



# WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 & READING  
WETLAND PROTECTION BYLAWS SECTION 7.1

## 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:

Michael L. Rishton	MLRISHTON39@GMAIL.COM	
Name	E-Mail Address	
37 Covey Hill Road		
Mailing Address		
Reading	Mass	01867
City/Town	State	Zip Code
781-944-0613		
Phone Number	Fax Number (if applicable)	

2. Representative (if any):

Firm		
Contact Name		E-Mail Address
Mailing Address		
City/Town	State	Zip Code
Phone Number	Fax Number (if applicable)	

## B. Determinations

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

- 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:  
  
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 & READING  
WETLAND PROTECTION BYLAWS SECTION 7.1

#### C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

37 COVEY HILL ROAD	READING
Street Address	City/Town
38	48
Assessors Map/Plat Number	Parcel/Lot Number

- b. Area Description (use additional paper, if necessary):

REPLACING EXISTING 10'X20' DECK WITH 16'X22' DECK ON EXISTING LAWN.

16

- c. Plan and/or Map Reference(s):

PLOT PLAN OF 37 COVEY HILL ROAD BY AGH ENGINEERING,	3 APR 2023
Title	Date
MODIFIED BY HOMEOWNER	12 APR 2023
Title	Date
Title	Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

DETAILS OF PROJECT: REPLACEMENT OF DECK FROM 10'X20' TO 16'X22' ON EXISTING LAWN. SEVEN FOOTINGS WILL BE PLACED FOR SUPPORT. ALL SPOILS FROM FOOTINGS WILL BE TAKEN OFF SITE. EROSION CONTROL FENSING WILL BE INSTALLED DURING CONSTRUCTION. DRIVEWAY WILL BE USED FOR ACCESS AND STOCK PILING.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Reading  
City/Town

**WPA Form 1 - Request for Determination of Applicability**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 & READING  
WETLAND PROTECTION BYLAWS SECTION 7.1

**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:

MICHAEL L. RISHTON

Name

37 COVEY HILL ROAD

Mailing Address

READING

City/Town

MASS

State

01867

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.

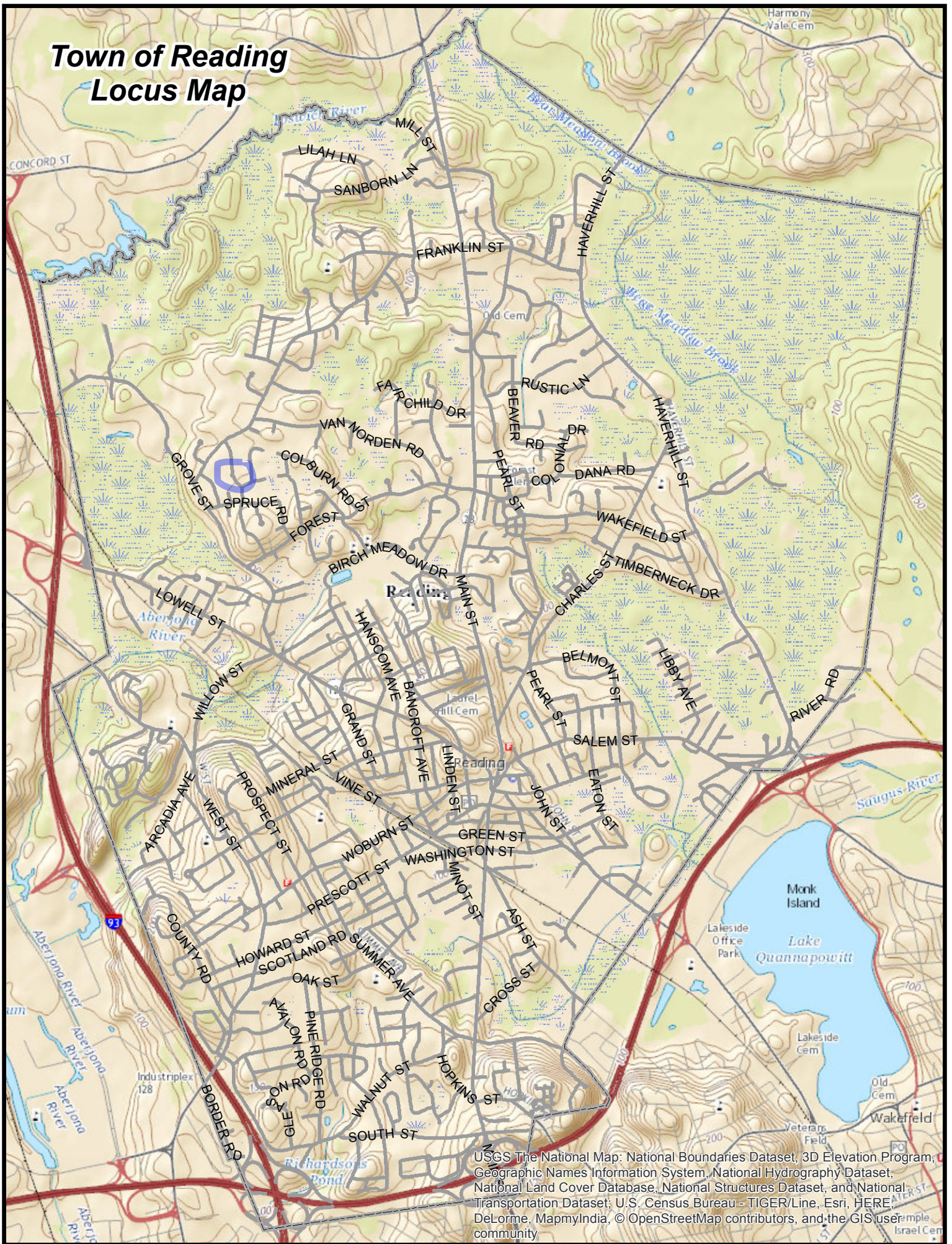
*Kimberly A. Fuchs-Kapchke*  
Signature of Applicant

12 Apr 2023  
Date

Signature of Representative (if any)

Date

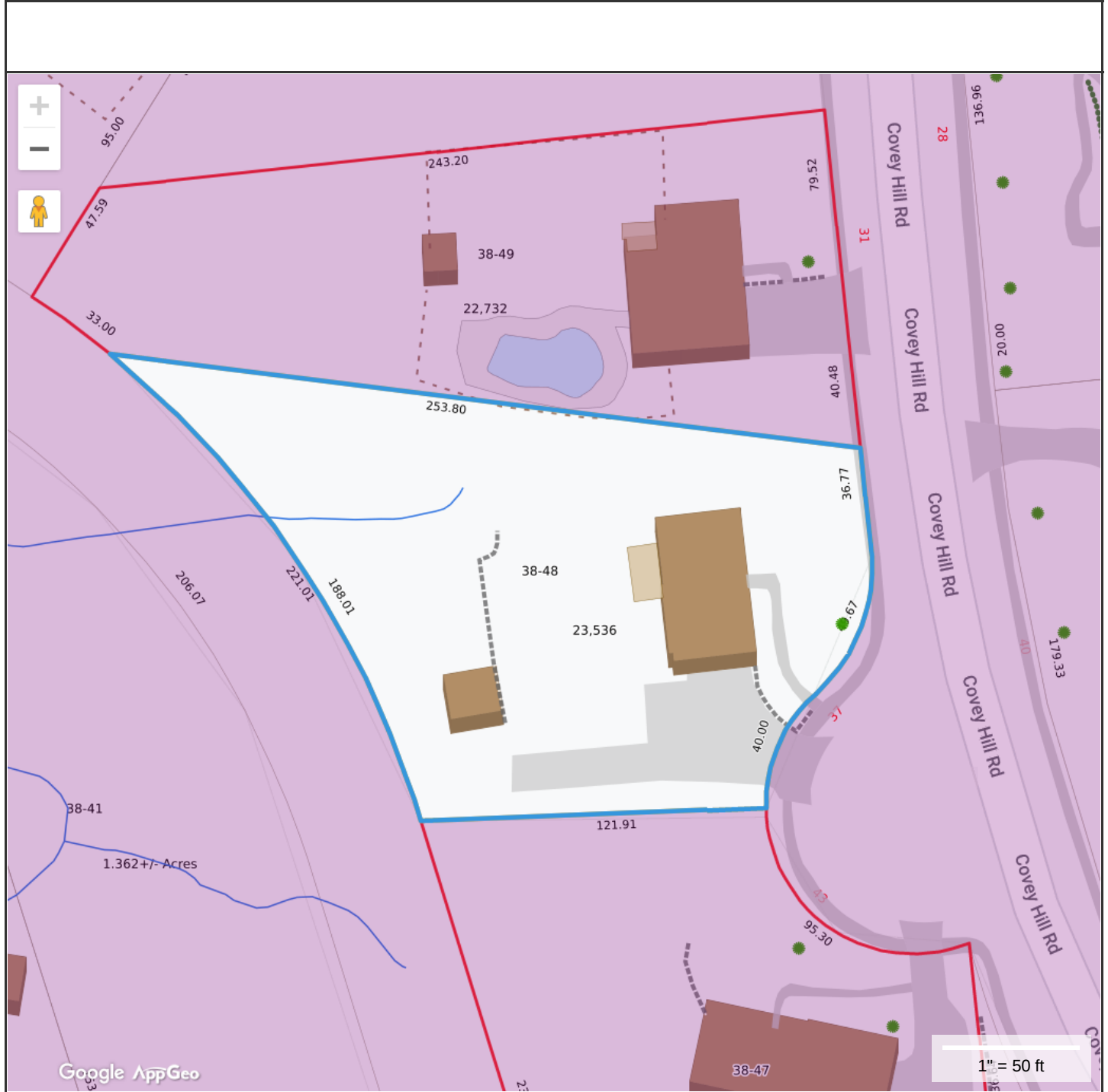
# Town of Reading Locus Map



USGS The National Map: National Boundaries Dataset, 3D Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



**Rishton  
37 Covey Hill Road  
Reading, MA 01867**



**Property Information**

**Property ID** 038.0-0000-0048.0  
**Location** 37 COVEY HILL RD  
**Owner** RISHTON MICHAEL L JANET L RISHTON



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**






















Town of Reading, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 2/22/2023  
Data updated 2/22/2023

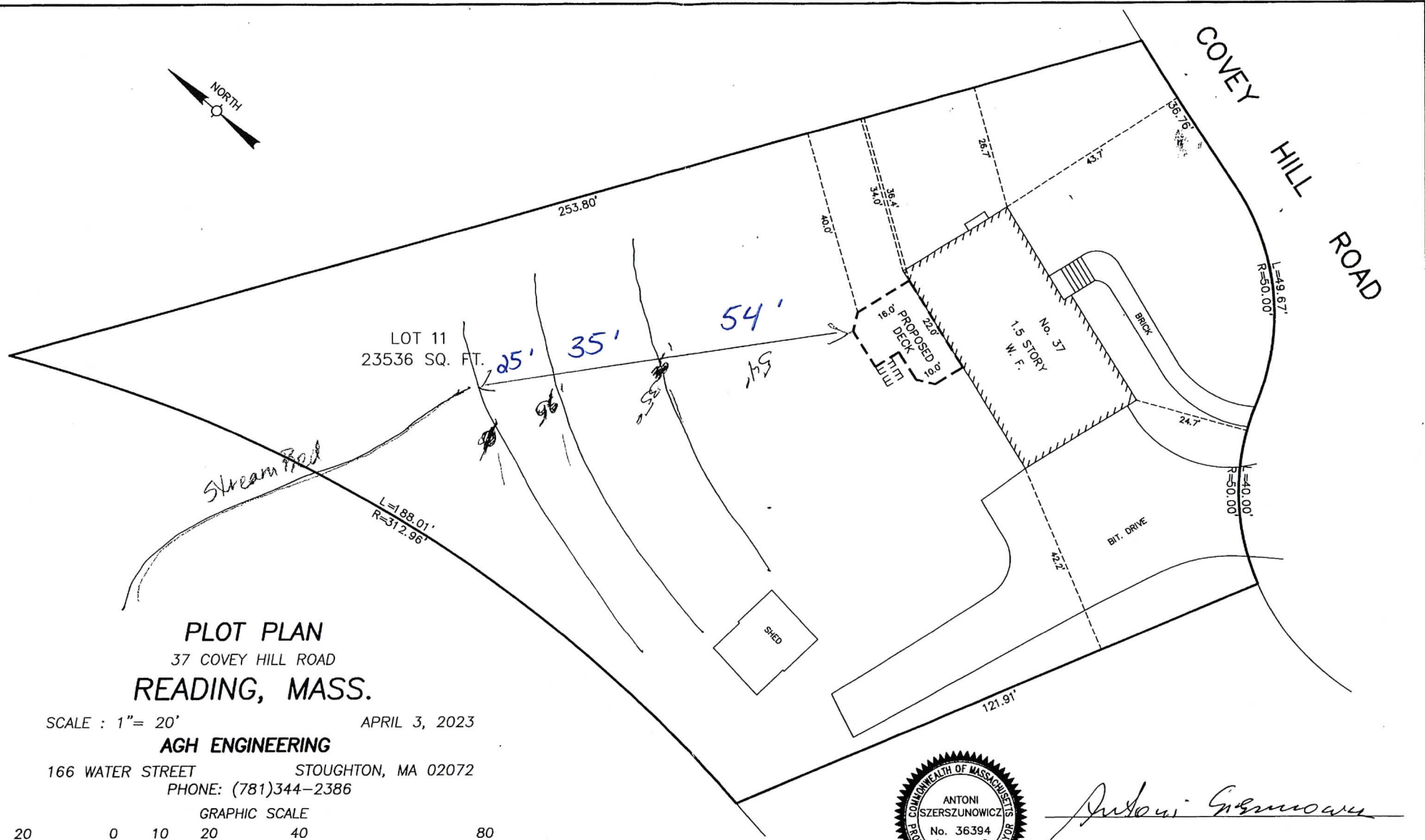
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

## Map Theme Legends

### Basemap Features

-  Parcels
-  Easement
-  Tree
-  Fence
-  Guardrail
-  Hedge
-  Retaining Wall
-  Stone Wall
-  Wall
-  Sidewalk
-  Driveway
-  Parking
-  Pool
-  Sports Facility/Field
-  Building
-  Deck/Porch
-  Tanks
-  Patios
-  Drainage
-  Trails
-  Path

Most features from 2015 aerial imagery. Spot updates are more current.



**PLOT PLAN**  
37 COVEY HILL ROAD  
**READING, MASS.**

SCALE : 1" = 20'                      APRIL 3, 2023

**AGH ENGINEERING**

166 WATER STREET                      STOUGHTON, MA 02072  
PHONE: (781)344-2386

GRAPHIC SCALE



*Antoni Szerszunowicz*



**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**

4/18/2023  
**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**

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY:

ADDRESS: 37 Covey Hill Road
Assessors' Map Number: 38-48 Lot Number: 48

APPLICANT/AGENT:

Name: Michael Rishton
Address: 37 Covey Hill Road
Telephone: 781-944-0613 Email: MLRISHTON@GMAIL

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

MLRISHTON39@gmail

Conservation Commission:

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

Zoning Board of Appeals:

- Appeal
Special Permit
Variance

- Building Department: Immediate Abutters
Health Department: Immediate Abutters
Historic District Commission
Historical Commission
Other:

Brief description of request:

Applicant/Agent Signature: [Signature] Date: 12 Apr 2023
The Assessors' Office may require up to three weeks in order to process and approve this request.

Authorized Signature: [Signature] Date: April 12 2023
Must be signed by the Public Services Department



*Patriot Properties*

04/12/2023

3:28:12PM

# Reading

## Abutters List

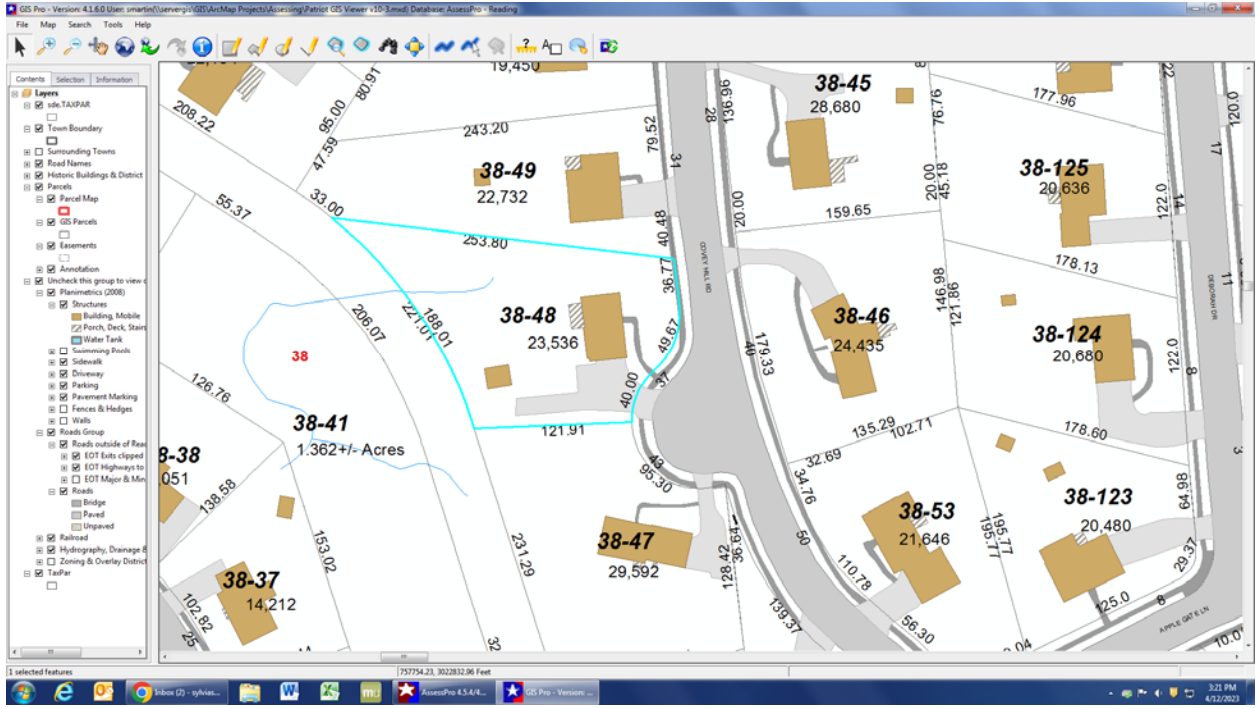
**Filter Used:** DataProperty.AccountNumber in  
(6969,6951,6968,6958,6931,7090,7038,6953,6962,7040,7039,7009,6946,6954,6967,6961,6963,6956,6930,6955,6964,7041,6959,6952,6929,6924,6950,6945,6960,6965,6925)

37 COVEY HILL ROAD REPORT

## Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
038.0-0000-0009.0	11 BIRCH RD	TUCKER MARK	LEAHY DEBORAH	11 BIRCH ROAD	READING	MA	01867
038.0-0000-0010.0	15 COVEY HILL RD	ROSE DAVID W	CHRISTINE D ROSE	15 COVEY HILL RD	READING	MA	01867
038.0-0000-0014.0	526 FRANKLIN ST	KAPP JULIA A	KAPP CHRISTOPH R TE	526 FRANKLIN ST	READING	MA	01867
038.0-0000-0015.0	534 FRANKLIN ST	MCCANCE SUZANE B	WILLIAM MCCANCE	534 FRANKLIN ST	READING	MA	01867
038.0-0000-0016.0	544 FRANKLIN ST	SPEZZAFERRO TODD	SPEZZAFERRO ARLENE TE	544 FRANKLIN ST	READING	MA	01867
038.0-0000-0030.0	30 LARCH LN	KELLEY SHEILA A		30 LARCH LN	READING	MA	01867
038.0-0000-0031.0	22 LARCH LN	DENNEN STEVEN J	DEBRA L KASS	22 LARCH LN	READING	MA	01867
038.0-0000-0035.0	15 LARCH LN	DEGEORGE JUSTIN M	LAMMERS VANESSA M JTR	15 LARCH LANE	READING	MA	01867
038.0-0000-0036.0	19 LARCH LN	MARTIN NICOLE	LOWDER JOSEPH F JR JT	19 LARCH LN	READING	MA	01867
038.0-0000-0037.0	25 LARCH LN	IMMERMAN LAWRENCE D		25 LARCH LN	READING	MA	01867
038.0-0000-0038.0	31 LARCH LN	SAGGESE NICHOLAS		31 LARCH LN	READING	MA	01867
038.0-0000-0039.0	558 FRANKLIN ST	MOGINOT ELIZABETH A		558 FRANKLIN ST	READING	MA	01867
038.0-0000-0040.0	552 FRANKLIN ST	AVELLINO TEGAN LEONARD	AVELLINO STEPHEN M	552 FRANKLIN ST	READING	MA	01867
038.0-0000-0041.0	BIRCH RD	RISHTON MICHAEL L	RISHTON JANET L	37 COVEY HILL RD	READING	MA	01867
038.0-0000-0043.0	14 COVEY HILL RD	WEST CHRISTOPHER S		14 COVEY HILL RD	READING	MA	01867
038.0-0000-0044.0	20 COVEY HILL RD	COOPER W BRUCE	KENDRA J G COOPER	20 COVEY HILL RD	READING	MA	01867
038.0-0000-0045.0	28 COVEY HILL RD	O'DONNELL VIRGINIA J TRUSTEE	VIRGINIA J O'DONNELL REV	28 COVEY HILL RD	READING	MA	01867
038.0-0000-0046.0	40 COVEY HILL RD	LOWRY DAVID	CHRISTINE L DERSE	40 COVEY HILL RD	READING	MA	01867
038.0-0000-0047.0	43 COVEY HILL RD	CAROL A MILLER ETAL CO-TRUST		43 COVEY HILL RD	READING	MA	01867
038.0-0000-0048.0	37 COVEY HILL RD	RISHTON MICHAEL L	JANET L RISHTON	37 COVEY HILL RD	READING	MA	01867
038.0-0000-0049.0	31 COVEY HILL RD	HILL HELEN M ETAL TRUSTEES	CHARLES E HILL JR MARITA	31 COVEY HILL RD	READING	M	01867
038.0-0000-0050.0	23 COVEY HILL RD	DRESSER LUKE K TRUSTEE ETAL	DRESSER FAMILY TRUST	23 COVEY HILL ROAD	READING	MA	01867
038.0-0000-0052.0	90 MARLA LN	DALCA ADRIAN VASILE	STANCIU MONICA TE	90 MARLA LANE	READING	MA	01867
038.0-0000-0053.0	50 COVEY HILL RD	SMITH JUDD A	SMITH TINA M	50 COVEY HILL ROAD	READING	MA	01867
038.0-0000-0054.0	BIRCH RD	TOWN OF READING		16 LOWELL STREET	READING	MA	01867
038.0-0000-0094.0	545 FRANKLIN ST	CADAGAN BRIAN		43 LOUANIS DRIVE	READING	MA	01867
038.0-0000-0123.0	8 APPLE GATE LN	ABATE RICHARD P	ABATE ALLISON TE	8 APPLGATE LN	READING	MA	01867
038.0-0000-0124.0	8 DEBORAH DR	MCDONALD GRACE PATRICIA		8 DEBORAH DR	READING	MA	01867
038.0-0000-0125.0	14 DEBORAH DR	POLCARI DAVID G TRUSTEE LE	14 DEBORAH STREET REAL	46 WOOD STREET	GROVELAND	MA	01834
038.0-0000-0126.0	22 DEBORAH DR	LITTERIO MANFREDO N ETAL (LE)		22 DEBORAH DR	READING	MA	01867
038.0-0000-0175.0	529 FRANKLIN ST	HOWARD MARY M		529 FRANKLIN ST	READING	MA	01867

**End of Report**



GIS Pro - Version 4.1.6.0 User: smartin\user\GIS\ArcMap\Projects\Assessing\Parcel GIS Viewer v10.3.mxd Database: AssessPro - Reading

File Map Search Tools Help

Contents Selection Information

- Layers
  - CoreParcels
  - TAJIPAR
  - Town Boundary
  - Surrounding Towns
  - Road Names
  - Historic Buildings & District
  - Parcels
  - Parcel Map
  - GIS Parcels
  - Easements
  - Annotation
    - Uncheck this group to view
    - Planimetrics (2008)
    - Structures
      - Building Mobile
      - Roofs Deck, Saus
      - Water Tank
    - Swimming Pools
    - Sidewalk
    - Driveway
    - Parking
    - Pavement Marking
    - Fences & Hedges
    - Walls
  - Roads Group
    - Roads outside of Road
    - EOT Exits clipped
    - EOT Highways to
  - Roads
    - Bridge
    - Paved
    - Unpaved
  - Railroad
  - Hydrography, Drainage
  - Zoning & Overlay District
  - TaxPar

94 selected features

757652.40, 3022822.13 Feet

3:25 PM 4/12/2023



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
37		COVEY HILL RD, READING

**OWNERSHIP**

Owner 1:	RISHTON MICHAEL L
Owner 2:	JANET L RISHTON
Owner 3:	
Street 1:	37 COVEY HILL RD
Street 2:	
Twn/City:	READING
St/Prov:	MA Cntry
Postal:	01867

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains .54 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1970, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 6 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	S20	SINGLE FA	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D	READ	READ	100	Topo		
s				Street	P	PAVED
t				Traffic	L	LIGHT

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		23536		SQ FEET	PRIMARY	1.0	0	11.	1.783	MG	1.10								461,658						461,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	306,800	1,200	0.540	461,700	769,700		1340000001660
							GIS Ref
							GIS Ref
							Insp Date
							05/10/16
Total Card		306,800	1,200	0.540	461,700	769,700	Entered Lot Size
Total Parcel		306,800	1,200	0.540	461,700	769,700	Total Land: 0.54
Source: Market Adj Cost		Total Value per SQ Unit /Card: 330.49		/Parcel: 330.4		Land Unit Type: AC	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	306,800	1200	.54	461,700	769,700	769,700	Year end	1/9/2023
2022	101	FV	278,900	1200	.54	419,700	699,800	699,800	Year end	12/20/2021
2021	101	FV	277,900	1300	.54	402,100	681,300	681,300	Year End Roll	12/15/2020
2020	101	FV	264,400	1300	.54	382,700	648,400	648,400	Year End Roll	12/17/2019
2019	101	FV	251,900	1300	.54	364,500	617,700	617,700	YER	12/12/2018
2018	101	FV	237,500	1300	.54	343,800	582,600	582,600	YER	12/27/2017
2017	101	FV	224,100	1300	.54	324,300	549,700	549,700	Year End Roll	1/3/2017
2016	101	FV	232,900	1300	.54	337,600	571,800	571,800	Year End Roll	12/15/2015

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	12025-0312		6/29/1971		44,900	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/22/2023	B23213	SIDING	63,450	C				STRIP AND RESIDE -
10/29/2002	103271		1,500	C				ADD 8X15 SHED TO E
7/9/1997	6924		3,000	C				STRIP/REROOF
7/29/1992	631		80,000	C				ADD 42X48 FAMILY R

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/10/2016	INSPECTED	PC	PC
3/14/2013	CONV REV	VPS	VPS
8/15/2005	COMPLETE-INS	BCM	BCM
8/15/2005	OTHER	NONE	NONE
8/15/2005	COMPLETE-INS	BCM	BCM

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.54031	Total SF/SM: 23535.90	Parcel LUC: 101	ONE FAM	Prime NB Desc: MOD GD	Total: 461,658	Spl Credit	Total: 461,700
----------------------	-----------------------	-----------------	---------	-----------------------	----------------	------------	----------------

