
2	JAPANESE MAPLE	48" B&B
62	MIXED PERENNIALS	1 GAL CONT
3	KOUSA DOGWOOD	2" CAL B&B
10	TWIST AND SHOUT HYDRANGEA	5 GAL CONT
6	MISCANTHUS MORNING LIGHT	3 GAL CONT
9	DWARF FOUNTAIN GRASS	1 GAL CONT
9	STELLA DE ORO DAYLILY	1 GAL CONT
5	MISS KIM LILAC	5 GAL CONT
1	PAPER BARK MAPLE	2" CAL B&B
3	GREY OWL JUNIPER	3 GAL CONT



### General Notes:

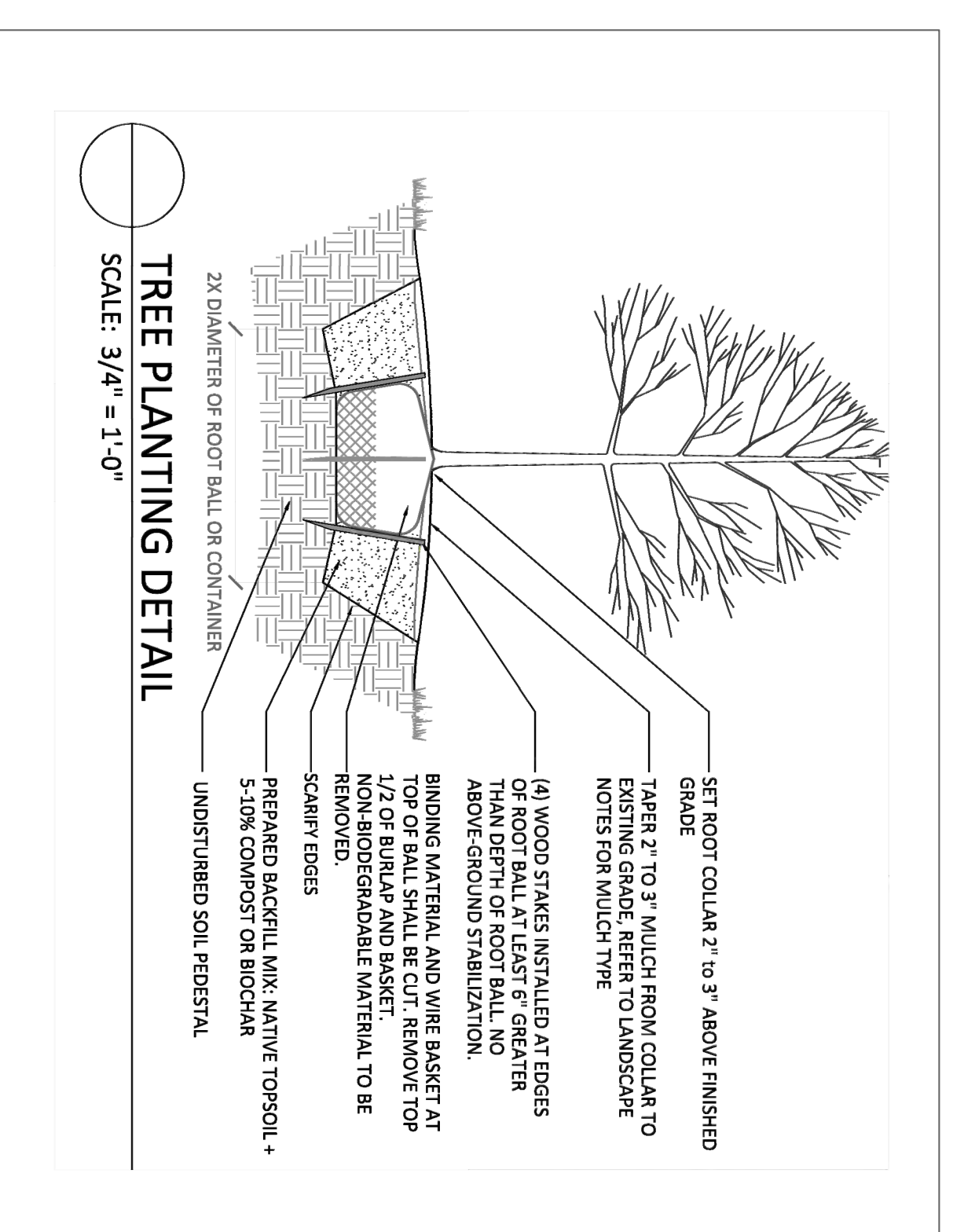
- The performing contractor shall inspect the site and verify all existing utilities, pipes, substructures and obstructions.
- The performing contractor shall not proceed with construction if site conditions are discovered to be different than shown on the plans. Such conditions shall be brought to the attention of the general contractor immediately for resolution.
- The performing contractor shall assume full responsibility for damage to and for all costs incurred to existing utilities, structures, site features and facilities during the performance of work.
- The performing contractor is responsible for the coordination of his/her trades and subcontractors in a timely and expedient manner during the course of the project in order to accomplish his/her scope of work.
- Installation of the design shall be in conformance with all applicable local, state and federal codes, ordinances by experienced workmen and licensed subcontractors, who obtain all necessary permits and pay all required permit fees.
- The performing contractor and all subcontractors shall have current liability insurance during the time of construction. A copy of which, naming the homeowner as additional insured will be supplied to the homeowner prior to construction beginning.
- The landscape designer is in no way responsible for the detailed and proper erection/installation of this design contained herein. All questions during the installation period are to be directed to the general contractor.
- During the construction process, Contractors are to keep the homeowner's driveway and adjacent street clean to a broom finish on a daily basis unless otherwise granted by the homeowner.
- Soil erosion controls to be installed and maintained during the course of construction all permits and fees, if required to be borne by performing contractor.

### Grading notes:

- All grading information, if any contained herein is conceptual and is to be verified by performing contractor prior to construction.
- When preparing new plant beds, contractor to ensure proper drainage away from foundations. There should be no low spots within the landscape area holding water.
- All steepling to be 4" PVC unless otherwise stated on plans.
- All delivery tickets, slips and receipts for materials are to be collected and submitted on a daily basis to the general contractor.

### Layout notes:

- Drawing are not to be scaled. If onsite measurements differ from the plans, contact the project manager immediately for resolution.



### Revisions:

No.	Note:	Date:
1	PRELIM	11/13/2022

## Conceptual Landscape Plan

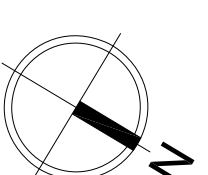
### Schellenbach Residence

52 Louanis Dr,  
Reading, MA 01867

## BROOKWOOD

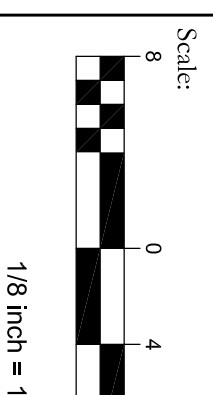
Landscape and Stonework  
 141 Pine St.  
 Danvers, MA 01923  
 Phone: (978) 777-0400  
 info@brookwoodlandscaping.com

Client: Applicant/Owner  
 Schellenbach  
 52 Louanis Dr  
 Reading, MA 01867



File Number: 10715

Drawn By: Alex  
 Checked By: Brookwood  
 Date: 11/13/2022



Drawing Number:

**LA-702**

## **Attachment G: Plan of Land**

