



## Town of Reading Meeting Posting with Agenda

**RECEIVED**  
By Town Clerk GP at 12:19 pm, Dec 07, 2023

### Board - Committee - Commission - Council:

Conservation Commission

Date: 2023-12-13

Time: 7:00 PM

Building: Reading Town Hall

Location: Select Board Meeting Room

Address:

Agenda:

Purpose: Zoom Virtual Meeting- Conservation Commission Meeting

Meeting Called By: Chuck Tirone, Conservation Administrator

Notices and agendas are to be posted 48 hours in advance of the meetings excluding Saturdays, Sundays and Legal Holidays. Please keep in mind the Town Clerk's hours of operation and make necessary arrangements to be sure your posting is made in an adequate amount of time. A listing of topics that the chair reasonably anticipates will be discussed at the meeting must be on the agenda.

**All Meeting Postings must be submitted in typed format; handwritten notices will not be accepted.**

### Topics of Discussion:

**THIS IS A HYBRID MEETING: The Conservation Commission and Public may attend in-person in the Select Board Meeting Room or remotely via Zoom as follows:**

Topic: Conservation Commission' Zoom Meeting

Time: Dec 13, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/86479597224>

Meeting ID: 864 7959 7224

One tap mobile

+16465189805,,86479597224# US (New York)

+16465588656,,86479597224# US (New York)

Dial by your location

• +1 646 518 9805 US (New York)

• +1 646 558 8656 US (New York)

Meeting ID: 864 7959 7224

Find your local number: <https://us06web.zoom.us/j/86479597224>

If you have any questions, comments, or difficulty accessing the meeting, please email  
Chuck Tirone, Conservation Administrator, at [ctirone@ci.reading.ma.us](mailto:ctirone@ci.reading.ma.us).

Members of the public are strongly encouraged to send written comments regarding any of the  
hearings listed below to the Conservation Agent Chuck Tirone at [ctirone@ci.reading.ma.us](mailto:ctirone@ci.reading.ma.us)

This Agenda has been prepared in advance and represents a listing of topics that the chair reasonably anticipates will be discussed at the meeting. However the agenda does not necessarily include all matters which may be taken up at this meeting.



## Town of Reading Meeting Posting with Agenda

### Public Hearings Scheduled

1. [0 Small Lane](#)

Continue the Public Hearing on a Notice of Intent, filed by LLC, Meagan Johnson, Del Rey Realty, Pursuant to Massachusetts General Law, Chapter 131, Section 40-the Wetlands Protection Act and/or the Reading Wetland protection By-law, Section 7.1, the applicant proposes the construction of a limited project stream crossing, retaining walls, wetland alteration, wetland replication, drainage, grading, and associated utilities. All work is within 100 feet of a Bordering Vegetated Wetland. The application and plans can be viewed on the Conservation Division page under the current project, **Assessor's Map 40 & 41 Lot 153, 155 & 29 Dep File No. 270-0748**

Continued until January 10, 2024 at the applicants request

2. [413 Main Street](#)

Continue the Public Hearing on a Notice of Intent, filed by McDonald's USA LLC, Pursuant to Massachusetts General Law, Chapter 131, Section 40-the Wetlands Protection Act and/or the Reading Wetland protection By-law, Section 7.1, the applicant proposes to, raze and rebuild the existing McDonald's restaurant and site with new +/- 3,970 SF building with a side-by-side drive through and other associated improvements. Portions of the work are within the 100 ft buffer zone to a bordering vegetated wetland and intermittent stream. The application and plans can be viewed during regular business hours at the Town Hall Conservation Office, 16 Lowell Street Reading, MA 01867, and on the Conservation Division page under the project by year. **Assessor's Map 17 Lot 64, 85 File No. 270-0774**

3. [87 Walkers Brook Dr.](#)

Continue the Public Hearing on a Notice of Intent, filed by William Camuso, Leigh Enterprise LTD, Pursuant to Massachusetts General Law, Chapter 131, Section 40-the Wetlands Protection Act and/or the Reading Wetland protection By-law, Section 7.1, the applicant proposes to replace fuel dispensers and associated piping. The protective map located above the existing four (4) USTs and concrete mat associated with the fuel canopy will also be replaced. All of the work is within the 100 ft buffer zone to a bordering vegetated wetland. The application and plans can be viewed during regular business hours at the Town Hall Conservation Office, 16 Lowell Street Reading, MA 01867, and on the Conservation Division page under the project by year, **Assessor's Map 13 Lot 3 Dep File No. 270-0777**

4. [37 Melbourne Ave.](#)

Continue the Public Hearing on a Request for Determination of Applicability filed by Brian and Frances Heslin under the Massachusetts Wetland Protection Act, M.G.L. Chapter 131, § 40 and/or the Reading Wetland Protection By-law, Section 7.1, The applicant proposes to construct a 16' x 16' deck and a 16' x 20' two-story addition off the rear of the house constructed on a new concrete pad foundation. All of the work is within the Buffer Zone to a Bordering Vegetated Wetland. The application and plans can be viewed during regular



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business hours at the Town Hall Conservation Office, 16 Lowell Street Reading, MA 01867, and on the Conservation Division page under project by year. **Assessor's Map: 11 Lot: 156 File No. 2023-20**

### 5. [41 Winter Street](#)

Open the Public Hearing on a Notice of Intent, filed by John Burns, Winter Street Reading LLC, Pursuant to Massachusetts General Law, Chapter 131, Section 40-the Wetlands Protection Act and/or the Reading Wetland protection By-law, Section 7.1, The applicant is proposing to demolish the existing single-family home & shed, remove a paved driveway and the existing degraded areas, cut & cap existing utilities and construct a new single-family house, paved driveway, install utilities, lawn and an enhancement planting area to re-establish the 25-foot buffer zone, the work is within the 100-foot Buffer Zone and the Riverfront Area. The application and plans can be viewed during regular business hours at the Town Hall Conservation Office, 16 Lowell Street Reading, MA 01867, and on the Conservation Division page under the project by year, **Assessor's Map 29 Lot 3 Dep File No. 270-0778**

### 6. [0 Annette Lane](#)

Open the Public Hearing on a Notice of Intent, filed by Peter Seibold, Pursuant to Massachusetts General Law, Chapter 131, Section 40-the Wetlands Protection Act and/or the Reading Wetland protection By-law, Section 7.1, The applicant is proposing construction of a single-family dwelling with driveway and associated grading within the 100-Foot Buffer Zone of Bordering Vegetated Wetlands (BVW), and the installation of an elevated boardwalk between Annette Lane and Apple Gate Lane that will cross a BVW. The boardwalk will be constructed on helical piers and will have minimal wetland impact. The application and plans can be viewed during regular business hours at the Town Hall Conservation Office, 16 Lowell Street Reading, MA 01867, and on the Conservation Division page under the project by year, **Assessor's Map 38 Lot 139 Dep File No. 270-0780**

### 7. [252- 262 Main St. & 10 Pinevale Ave.](#)

Open the Public Hearing on a Notice of Intent, filed by Saverio Filciniti, BLVD Reading, LLC, Pursuant to Massachusetts General Law, Chapter 131, Section 40-the Wetlands Protection Act and/or the Reading Wetland protection By-law, Section 7.1, The applicant is proposing site improvements include the demolishing of three buildings, clearing of existing vegetation and constructing one mixed-use building. Other improvements to the site include construction of surface parking, landscaping and underground utilities servicing the site. portions of the work are within the 100-Foot Buffer Zone to a Bordering Vegetated Wetlands (BVW). The application and plans can be viewed during regular business hours at the Town Hall Conservation Office, 16 Lowell Street Reading, MA 01867, and on the Conservation Division page under the project by year, **Assessor's Map 11 Lot 192, 194, 196 Dep File No. 270-0779**



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### 8. [71 Tennison Road](#)

Continue the Public Hearing on a Request for Determination of Applicability filed by Chris and Amanda Haley under the Massachusetts Wetland Protection Act, M.G.L. Chapter 131, § 40 and/or the Reading Wetland Protection By-law, Section 7.1, The applicant proposes to remove the existing deck, patio, asphalt driveway, and retaining walls and install a new deck 25 x 25, a new permeable paver patio of approximately 1500 ft.<sup>2</sup>, a new retaining wall, and a new permeable paver driveway of approximately 2500 ft.<sup>2</sup>. All invasive vegetation will be removed and all debris from previous homeowners dumping will be cleaned out within and adjacent to the LEC Environmental delineated wetlands. A vegetated buffer strip with native vegetation is proposed. All of the work except for a small section of the driveway is within the Buffer Zone to a Bordering Vegetated Wetland. The application and plans can be viewed during regular business hours at the Town Hall Conservation Office, 16 Lowell Street Reading, MA 01867, and on the Conservation Division page under project by year.

**Assessor's Map: 11 Lot: 156 File No. 2023-21**

9. Discussion regarding proposed clarifying [amendments to Reading's wetlands protection regulations](#), review and vote.

10. Meadow Brook Access Easement

### 11. Old/New Business

**Violation Notices, yard waste and encroachment on Conservation Land**, 26 Willow Street Follow-ups 30 Henzie, shed, 126 Hanscom Ave, 30 Chequessett, 22, 8, 14, Oakridge Street, 38, 34 Bond,

### 12. Discussion Items

13. **Conservation/DPW Monthly Meeting** December 5

14. **Bills approved**,

15. **Administrators Report:** Recreational Land Use Summit with Trails Committee, Town Forest, and Conservation Commission, Saturday January 13<sup>th</sup> from 10-1PM and January 14<sup>th</sup> 2-5 has been the most popular dates. Land donation 0 Waverly Road Map 33 Lot 38

16. **Minutes for approval:** 11/8/2023

### ADJOURNMENT

\*Not within the 48 hours due to the current emergency situation

cc: Conservation Commission & website.