



**TOWN OF READING**  
MASSACHUSETTS  
01867

**OFFICE OF THE CONSERVATION COMMISSION**

March 29, 2016

Mark Hall  
C/o. MG Hall Contractors  
286 Park Street  
North Reading, MA 01864

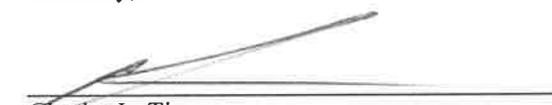
**RE: Order of Resource Area Delineation, 25 Springvale Road & Randall Road, File #270-0653**

Dear Mr. Hall:

Enclosed is the original Orders Resource Area Delineation for the above referenced project, under the State Wetland Protection Act, M.G.L. Ch. 131, s. 40, and the Town of Reading's Wetlands Protection Bylaw, Town Code Section 7.1

If you have any questions regarding the enclosed wetlands permits, please call the Conservation Office for clarification or further information. Please distribute this cover letter with all copies of the Order.

Sincerely,

  
Charles L. Tirone  
Conservation Administrator



**Massachusetts Department of Environmental Protection**  
**Bureau of Resource Protection - Wetlands**

Provided by MassDEP:

270-0653

MassDEP File Number

**WPA Form 4B – Order of Resource Area Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 &  
 Reading Wetlands Protection Bylaw, Town Code 7.1

eDEP Transaction Number

Reading

City/Town

**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.



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

From: Reading  
 1. Conservation Commission

2. This Issuance is for (check one):

- a.  Order of Resource Area Delineation
- b.  Amended Order of Resource Area Delineation

3. Applicant:

Mark Hall  
 a. First Name b. Last Name  
MG Hall Contractors  
 c. Organization  
286 Park Street  
 d. Mailing Address  
North Reading MA 01864  
 e. City/Town f. State g. Zip Code

4. Property Owner (if different from applicant):

William P Angelini, Jr & Kenneth Kessarar  
 a. First Name b. Last Name  
See attached for more information on the two owners  
 c. Organization  
 d. Mailing Address  
 e. City/Town f. State g. Zip Code

5. Project Location:

25 Springvale Road, Randall Road Reading MA  
 a. Street Address b. City/Town c. Zip Code  
Map 10 & 15 Lot 294, 296, Lots 5,6,7,8,9  
 d. Assessors Map/Plat Number e. Parcel/Lot Number  
Latitude and Longitude 42. 31 05.700" N -71 07' 24.996"W  
 (in degrees, minutes, seconds): g. Longitude

6. Dates: November 25, 2015 March 9, 2016 March 24, 2016  
 a. Date ANRAD filed b. Date Public Hearing Closed c. Date of Issuance

7. Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

Abbreviated Notice of Resource Area Delineation, prepared by JM Associates, November 6, 2015  
 and stamped & signed by John McQuilkin P.L.S no. 36120 b. Date  
Last Revised March 4, 2016  
 c. Title d. Date



# WPA Form 4B – Order of Resource Area Delineation

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 &  
Reading Wetlands Protection Bylaw, Town Code 7.1

## B. Order of Delineation

1. The Conservation Commission has determined the following (check whichever is applicable):

a.  **Accurate:** The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

- 1.  Bordering Vegetated Wetlands
- 2.  Other resource area(s), specifically:

a.

b.  **Modified:** The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

- 1.  Bordering Vegetated Wetlands
- 2.  Other resource area(s), specifically:

a. Only the following are approved under this Order: Bordering Vegetated Wetland flags numbered wfa1 through wfa16, wfb1- wfb3 placing wf4b1- wf4b3 connecting back to wfb5 and wfb6, wfd1, wfd2, wf A, wfd3 B, wf C, wf D connecting back to wfd4 and No additional Resource Area boundaries exist on the subject property but may exist on adjacent properties outside the limits of the delineation shown on the approved plan.

c.  **Inaccurate:** The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):

- 1.  Bordering Vegetated Wetlands
- 2.  Other resource area(s), specifically:

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3.  The boundaries were determined to be inaccurate because:

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**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

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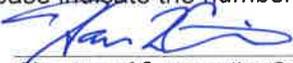
**E. Signatures**

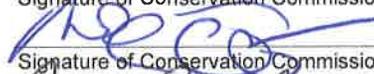
March 24, 2016

Date of Issuance

Please indicate the number of members who will sign this form.

1. Number of Signers

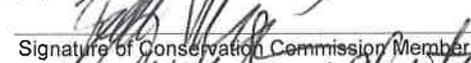
  
\_\_\_\_\_  
Signature of Conservation Commission Member

  
\_\_\_\_\_  
Signature of Conservation Commission Member

  
\_\_\_\_\_  
Signature of Conservation Commission Member

  
\_\_\_\_\_  
Signature of Conservation Commission Member

  
\_\_\_\_\_  
Signature of Conservation Commission Member

  
\_\_\_\_\_  
Signature of Conservation Commission Member

  
\_\_\_\_\_  
Signature of Conservation Commission Member

**This Order is valid for three years from the date of issuance.**

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, which expires on \_\_\_\_\_ unless extended in writing by the issuing authority.

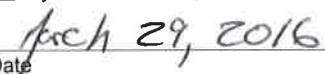
This Order is issued to the applicant and the property owner (if different) as follows:

2.  By hand delivery on \_\_\_\_\_

a. Date

3.  By certified mail, return receipt requested on \_\_\_\_\_

a. Date





**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands

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## C. Findings

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, § 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation.

This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see <http://www.mass.gov/dep/about/region/findyour.htm>).

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## D. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, § 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.

**ORDER OF RESOURCE AREA DELINEATION**  
**Mark Hall, MG Hall Contractors, 25 Springvale Road, Randall Road**  
**DEP 270-0653**

**DOCUMENTS:** The following documents are hereby incorporated into this Order, except that the findings and provisions on the following pages shall control where the terms differ from these documents:

1. Abbreviated Notice of Resource Area Delineation, 25 Springvale Road, Randall Road, Reading, Massachusetts, dated November 6, 2016, with attachments, submitted by Mark Hall, MG Hall Contractors, Applicant
2. One-sheet site plan entitled "Abbreviated Notice of Resource Area Delineation", Randall Road, dated November 6, 2015, last revised March 4, 2016 prepared by JM Associates, and stamped & signed by John McQuilkin P.L.S #. 36120
3. Norse Environmental Services, Inc. Wetland Delineation Field Data Forms Not dated by Steve Eriksen, Norse Environmental Services.
4. FEMA Flood Insurance Rate Map, Reading, Massachusetts, Community Panel #25017C0343E, effective date June 4, 2010
5. Map entitled "Figure 2, Town of Reading, Massachusetts, Zone II and Zone III Areas" prepared by Weston & Sampson, Engineers, dated July 8, 1996
6. Site Visit Reports dated December 6, 2015, January 12, 2016, February 26, 2016, March 7, 2016 and March 9, 2016 by Reading Conservation Commission.
7. Initial Site Visit report January 12, 2016 with Chuck Tirone Conservation Administrator and Robert Prokop Wetland Consulting Services 3<sup>rd</sup> party project review
8. Per review applicant list, not dated
9. 3<sup>rd</sup> Party Review request for proposal dated December 15, 2015
10. Robert Prokop Wetland Consulting Services 3<sup>rd</sup> party project review Site Visit Reports dated February 12, 2016, February 16, 2016 revised March 7, 2016
11. Robert Prokop Wetland Consulting Services Reading-1 sides March 7, 2016
12. Robert Prokop Wetland Consulting Services, Soil Map
13. Abutters Pete Shields January 6, 2016 email and picture about salamanders
14. Abutter Melodie Fox emailed site pictures February 24, 2016 and March 9, 2016
15. Site pictures from abutters not dated.

**FINDINGS:** The Conservation Commission hereby determines the following:

1. The site consist of (7) parcels totaling 81,022 +/- s.f. located northerly and southerly on Randall Road. A single family dwelling is located on 25 Springvale Road, the remainder of the lots are forested. The site is heavily influenced by historic alterations around the cul-de-sac and sounding land along parcel 5,6,7 and 296.

**ORDER OF RESOURCE AREA DELINEATION**  
**Mark Hall, MG Hall Contractors, 25 Springvale Road, Randall Road**  
**DEP 270-0653**

2. The site plan (Document #2, hereinafter “Abbreviated Notice of Resource Area Delineation”) depicts the Bordering Vegetated Wetland Boundary in the north and southeast of the cul-de-sac at the end of Randall Road. The Commission confirms as accurate the “Vegetated and Hydric Soil Boundary” marked by Steve Eriksen, Norse Environmental Services, Inc. by Vegetated Wetland flags numbered wfa1 through wfa16, wfb1- wfb3 placing wf4b1- wf4b3 connecting back to wfb5 and wfb6, wfd1, wfd2, wf A, wfd3 B, wf C, wf D connecting back to wfd4. Wfc 1-3 are shown on the plan but not jurisdictional. Additional Resource Area boundaries may exist on adjacent properties outside the limits of the delineation shown on the approved plan.
3. The ANRAD “Abbreviated Notice of Resource Area Delineation” Plan does not show the Buffer Zone to the Bordering Vegetated Wetland Boundaries.
4. According to the FEMA Flood Insurance Rate Map, the wetland contains no classification.
5. The site is not in the Aquifer Protection District.

END OF FINDINGS

25 Springvale Road, Randall Road  
Reading, MA 01867  
Map 10 Lots 296, 294 Map 15 Lots 5, 6, 7, 8, 9

**Property Owners:**

Randall Road  
Map 15 Lots 5, 6, 7, 8, 9  
William P Angelini, Jr.  
c/o Lisa Adams  
4 Powers Ct  
Boston, MA 02109  
Phone: 617-742-1975

25 Springvale Road, Randall Road  
Map 10 Lots 294, 296  
Kenneth Kessar III  
Lauren Kessar  
25 Springvale Road  
Reading, MA 01867



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**Request for Departmental Action Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**A. Request 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. Person or party making request (if appropriate, name the citizen group's representative):

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number (if applicable) \_\_\_\_\_

Project Location \_\_\_\_\_

Mailing Address \_\_\_\_\_

City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

2. Applicant (as shown on Notice of Intent (Form 3), Abbreviated Notice of Resource Area Delineation (Form 4A); or Request for Determination of Applicability (Form 1)):

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax Number (if applicable) \_\_\_\_\_

3. DEP File Number:

\_\_\_\_\_

**B. Instructions**

1. When the Departmental action request is for (check one):

- Superseding Order of Conditions
- Superseding Determination of Applicability
- Superseding Order of Resource Area Delineation

Send this form and check or money order for \$100.00 (single family house projects) or \$200 (all other projects), payable to the *Commonwealth of Massachusetts* to:

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
**Request for Departmental Action Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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**B. Instructions (cont.)**

2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.
3. Send a **copy** of this form and a **copy** of the check or money order with the Request for a Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP Regional Office (see <http://www.mass.gov/dep/about/region/findyour.htm>).
4. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellent.