

# NOTICE OF INTENT

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544 Summer Avenue  
Reading, MA 01867

February 14, 2023

**Owner/Applicant:**

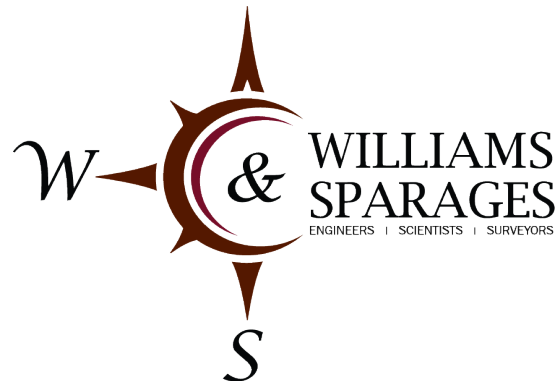
Rob Tedesco  
544 Summer Avenue  
Reading, MA 01867

**Prepared By:**

Williams & Sparages LLC  
189 North Main Street, Suite 101  
Middleton, MA 01949  
Ph: 978-539-8088  
Fax: 978-539-8200  
[www.wsengineers.com](http://www.wsengineers.com)

**W&S Project No:**

READ-0061





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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

# WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
& Reading Wetland Protection Bylaws Section 7.1

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



Note:  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

## A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>544 Summer Avenue</u>	<u>Reading</u>	<u>01867</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>8</u>	<u>42.571340</u>	<u>-71.127880</u>
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
	<u>115</u>	
	g. Parcel /Lot Number	

2. Applicant:

<u>Rob</u>	<u>Tedesco</u>	
a. First Name	b. Last Name	
c. Organization		
<u>544 Summer Avenue</u>		
d. Street Address		
<u>Reading</u>	<u>MA</u>	<u>01867</u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u>robjohn10@icloud.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

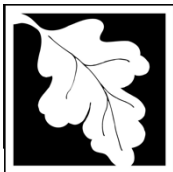
<u></u>	<u></u>	
a. First Name	b. Last Name	
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Greg</u>	<u>Hochmuth</u>	
a. First Name	b. Last Name	
<u>Williams &amp; Sparages LLC</u>		
c. Company		
<u>189 North Main Street</u>		
d. Street Address		
<u>Middleton</u>	<u>MA</u>	<u>01949</u>
e. City/Town	f. State	g. Zip Code
<u>978-539-8088</u>	<u>978-539-8200</u>	<u>ghochmuth@wsengineers.com</u>
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$330.00</u>	<u>\$152.50</u>	<u>\$177.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
& Reading Wetland Protection Bylaws Section 7.1

Provided by MassDEP:	
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Reading	
City/Town	

## A. General Information (continued)

6. General Project Description:

To construct additions, a paver patio, driveway expansion and install a fence within the 100 foot buffer zone to Bordering Vegetated Wetlands.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Middlesex South

a. County

57241

c. Book

b. Certificate # (if registered land)

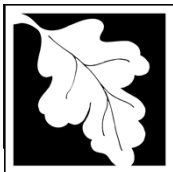
518

d. Page Number

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

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

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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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. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

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.
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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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Provided by MassDEP:

MassDEP File Number

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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	_____	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

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

\_\_\_\_\_

a. square feet of BVW

\_\_\_\_\_

b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

\_\_\_\_\_

a. number of new stream crossings

\_\_\_\_\_

b. number of replacement stream crossings



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**C. Other Applicable Standards and Requirements**

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

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

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

8/2021

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review\*

1.  Percentage/acreage of property to be altered:
- (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
- (b) outside Resource Area \_\_\_\_\_ percentage/acreage
2.  Assessor's Map or right-of-way plan of site
2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
- (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

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

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





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Provided by MassDEP:	
MassDEP File Number	
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Reading	
City/Town	

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

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

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

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- 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.



Massachusetts Department of Environmental Protection  
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Provided by MassDEP:	
MassDEP File Number	
Document Transaction Number	
Reading	
City/Town	

**D. Additional Information (cont'd)**

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

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

Plan to Accompany a Notice of Intent

a. Plan Title

Williams & Sparages LLC

Richard L. Williams, P.E.

b. Prepared By

c. Signed and Stamped by

February 13, 2023

1"=10'

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:

1103

2. Municipal Check Number

2/12/2023

3. Check date

1102

4. State Check Number

2/12/2023

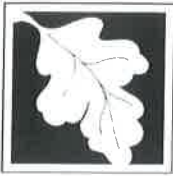
5. Check date

John

6. Payor name on check: First Name

Tedesco

7. Payor name on check: Last Name



# WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Reading

City/Town

## F. Signatures and Submittal Requirements

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

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

*John B. Tedesco*

1. Signature of Applicant

02/08/2023

2. Date

3. Signature of Property Owner (if different)

*[Signature]*

4. Date

5. Signature of Representative (if any)

2/16/2023

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:

544 Summer Avenue	Reading
a. Street Address	b. City/Town
1102	\$152.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Rob	Tedesco	
a. First Name	b. Last Name	
c. Organization		
544 Summer Avenue		
d. Mailing Address		
Reading	MA	01867
e. City/Town	f. State	g. Zip Code
robjohn10@icloud.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).



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

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1 a.	2	\$110.00	\$220.00
Category 1 b.	1	\$110.00	\$110.00

**Step 5/Total Project Fee:** \$330.00

**Step 6/Fee Payments:**

Total Project Fee:	<u>\$330.00</u>
State share of filing Fee:	<u>\$152.50</u>
City/Town share of filing Fee:	<u>\$177.50</u>
	a. Total Fee from Step 5
	b. 1/2 Total Fee <b>less</b> \$12.50
	c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

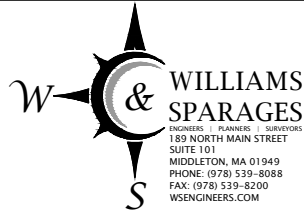
- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

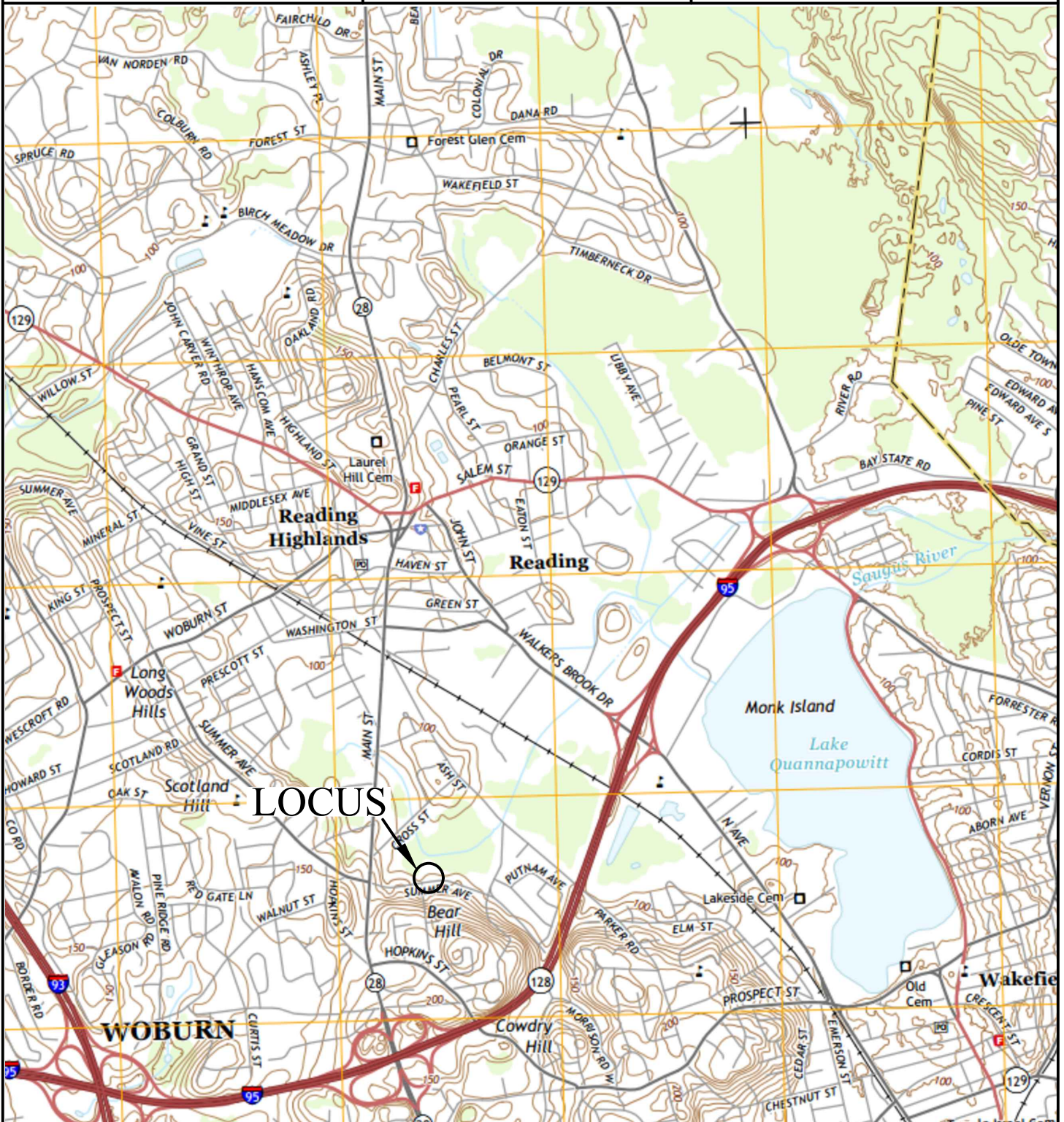
- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

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

WILLIAMS & SPARAGES  
CIVIL ENGINEERING &  
LAND SURVEYORS

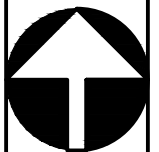


189 NORTH MAIN STREET  
SUITE 101  
MIDDLETON, MA 01949  
PHONE: (978) 539-8088  
FAX: (978) 539-8200



USGS MAP  
READING QUADRANGLE  
(Not To Scale)

LOCUS MAP  
544 SUMMER AVENUE  
READING, MA 01867



**Introduction:**

The subject property, 544 Summer Avenue, is approximately 10,219 s.f. in size, and currently developed with a single family dwelling, that according to the assessor's database, was constructed in 1975. A drainage ditch is located along the easterly property boundary that carries an intermittent stream with associated Bordering Vegetated Wetlands (BVW's). The existing lawn is maintained to the edge of the BVW.

According to the NRCS Websoil Survey, the soils of the property are a mixture of 307D, Paxton fine sandy loam, and 52A, Freetown muck.

According to the current Natural Heritage & Endangered Species Program (NHESP) Atlas, dated August 2021, the property is not mapped as Estimated Habitat of Rare Wildlife, or Priority Habitats of Rare Species.

In addition, the property is not designated as an Area of Critical Environmental Concern (ACEC), or an Outstanding Resource Water (ORW).

**Proposed Activities:**

The applicant is proposing to construct a small mudroom addition onto the west side of the dwelling, an addition off the left rear of the dwelling, a deck, permeable paver patio, fence, and driveway expansion within the 100 foot buffer zone. It is important to note that all activities are being proposed in existing maintained lawn, and/or, landscaped areas, and that no trees are proposed to be removed.

As mitigation for the increase in impervious surface, the plan proposes infiltration trenches below the drip edges of the proposed additions, as well as a buffer zone enhancement area, in the northeast corner of the property.

**Bordering Vegetated Wetlands (BVW):**

As mentioned above, there are BVW's that border on the intermittent stream that flows along the easterly property boundary. The BVW edge is abrupt and follows the mechanically dug ditch along the lot line. The BVW was delineated by Greg J. Hochmuth, PWS, CWS, from Williams & Sparages on December 21, 2022. The main source of hydrology appears to be street drainage.

No work is proposed within BVW.

**Erosion Controls:**

Erosion Controls in the form of a trenched silt fence will be installed prior to construction and will remain in place until all work on site is stable. The location of the proposed erosion controls is shown on the accompanying plan.



AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act & Reading Wetland Protection  
Bylaw

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

I, Greg Hochmuth, hereby certify under the pains and penalties of perjury that  
on February 14, 2023 I gave notification to abutters in compliance with the  
second paragraph of Massachusetts General Law Chapter 131, Section 40 and the  
DEP Guide to Abutter Notification dated April 8, 1994 in connection with the  
following matter:

A Notice of Intent was filed under Massachusetts Wetlands Protection Act by  
Rob Tedesco with the Town of Reading Conservation Commission on February  
14, 2023 for property located at 544 Summer Avenue, Reading, MA 01867.

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



\_\_\_\_\_  
Name

\_\_\_\_\_  
2/14/2023

Date



Notification to Abutters under the  
Massachusetts Wetlands Protection Act & Reading Wetland Protection 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 Rob Tedesco.
- B. The applicant has filed a Notice of Intent application with the Conservation Commission for the Town of Reading, MA seeking permission to conduct work within jurisdictional areas of the Massachusetts Wetlands Protection Act, and Reading Wetland Protection Bylaw.
- C. The address of the lots is 544 Summer Avenue.
- D. Copies of the Notice of Intent, (NOI), may be examined at the offices of Williams & Sparages, between the hours of 8:00am and 4:00pm on the following days of the week: Monday through Friday. For more information, call: (978) 539-8088. This is the applicant's representative.
- E. Copies of the NOI may be obtained from the Reading Conservation Commission by calling (781) 942-6616 between the hours of 7:30am and 5:30pm on the following days of the week: Monday, Wednesday & Thursday and 7:30am to 7:00pm on Tuesday.
- F. Information regarding the date, time and place of the public hearing may be obtained from the Reading Conservation Commission by calling this telephone number (781) 942-6616 between the hours of 7:30am and 5:30pm on the following days of the week: Monday, Wednesday & Thursday and 7:30am to 7:00pm on Tuesday.

Note: Notice of the Public Hearing, including its date, time and place will be published at least five (5) days in advance in the local newspaper.

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 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:  
Northeast Region: 978-694-3200





*Patriot Properties*

# Readina

## Abutters List

01/11/2023

1:26:19PM

**Filter Used:** DataProperty.AccountNumber in (889,915,919,909,879,878,914,1962,882,881,883,911,870,868,9281,9282,837,906,1961,1964,1963,918,916,836,912,871,869,880,913,910)

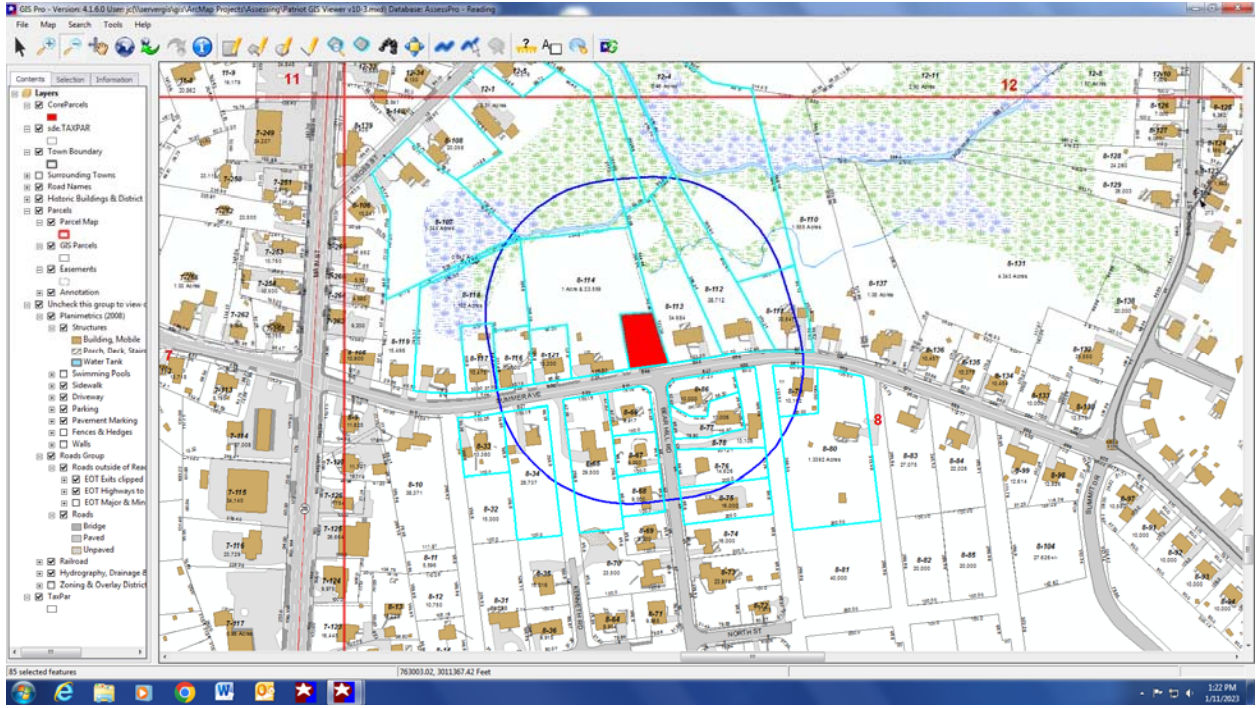
544 SUMMER AVE ABUTTERS LIST

## Reading Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
008.0-0000-0033.0	521 SUMMER AVE	MARTIN BRUCE L	CATHERINE L MARTIN	521 SUMMER AVE	READING	MA	01867
008.0-0000-0034.0	527 SUMMER AVE	ANDERSON JAKE	MICHELLE M ANDERSON	527 SUMMER AVE	READING	MA	01867
008.0-0000-0066.0	541 SUMMER AVE	WEBSTER RACHAELE	ANDRIES MATTIAS JTROS	541 SUMMER AVE	READING	MA	01867
008.0-0000-0067.0	58 BEAR HILL RD	CARROLL SARAH E	LOVEJOY GEORGE M IV TE	58 BEAR HILL RD	READING	MA	01867
008.0-0000-0068.0	52 BEAR HILL RD	O'NEIL STEVEN J	CAROLYN A O'NEIL	52 BEAR HILL RD	READING	MA	01867
008.0-0000-0075.0	49 BEAR HILL RD	EVANGELISTA DERRICK J	EVANGELISTA ALISON J	49 BEAR HILL RD	READING	MA	01867
008.0-0000-0076.0	55 BEAR HILL RD	CONDON DIANE B		55 BEAR HILL RD	READING	MA	01867
008.0-0000-0077.0	59 BEAR HILL RD	GENZLER DONALD L	JOAN A GENZLER	59 BEAR HILL RD	READING	MA	01867
008.0-0000-0078.0	555 SUMMER AVE	ROBINSON DEIDRE B		555 SUMMER AVE	READING	MA	01867
008.0-0000-0079.0	561 SUMMER AVE	DECOURCY JILL S		561 SUMMER AVE	READING	MA	01867
008.0-0000-0080.0	569 SUMMER AVE	MIDDLETON ROBERT G	MIDDLETON RACHEL A	569 SUMMER AVE	READING	MA	01867
008.0-0000-0086.0	547 SUMMER AVE	TOLMAN WARREN L TRS		547 SUMMER AVE	READING	MA	01867
008.0-0000-0107.0	9 CROSS ST	HEFFERNAN PATRICK	NICOLE HEFFERNAN	9 CROSS ST	READING	MA	01867
008.0-0000-0111.0	562 SUMMER AVE	PETERSON ALAN W	LORI GOVOSTES	562 SUMMER AVE	READING	MA	01867
008.0-0000-0112.0	556 SUMMER AVE	DOROQUEZ DAVID	YAMAKI LESLEY H	556 SUMMER AVE	READING	MA	01867
008.0-0000-0113.0	550 SUMMER AVE	IRELAND THOMAS J	IRELAND RACHEL H	550 SUMMER AVE	READING	MA	01867
008.0-0000-0114.0	538 SUMMER AVE	STORTZ RONALD LE	STORTZ NANCY LE	538 SUMMER AVE	READING	MA	01867
008.0-0000-0115.0	544 SUMMER AVE	MCCARTHY KATHRYN ELIZABETH	TEDESCO JOHN ROBERT Tt	544 SUMMER AVE	READING	MA	01867
008.0-0000-0116.0	526 SUMMER AVE	MAROTTA JASON PAUL		526 SUMMER AVE	READING	MA	01867
008.0-0000-0117.0	522 SUMMER AVE	RECORD RONALD A ETAL TRUSTE	522 SUMMER AVENUE TRUS	32 TONTAQUON AVE	SAUGUS	MA	01906
008.0-0000-0118.0	518 SUMMER AVE	BORLASE ROGER M	PRECHTL NANCY V	518 SUMMER AVE	READING	MA	01867
008.0-0000-0120.0	SUMMER AVE	TOWN OF READING	CONSERVATION COMMISSI	16 LOWELL ST	READING	MA	01867
008.0-0000-0121.0	530 SUMMER AVE	TALTY JOSEPH		530 SUMMER AVE	READING	MA	01867
008.0-0001-0065.0	533 SUMMER AVE 1	MARTIN, NICHOLAS	TRAN, KIM X.T.	533 SUMMER AVE - UNIT 1	READING	MA	01867
008.0-0002-0065.0	533 SUMMER AVE 2	MORELLO ELLEN		533 SUMMER AVENUE UNIT	READING	MA	01867
012.0-0000-0001.0	21 CROSS ST	GIAMMICHELE DOMINIC L	GIAMMICHELE KATHLEEN M	21 CROSS ST	READING	MA	01867
012.0-0000-0002.0	33 CROSS ST	EDWARDS DANIEL A		33 CROSS ST	READING	MA	01867
012.0-0000-0003.0	39 CROSS ST	KAUR ANUPAM PREET		39 CROSS ST	READING	MA	01867
012.0-0000-0004.0	OFF SUMMER AVE	FORMATO ERMINIO	MARGUERITE DAROSA	46 BROOKLINE ST	WATERTOWN	MA	02172

**End of Report**



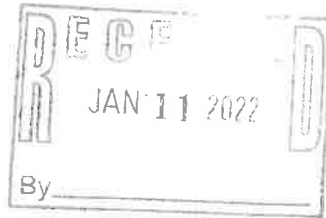






Town of Reading

Request for Certified Abutters List



Subject Property:

Address: 544 Summer Street

Assessors' Map Number: 8 Lot Number: 115

Applicant/Agent:

Name: THOR AKERLY

Address: TAKERLY@WSENGINEERS.COM

Telephone: 978-539-8088 Email: 189 N. Main St.

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

Zoning Board of Appeals:

- Variance, Special Permit, Appeal

Community Planning and Development Commission:

- Site Plan Review, Special Permit, Subdivision

Conservation Commission:

- Request for Determination, Abbreviated Notice of Resource Area Delineation, Notice of Intent, Historic District Commission, Historical Commission, Board of Health, Other:

Applicant/Agent Signature: [Signature] Date: 1.11.23

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

Authorized Signature: [Signature] Date: 1/11/23
Department of Community Services



**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**

**DATE** *1/11/2023*



**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**

## 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	4 x \$125.00 = \$500.00
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>500.00</u>