

MARCH 6, 2023

Reading Conservation Commission
16 Lowell Street
Town Hall
Reading, MA 01867

RE: Request for Determination of Applicability for Burbank YMCA site improvements
36 Arthur B Lord Drive (Map 33, Lot 92)

Dear Members of the Conservation Commission,

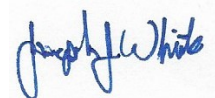
This submittal includes the following materials:

- WPA Form 1 – Request for Determination of Applicability
- Site Plan – Showing Proposed Site Improvements at The Burbank YMCA
- SYNLAWN: SYNAugustine 347 Specification Sheet
- \$100 RDA Filing Fee
- Copy of Affidavit of Service
- Copy of Certified Abutters List

This Request for Determination of Applicability is related to the proposed site improvements at the Burbank YMCA, consisting of the conversion of an existing concrete splash pad, synthetic play area and a portion of the paved parking lot into a synthetic lawn area for use by the YMCA's programs and members. Although portions of the proposed site improvements are located within the 100' Wetland Buffer Zone, the work will take place entirely within the existing limits of site development does not propose to increase the site's impervious footprint. Due to the nature of the proposed site improvements, including replacing existing impervious areas with a permeable artificial grass, it is BSC's opinion that this new site feature will not create additional adverse impact to the nearby resource areas.

We look forward to discussing the findings and recommendations herein regarding our request and provided information at the upcoming Conservation Commission meeting. If you require any additional information, please feel free to contact me directly at (617) 896-4582 or at jjwhite@bscgroup.com.

Sincerely,
BSC GROUP, INC.



Joseph J. White
Project Manager



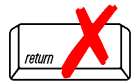
WPA Form 1- Request for Determination of Applicability

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

A. General Information

Important:

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



1. Applicant:

YMCA of Greater Boston
Name
316 Huntington Avenue
Mailing Address
Boston
City/Town
MA
State
02115
Zip Code
Phone Number
Fax Number (if applicable)

hrosa@ymcaboston.org
E-Mail Address

2. Representative (if any):

BSC Group
Firm
Joseph White
Contact Name
300 Brickstone Square
Mailing Address
Andover
City/Town
617-896-4582
Phone Number
MA
State
01810
Zip Code
Fax Number (if applicable)

jjwhite@bscgroup.com
E-Mail Address

B. Determinations

1. I request the Reading Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Reading
Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



WPA Form 1- Request for Determination of Applicability

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

C. Project Description (cont.)

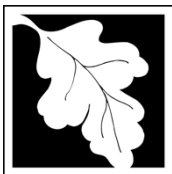
b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

It is BSC's opinion that the proposed work qualifies as a minor activity with proposed work occurring solely within the buffer zone. The nature of the proposed site improvements include replacing a concrete splashpad, existing pavement and a synthetic surfaced play area with "SYNLAWN" artificial grass material for use by the Burbank YMCA and its members.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



WPA Form 1- Request for Determination of Applicability

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

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

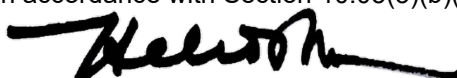
Name and address of the property owner:

YMCA Greater Boston
 Name
 316 Huntington Avenue
 Mailing Address
 Boston
 City/Town
 MA
 State


02115
 Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.


 Signature of Applicant

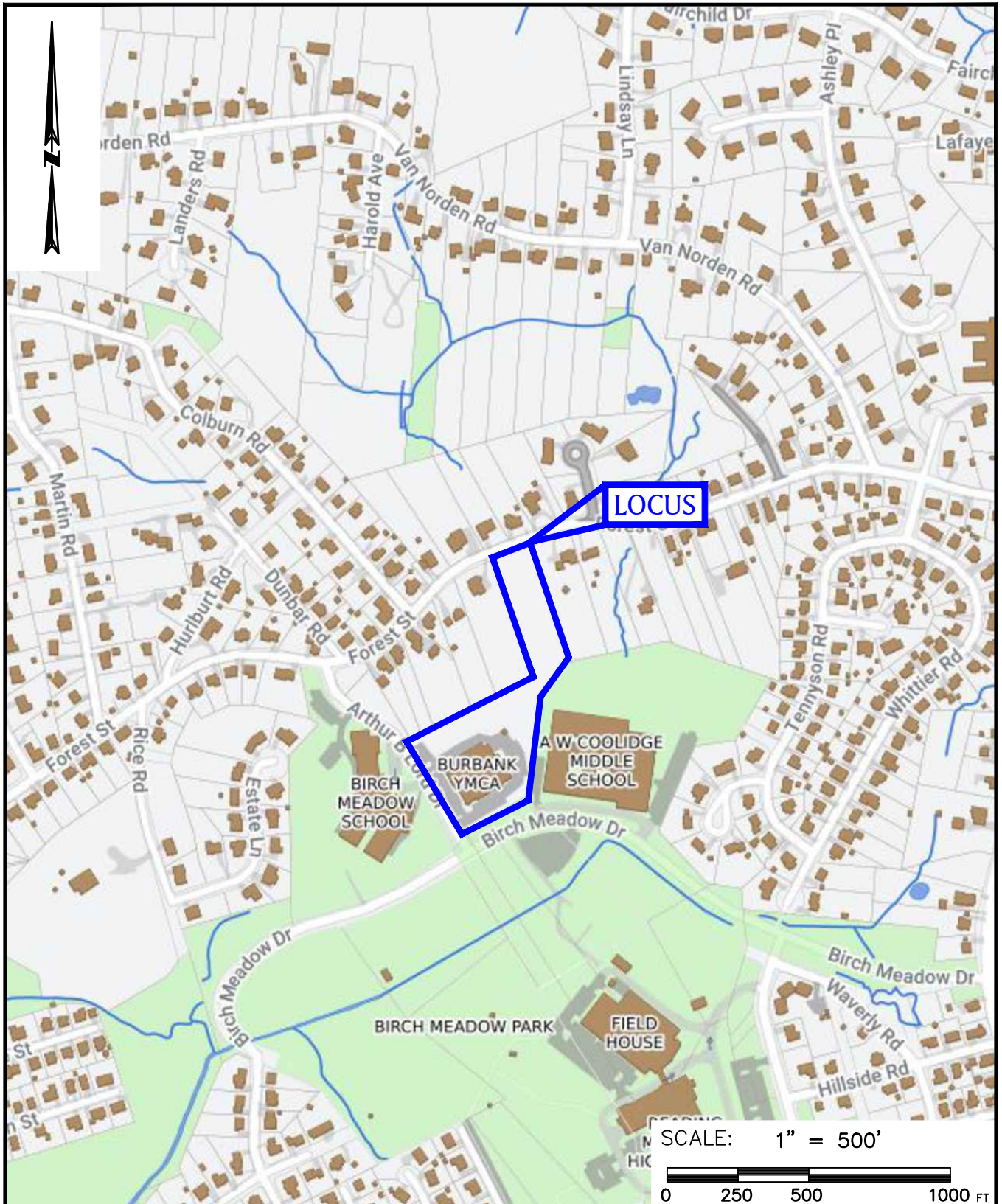
3/6/2023
 Date


 Signature of Representative (if any)

3/6/2023
 Date

ATTACHMENT 1
LOCUS MAP

RDA – BURBANK YMCA SITE IMPROVEMENTS
36 ARTHUR B. LORD DRIVE
READING, MASSACHUSETTS



PREPARED FOR:

GREATER BOSTON YMCA
 321 HUNTINGTON AVE,
 BOSTON, MA 02115

AERIAL MAP
Source: Town of Reading GIS

BURBANK YMCA
 36 ARTHUR B LORD DR,
 READING, MA 01867

BSC GROUP
 300 Brickstone Square
 Andover, Massachusetts
 01810
 617 896 4300

 Job No.: 99029.00 Date: FEB. 27, 2023
 Scale: 1" = 500' Revised: _____
 Dwg. No.: _____ Figure: 1 OF 1

ATTACHMENT 2
"SYNLAWN: SYNAUGUSTINE 347" PRODUCT SPECIFICATIONS

RDA - BURBANK YMCA SITE IMPROVEMENTS
36 ARTHUR B. LORD DRIVE
READING, MASSACHUSETTS



SYNAugustine 347

Combining beautiful multi-colored grass blades with a dense multi-colored thatch to create a natural appearance with a realistic feel and superior strength. Our softest, most comfortable variety of grass ever created now with Super Yarn™ technology.

SKU	SA347
Grass Zone Yarn/Color	PE / Field Green / Olive / Apple
Grass Zone Denier	9,900 / 9
Thatch Zone Yarn/Color	PE / Field Green / Beige
Thatch Zone Denier	5,000 / 8
Grass Zone Yarn Shape	Soft Omega
Finished Pile Height	1 7/8"
Finished Pile Weight	75 oz.
Backing	15 / 18 PP 2-Part / 22oz. EnviroLoc+™
Tuft Gauge	3/8"
Total Weight	103 oz.
Tuf Bind	> 8 lbs.
Permeability	> 400 inches per / SY
Features	Sanitized®, EnviroLoc+™, StatBlock™ Anti-Static, DualChill™ IR Reflective, Deluster, UV Stabilizers
Test Data	ASTM E108 Class A Fire Rating, F1292, F1951, IPEMA Certified

- Unmatched Lifetime Warranty
- EnviroLoc+™ Plant-Based Backing
- Deluster + UV Protection
- ASTM E108 Class A Fire Rating

SUPER YARN™ TECHNOLOGY

- Sanitized®** Antimicrobial
- DualChill™** IR Reflective
- StatBlock™** Anti-Static



RECOMMENDED USES

- LANDSCAPE
- PETS
- PLAY
- ROOFTOP

Primary Yarn Polymer	Polyethylene	Primary Backing	15/18 PP 2-Part
Yarn Cross Section	Soft Omega	Coating Type	22 oz. EnviroLoc+
Standard Color	Field Green / Olive / Apple	PE Yarn Denier / Ends	9,900 / 9
Fabric Construction	Tufted	Texturized Thatch Denier / Ends	5,000 / 8
Second Yarn Polymer Thatch	Polyethylene	Warranty Period	Limited Lifetime
Secondary Yarn Color	Field Green / Beige		

Finish Fabric	English System		ASTM Test
	Nominal Specification	Value	Units
Pile Height (Nominal)	1 7/8	inches	D-5823
Face Weight	75	oz/yd ²	D-5848
Total Fabric Weight	103	oz/yd ²	D-5848
Primary Backing Weight	6	oz/yd ²	D-5848
Secondary Coating Weight	22	oz/yd ²	D-5848
Tuft Bind	> 8	lbs.	D-1335
Grab Tear Strength (Average)	> 200	lbs.	D-5034
Total Yarn Linear Density	14,900	Denier	D-1577
Elongation to Break	> 30	%	D-2256
Yarn Breaking Strength	> 20	lbs.	D-5793
Machine Gauge	3/8	inches	D-5793
Flammability	Passed	-	D-2859
Water Permeability	413.17	in/hr	D-1551
Fabric Width	15	ft	-

ATTACHMENT 3
COPY OF FILING FEE

RDA – BURBANK YMCA SITE IMPROVEMENTS
36 ARTHUR B. LORD DRIVE
READING, MASSACHUSETTS

ATTACHMENT 4
LEGAL NOTICE & AFFIDAVIT OF SERVICE

RDA - BURBANK YMCA SITE IMPROVEMENTS
36 ARTHUR B. LORD DRIVE
READING, MASSACHUSETTS

Legal Notice & Affidavit of Service to be included following abutter notification.

ATTACHMENT 5
CERTIFIED ABUTTERS LIST

RDA – BURBANK YMCA SITE IMPROVEMENTS
36 ARTHUR B. LORD DRIVE
READING, MASSACHUSETTS

TOWN OF READING
REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY:

ADDRESS: 36 Arthur B. Lord Drive

Assessors' Map Number: 33 Lot Number: 92

APPLICANT/AGENT:

Name: Joseph White, PE / BSC Group, Inc

Address: 300 Brickstone Square, Suite 203, Andover, MA 01810

Telephone: (617)896-4582 Email: jjwhite@bscgroup.com

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

Community Planning and Development Commission:

- Site Plan Review
- Special Permit
- Subdivision

Conservation Commission:

- Request for Determination
- Abbreviated Notice of Resource Area Delineation
- Notice of Intent

Zoning Board of Appeals:

- Appeal
- Special Permit
- Variance

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

Brief description of request: Requesting Certified abutters list for RDA filing for site improvements at the Burbank YMCA.

Applicant/Agent Signature: Joseph J White Digitally signed by Joseph J White
DN: cn=J White, o=BSC Group, Inc, c=United States of America Date: 2/27/2023

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

Authorized Signature: [Signature] Date: 2/27/2023
Must be signed by the Public Services Department



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

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

**ABUTTERS LIST
CERTIFICATION**

FOR BOARD OF ASSESSORS

VICTOR P. SANTANIELLO, CHIEF APPRAISER DATE


PHILIP CANNIFF, ASSISTANT APPRAISER

3/1/2023
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

03/01/2023

11:14:05AM

Reading

Abutters List

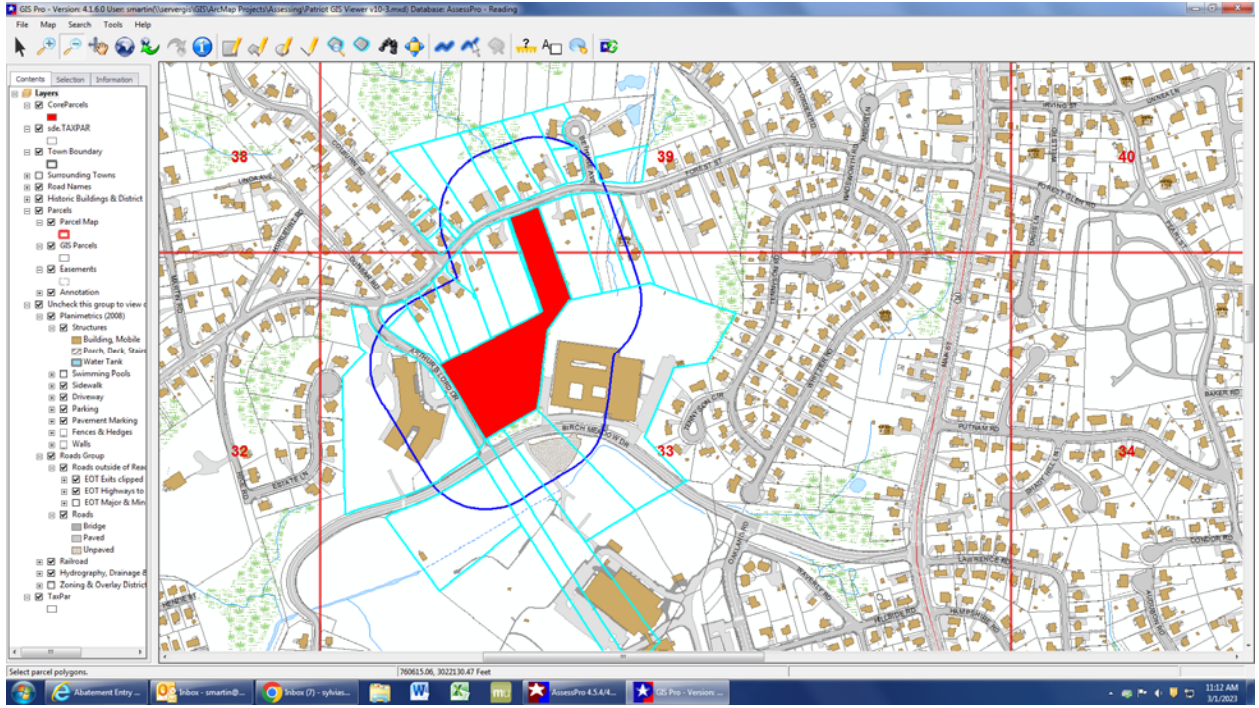
Filter Used: DataProperty.AccountNumber in
(7119,7120,7218,7212,6448,7214,7215,7116,7118,7175,7213,7117,7176,6412,6436,6410,7216,6447,6450,6449,6408,6445,6411,7174,6446,7217,8
736)

36 ARTHUR B LORD DRIVE

Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
033.0-0000-0052.0	BIRCH MEADOW	TOWN OF READING	PARK	16 LOWELL ST	READING	MA	01867
033.0-0000-0054.0	BIRCH MEADOW	TOWN OF READING	PARK	16 LOWELL ST	READING	MA	01867
033.0-0000-0055.0	BIRCH MEADOW	TOWN OF READING	PARK	16 LOWELL ST	READING	MA	01867
033.0-0000-0056.0	BIRCH MEADOW	TOWN OF READING	PARK	16 LOWELL ST	READING	MA	01867
033.0-0000-0080.0	27 ARTHUR B LORD DR	TOWN OF READING	BIRCH MEADOW ELEMENTA	27 ARTHUR B LORD DR	READING	MA	01867
033.0-0000-0091.0	89 BIRCH MEADOW DR	TOWN OF READING	ARTHUR W. COOLIDGE JR F	89 BIRCH MEADOW DR	READING	MA	01867
033.0-0000-0092.0	36 ARTHUR B LORD DR	GREATER BOSTON YMCA		321 HUNTINGTON AVE	BOSTON	MA	02115
033.0-0000-0093.0	152 FOREST ST	SONIT TOMAR LIVING TRUST	SAKIRA VERMA LIVING TRU	152 FOREST ST	READING	MA	01867
033.0-0000-0094.0	150 FOREST ST	HOYT LEONARD P ETAL (LE)	LYNDA DEANGELO J ETAL T	150 FOREST ST	READING	MA	01867
033.0-0000-0095.0	144 FOREST ST	POLK KENNETH LOREN		144 FOREST ST	READING	MA	01867
033.0-0000-0096.0	140 FOREST ST	DI PIETRO GILBERT A	ELAINE DI PIETRO	140 FOREST ST	READING	MA	01867
039.0-0000-0001.0	134 FOREST ST	FOESMAN LEE G JR ETAL TTEES	THE 134 FOREST ST REALT	134 FOREST ST	READING	MA	01867
039.0-0000-0002.0	126 FOREST ST	FINN THOMAS M	LOUISE M HICKEY	126 FOREST ST	READING	MA	01867
039.0-0000-0003.0	106 FOREST ST	PENDERGAST ROGER	SUSAN A WHITE	106 FOREST ST	READING	MA	01867
039.0-0000-0004.0	104 FOREST ST	MCGLATHERY DOUGLAS G	MCGLATHERY KATHLEEN L	104 FOREST STREET	READING	MA	01867
039.0-0000-0005.0	100 FOREST ST	RYAN DAVID K ETAL TRUSTEES	RYAN FAMILY TRUST	100 FOREST ST	READING	MA	01867
039.0-0000-0060.0	7 COLBURN RD	SERRENTINO MICHAEL	JOYCE T SERRENTINO	7 COLBURN ROAD	READING	MA	01867
039.0-0000-0061.0	137 FOREST ST	HOYT RUSSELL S		137 FOREST ST	READING	MA	01867
039.0-0000-0062.0	FOREST ST	MCGRAIL PHILIP M	MCGRAIL LINDA W	131 FOREST STREET	READING	MA	01867
039.0-0000-0098.0	131 FOREST ST	MCGRAIL PHILIP M	LINDA MCGRAIL W	131 FOREST STREET	READING	MA	01867
039.0-0000-0099.0	125 FOREST ST	CAPONE FRANK	CAPONE MARIA E	125 FOREST ST	READING	MA	01867
039.0-0000-0100.0	115 FOREST ST	BAKER TIMOTHY	BAKER KATHERINE T	115 FOREST ST	READING	MA	01867
039.0-0000-0101.0	111 FOREST ST	TAKACH ROBERT M	TAKACH PATRICIA H	111 FOREST STREET	READING	MA	01867
039.0-0000-0102.0	107 FOREST ST	LEBOVIDGE JASON S	JENNIFER S LEBOVIDGE	107 FOREST ST	READING	MA	01867
039.0-0000-0103.0	6 BETHUNE AVE	GEORGE MATTHEW	ROY HEIDI	6 BETHUNE AVE	READING	MA	01867
039.0-0000-0104.0	3 BETHUNE AVE	SPENCER STEVEN J	SPENCER TASHIA L	3 BETHUNE AVE	READING	MA	01867
039.0-0000-0226.0	18 BETHUNE AVE	PRUITT STEPHEN WALTER ETAL	SW AND EK PRUITT LIVING	18 BETHUNE AVENUE	READING	MA	01867

End of Report

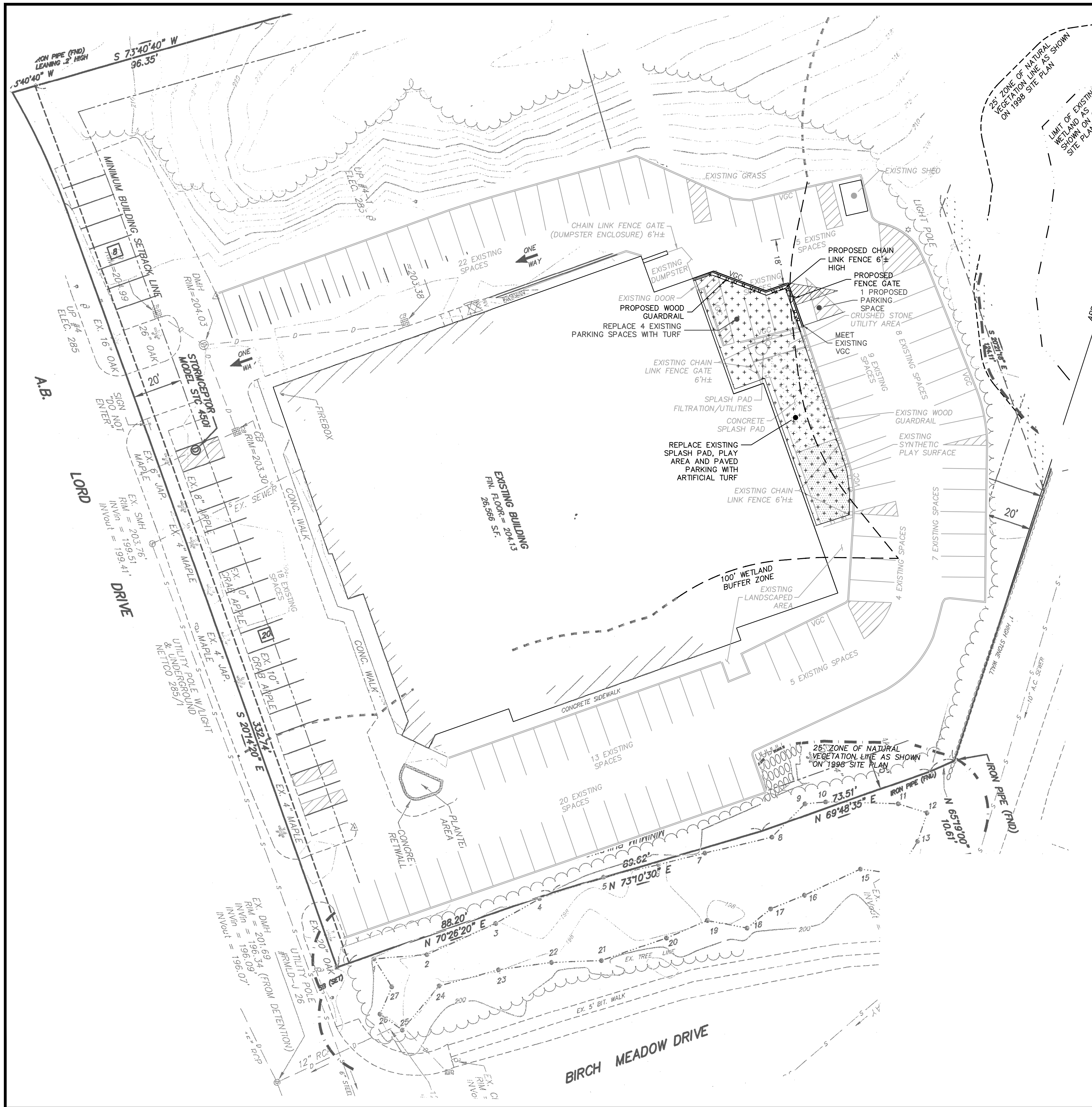


TOWN OF READING
 ABUTTERS LIST

MAP 10 LOT 234	SITE ADDRESS	OWNER	MAILING ADDRESS	CITY	ST	ZIP
NEIGHBORING TOWNS ALSO NEED TO BE NOTIFIED:						
		STONEHAM PLANNING BOARD	35 CENTRAL ST	STONEHAM	MA	02180
		WAKEFIELD PLANNING BOARD	1 LAFAYETTE STREET	WAKEFIELD	MA	01880
		LYNNFIELD PLANNING BOARD	55 SUMMER STREET	LYNNFIELD	MA	01940
		MASS DEPT OF HOUSING & COM. DEV.	100 CAMBRIDGE STREET, SUITE 300	BOSTON	MA	02114
		WILMINGTON PLANNING BOARD	121 GLEN ROAD	WILMINGTON	MA	01887
		NORTH READING PLANNING BOARD	235 NORTH STREET	NORTH READING	MA	01864
		WOBURN PLANNING BOARD	10 COMMON STREET	WOBURN	MA	01801
		METRO AREA PLANNING COUNCIL	60 TEMPLE PLACE	BOSTON	MA	02111

ATTACHMENT 6
SITE PLAN

RDA – BURBANK YMCA SITE IMPROVEMENTS
36 ARTHUR B. LORD DRIVE
READING, MASSACHUSETTS



GENERAL NOTES

- EXISTING CONDITIONS SHOWN ARE COMPILED FROM RECORD PLANS, AERIAL IMAGERY AND AN ON THE GROUND SITE INSPECTION BY A REGISTERED PROFESSIONAL ENGINEER ON DECEMBER 13, 2022. RECORD SITE PLANS INCLUDE A SITE PLAN BY CUOCO & CORMIER ENGINEERING ASSOCIATES, INC. TITLED "YMCA - READING A.B. LORD DRIVE, READING MA 01867" DATED MARCH 20, 1998 AND REVISED THROUGH NOVEMBER 9, 1998 AND A SITE PLAN BY CUOCO & CORMIER ENGINEERING ASSOCIATES, INC. TITLED "YMCA - BIRCH MEADOW DRIVE A.B. LORD DRIVE, READING, MA 01867" DATED NOVEMBER 24, 2003 AND REVISED THROUGH APRIL 9, 2004.
- LIMITS OF EXISTING WETLAND AND BUFFER AREAS SHOWN WERE TAKEN FROM INFORMATION SHOWN ON CUOCO AND CORMIER SITE PLANS.
- LOT LINE INFORMATION SHOWN WAS TAKEN FROM SITE PLANS REFERENCED ABOVE AND SHOULD BE CONSIDERED APPROXIMATE. PERIMETER SURVEY HAS NOT BEEN COMPLETED FOR THIS RE-SURFACING PROJECT.
- PROPOSED SITE IMPROVEMENTS WILL RESULT IN THE LOSS OF THREE (3) EXISTING PARKING SPACES RESULTING IN A TOTAL OF 120 PARKING SPACES ON SITE.

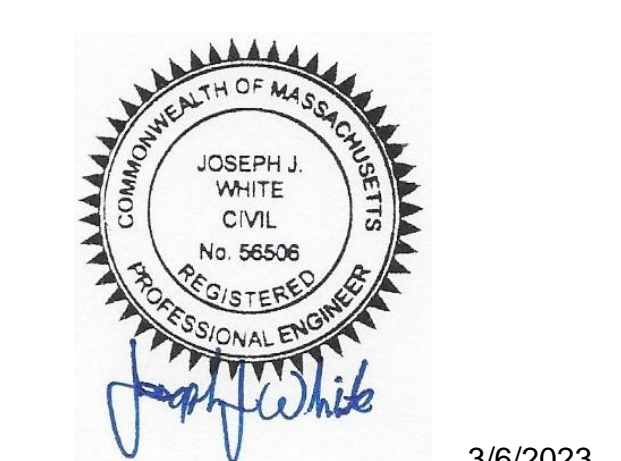
SYNLAWN
2680 ABUTMENT ROAD SE
DALTON, GA 30721
TOLL FREE: 1-866-SYNLAWN
FAX: (706) 277-1128
www.synlawn.com

SECTION

MANUFACTURER NOTES:
 1. THE GRASS MUST BE INSTALLED AND SEAMED WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION. SEAMS SHOULD BE GLUED WITH SUITABLE SEAMING GLUE AND SEAMING CLOTH, NOT ADHESIVE TAPE.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 9902900-C

LAWN AND LANDSCAPE SYSTEM
 SYNAUGUSTINE 347 - INSTALLED OVER AGGREGATE BASE

9902900-
 PROTECTED BY COPYRIGHT ©2023 CADDETAILS.COM LTD. REVISION DATE 03/06/2023
 CADdetails.com



DATE
3/6/2023

BURBANK YMCA
 36 ARTHUR B. LORD DRIVE
 IN
 READING
 MA
 MIDDLESEX COUNTY
 SITE PLAN
 SHOWING PROPOSED
 SITE IMPROVEMENTS

3/6/2023

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
 GREATER BOSTON YMCA
 316 HUNTINGTON AVENUE
 BOSTON, MA 02115

BSC GROUP
 300 Brickstone Square
 Andover, Massachusetts
 01810
 617 896 4300

© 2022 BSC Group, Inc.
 SCALE: 1" = 20'
 0 10 20 40 FEET

FILE: PROJ-AND/9902900/C/D
 DWG: 9902900-CPT
 JOB. NO: 9-9029.00

**ISSUED FOR PERMITTING
 NOT FOR CONSTRUCTION**