



**NORSE ENVIRONMENTAL SERVICES, INC.**  
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February 27, 2023

Reading Conservation Commission  
16 Lowell Street  
Reading, MA 01867

Re: Response to LEC 3rd Peer Review dated 1-31-23  
Small Lane Roadway Extension and Drainage  
18 & 22 Small Lane & off Charles Street  
Reading, MA 01867  
DEP File No. 270-0748

Commissioners;

On behalf of my client, Del Rey R.T. this memo addresses LEC third peer review dated 1-31-23. LEC's comments are numbered, and Norse response is italicized below:

1. The roadway crossing has been redesigned to incorporate a 17-foot wide, 41-foot long open bottom, 3-sided box culvert as detailed on Plan Sheet 7 of 7. The culvert and footings will span the entire stream bank. The stream will remain intact and untouched during construction. According to the information provided on Plan Sheet 4 of 7, this structure complies with the General Stream Crossing Standards contained in the *Massachusetts Stream Crossing Handbook*. **LEC also recommends a Special Condition requiring that the existing stream and its banks remain protected, intact, and untouched during construction with no foot traffic, equipment or alteration beyond the hay bale limit of work as depicted on the open bottom box culvert detail on Site Plan Sheet 7.**

*The applicant agrees with this Special Condition.*

**The Wetland Replication Report should be updated to describe stream bank creation within the footprint of the culvert pipe to be removed to ensure continuity of flow through the box culvert and into the stream south of the proposed crossing structure.**

*As requested, the Wetland Replication/Restoration and Bank Restoration Report includes the stream bank creation or restoration.*

2. The Norse December 13, 2022 Response letter documented insufficient roadway frontage for construction of a driveway for a single-family dwelling and provided the Planning Board decision requiring a 24-foot wide roadway, denying the Applicant's waiver request to construct a narrower, 22-foot wide roadway to reduce wetland impacts. **LEC has no further comment.**

*No Comment.*

3. Site Plan Sheets 4 and 5 depict a very narrow area of impact along the base of the retaining wall (yellow cross-hatch) north of the roadway, presumably accounting for the footprint of the wall footing. The Applicant also has confirmed there will be 225 square feet of temporary wetland impacts for construction of the retaining walls, but the plans do not depict the location for this temporary impact or provide any wetland restoration detail. **The Applicant should depict the 225 square feet of temporary impacts on the plans and provide wetland restoration for these temporary BVW impacts. The Applicant also should clarify the width allocated along the wall for temporary impacts including construction access. If the Commission approves this project, the wall will be required to be built within the limits depicted on the plans.**

*The plans have been revised to include the proposed permanent and temporary wetland impacts for the open bottom 3-sided box culvert. It should be noted, the redesign reduced the total s.f. of BVW impacts. The Small Lane Extension Plan, revision date 10-26-22, roadway crossing proposed 932 s.f. of permanent, 225 s.f. of temporary BVW impacts and 2225 s.f. of wetland replication.*

*The redesign proposes 566 s.f. of permanent, 210 s.f. of temporary BVW impact and 1367 s.f. of wetland replication (please see plan sheet 8 of 8). The wetland replication area is slightly more than 2:1 replication/impact. The reduction in wetland replication area preserves upland habitat.*

*The Small Lane Extension Plan Set, Wetland Replication/Restoration and Bank Restoration Report and NOI Form has been revised and updated to note the temporary and permanent BVW impacts.*

*The width allocated for the installation of the retaining wall is 3 ft. Regarding the construction access the applicant shall utilize the existing 21 ft. wide crossing to access the upland portion of the property. As a result, no impact is proposed.*

4. It appears that temporary BVW impacts will occur south of the roadway for removal of the existing culvert and installation of the open bottom, 3-sided box culvert. **The Applicant should depict these temporary impacts on the plans, quantify the temporary impacts, and provide wetland restoration details.**

*As requested, the temporary impacts are noted on the plan (please see sheet 8 of 8) and addressed in the Wetland Replication/Restoration and Bank Restoration Report.*

5. The Applicant has reduced the spacing between plantings in the wetland replication area, increased the number of plantings, and updated the Wetland Replication Report. The Applicant also has created a separate, stand-alone Wetland Replication Planting Plan Sketch depicting the quantity and layout of trees and shrubs. **Please incorporate this sketch plan and all the specifications contained in the Wetland Replication Report (including the wetland restoration requested above for temporary impacts) onto a plan sheet included in the Civil Plan Set.**

*Please see the attached Revised Wetland Replication/Restoration and Bank Restoration Report and Small Lane Extension plan sheet 8 of 8*

6. The Applicant has revised the Site Plans to require silt fence and 12-inch staked mulch Soxx along the limit-of-work. **LEC has no further comment.**

*No comment.*

Enclosed are (2) copies of this letter, Revised Wetland Replication/Restoration and Bank Restoration Report, Revised NOI Form page 3 of 9, revision date 2-27-23, Sullivan Engineering Group, LLC response to HWG 12-22-22 review, Drainage Report, and Small Lane Extension, Drainage Design and Subdivision Plan, revision date 2-22-23. If you have any questions or concerns regarding the above information, please do not hesitate to call.

Sincerely,

*Maureen Herald*

Maureen Herald, PWS, CWS

Cc: Del Rey R.T.  
DEP-NERO  
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Chuong Tran & Caroline Gracias  
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