

Notice of Intent

Proposed Swimming Pool

104 Lilah Lane
Reading, Massachusetts

Prepared for;

Chris Calvani
104 Lilah Road
Reading, Massachusetts

Prepared by;

Salem Village Consulting, LLC
90 PINE ST.
DANVERS, MA 01923

January 20, 2023

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Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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

A. General Information (continued)

6. General Project Description:

Construction of a in-ground pool and appurtenances at an existing single family property.

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

57976

c. Book

b. Certificate # (if registered land)

137

d. Page Number

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

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

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



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

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

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

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

- f. Riverfront Area
1. Name of Waterway (if available) - **specify coastal or inland**
2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
 - 100 ft. - New agricultural projects only
 - 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ 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.



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

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

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

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

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

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

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

2018 _____
 b. Date of map

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

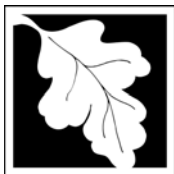
c. Submit Supplemental Information for Endangered Species Review*

- 1. Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
- 2. Assessor's Map or right-of-way plan of site

- 2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

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



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

- (c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

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

- (d) Vegetation cover type map of site
- (e) Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following
1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
 2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____
 3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a. Not applicable – project is in inland resource area only b. Yes No

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

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

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

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

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



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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

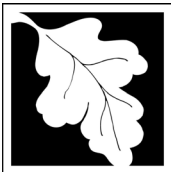
- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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.



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D. Additional Information (cont'd)

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

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

SITE PLAN, PROPOSED POOL, 104 Lilah Lane, Reading, MA

a. Plan Title

Salem Village Consulting, LLC

John Barrows, P.E.

b. Prepared By

c. Signed and Stamped by

1/20/23

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

159

1/25/23

2. Municipal Check Number

3. Check date

158

1/25/23

4. State Check Number

5. Check date

Chris

Calvani

6. Payor name on check: First Name

7. Payor name on check: Last Name



**Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands**

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F. Signatures and Submittal Requirements

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

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

Christopher Albanini
1. Signature of Applicant

1/27/2023
2. Date

[Signature]
3. Signature of Property Owner (if different)

1/27/2023
4. Date

[Signature]
5. Signature of Representative (if any)

1/27/2023
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.

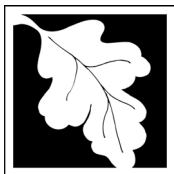
For MassDEP:

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:

104 Lilah Lane Reading
 a. Street Address b. City/Town
 _____ \$42.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Chris Calvani
 a. First Name b. Last Name

 c. Organization
 104 Lilah Lane
 d. Mailing Address
 Reading MA 01867
 e. City/Town f. State g. Zip Code
 781-974-3748 cjc.calvani@gmail.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

_____ _____
 a. First Name b. Last Name

 c. Organization

 d. Mailing Address
 _____ _____ _____
 e. City/Town f. State g. Zip Code
 _____ _____ _____
 h. Phone Number i. Fax Number j. Email Address

B. Fees

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

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

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

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

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

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

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

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



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 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
Work on a single family lot (Cat 1)	1	110.00	110.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			110.00
Step 6/Fee Payments:			
Total Project Fee:			110.00
State share of filing Fee:			42.50
City/Town share of filing Fee:			67.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee less \$12.50
			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.)

NARRATIVE

118 LILAH LANE

August 24, 2021

Introduction:

On behalf of David and Lauren Fazio (applicants), Salem Village Consulting, LLC has prepared a Notice of Intent (“NOI”) for *118 Lilah Lane* in Reading, Massachusetts (refer to Figure 1: USGS Locus Map). The applicant is seeking an Order of Conditions under the Massachusetts Wetlands Protection Act (WPA) and the Town of Reading Wetlands Protection By-Law.

Existing Conditions:

The *118 Lilah Lane* site is located on the south side of the public way Lilah Lane. The parcel has a land area of 20,268 s.f (0.47 Ac.) with approximately 120 feet of frontage. Presently located on the property is a single-family dwelling. The parcel abuts other residential properties to the east, west, and north. A drainage easement is located on the southern portion of the property. Located within the easement is a drainage channel and a Bordering Vegetated Wetland (BVW).

Besides the dwelling, the property includes a bituminous concrete driveway and miscellaneous walks and patios. The combination of the building, driveway, and walks result in a total existing impervious surface area of approximately 3,336 s.f. The remainder of the property is made up of a manicured lawn and landscaping. Photographs of the existing conditions of the proposed work area have been included with the filing.

Elevations on the site generally drop from the highest areas along the road frontage of the property to the lower areas at the wetland at the south boundary. Soils on the site have been mapped as soils found in Montauk Fine Loamy Sand soil series. These soils are predominantly gravelly sandy loams that are well drained.

For detailed information regarding the site’s existing conditions refer to the following documents;

- *Existing Conditions Plan
118 Lilah Lane
Prepared for; David & Lauren Fazio
Prepared by; Stephen M. Melesciuc
Dated; June 10, 2020*

Project Description:

The project will consist of the construction of a in-ground swimming pool and spa that will be located at the south side of the existing house. The pool will be surrounded by a paver pool deck. The pavers will be pervious with a gravel sub-base. The pool will include a pump system and a propane tank. All of the areas to be disturbed is presently lawn area.

The proposed construction will result in an increase of approximately 1,600 s.f. of impervious surfaces. To mitigate the stormwater run-off from the additional impervious surfaces a stormwater management system will be included as part of the project. The system will include underground HDPE chambers set in an envelope of stone. The chambers will be connected to the roof gutter downspouts, the patio drain, and a portion of the proposed pool deck.

All of the pool and appurtenances associated with the pool will be constructed outside the 35 foot no build zone and no land disturbance will take place within the 25 foot no-disturb zone. Sediment controls consisting of straw wattles or an approved equal will be placed at the perimeter of the work area.

For detailed information regarding the site's proposed construction refer to the following documents;

- *Notice of Intent Plan
Proposed Swimming Pool, 118 Lilah Lane
Prepared for; David & Lauren Fazio
Prepared by; Salem Village Consulting, LLC
Dated; August 24, 2021*

Resource Area:

Bordering Vegetated Wetland (BVW) Buffer Zone

The construction area is located with the buffer zone to a Bordering Vegetated Wetland (BVW). The BVW is located in the southern portion of the property and borders on a drainage channel that flows west to a large wetland area that eventually drains into the Ipswich River.

OWNER OF RECORD
 MARGARET & CHRISTOPHER CALVANI
 104 LILAH LANE
 READING, MA

DEED REFERENCE
 MIDDLESEX NORTH DISTRICT
 DEED BOOK 57976 PAGE 137

PLAN REFERENCE
 LOT 116 PLAN 774 of 1988

TOWN OF READING
 ASSESSORS MAP 55 PARCEL 30

LOCUS ADDRESS
 104 LILAH LANE

ZONE: S-20 AQUIFER PROTECTION OVERLAY DISTRICT

REQUIRED:

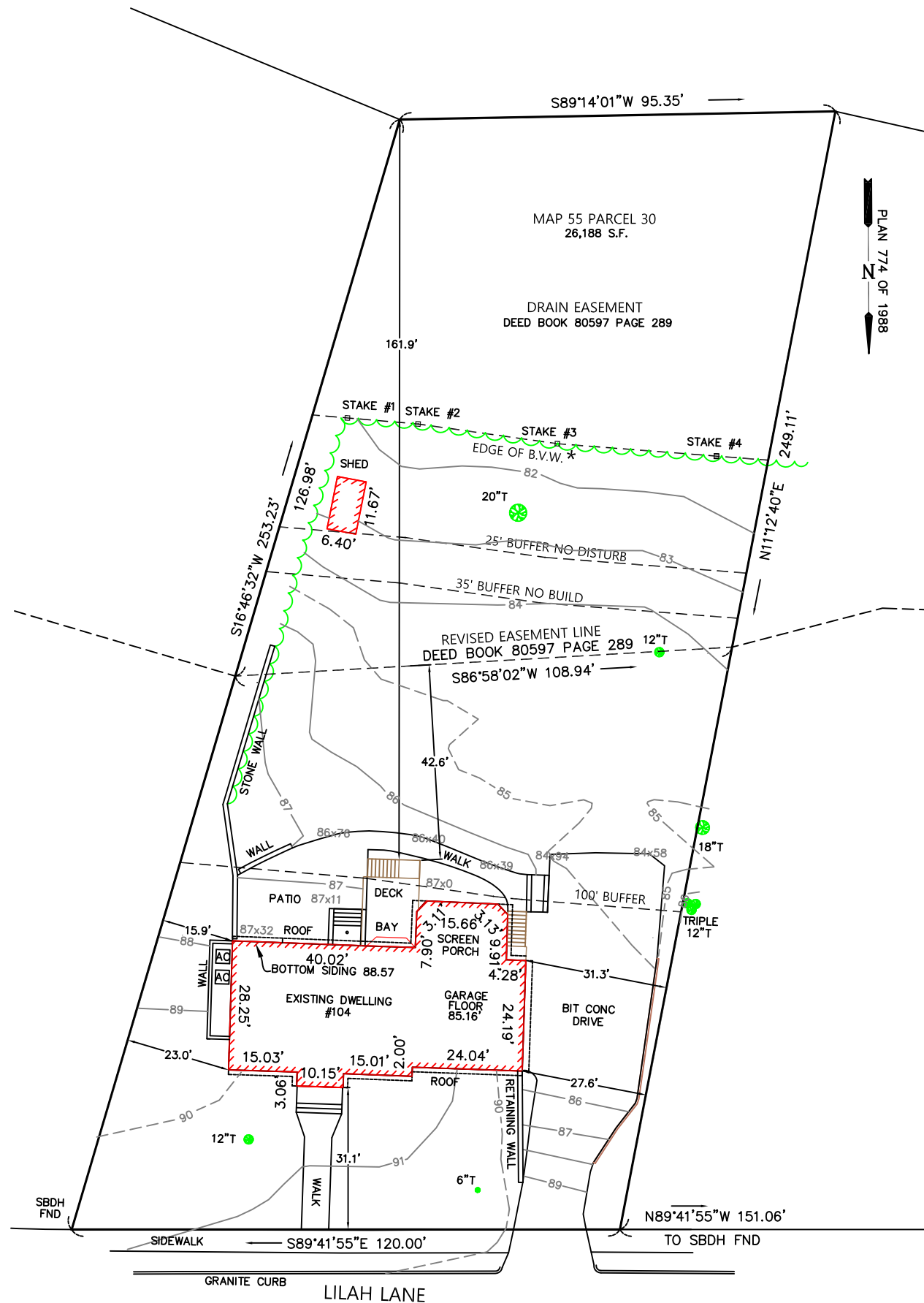
MIN LOT AREA 20,000 S.F.
 MIN FRONTAGE 120'
 MIN FRONT YARD SETBACK 20'
 MIN SIDE YARD SETBACK 15'
 MIN REAR YARD SETBACK 20'
 MAX BUILDING COVERAGE 25% = 6,547 S.F.
 MAX BUILDING HEIGHT 35'
 MAX IMPERVIOUS COVERAGE 15% = 3,928 S.F.

REQUIRED POOL:

10' FROM STRUCTURES
 UNDER 600 S.F.
 REAR YARD SETBACK 5'
 SIDE YARD SETBACK 5'
 OVER 600 S.F.
 REAR YARD SETBACK 15'
 SIDE YARD SETBACK 20'

EXISTING:

LOT AREA 26,188 S.F.
 LOT FRONTAGE 120.00'
 FRONT YARD SETBACK 31.1'
 SIDE YARD SETBACK 15.9'
 REAR YARD SETBACK 161.9'
 BUILDING COVERAGE 2,474 = 9%
 BUILDING HEIGHT 27.3'
 IMPERVIOUS COVERAGE 5,249 S.F. = 20%



* WETLAND STAKES PLACED AT THE EDGE OF LAWN BY THE LAND SURVEYOR AND ARE NOT THE RESULT OF A BOTANIST DELINEATION.

EXISTING BUILDING COVERAGE SUMMARY
 EXISTING DWELLING, DECK, ROOF, LANDINGS 2,399 S.F.
 SHED 75 S.F.
 EXISTING BUILDING COVERAGE: 2,474 S.F.
 EXISTING BUILDING COVERAGE: 2,474 S.F. / 26,188 S.F.= 9%

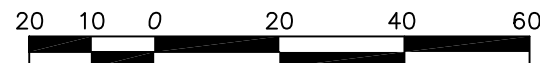
EXISTING IMPERVIOUS COVERAGE SUMMARY

EXISTING IMPERVIOUS
 DWELLING/ROOF 2,269 S.F.
 BIT CONC DRIVE 1,893 S.F.
 SHED 75 S.F.
 WALKS 365 S.F.
 WALLS 116 S.F.
 PATIO 513 S.F.
 A.C. UNIT 18 S.F.

EXISTING TOTAL 5,249 S.F.
 EXISTING IMPERVIOUS COVERAGE: 5,249 S.F. / 26,188 S.F.= 20%

ACCORDING TO FLOOD INSURANCE RATE MAP NO. 25017C0311E WITH AN EFFECTIVE DATE OF 6/4/10 THE PROPERTY IS LOCATED IN ZONE X AREA OF MINIMAL FLOOD HAZARD.

EXISTING CONDITIONS	
104 LILAH LANE ASSESSORS MAP 55 PARCEL 30 READING, MA PREPARED FOR MARGARET & CHRIS CALVANI 104 LILAH LANE READING, MA	
STEPHEN M. MELESCIUC PROFESSIONAL LAND SURVEYOR #39049	
514 GAZEBO CIRCLE READING, MA (781) 844-7108	
SCALE: 1" = 20'	SEPTEMBER 22, 2021



SITE PHOTOGRAPHS

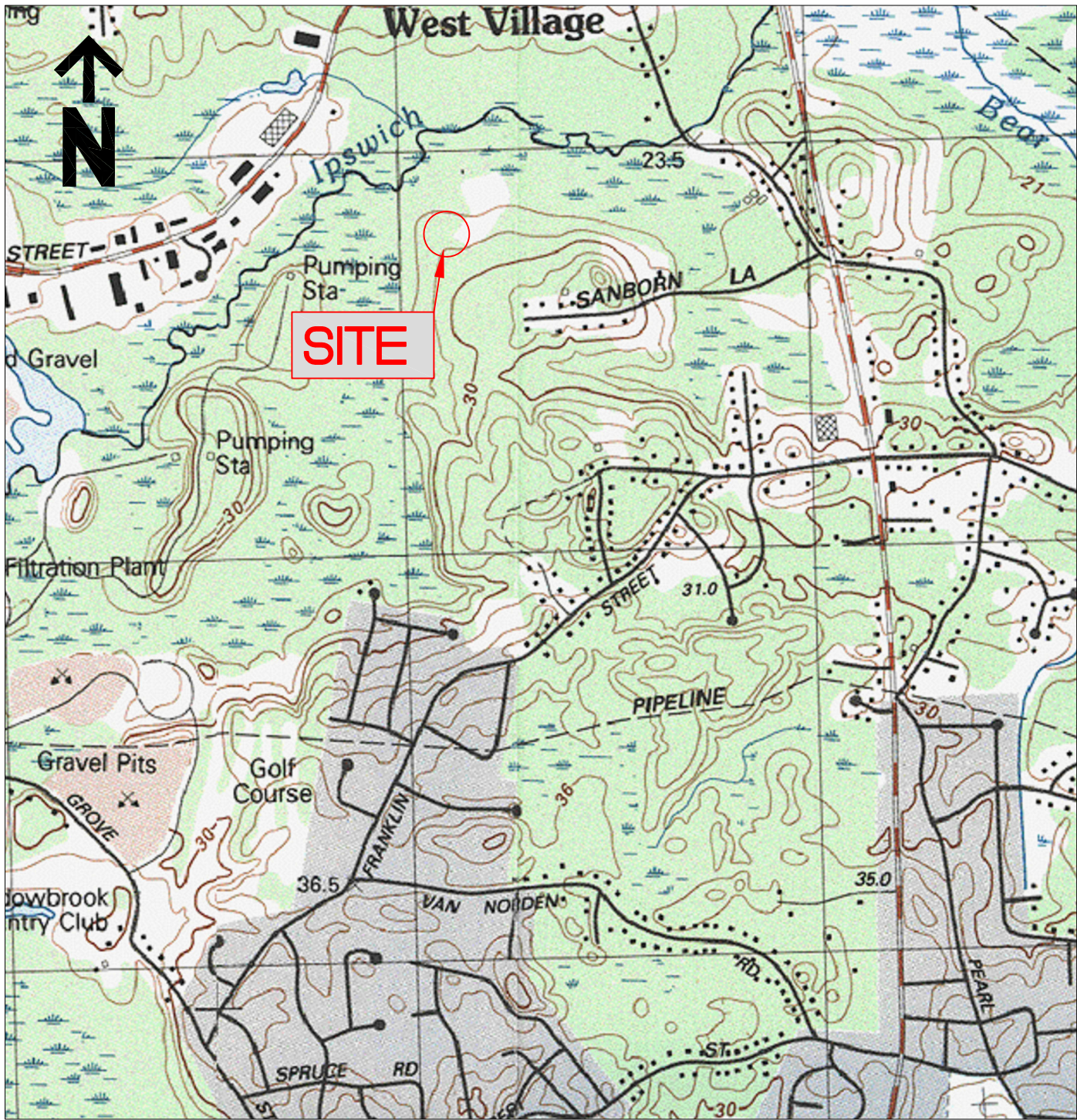


REAR YARD LAWN (WORK AREA)



VIEW TOWARDS WETLAND AREA

FIGURE 1



USGS LOCUS MAP

ASSESSORS MAP 55 LOT 30
104 LILAH LANE
READING, MASSACHUSETTS

DRAWN FOR
CHRIS CALVANI
104 LILAH LANE
READING, MASSACHUSETTS 01867

Salem Village Consulting, LLC

90 PINE STREET
DANVERS, MA. 01923
(978) 204-2390

DATE: JANUARY 2023

SCALE: 1"=1200' ±

National Flood Hazard Layer FIRMette

71°07'24"W 42°33'46"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

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*

OTHER AREAS OF FLOOD HAZARD

- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRS
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

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

Cross Sections with 1% Annual Chance Water Surface Elevation

- 20.2
- 17.5
- 8
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study

OTHER FEATURES

- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

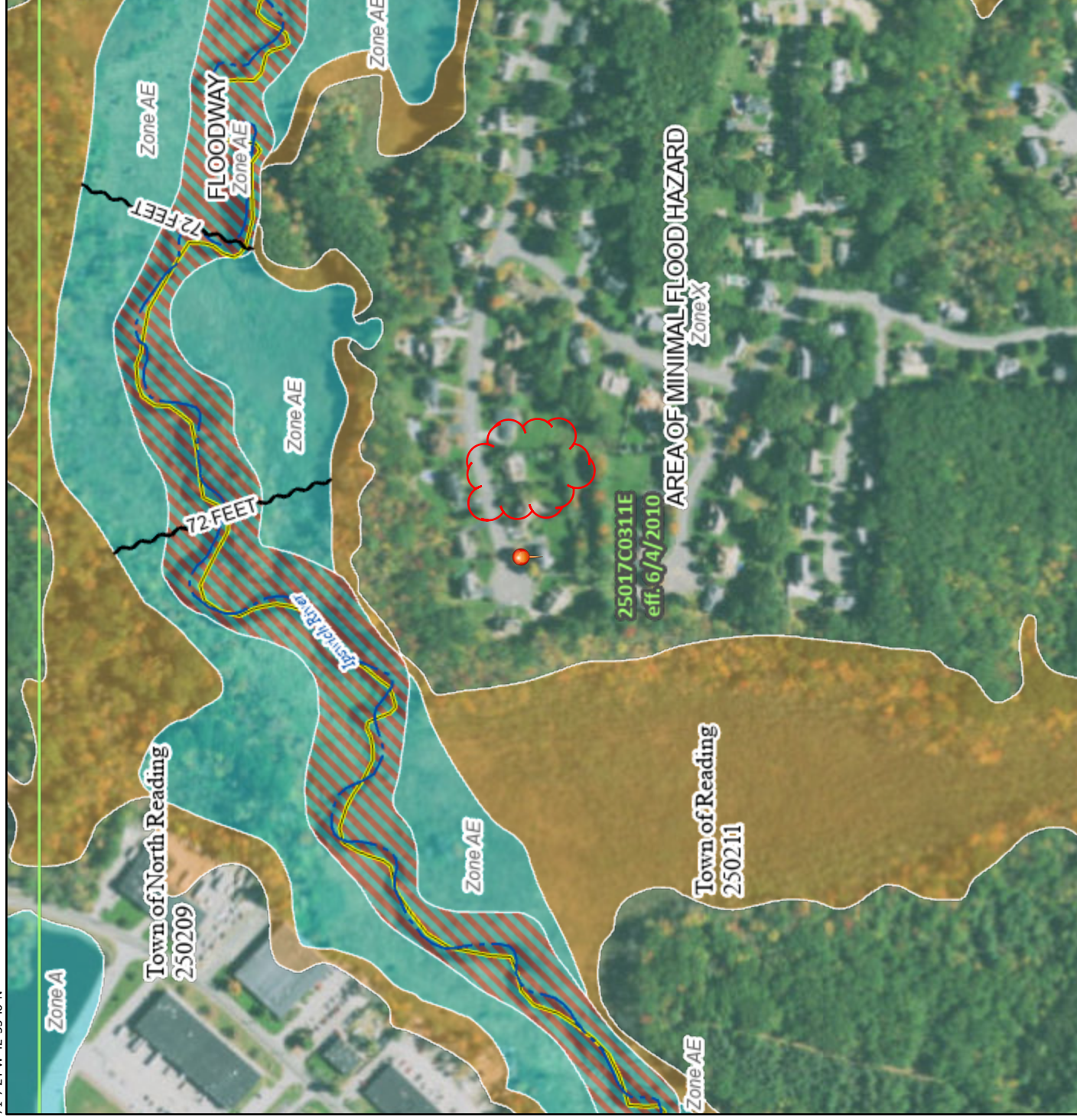


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 **8/16/2021 at 10:32 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

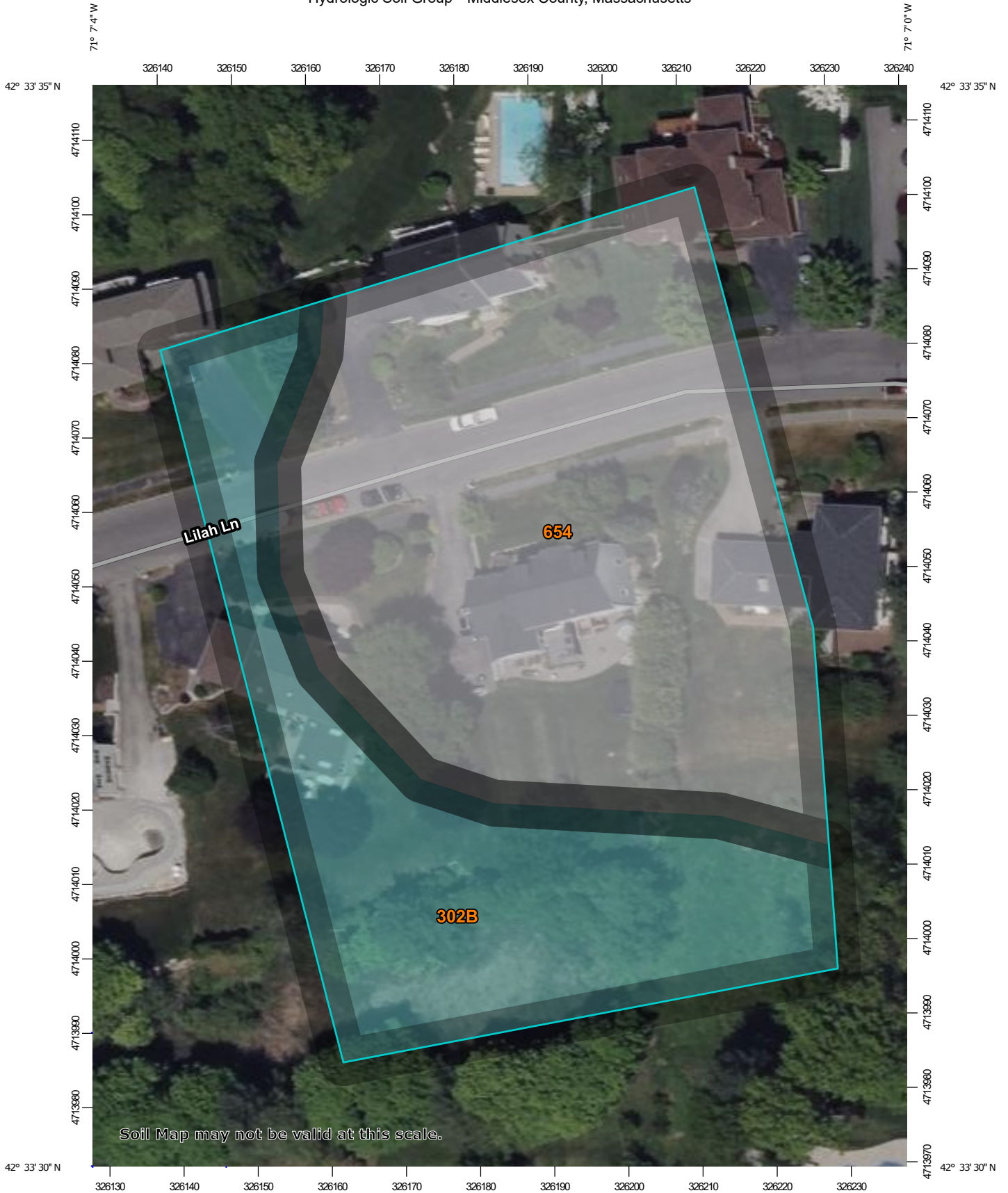
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



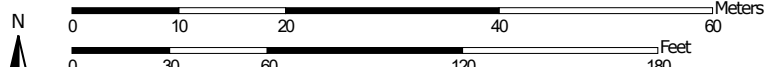
0 250 500 1,000 1,500 2,000 Feet 1:6,000

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

Hydrologic Soil Group—Middlesex County, Massachusetts



Map Scale: 1:708 if printed on A portrait (8.5" x 11") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
302B	Montauk fine sandy loam, 0 to 8 percent slopes, extremely stony	C	0.7	37.7%
654	Udorthents, loamy		1.2	62.3%
Totals for Area of Interest			1.9	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Middlesex County, Massachusetts

302B—Montauk fine sandy loam, 0 to 8 percent slopes, extremely stony

Map Unit Setting

National map unit symbol: 2w80t

Elevation: 30 to 1,120 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Montauk, extremely stony, and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Montauk, Extremely Stony

Setting

Landform: Ground moraines, drumlins, recessional moraines, hills

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Side slope, crest

Down-slope shape: Convex, linear

Across-slope shape: Convex

Parent material: Coarse-loamy over sandy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Oe - 0 to 2 inches: moderately decomposed plant material

A - 2 to 6 inches: fine sandy loam

Bw1 - 6 to 28 inches: fine sandy loam

Bw2 - 28 to 36 inches: sandy loam

2Cd - 36 to 74 inches: gravelly loamy sand

Properties and qualities

Slope: 0 to 8 percent

Surface area covered with cobbles, stones or boulders: 9.0 percent

Depth to restrictive feature: 20 to 43 inches to densic material

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately high (0.00 to 1.42 in/hr)

Depth to water table: About 18 to 37 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 5.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7s

Hydrologic Soil Group: C

Ecological site: F144AY007CT - Well Drained Dense Till Uplands

Hydric soil rating: No

Minor Components

Scituate, extremely stony

Percent of map unit: 8 percent

Landform: Ground moraines, hills, drumlins

Landform position (two-dimensional): Summit, backslope, footslope

Landform position (three-dimensional): Side slope, crest

Down-slope shape: Convex, linear

Across-slope shape: Convex

Hydric soil rating: No

Canton, extremely stony

Percent of map unit: 5 percent

Landform: Hills

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Side slope, crest

Down-slope shape: Convex, linear

Across-slope shape: Convex

Hydric soil rating: No

Ridgebury, extremely stony

Percent of map unit: 2 percent

Landform: Depressions, ground moraines, hills, drainageways

Landform position (two-dimensional): Footslope, toeslope

Landform position (three-dimensional): Head slope, base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Middlesex County, Massachusetts

Survey Area Data: Version 22, Sep 9, 2022



NHESP MAP

ASSESSORS MAP 55 LOT 30
104 LILAH LANE
READING, MASSACHUSETTS

DRAWN FOR
CHRIS CALVANI
104 LILAH LANE
READING, MASSACHUSETTS 01867

Salem Village Consulting, LLC

90 PINE STREET
DANVERS, MA. 01923
(978) 204-2390

DATE: JANUARY 2023

SCALE: 1"=1200' ±



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

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

**ABUTTERS LIST
CERTIFICATION**

FOR BOARD OF ASSESSORS

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



PHILIP CANNIFF, ASSISTANT APPRAISER

1/4/2023
DATE



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

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

July 27, 2021

To whom it may concern;

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

Sincerely,

Reading Board of Assessors


Cheryl Moschella


Michael E. Golden


Brendan Zarechian



Patriot Properties

Readina

01/04/2023

4:18:44PM

Abutters List

Filter Used: DataProperty.AccountNumber in (8434,8436,8452,8450,8437,8438,8442,8446,8447,8444,8454,8456,8453,8445,8439,8440,8455,8449,8441,8451,8429,8460,8435,8443,8458,8459)

104 Lillah Lane

Reading Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
055.0-0000-0015.0	OFF SANBORN LN	TOWN OF READING	TOWN FOREST	16 LOWELL STREET	READING	MA	01867
055.0-0000-0020.0	85 LILAH LN	PHELAN SUSAN J TRUSTEE ETAL	SUSAN J PHELAN REVOC TI	120 LUMBER LANE	TEWKSBURY	MA	01876
055.0-0000-0021.0	91 LILAH LN	RODRIGUES FAUSTO M	SUSAN H RODRIGUES	91 LILAH LN	READING	MA	01867
055.0-0000-0022.0	99 LILAH LN	COLVIN CHARLES W	CELESTE C COLVIN	99 LILAH LN	READING	MA	01867
055.0-0000-0023.0	105 LILAH LN	BURKE JOHN J III	BURKE LORI	105 LILAH LN	READING	MA	01867
055.0-0000-0024.0	111 LILAH LN	GAUDREAU LT DARREN K	NICOLE L GAUDREAU LT	111 LILAH LN	READING	MA	01867
055.0-0000-0025.0	119 LILAH LN	DEMITA KATHLEEN F ETAL TRS	DEMITA NOMINEE TRUST	119 LILAH LN	READING	MA	01867
055.0-0000-0026.0	123 LILAH LN	ROBY DAVID M TRUSTEE	C/O ROBERT E MOSES CPA	28 UNION ST	LEBANON	NH	03766
055.0-0000-0027.0	124 LILAH LN	RENO JAMES TRUSTEE	RENO MARY TRUSTEE	8000 SAILBOAT KEY BOULEV	ST PETE BEACH	FL	33707
055.0-0000-0028.0	118 LILAH LN	FAZIO LAUREN M	FAZIO DAVID C	118 LILAH LANE	READING	MA	01867
055.0-0000-0029.0	112 LILAH LN	SUSAN M DEMICHAELIS TRUSTEE		112 LILAH LN	READING	MA	01867
055.0-0000-0030.0	104 LILAH LN	CALVANI CHRISTOPHER J	MARGARET A CALVANI	104 LILAH LN	READING	MA	01867
055.0-0000-0031.0	98 LILAH LN	MOLINARO LUDOVICO	HERCILLIA MOLINARO	98 LILAH LN	READING	MA	01867
055.0-0000-0032.0	90 LILAH LN	BUSNACH SCOTT M	FAULKNER JENNIFER L	90 LILAH LN	READING	MA	01867
055.0-0000-0033.0	80 LILAH LN	KALLOS GENEVIEVE TRUSTEE	GENEVIEVE KALLOS TRUST	80 LILAH LANE	READING	MA	01867
055.0-0000-0035.0	24 THOMAS DR	MATHIESON PAUL JAMES	MATHIESON HEATHER LAUI	24 THOMAS DR	READING	MA	01867
055.0-0000-0036.0	18 THOMAS DR	KIMBALL DAVID A	KIMBALL LAUREN ASHLEY	18 THOMAS DR	READING	MA	01867
055.0-0000-0037.0	12 THOMAS DR	FODERA GAETANO	MARIA PIA FODERA	12 THOMAS DR	READING	MA	01867
055.0-0000-0038.0	4 THOMAS DR	ABBONDANZA JOSEPH	ELIANA ABBONDANZA	4 THOMAS DR	READING	MA	01867
055.0-0000-0039.0	175 SANBORN LN	BUTTARO RAYMOND A ETAL TTEE	175 SANBORN LANE REALT	175 SANBORN LANE	READING	MA	01867
055.0-0000-0040.0	183 SANBORN LN	RAJADURAI MAHENDRA	ANPUCHHELVI RAJADURA	183 SANBORN LN	READING	MA	01867
055.0-0000-0041.0	187 SANBORN LN	MERRY CRAIG D	MERRY LISA BETOR	187 SANBORN LN	READING	MA	01867
055.0-0000-0042.0	193 SANBORN LN	RUBIN DANIEL E	KAREN L RUBIN	193 SANBORN LN	READING	MA	01867
055.0-0000-0044.0	188 SANBORN LN	NAGPAL ANURAG ETAL	MADAN SUJATA	188 SANBORN LN	READING	MA	01867
055.0-0000-0045.0	182 SANBORN LN	MERKLE TODD L ETAL TRUSTEES	TODD AND SARAH MERKLE	182 SANBORN LN	READING	MA	01867
055.0-0000-0046.0	178 SANBORN LN	LEE QUEN HOCK	LIEW SUN LING	178 SANBORN LN	READING	MA	01867

End of Report

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

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

- A. The name of the applicant is _____Chris Calvani_____
- B. The applicant has filed a Notice of Intent with the Reading Conservation Commission of the Town of Reading seeking permission to remove, fill, dredge or alter an area subject to protection under the wetlands protection act (General Laws Chapter 131, Section 40)
- C. The address of the lot where the activity is proposed is ___104 Lilah Lane_____
- D. The activity consist of _____Construction of a swimming pool_____
- E. Copies of the filing may be examined at the Conservation Commission office, Town Hall, between the hours of 7 am and 5:30 pm, M-Thursday, Friday's Closed.
For more information, Call: (781) 942 -6616
- F. Copies of the Notice of Intent may be obtained from __Salem Village Consulting_by
Calling _978-204-2390____during the hours____9AM - 4PM_____
- G. Information regarding the date, time, and place of the public hearing may be obtained from the Conservation Commission Office by calling **781-941-6616** during the hours listed above

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

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

NOTE: You also may contact the Reading Conservation Commission, (781) 942-9016, or the Department of Environmental Protection,(DEP) Regional Office for more information about this application or the Wetlands Protection Act.To contact DEP call the Northeast Regional Office at (978)694-3200

AFFIDAVIT OF SERVICE

I, John Barrows, being duly sworn, do hereby state as follows: on _____, I mailed a "Notification to Abutters" in compliance with the second paragraph of Massachusetts General Laws, Chapter 131, s.40, the DEP Guide to Abutter Notification dated April 8, 1994, and the Reading Wetlands Protection Bylaw, Section 7.1 of the Town of Reading General Bylaws in connection with the following matter:

The construction of a swimming pool at a single-family dwelling located at 104 Lilah Lane.

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

Signed under the pains and penalties of perjury, this _____.

Name

