



Town of Reading
16 Lowell Street
Reading, MA 01867-2683

CONSERVATION COMMISSION
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MEMORANDUM

To: Julie D. Mercier, Community Development Director

From: Conservation Commission

Date: February 8, 2017

Re: 364 Lowell Street

Comments on the 4-lot Definitive Subdivision at 364 Lowell Street

After reviewing the ASB 7 sheet index plan and the O&M Plan I have the following comments.

- There is no plan spelling out the goals of how the applicant intends to remove the blockage in the drainage channel and the limits of this work to the extent discussed at the Conservation Meeting. A detailed plan must be submitted.
- Re-vegetated areas must use organic soil mix.
- On-going monitoring of the mitigation area and stream, survivability 80% , report to commission, evaluation of the entire system, first year check for stream blockage
- Show all the trees within the buffer zone are native, including street trees
- Plan sheet C4 states the culvert underneath the track is blocked. How will this be resolved with MBTA.
- Language granting the Conservation Commission final approval on the amount of blockage removal in the wetland restoration area and drainage ditch between Lowell Street and the MBTA culvert.
- Note on plan the herbicide treatment will be conducted by a licensed applicator
- Sheet C-5 Erosion control must be straw bale and silt fence, show erosion control line on the plan. No silt sock allowed for this work.
- Increase the construction entrance to the full width of the road and extend it to Lot 4 the designated stockpile area located outside the buffer zone.
- Show the stockpile area on each Lot for house construction on the plan including erosion control if its located the buffer zone
- How often will the construction entrance get cleaned, what is the trigger for the cleaning
- Show where the Semi-pervious straw bale sediment barrier is located on the plan
- SWPPP Implementation, who is in charge of erosion, let the Conservation Commission Know

- Show a concrete washout area location on the plan
- Where will the vehicle wash out area, show it on the plan
- Zone of construction inside each lot are not marked out
- Show snow storage on the plan
- Show the fence on Lot 2 and signage to protect the environmentally sensitive area behind the 25 foot ZNV
- Show proposed decks and patios
- Can the infiltration pond have more of a labyrinthine low flow channel and retain more water before it discharges.
- Add daily Lowell Street seeping to the SWPPP for the area in front of the construction entrance
- Solid waste SWPPP, add cover dumpster in the buffer zone each night.
- Overnight parking of vehicles outside the 100 foot buffer zone
- All SWPPP reports and inspections monitoring emailed to the Conservation office weekly
- The constriction sequence point to C7 for details on knotweed management, this could not be found as indicated
- O&M plan should not recommend applying fertilizers in the LID BMP's within the 100 foot buffer zone

Thank you for your consideration of these comments.

Sincerely,

Chuck Tirone
Conservation Administrator