



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:

Town Forest Committee / Jane C. Kinsella TownForest@ci.reading.ma.us

Name E-Mail Address

16 Lowell Street

Mailing Address

Reading MA 01867

City/Town State Zip Code

781-942-6673 Fax Number (if applicable)

Phone Number

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 Town of 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:

Town of Reading, MA

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



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C. Project Description

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

Off Strout Ave.

Reading, MA

Street Address

City/Town

43, 44, 49, 50, 55

(43) 33,36,37,43; (44) 117; (49) 1,2,3,4,5,6,7,8,9,10;

Assessors Map/Plat Number

Parcel/Lot Number (50) 3,4,5,6,7,16,17,20,21,22,23,24;

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

(50) 25,26,27,28,29; (55) 1

See narrative.

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

Invasive Mapping: Blazed Trails & Spurs by Parterre Ecological

March 3, 2023

Title

Date

Reading Town Forest Thinning Areas - Master Plan

November 13, 2018

Title

Date

USGS Map

June 21, 2023

Title

Date

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

See attached narrative.



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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).

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.)



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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:

Town of Reading

Name
16 Lowell Street

Mailing Address
Reading

City/Town
MA

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.

Jane C Kessella

Signature of Applicant

7/20/23

Date

Signature of Representative (if any)

Date

ATTACHMENTS

- 1. Specifications for Invasives Management and Replanting Areas**
- 2. USGS Map with property boundary outlined**
- 3. Project Plans for the Entire Site**
- 4. Request for Waiver of RDA filing fee**
- 5. MESA Application and Approval / List of Conditions**
- 6. Certified Abutters List**

ATTACHMENT #1
SPECIFICATIONS FOR INVASIVES MANAGEMENT
AND REPLANTING AREAS

**Reading Town Forest
Invasive Management and Replanting Areas**

SPECIFICATIONS

SCOPE OF WORK – This contract is for the management of invasive plants in the Reading Town Forest, and shall also include the replanting of some areas disturbed by recent dead tree removal.

The areas of invasive plant management will be shown by the OWNER during a site visit. The areas to be managed are indicated on page 8 (plan entitled “Invasive Mapping – Blazed Trails and Spurs”). The density of the buckthorn is defined as Heavy, Moderate and Light. The respective areas are approximately as follows.

- Heavy Invasive Pressure – 3.8 acres
 - Moderate Invasive Pressure – 3.2 acres
 - Light Invasive Pressure – 4.9 acres
 - Total – 11.9 acres
1. The CONTRACTOR shall hand pull buckthorn with a caliper of 1-inch or less.
 2. Buckthorn with a caliper of greater than 1-inch shall be cut and treated with the cut and dab method with a triclopyr-based herbicide on the cut stumps. Herbicide application shall be done in accordance with the manufacturer’s requirements.
 3. The CONTRACTOR shall comply with all requirements established by the Reading Conservation Commission and the Massachusetts Natural Heritage & Endangered Species Program.
 4. The CONTRACTOR must have a Massachusetts Herbicide Applicator license.
 5. The CONTRACTOR shall abide by the Massachusetts herbicide application laws and any other laws pertaining to the operation.
 6. The CONTRACTOR must assume all liability for any unlawful acts or injuries by or to its workers or independent contractors under it and will provide a certificate of insurance for its General Liability insurance.
 7. At the completion of the job, the CONTRACTOR shall repair any damage.
 8. The operation shall be carried out in a manner satisfactory to the OWNER and can be suspended by the OWNER if conditions of this contract are violated.

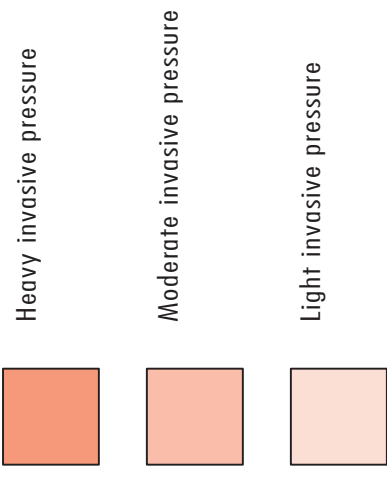
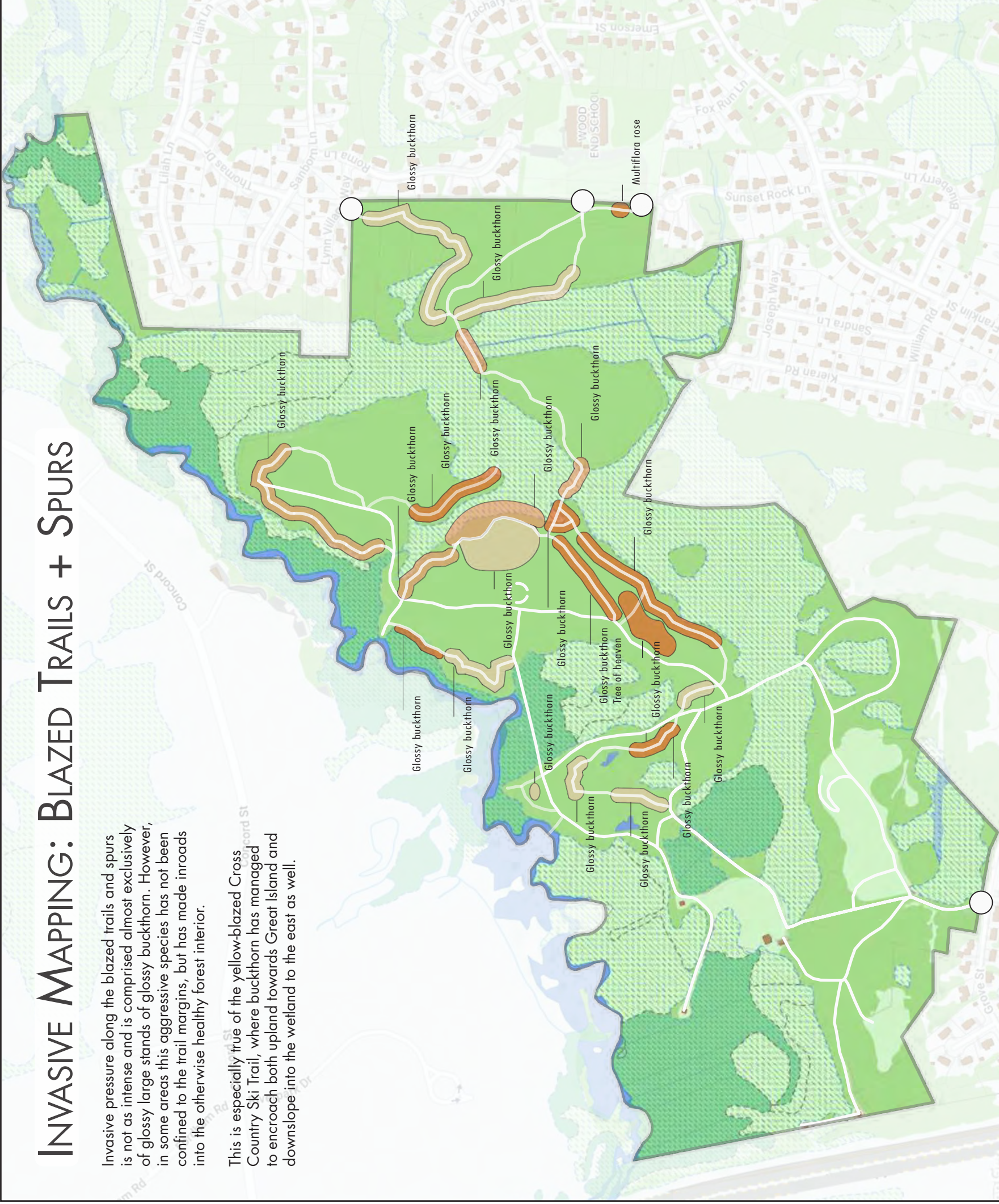
The areas to be replanted (Areas 7 and 10) will be shown by the OWNER during a site visit. The areas to be replanted are indicated on page 9, entitled “Replanting Areas – Areas 7 and 10,” including the species/seed listing on the quotation from Parterre Ecological found on page 10.

- Area 7 – 1.6 acres
- Area 10 – 1.6 acres

INVASIVE MAPPING: BLAZED TRAILS + SPURS

Invasive pressure along the blazed trails and spurs is not as intense and is comprised almost exclusively of glossy large stands of glossy buckthorn. However, in some areas this aggressive species has not been confined to the trail margins, but has made inroads into the otherwise healthy forest interior.

This is especially true of the yellow-blazed Cross Country Ski Trail, where buckthorn has managed to encroach both upland towards Great Island and downslope into the wetland to the east as well.



MANAGEMENT TECHNIQUE

Hand and mechanical removal of woody invasives, followed by a cut and dab application of herbicide.



PARTERRE ECOLOGICAL



1" = 600'

CONSTRUCTION PLAN X

BID SHEET SET

SHEET 3 OF 23

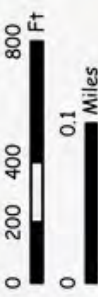
03/03/23

Town Forest

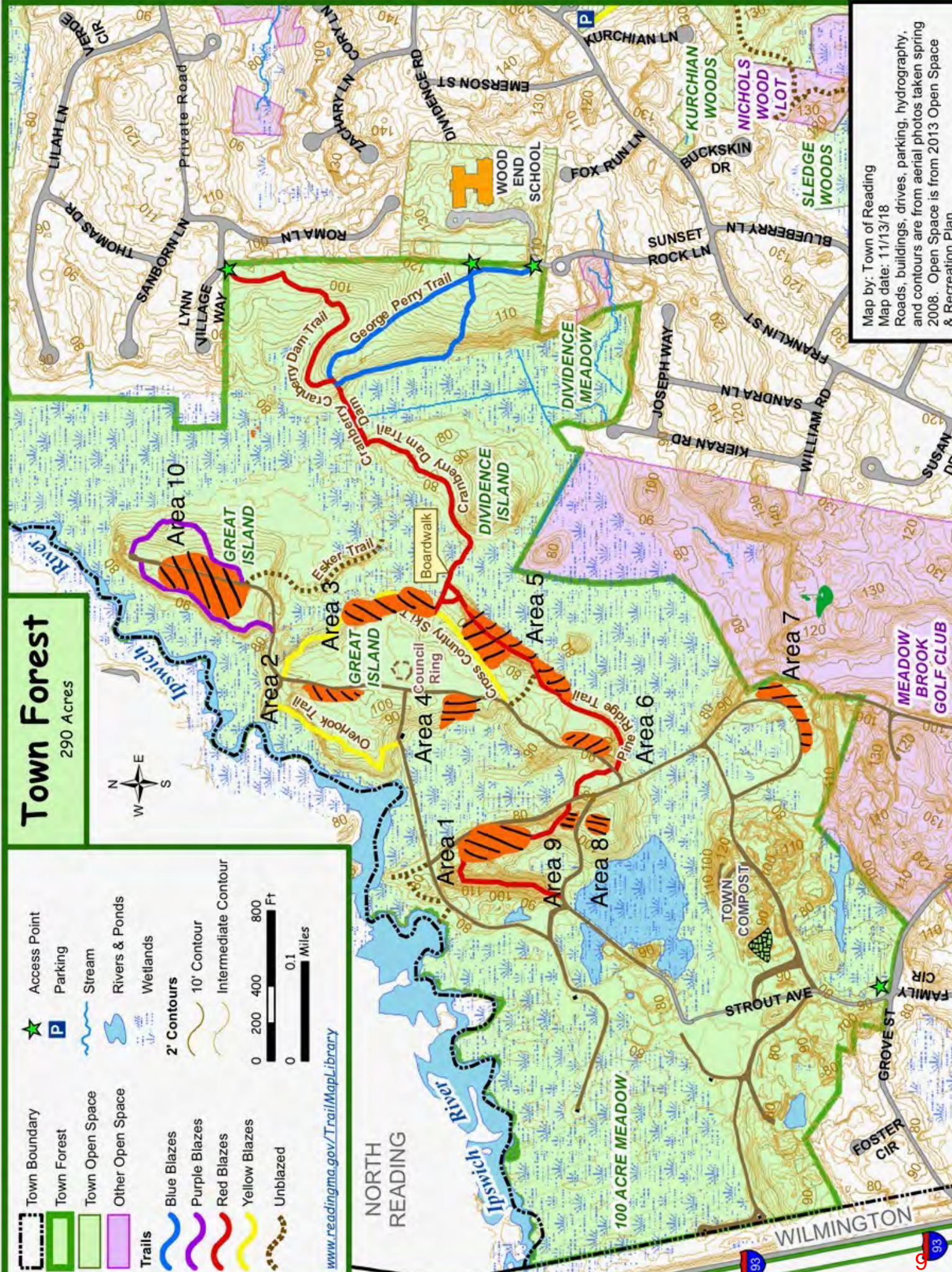
290 Acres



Town Boundary	Access Point
Town Forest	Parking
Town Open Space	Stream
Other Open Space	Rivers & Ponds
Blue Blazes	Wetlands
Purple Blazes	2' Contours
Red Blazes	10' Contour
Yellow Blazes	Intermediate Contour
Unblazed	



www.readingma.gov/TrailMapLibrary



Map by: Town of Reading
 Map date: 11/13/18
 Roads, buildings, drives, parking, hydrography, and contours are from aerial photos taken Spring 2008. Open Space is from 2013 Open Space & Recreation Plan.



Slope Stabilization Planting & Seeding

\$8,625.00

Slope Stabilization Planting

\$5,600.00

Installation of native plant species as described in the plant list below.

Aronia melanocarpa, Black Chokeberry	5.0	3 Gallon
PLUG: Baptisia tinctoria	50.0	2"
Comptonia peregrina, Sweetfern	30.0	1 Gallon
Gaylussacia baccata, Black Huckleberry	20.0	1 Gallon
Pinus rigida, Pitch Pine	10.0	1 Gallon
Quercus ilicifolia, Scrub Oak (or similar species)	10.0	1 Gallon
Mulching	1.0	CY

Slope Stabilization Seeding

\$3,025.00

SEED: Asclepias tuberosa, Butterfly Milkweed	8.0	1 oz.
SEED: Chamaecrista fasciculata, Partridge Pea	16.0	1 oz.
SEED: Schizachyrium scoparium, Little Bluestem	16.0	1 oz.
SEED: Penstemon hirsutus, Hairy Beardtongue	4.0	1 oz.
SEED: Lupinus perennis, Wild Lupine	8.0	1 oz.
Mulching	1.0	CY

Invasive Plant Management

\$1,250.00

Field Technicians who maintain Massachusetts Pesticide Applicators licenses and are trained in the identification of invasive plant species will complete prescribed management strategies, including manual hand-pulling, cutting, and plant-specific herbicide application techniques.

Invasive Plant Management

\$1,250.00

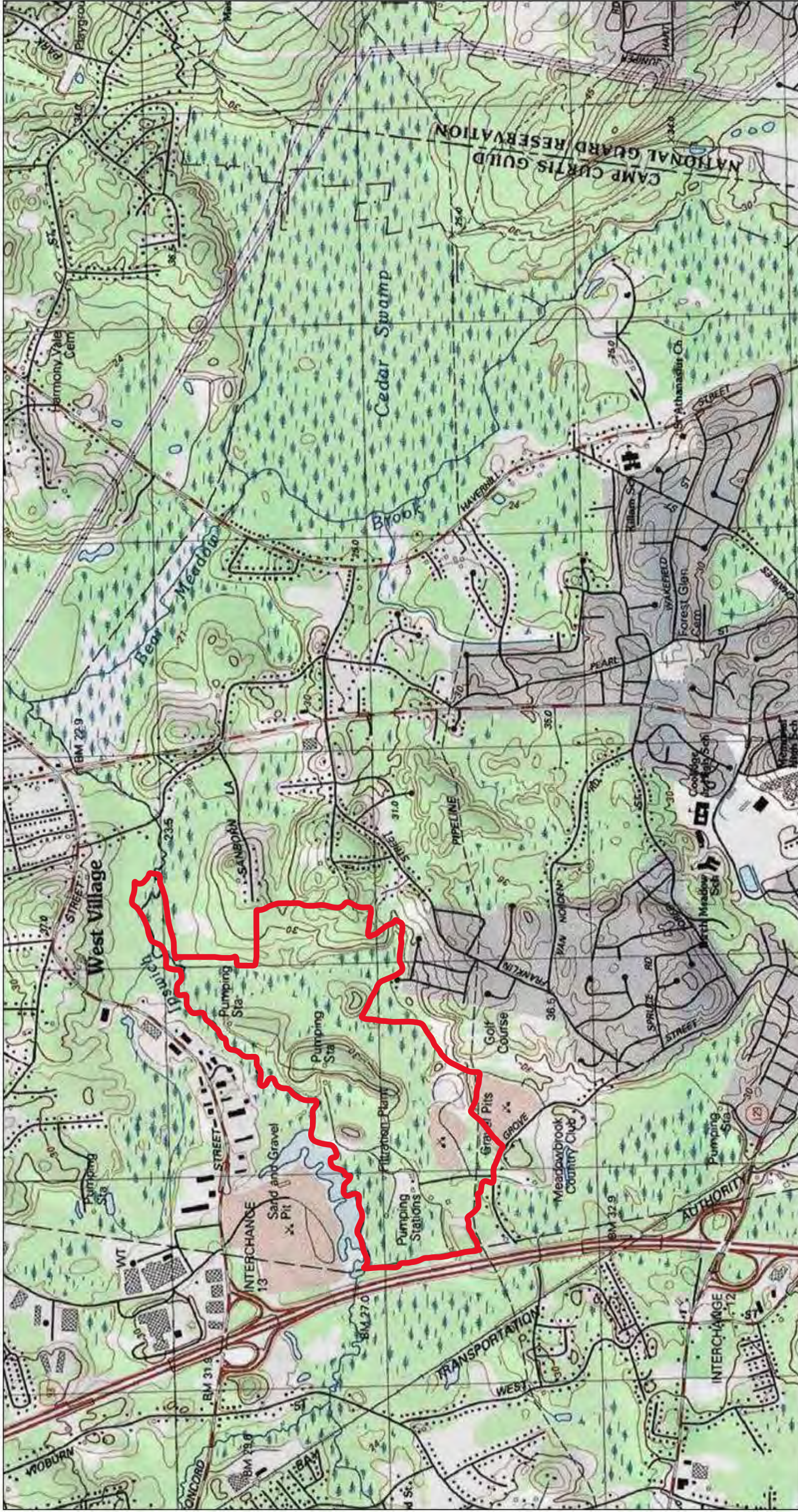
- Foliar herbicide application of invasive plant species along area 7 slope using a triclopyr based herbicide (trade name Garlon 3A)
- Species include buckthorn, bittersweet, swallow-wort, among other plant species

Herbicide: Triclopyr (Garlon 3A)	24.0	OZ
Herbicide Recovery: per visit	1.0	1

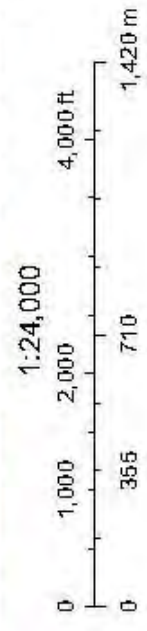
Total	\$9,875.00
Tax	\$0.00
GRAND TOTAL	\$9,875.00

ATTACHMENT #2
USGS MAP
WITH PROPERTY BOUNDARY OUTLINED

The National Map Advanced Viewer



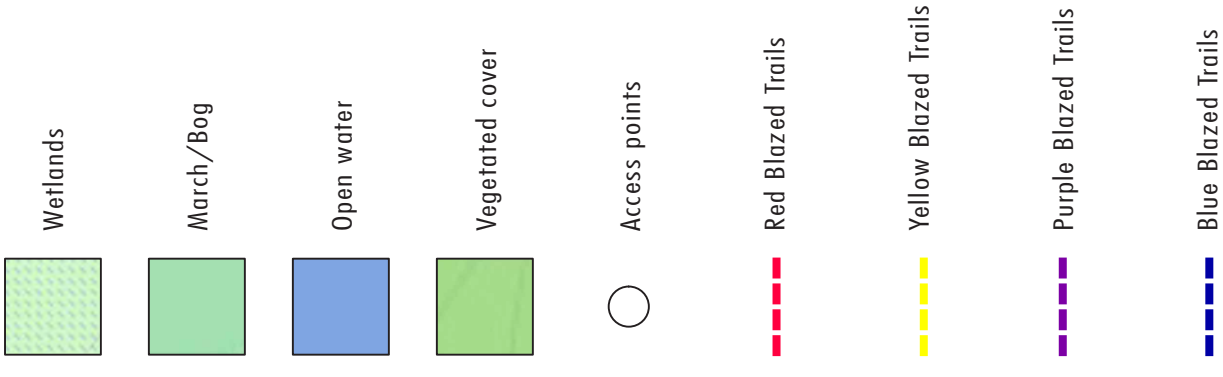
6/21/2023, 11:42:11 AM



Copyright © 2013 National Geographic Society, Inc.

ATTACHMENT #3
PROJECT PLANS FOR ENTIRE SITE

EXISTING CONDITIONS



PARTERRE ECOLOGICAL

1" = 600'



FOREST MAP

BID SHEET SET

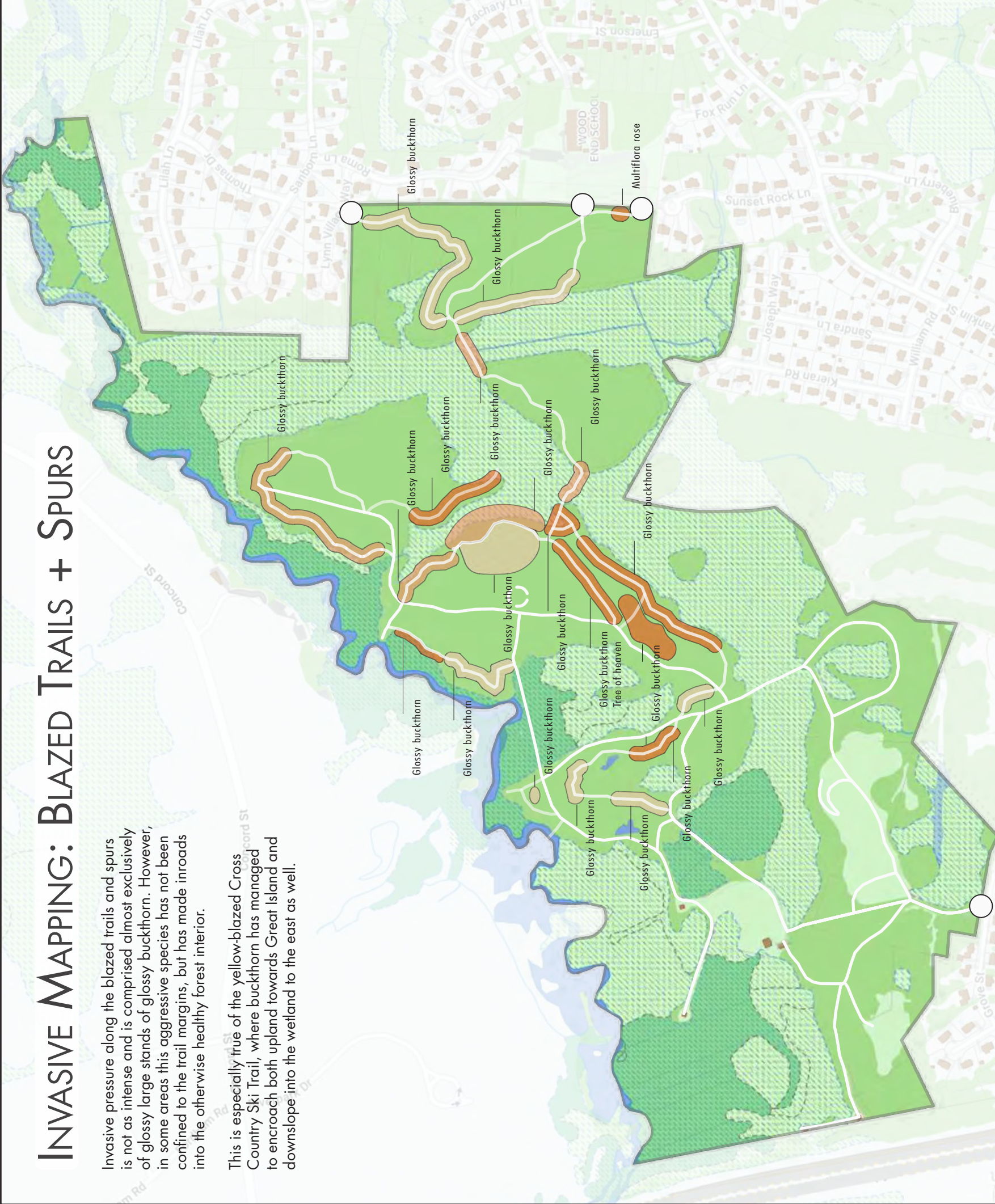
SHEET 1 OF 23

03/03/23

INVASIVE MAPPING: BLAZED TRAILS + SPURS

Invasive pressure along the blazed trails and spurs is not as intense and is comprised almost exclusively of glossy buckthorn. However, in some areas this aggressive species has not been confined to the trail margins, but has made inroads into the otherwise healthy forest interior.

This is especially true of the yellow-blazed Cross Country Ski Trail, where buckthorn has managed to encroach both upland towards Great Island and downslope into the wetland to the east as well.



MANAGEMENT TECHNIQUE

Hand and mechanical removal of woody invasives, followed by a cut and dab application of herbicide.



PARTERRE ECOLOGICAL

1" = 600'



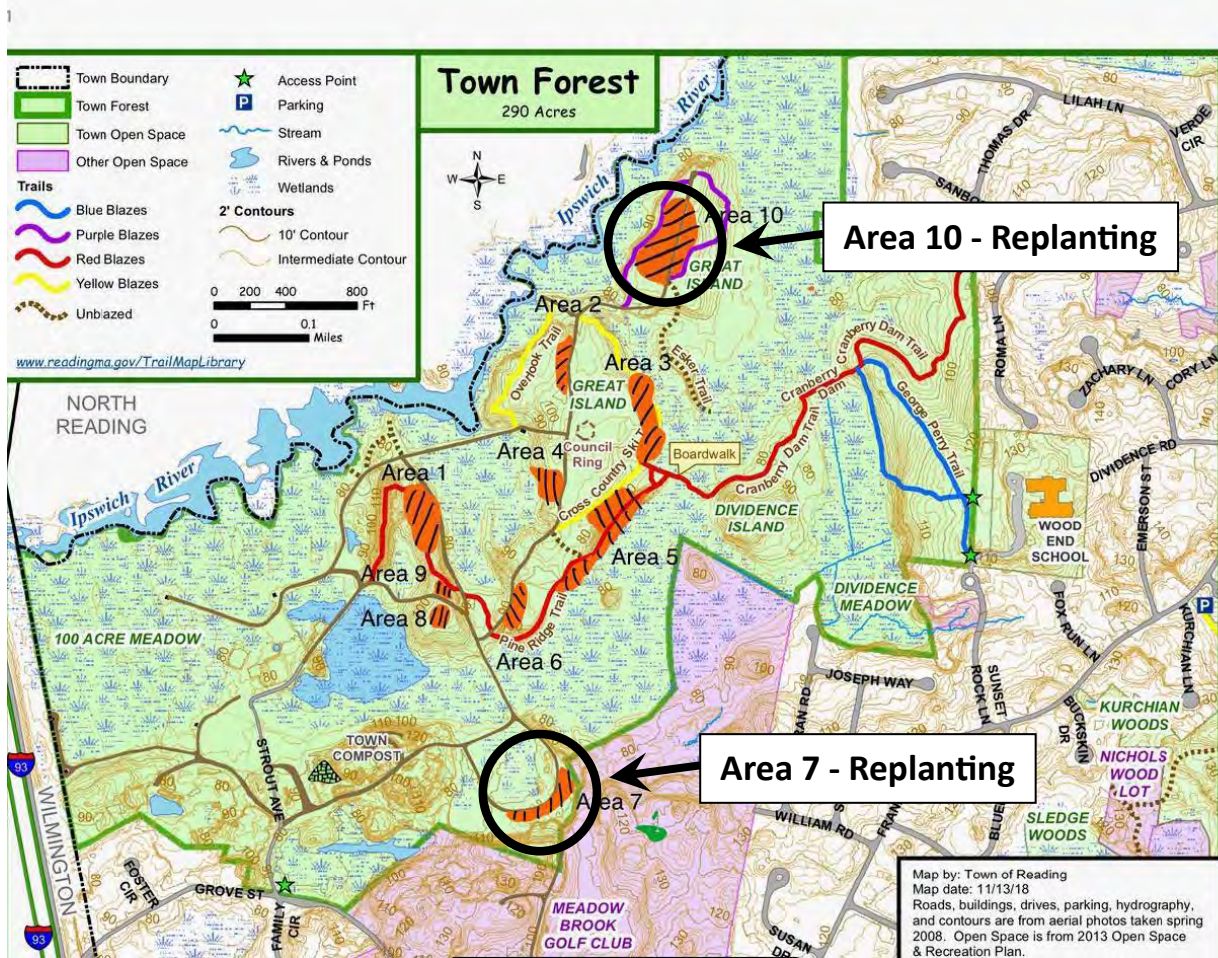
CONSTRUCTION PLAN X

BID SHEET SET

SHEET 3 OF 23

03/03/23

REPLANTING AREAS (AREAS 7 & 10)



ATTACHMENT #4
REQUEST FOR WAIVER
OF RDA FILING FEE



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

Fax: (781) 942-5441
Website: www.readingma.gov

PUBLIC WORKS
(781) 942-9077

July 20, 2023

Martha Moore, Chair
Reading Conservation Commission
16 Lowell Street
Reading, MA 01867

RE: Request for Waiver of Fee

Dear Ms. Moore and Members of the Commission:

I respectfully request a waiver of the application fee for the attached Request for Determination of Applicability for the Reading Town Forest Invasives Management.

Sincerely,

Jane C. Kinsella
Director of Public Works
Town of Reading

ATTACHMENT #5
MESA APPLICATION and APPROVAL / LIST of CONDITIONS



MASSWILDLIFE

MASSACHUSETTS PROJECT REVIEW CHECKLIST

Massachusetts Endangered Species Act M.G.L. c.131A and Regulations (321 CMR 10.00)

Project Details

*Project or Site Name: Reading Town Forest Invasive Plant Management

*Street Address/Location: Off Strout Ave

*Town(s): Reading

*Total Site Acreage: 290

*Acreage of Disturbance¹: 11.9

Parcel/lot number: _____

Assessors map/plat number: _____

Project Description (If necessary, a project/site description can also be provided as an attachment): _____

The project is to manage invasive plants in parts of the Reading Town Forest. Buckthorn with a caliper of 1-inch or less will be pulled. Buckthorn larger than 1-inch will be treated by the cut and dab method using an herbicide. The specifics of the work are contained in the attachment. The project will also include replanting of some areas disturbed by recent dead tree removal. Only native plants will be used in the replanting. (See attached description from Parterre Ecological.)

Registry of deeds information²

Registry: _____ Certificate # (if registered land): _____

Book: _____ Page Number: _____

Do you have a previous NHESP Tracking number? (Yes / No) If yes, please provide: _____

Will this project require a filing with the Conservation Commission and/or DEP pursuant to the Wetlands Protection Act (WPA)? (Yes / No)

Map

*Required: Enclose a map with the site location clearly marked and centered on the page.

Landowner Info

*Are you the Record Owner³ of the property? (Yes / No)

*If No, are you a representative of the Record Owner or do you have permission from the Record Owner to submit this request or filing?⁴ (Yes / No)

Town of Reading - Fidel Maltez, Town Manager

*Landowner Name	*City/Town	*State	Organization (if applicable)	*Zip Code
16 Lowell Street	Reading	MA		01867
*Street Address/Location	*City/Town	*State		*Zip Code
fmaltez@ci.reading.ma.us	781-942-9043			
Email	Telephone			

Comments/Purpose of request⁵:

¹ Please disclose the full acreage of disturbance associated with the project, including areas outside of Priority Habitat.
² If your project contains more than one registered property, please attach a document listing the Registry information for each.
³ Record Owner means any person or entity holding a legal or equitable interest, right or title to real property, as reflected in a written instrument or recorded deed, or any person authorized in writing by such person.
⁴ If you are not the record owner, a statement or proof that you are authorized by the record owner must be attached.
⁵ Provide the authorization you have to submit this request if you are not the record owner and not a representative of the record owner.

Applicant Info

Town of Reading - Department of Public Works, Jane Kinsella, Director

Applicant Name (if different from Landowner)	Organization (if applicable)		
16 Lowell Street	Reading	MA	01867
Street Address/Location	City/Town	State	Zip Code
jkinsella@ci.reading.ma.us		781-942-6673	
Email (if available)	Telephone		

Representative Info

N/A

Representative Name (if different from Landowner)	Organization (if applicable)		
Street Address/Location	City/Town	State	Zip Code
Email (if available)	Telephone		

*Required Documents

- USGS map (1:24,000 or 1:25,000) with property boundary clearly outlined
- Project plans for entire site (including wetland Resource Areas, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work)
- Assessor's map or right-of-way plan of site
- Statement/proof that applicant is the Record Owner or that applicant is a person authorized in writing by the record owner to submit this filing
- Photographs representative of the site

Projects altering 10 or more acres, must also submit:

- A vegetation cover type map of the site
- Project plans showing Priority Habitat boundaries


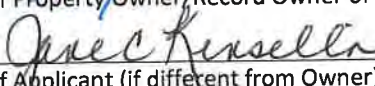
The Division will notify you within 30 days if the materials submitted do not satisfy the filing requirements under 321 CMR 10.20. The Division may request additional information, such as, but not limited to, species and habitat surveys. A request for additional information would come within 30 days of receiving a complete filing.

*Filing Fee

Fee schedule is available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>

*Total MESA Fee Enclosed: \$0 Payable via check to Comm. of MA - NHESP

*Required Signatures

I hereby certify under the pains and penalties of perjury that the information contained is true and complete to the best of my knowledge.	
	6/28/2023
Signature of Property Owner/Record Owner of Property	Date
	6/28/2023
Signature of Applicant (if different from Owner)	Date

Please mail this completed form, with the required document and fee to:
NHESP Regulatory Review | MassWildlife Field Headquarters | 1 Rabbit Hill Road | Westborough, MA 01581

ATTACHMENTS

- 1. Supplemental Project/Site Description**
- 2. Map of Site Location**
- 3. USGS Map with property boundary outlined**
- 4. Project Plans for the Entire Site**
- 5. Assessor Maps**
- 6. Statement/Proof that applicant is authorized to submit this filing**
- 7. Photographs Representative of the Site**
- 8. Vegetation Cover Type Map of the Site**
- 9. Project Plans Showing Priority Habitat Boundaries**

ATTACHMENT #1
SUPPLEMENTAL PROJECT/SITE DESCRIPTION

**Reading Town Forest
MESA Permit Application**

SPECIFICATIONS

SCOPE OF WORK – This contract is for the management of invasive plants in the Reading Town Forest, and shall also include the replanting of some areas disturbed by recent dead tree removal.

The areas of invasive plant management will be shown by the OWNER during a site visit. The areas to be managed are indicated on page 6 (plan entitled “Invasive Mapping – Blazed Trails and Spurs”). The density of the buckthorn is defined as Heavy, Moderate and Light. The respective areas are approximately as follows.

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 4. The CONTRACTOR must have a Massachusetts Herbicide Applicator license.
 5. The CONTRACTOR shall abide by the Massachusetts herbicide application laws and any other laws pertaining to the operation.
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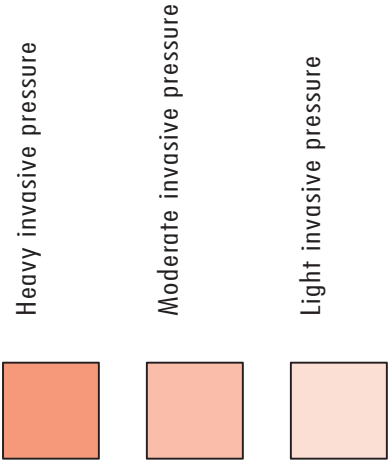
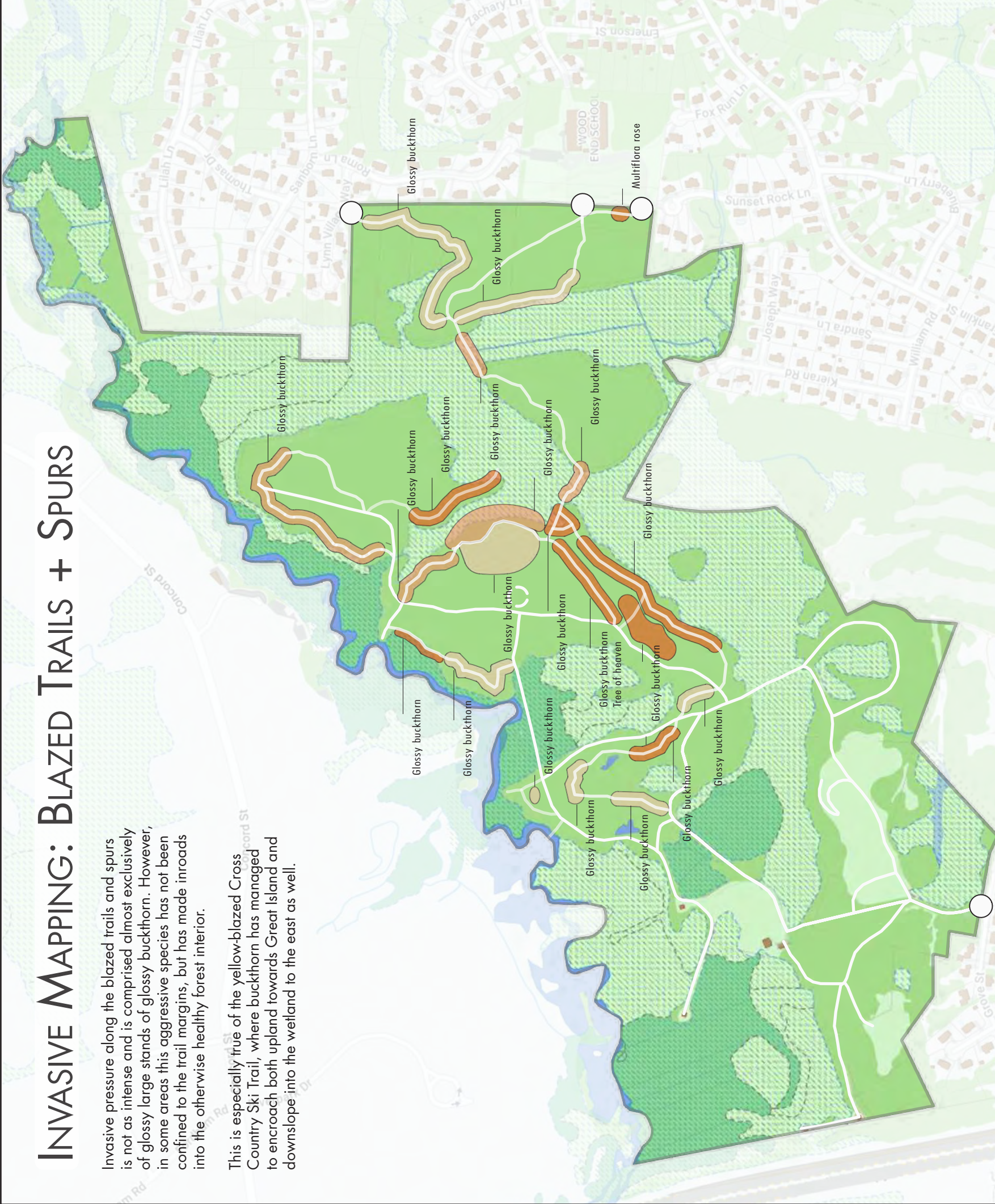
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MANAGEMENT TECHNIQUE
 Hand and mechanical removal of woody invasives, followed by a cut and dab application of herbicide.



PARTERRE ECOLOGICAL

1" = 600'



CONSTRUCTION PLAN X

BID SHEET SET

SHEET 3 OF 23

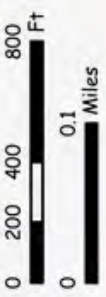
03/03/23

Town Forest

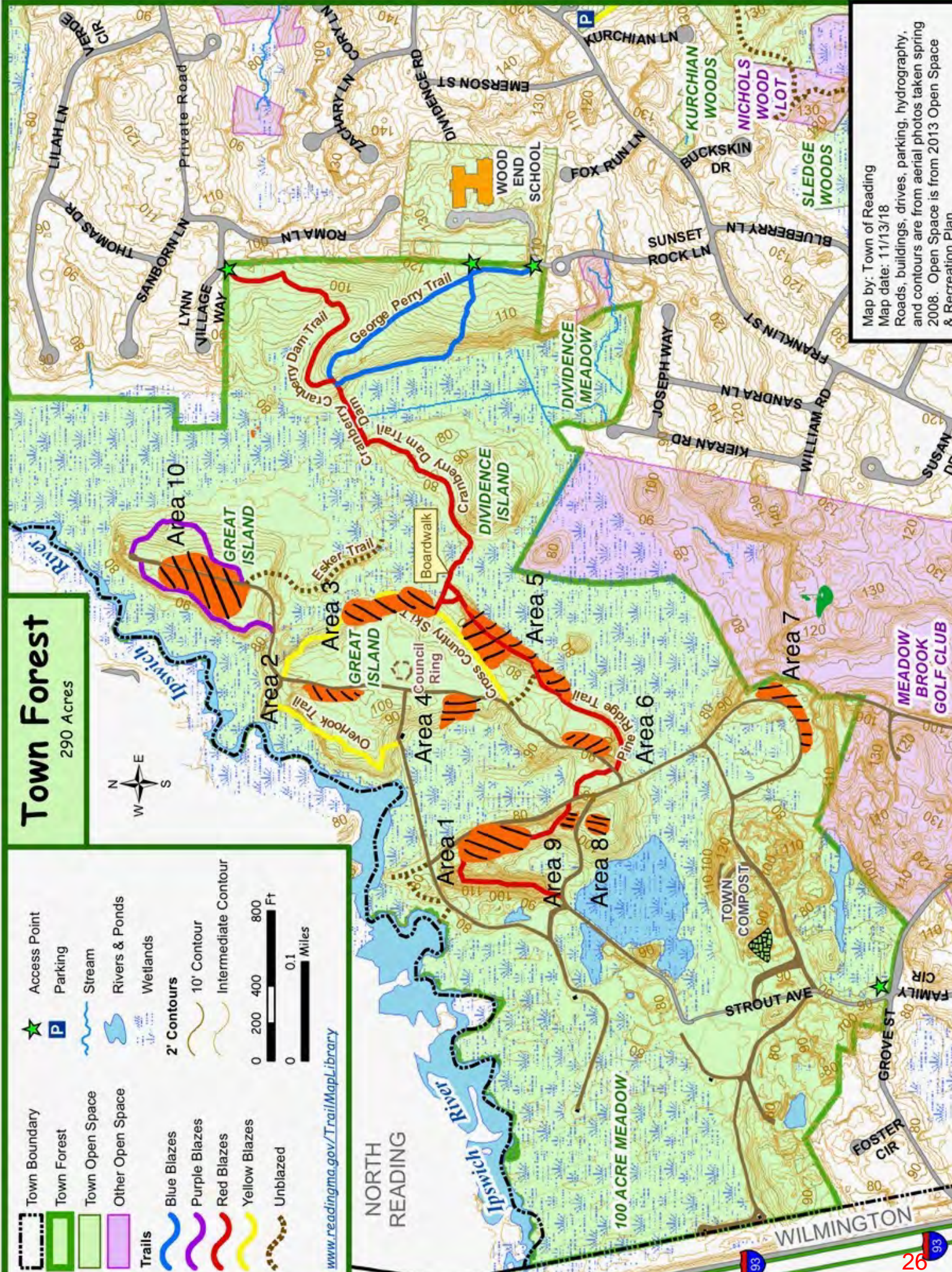
290 Acres



Town Boundary	Access Point
Town Forest	Parking
Town Open Space	Stream
Other Open Space	Rivers & Ponds
Blue Blazes	Wetlands
Purple Blazes	2' Contours
Red Blazes	10' Contour
Yellow Blazes	Intermediate Contour
Unblazed	



www.readingma.gov/TrailMapLibrary



Map by: Town of Reading
 Map date: 11/13/18
 Roads, buildings, drives, parking, hydrography, and contours are from aerial photos taken Spring 2008. Open Space is from 2013 Open Space & Recreation Plan.



Slope Stabilization Planting & Seeding

\$8,625.00

Slope Stabilization Planting

\$5,600.00

Installation of native plant species as described in the plant list below.

Aronia melanocarpa, Black Chokeberry	5.0	3 Gallon
PLUG: Baptisia tinctoria	50.0	2"
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Pinus rigida, Pitch Pine	10.0	1 Gallon
Quercus ilicifolia, Scrub Oak (or similar species)	10.0	1 Gallon
Mulching	1.0	CY

Slope Stabilization Seeding

\$3,025.00

SEED: Asclepias tuberosa, Butterfly Milkweed	8.0	1 oz.
SEED: Chamaecrista fasciculata, Partridge Pea	16.0	1 oz.
SEED: Schizachyrium scoparium, Little Bluestem	16.0	1 oz.
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SEED: Lupinus perennis, Wild Lupine	8.0	1 oz.
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Invasive Plant Management

\$1,250.00

Field Technicians who maintain Massachusetts Pesticide Applicators licenses and are trained in the identification of invasive plant species will complete prescribed management strategies, including manual hand-pulling, cutting, and plant-specific herbicide application techniques.

Invasive Plant Management

\$1,250.00

- Foliar herbicide application of invasive plant species along area 7 slope using a triclopyr based herbicide (trade name Garlon 3A)
- Species include buckthorn, bittersweet, swallow-wort, among other plant species

Herbicide: Triclopyr (Garlon 3A)	24.0	OZ
Herbicide Recovery: per visit	1.0	1

Total	\$9,875.00
Tax	\$0.00
GRAND TOTAL	\$9,875.00

ATTACHMENT #2
MAP OF SITE LOCATION

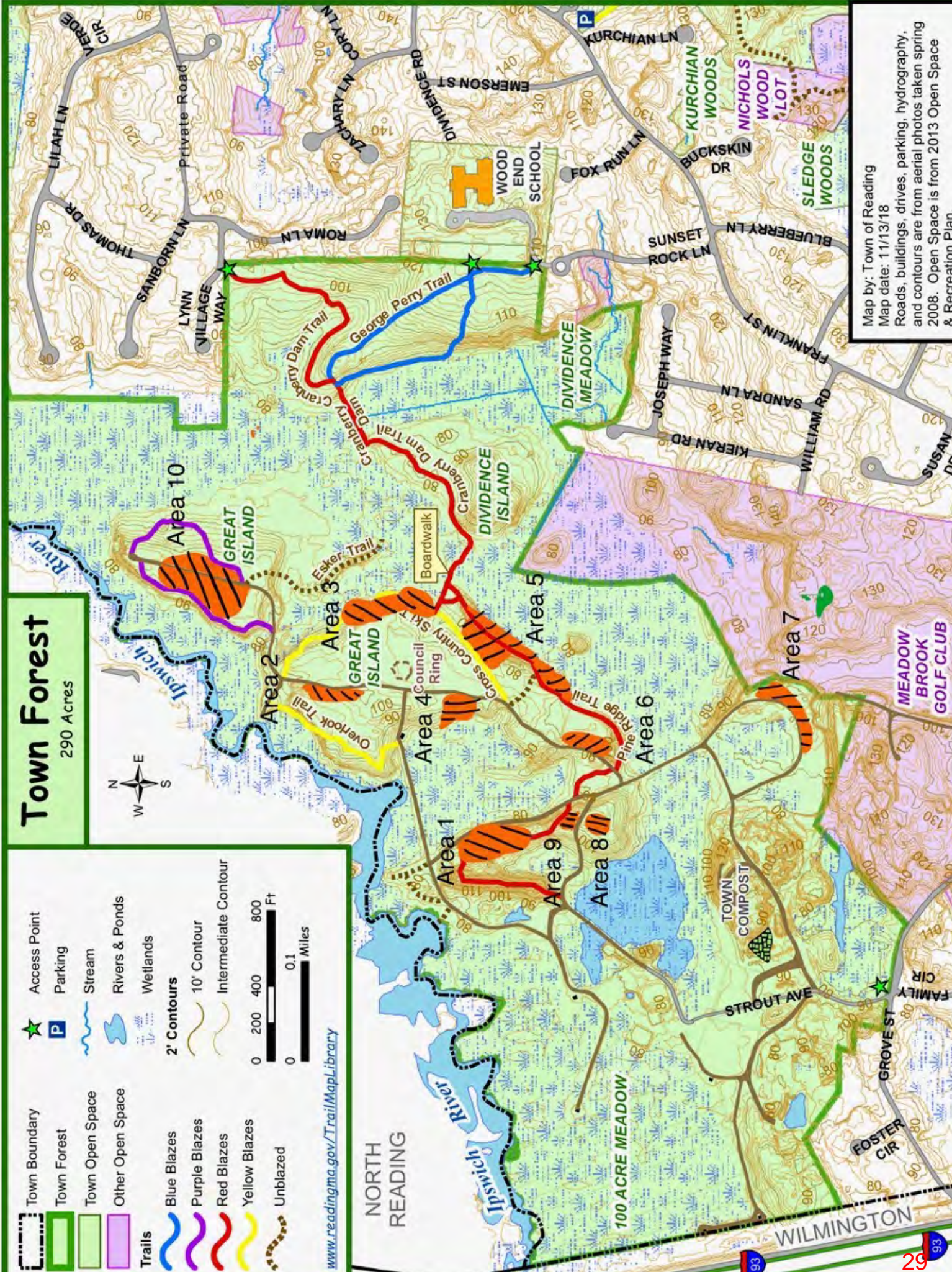
Town Forest

290 Acres



Town Boundary	Access Point
Town Forest	Parking
Town Open Space	Stream
Other Open Space	Rivers & Ponds
Trails	Wetlands
Blue Blazes	2' Contours
Purple Blazes	10' Contour
Red Blazes	Intermediate Contour
Yellow Blazes	0 200 400 800 Ft
Unblazed	0 0.1 Miles

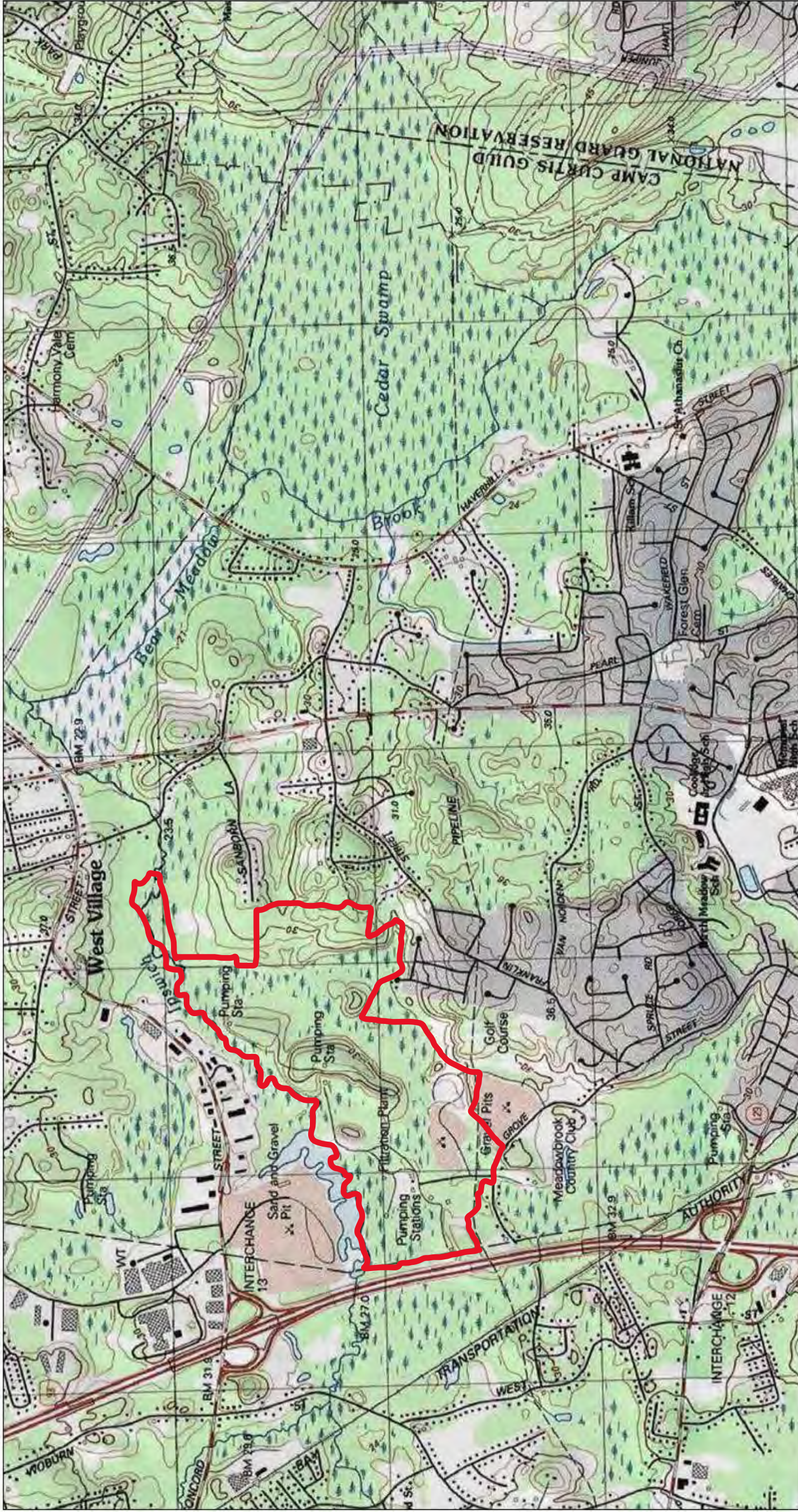
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Map by: Town of Reading
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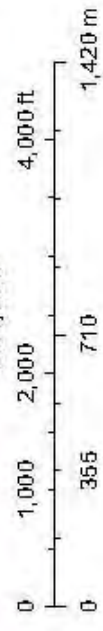
ATTACHMENT #3
USGS MAP
WITH PROPERTY BOUNDARY OUTLINED

The National Map Advanced Viewer



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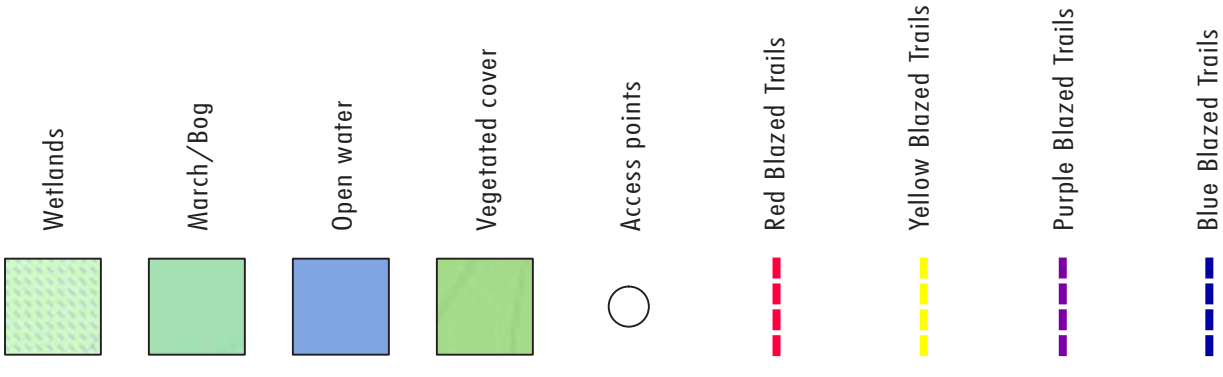
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ATTACHMENT #4
PROJECT PLANS FOR ENTIRE SITE

EXISTING CONDITIONS



PARTERRE ECOLOGICAL

1" = 600'



FOREST MAP

BID SHEET SET

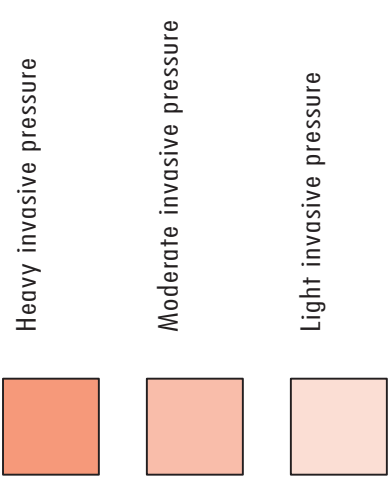
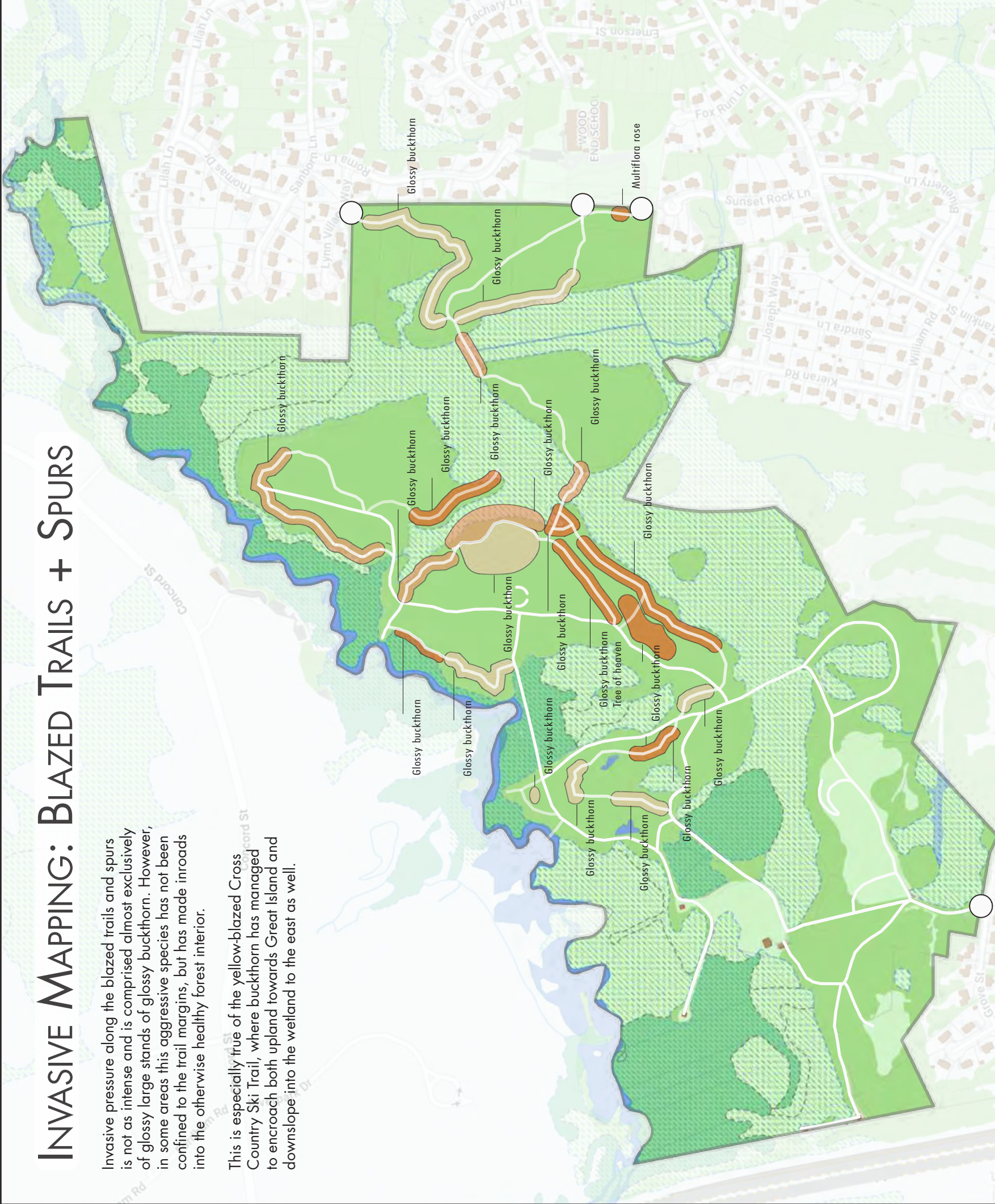
SHEET 1 OF 23

03/03/23

INVASIVE MAPPING: BLAZED TRAILS + SPURS

Invasive pressure along the blazed trails and spurs is not as intense and is comprised almost exclusively of glossy large stands of glossy buckthorn. However, in some areas this aggressive species has not been confined to the trail margins, but has made inroads into the otherwise healthy forest interior.

This is especially true of the yellow-blazed Cross Country Ski Trail, where buckthorn has managed to encroach both upland towards Great Island and downslope into the wetland to the east as well.



MANAGEMENT TECHNIQUE
 Hand and mechanical removal of woody invasives, followed by a cut and dab application of herbicide.



PARTERRE ECOLOGICAL

1" = 600'



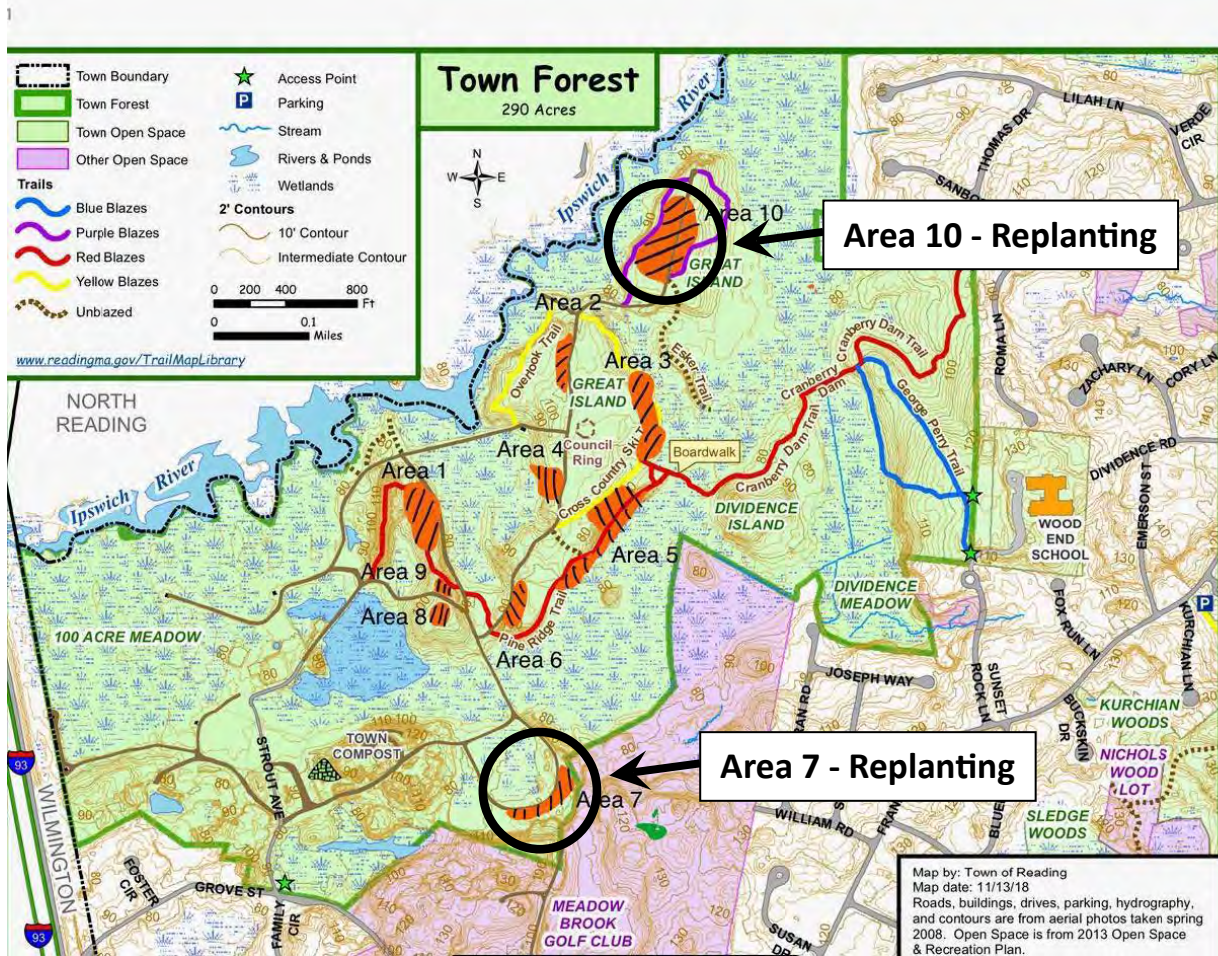
CONSTRUCTION PLAN X

BID SHEET SET

SHEET 3 OF 23

03/03/23

REPLANTING AREAS (AREAS 7 & 10)



ATTACHMENT #5
ASSESSOR MAPS

Tax Map

43

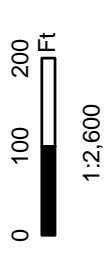
Reading Massachusetts FY 2023



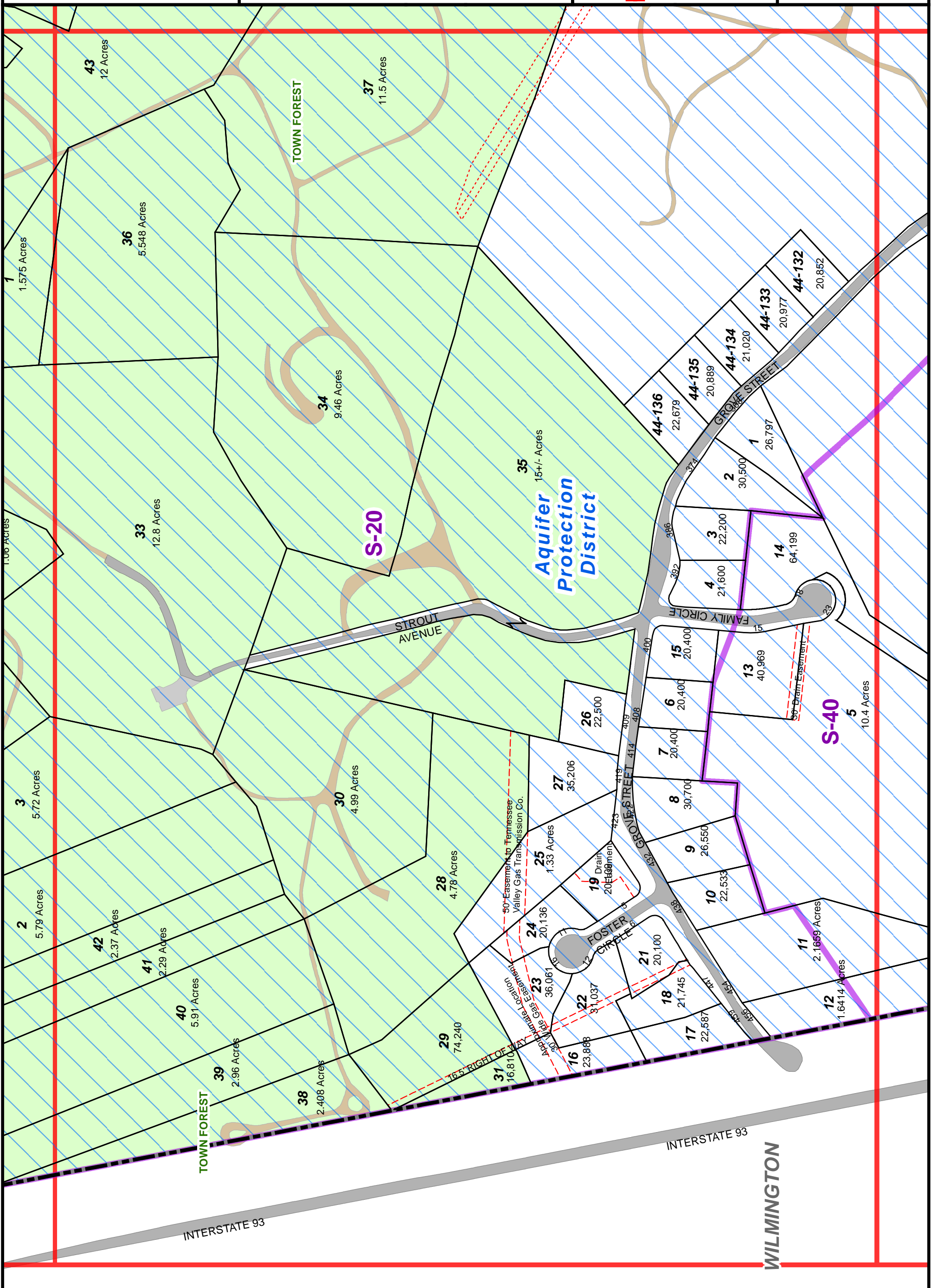
Legend

- Parcel Map
 - Town Boundary
 - Parcel
 - Easement
 - Unverified Ease.
 - Cons. Restriction
 - Town Owned Land
 - Town Building
 - Zoning District
 - Subdistrict
 - Aquifer Prot. Dist.
 - Overlay District
-
- Roads**
 - Bridge
 - Paved
 - Unpaved
 - Railroad

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Parcels current as of 1/1/23
 Zoning approved 4/27/17.
 This map is for assessment
 purposes only and is not
 intended to be used in place
 of an actual survey or legal
 description of the property.



Tax Map

44

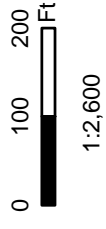
Reading Massachusetts FY 2023



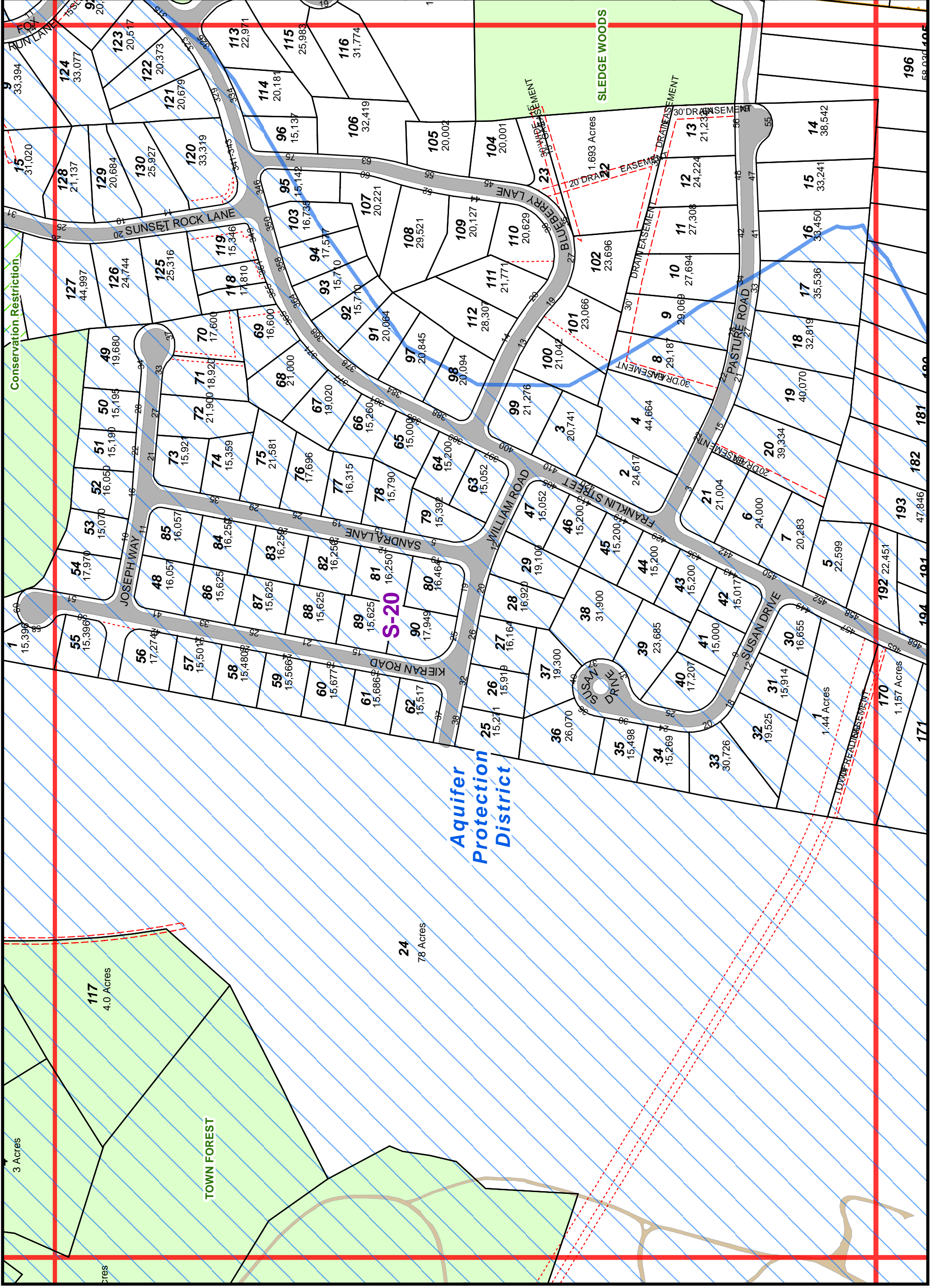
Legend

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 - Town Boundary
 - Parcel
 - Easement
 - Unverified Easement
 - Cons. Restriction
 - Town Owned Land
 - Town Building
 - Zoning District
 - Subdistrict
 - Aquifer Prot. Dist.
 - Overlay District
- Roads
- Bridge
 - Paved
 - Unpaved
 - Railroad

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Parcels current as of 1/1/23
Zoning approved 4/27/17.
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Tax Map 49

Reading
Massachusetts
FY 2023



Legend

- Parcel Map
- Town Boundary
- Parcel
- Easement
- Unverified Easement
- Cons. Restriction
- Town Owned Land
- Town Building
- Zoning District
- Subdistrict
- Aquifer Prot. Dist.
- Overlay District

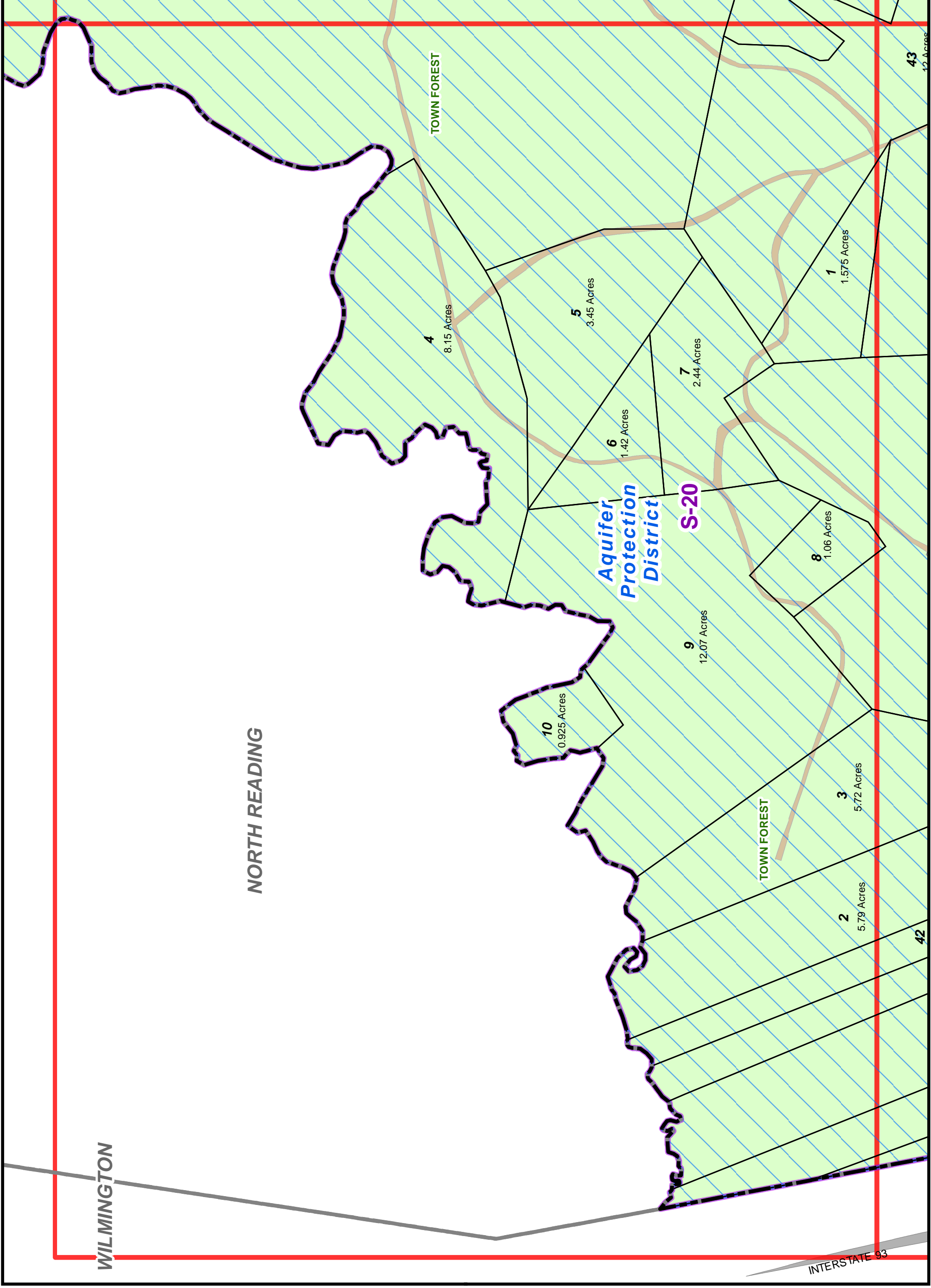
Roads

- Bridge
- Paved
- Unpaved
- Railroad

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Parcels current as of 1/1/23
Zoning approved 4/27/17.
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Tax Map 50

Reading Massachusetts

FY 2023



Legend

- Parcel Map
- Town Boundary
- Parcel
- Easement
- Unverified Ease.
- Cons. Restriction
- Town Owned Land
- Town Building
- Zoning District
- Subdistrict
- Aquifer Prot. Dist.
- Overlay District

Roads

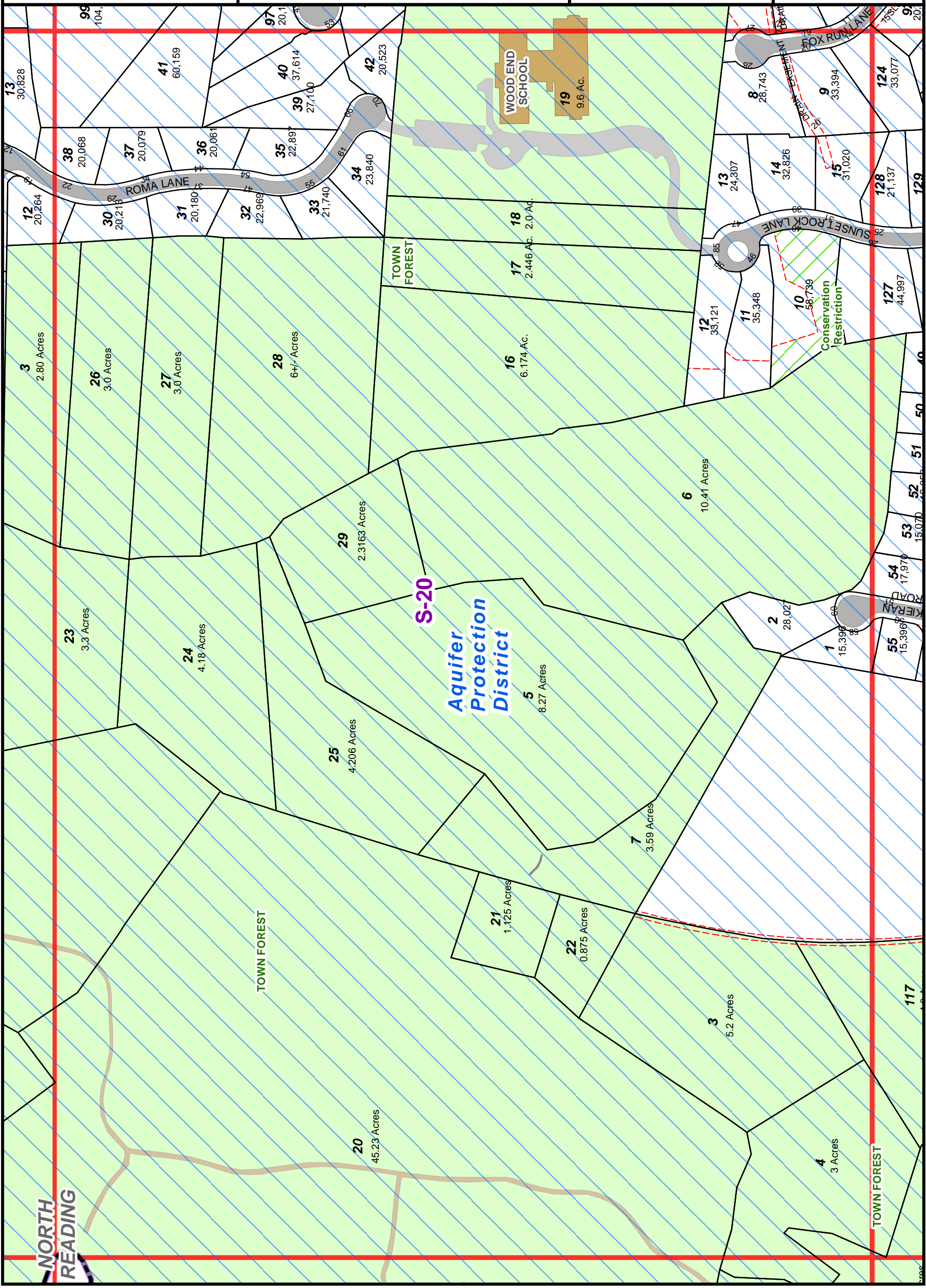
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Parcels current as of 1/1/23
Zoning approved 4/27/17.
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NORTH READING

Tax Map

55

Reading

Massachusetts

FY 2023



NORTH READING

Legend

- Parcel Map
- Town Boundary
- Parcel
- Easement
- Unverified Easement
- Cons. Restriction
- Town Owned Land
- Town Building
- Zoning District
- Subdistrict
- Aquifer Prot. Dist.
- Overlay District

Roads

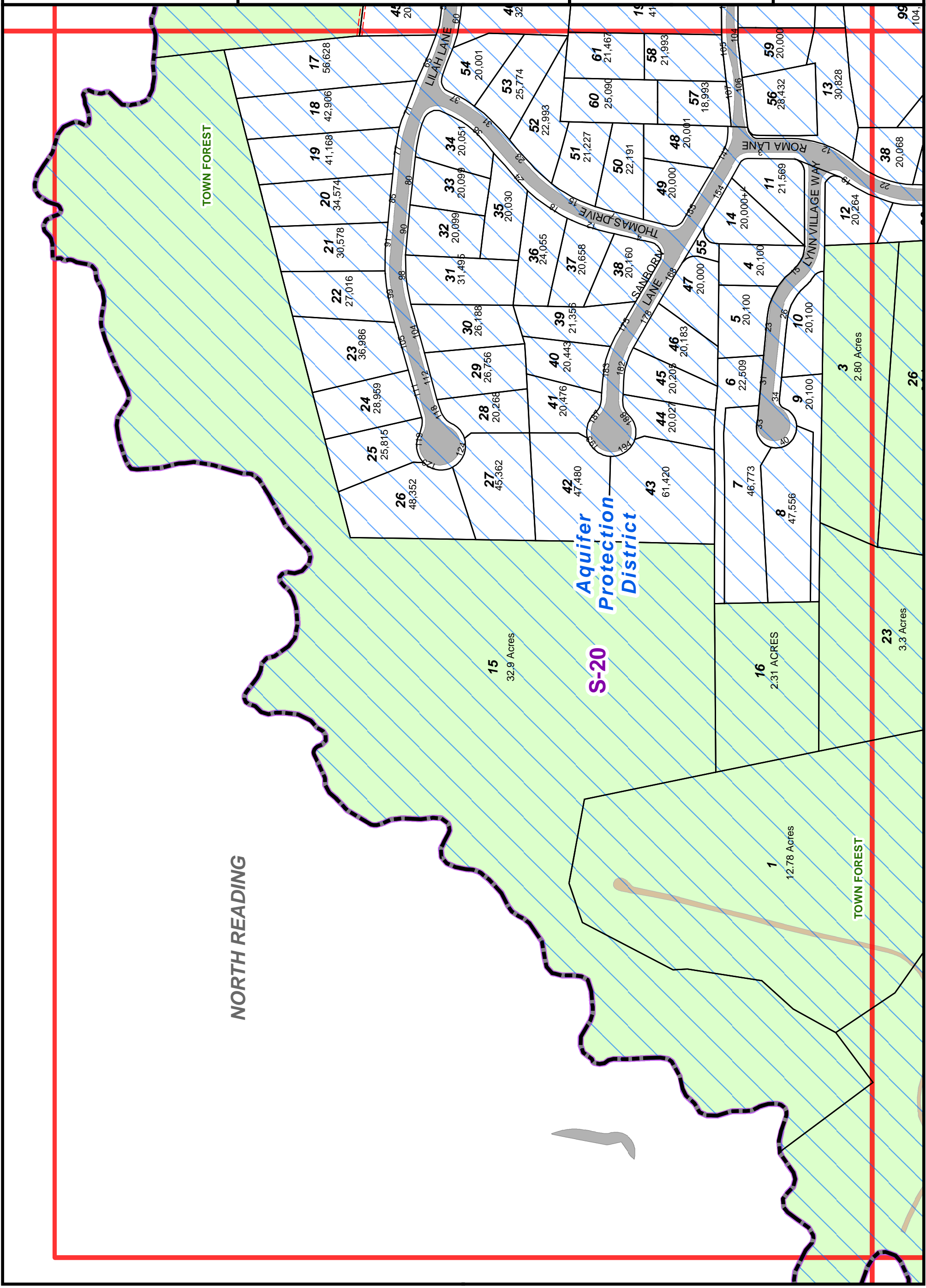
- Bridge
- Paved
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- Railroad

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Zoning approved 4/27/17.
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ATTACHMENT #6
STATEMENT/PROOF THAT APPLICANT
IS AUTHORIZED TO SUBMIT THIS FILING



Office of the Town Manager
16 Lowell Street
Reading, MA 01867

781-942-9043
townmanager@ci.reading.ma.us
www.readingma.gov/town-manager

June 27, 2023

To whom it may concern,

I authorize Jane Kinsella, Director of Public Works for the Town of Reading, to submit this filing on my behalf.

Sincerely,

Fidel A. Maltez
Town Manager

ATTACHMENT #7
PHOTOGRAPHS REPRESENTATIVE OF THE SITE

LAND MANAGEMENT PLAN: A NARRATIVE FOR INVASIVES REMOVAL



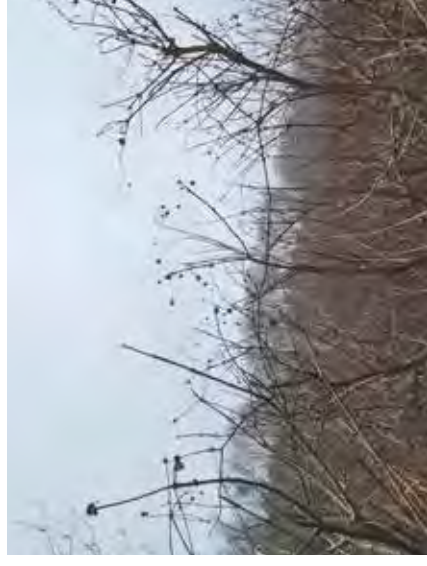
NATIVE PLANT COMMUNITIES

The varied topography of Reading Town Forest gives rise to a wide variety of native plant communities, from hardwood forests to red maple swamps, to white pine woods. What follows is a brief summary of some of the more distinctive communities at the forest.

The **Pine Ridge Trail** is surrounded by mature pines and oaks with an understory of witch hazel, maple-leaf viburnum, huckleberry, and hazelnut. Low wet areas see the inclusion of sweet pepperbush. The **Cranberry Dam Trail** includes a significant stretch of boardwalk that traverses a wetland filled with swamp azalea, speckled alder, button bush, highbush blueberry, wood fern and sweet pepperbush. The upland areas include lowbush blueberry and huckleberry.

The Purple-blazed trail follows the Ipswich River to curve around Great Island, skirting a wetland. Upland forest is predominately pine and oak with a significant amount of lowbush blueberry in the understory. The canopy transitions to red maple and birch near the wetland, with highbush blueberry, swamp azalea, sweet pepperbush and cat brier growing below.

The evergreen canopy of the **Cross Country Ski** trail is primarily red and white pine. Deciduous trees include varieties of red oak. Blueberry and huckleberry dominate the understory. The **Overlook Trail**, which runs along the river, sees the inclusion of swam oak and red maple to the overstory, and cat brier and winterberry to the shrub layer.



The distinctive winter profiles of (from left): alder, sweet pepperbush, buttonbush, and witch hazel.



The **Esker Trail** follows a ridge of white and red pines shadowing witch hazel, hazelnut and lowbush blueberry beneath.

The eastern leg of the blue-blazed trail traverses a hardwood forest of red and black oak, huckleberry and blueberry. The western circuit runs along a stone wall under red maples and white oaks. Sassafras and maleberry can be found here as well.

Finally, many of the access roads on site run along causeways through wetlands. These host a diversity of swamp shrubs including silky and gray dogwoods, sweet gale, willow, button bush, highbush blueberry, speckled alder, cat brier, and elderberry. Highland areas see the typical pine and oak overstory, hazelnut, huckleberry, lowbush blueberry, and witch hazel understory.

Right: Oak trees usually retain some desiccated foliage through the winter, which visually complements the evergreen white pines along the Pine Ridge Trail.

Below: Equally welcome in winter are the red stems of silky dogwood, and the evergreen berried springs of *Gaultheria procumbens*, or wintergreen.



PARTERRE ECOLOGICAL

READING TOWN FOREST

PLAN FOR INVASIVES MANAGEMENT

SHEET 4 OF 23

03/03/23

EXISTING CONDITIONS: INVENTORY OF INVASIVE + PROBLEMATIC PLANTS

INVASIVE PLANTS

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<i>Ailanthus altissima</i>	Tree of Heaven
<i>Berberis thunbergii</i>	Japanese Barberry
<i>Celastrus orbiculatus</i>	Asiatic Bittersweet
<i>Elaeagnus umbellata</i>	Autumn Olive
<i>Euonymus alatus</i>	Burning Bush
<i>Fallopia japonica</i>	Japanese Knotweed
<i>Frangula alnus</i>	Glossy Buckthorn
<i>Lonicera morrowii</i>	Morrow's Honeysuckle
<i>Robinia pseudoacacia</i>	Black Locust
<i>Rosa multiflora</i>	Multiflora Rose

PROBLEMATIC PLANT

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<i>Toxicodendron radicans</i>	Poison Ivy

* Denotes any plant not technically labeled as invasive in Massachusetts, but that is in some way harmful or objectionable within the environment in question.

Above: The distinctive orange tendrils of juvenile bittersweet begin their ascent into the canopy.

Below: Mature bittersweet can reach formidable girth, felling trees and impeding forest regeneration.



Many common invasives hold an environmental edge by maintaining their green foliage deeper into the season than their native counterparts, and are easily identified in autumn. However, even in winter, certain traits are distinctive to the trained eye.



The yellowish speckled bark and deep leaf scars of *Ailanthus*.



The thorny green tangle of multiflora rose.



The shiny bark of young buckthorn sports roundish lenticels and has a distinctive alternate branching pattern.



PARTERRE ECOLOGICAL

READING TOWN FOREST

PLAN FOR INVASIVES MANAGEMENT

SHEET 5 OF 23

03/03/23



Any point of regular human habitation- even a small well - is prone to invasion. Here an ailanthus has been imported and rapidly matured.



Invasives edge the road bridge near the Overlook Trail.

Over most of the site invasives are confined to the margins of access roads and trails, or are clustered near structures - all areas of heavy human traffic.

However, in a few cases - such as the pine forest of Great Island - buckthorn has invaded the interior of the forest, inhibiting native the development of a native understory.



And the trail at 100 Acre Meadow.

In a few cases invasives have managed to make inroads into the forest interior. Here a field of glossy buckthorn marches through the pine woods of Great Island.

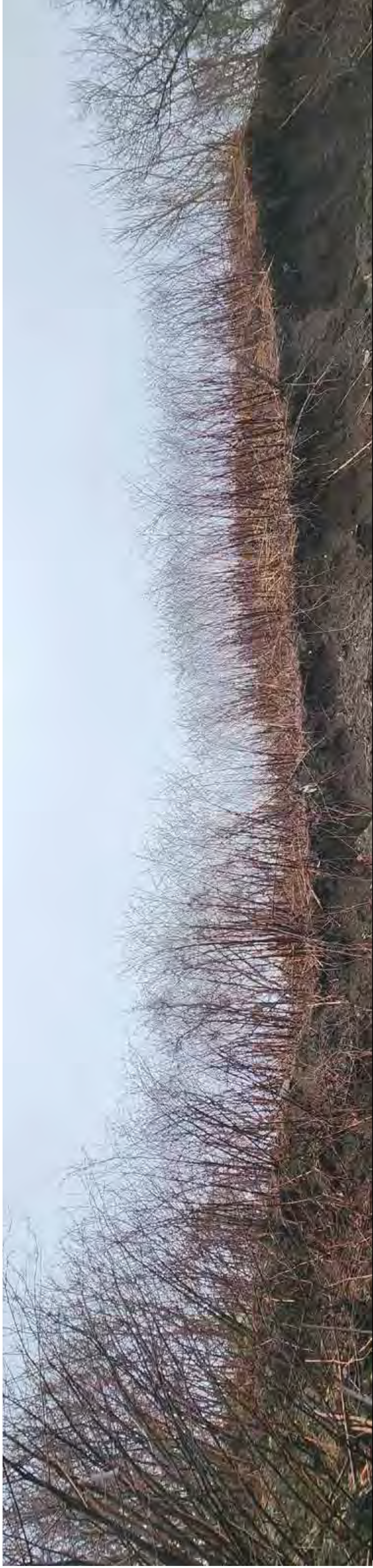


JAPANESE KNOTWEED

Japanese knotweed is one of the most aggressively spreading invasives, and possibly the most difficult to eradicate. Multiple seasons of management are usually necessary. Isolated pockets of knotweed exist across Reading Town Forest, but the majority of the population is concentrated at the town composting site.

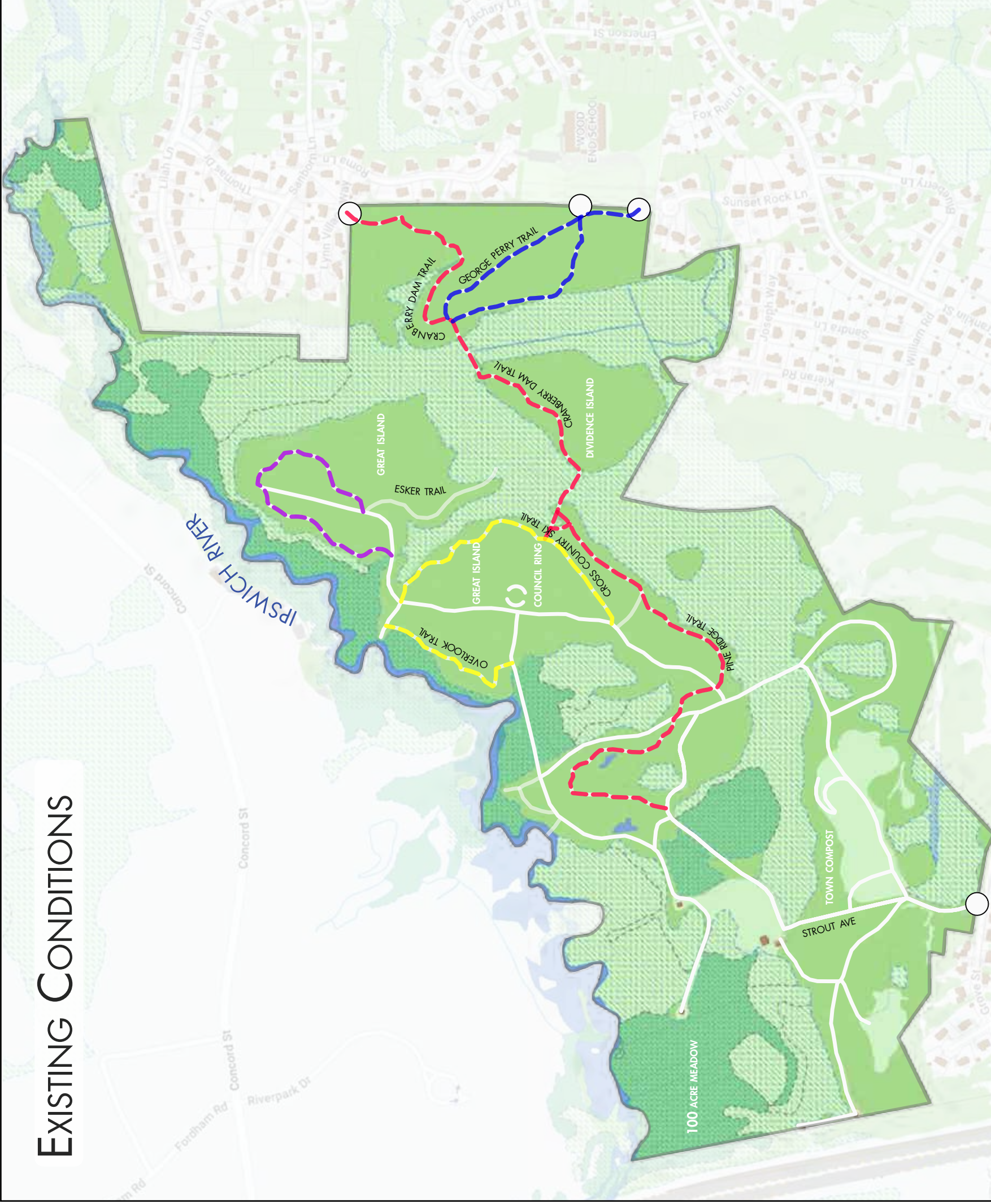






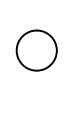




Above: A mountain of knotweed and the grove of *Ailanthus* towering above it both require attention.



ATTACHMENT #8
VEGETATION COVER TYPE MAP OF THE SITE

EXISTING CONDITIONS



-  Wetlands
-  March/Bog
-  Open water
-  Vegetated cover
-  Access points
-  Red Blazed Trails
-  Yellow Blazed Trails
-  Purple Blazed Trails
-  Blue Blazed Trails



PARTERRE ECOLOGICAL

1" = 600'



FOREST MAP

READING TOWN FOREST

SHEET 3 OF 23

03/03/23

APPENDIX: INVENTORY OF INVASIVE PLANT SPECIES



TREE OF HEAVEN
Ailanthus altissima

DESCRIPTION:

Ailanthus altissima, or Tree of Heaven is a fast-growing, medium size tree originally imported from China as an ornamental. It has smooth light gray bark with lenticels that typically develops fissures with age. The leaves are pinnately compound and 1-4 ft. long with 10-40 leaflets. Female plants produce large clusters of odoriferous deep yellow flowers in early summer, which give way to small red fruit containing one small easily dispersed seed. Fruit can persist through winter, and one tree can produce hundreds of thousands of seeds



HABITAT:

Ailanthus spreads not only through wind and water-borne seed dispersal, but can also form dense, clonal thickets, particularly in disturbed areas. These thickets out-compete native species and can rapidly invade fields, meadows, and harvested forests. *Ailanthus* is extremely tolerant of adverse conditions and can thrive in the poorest of urban soils. It is somewhat shade tolerant, but usually confines itself to forest edges and disturbed soils.



MANAGEMENT:

Only seedlings and small saplings should be hand-pulled. A further complication arises when *Ailanthus* or its root are severed, as it will resprout vigorously from either of these strategies. Mature trees and large saplings require basal bark treatment with a triclopyr-based herbicide in an oil substrate. Snags from mature trees are best left intact as a benefit to wildlife.



JAPANESE BARBERRY
Berberis thunbergii

DESCRIPTION:

Japanese Barberry, or *Berberis thunbergii*, makes a dense, deciduous shrub understory that grows to 8 feet. Branches are brown, deeply grooved, zigzag in form and bear a single sharp spine at each node. The leaves are small oval shaped, green, bluish-green, or dark reddish purple. Pale yellow flowers hang in umbrella-shaped clusters of 2-4 flowers along the length of the stem in mid-April to May. The fruits are bright red berries about 1/3" long that are borne on narrow stalks. They mature during late summer and fall and persist through the winter.

HABITAT:

Japanese Barberry is shade tolerant, drought resistant, and adaptable to a variety of open and forested habitats, and disturbed areas. It prefers to grow in full sun, but will flower and fruit even in heavy shade. There is also strong research to support the surprise benefit of controlling Japanese Barberry in the reduction of deer tick populations.



MANAGEMENT:

Japanese Barberry is produces seed prolifically, and with a high germination rate, so removal of fruiting branches is high priority. However, barberry also spreads by rhizome, so underground root fragments should be removed. Manual methods of hand pulling sprouts works well in small populations, but large populations may require chemical applications by applying a solution of glyphosate to foliage, or a triclopyr-based solution to cut stumps.



ASIATIC BITTERSWEET
Celastrus orbiculatus



DESCRIPTION:

Celastrus orbiculatus, Asiatic Bittersweet is a deciduous climbing vine common in areas of disturbed forest. It has glossy, rounded leaves that are alternate with finely toothed margins. The fruiting plants produce small greenish flower clusters from leaf axils that mature in fall to produce high numbers of fruiting seed. The seed are noticeably yellow, globular capsules that split open at maturity to reveal red-orange fruiting seeds. Roots are also distinctly orange.



HABITAT:

Bittersweet spreads easily into forest edges, woodlands, unmanaged meadows and old fields. Most disturbed sites that are not being actively managed that receive full sun are susceptible. The vine can tolerate shade but is often found in more open, sunny areas.

MANAGEMENT:

Small seedlings can be hand pulled, but bittersweet resprouts prolifically from root fragments, so more aggressive measures need be taken on all specimens but the very smallest. For established plants, vines should be cut to ground and again at shoulder height.



PARTERRE ECOLOGICAL

READING TOWN FOREST

PLAN FOR INVASIVES MANAGEMENT

SHEET 20 OF 23

03/03/23



AUTUMN OLIVE
Elaeagnus umbellata

DESCRIPTION:

Elaeagnus umbellata, or Autumn Olive is fast growing, often multi-stemmed deciduous shrub with pale yellow trumpet-shaped flowers in spring and bright red berries flecked with silver that appear in late summer or early fall. These are unfortunately attractive to wildlife, which provide for its wide seed dispersal. Leaves are simple, elongate, alternate, pale green on top, with silvery undersides. Stems are pale brown with silvery scales with short thick spines. The shrub matures quickly and can produce fruit within a few years of being seeded.



HABITAT:

Autumn olive is a prolific producer of fruit, which, although of low nutritional value to wildlife, is easily dispersed by birds, leading to the aggressive spread of the species. It is a colonizer of forest edges, roadsides, open areas and disturbed sites. It prefers full or partial sun, but is tolerant of adverse conditions. It is also a nitrogen-fixing plant, which improves the soil but alters the cycle to which native plants are adapted.

MANAGEMENT:

Saplings can be removed by hand, but larger populations are best managed through stump application or basal bark treatments with a triclopyr-based solution. Avian dispersal may continue, but new sprouts can be managed by an ongoing program of hand removal.



DESCRIPTION:

Fallopia japonica, or Japanese knotweed is an herbaceous perennial which was originally imported from Asia as a garden specimen. This relatively short, shrub-like plant forms large dense clumps that measure between 3-10 feet high and as wide as the space permits. It rarely reproduces by seed but instead relies on its large rhizomes which may reach a length of 15-18' feet. The stems are green tinged with reddish pink in, ridged, jointed and hollow. The large heart-shaped leaves are alternate on the stem, with red venation. The white plumed flowers appear in late summer. It invades a wide variety of habitats and forms dense stands that crowd out other plants. It is especially pervasive on streambanks where its perennial roots do little to inhibit erosion while crowding out preferred native woody vegetation.



JAPANESE KNOTWEED
Fallopia japonica

HABITAT:

Japanese knotweed often invades disturbed sunny sites, and is often found along roadsides and especially stream banks and shorelines. However, it also tolerates deep shade, mesic soils, heat and salinity. Reproduction occurs primarily both by its extensive rhizomes but has also been known to reproduce from cuttings, which makes it a challenge to eradicate.



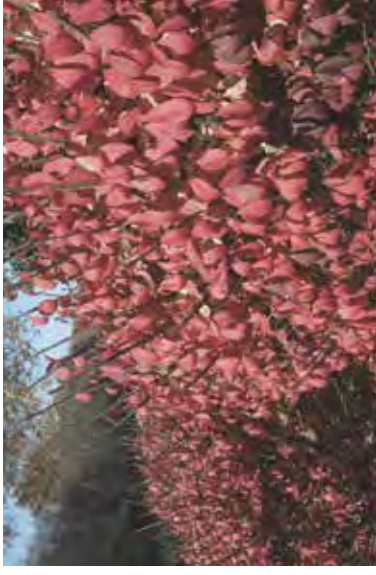
MANAGEMENT:

If possible hand cut large stands early in the year so that the resprouting stalks will be more manageable-sized. Then apply a glycosophate-based solution to resprouted leaves during late summer flowering. Any portions of the root system not removed or killed by herbicide will potentially re-sprout, so follow up applications will be necessary to control population.



DESCRIPTION:

Burning bush (*Euonymus alatus*) is a deciduous shrub of Asian origin that has been widely used in landscaping applications for years. It is a multi-stemmed, densely-branched shrub with light green simple leaves, oppositely arranged. Inconspicuous greenish-yellow flowers appear in spring and give way to bright orange-red seeds. Its most distinguishing characteristics are a flat, winged, corky young stems and a fiery fuchsia-red fall color, which gives the shrub its common name, burning bush. Bark matures to a fissured brownish gray. It can reach up to 20' in both height and width.



BURNING BUSH
Euonymus alatus



HABITAT:

Burning bush is adaptable to almost any light condition, from deep shade to full sun. And it is adaptable to most soils, except overly wet conditions. For this reason, it usually colonizes upland forests, fields, hedgerows, and openings. It is a prolific bearer of fruit, which wildlife disperse. Left unchecked, it can quickly dominate a open forest floor.



MANAGEMENT:

Small specimens can be hand-pulled. Management of larger and more mature populations will combine mechanical cutting with cut and dab herbicide treatments. Root resprouting can persist for a few years and several seasons of management may be required to fully control the population.



PARTERRE ECOLOGICAL

READING TOWN FOREST

PLAN FOR INVASIVES MANAGEMENT

SHEET 21 OF 23

03/03/23



DESCRIPTION:

Frangula alnus, or Glossy Buckthorn, is a deciduous shrub that grows up to 20 ft. tall. The oblong leaves are up to 2" long, arranged alternately along the stem and are dark green on the surface, glossy above and slightly pubescent beneath. The leaves turn yellow in the fall, and remain on the plant when most other species have already lost their leaves. The yellow-green flowers are arranged in 1-8 flowered sessile, glabrous umbels. This plant flowers after the leaves expand, from May to September. The fruit ripen from red to black July to August.

GLOSSY BUCKTHORN
Frangula alnus



HABITAT:

Buckthorn thrives in early successional habitat. Buckthorn will also tolerate wetland soils where it can form dense stands that suppress the growth of native plant species. The seed is readily dispersed by birds, and the extended productivity of the fruit into winter allows the plant to be dispersed through the entire season.



MANAGEMENT:

Hand cut plant approximately 6" above the ground and apply a triclopyr-based solution or perform a basal-bark painting in late fall. All fruiting plant material should be bagged and disposed of to prevent reestablishment.



DESCRIPTION:

Lonicera morrowii, Morrow's honeysuckles are upright, deciduous shrubs that typically have a multi-stem mounding appearance. Oval leaves are opposite along the stem with smooth edges (no teeth or lobes) and hairy on the underside. Mature stems are often hollow on the interior and peeling on the outer bark. In the spring pairs of fragrant, tubular flowers less than an inch long are borne along the stem in the leaf axils. The fruits are red to orange, and fleshy.

MORROW'S HONEYSUCKLE
Lonicera morrowii



HABITAT:

Honeysuckles are relatively shade-intolerant and usually colonize forest edges, abandoned fields, and other open, upland habitats. Grazed meadows and disturbed woodlands are especially vulnerable. Woodlands and open meadows, especially those that have been grazed or otherwise disturbed and are left unmanaged are also highly susceptible. Morrow's Honeysuckle are highly adaptable and can grow in even challenging environments such as roadsides and wetland edges.



MANAGEMENT:

Honeysuckle management can combine mechanical mowing and manual hand pulling with cut and dab herbicide treatments. Small specimens may be removed manually as honeysuckle root systems are fairly shallow. Root resprouting can persist for a few years and several seasons of management may be required to fully control the population.

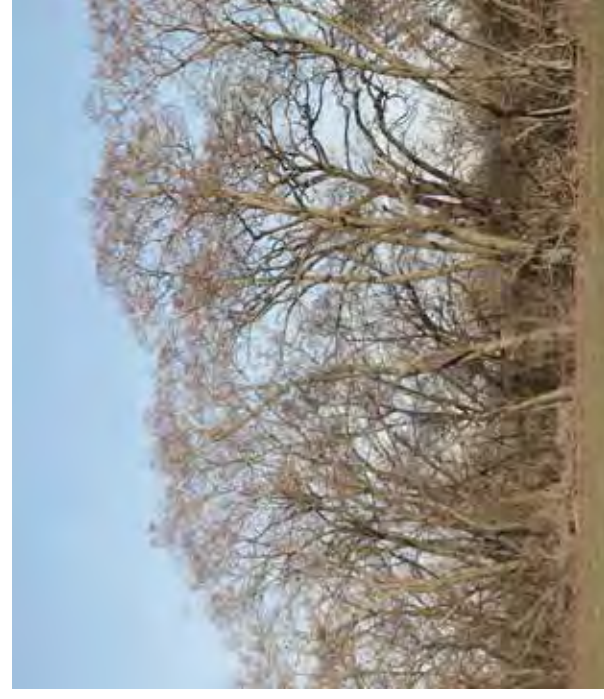


BLACK LOCUST
Robinia pseudoacacia



HABITAT:

Black locust is a shade-intolerant species typical to woodland edges and disturbed areas with dry soil. It is capable of spreading by underground roots and suckers. Although locally native to parts of the US, it is considered an undesirable species in New England, particularly in uncommon habitats as its nitrogen-fixing ability allows it to out-compete native plants. It is a typical pioneer species that prefers full sun and often colonizes areas of disturbance and forest edges. It prefers dry soils.



MANAGEMENT:

Small (less than 1" caliper) saplings can be pulled out by hand but larger trees need to be addressed more aggressively. Cutting alone is insufficient in controlling this plant, because of copious stump resprouting and root suckering. Best management practices include the application of systemic herbicides to the freshly cut stumps, but there may be a need to monitor and retreat in subsequent seasons. In fields, regular mowing can control root suckers.





MULTIFLORA ROSE
Rosa multiflora

DESCRIPTION:

Rosa multiflora, Multiflora Rose is a shrub with arching canes with a mounding shape in the landscape. The leaves are divided into five to eleven sharply toothed leaflets. The base of each leaf stalk has a pair of fringed bracts which is a key identifier of the plant from other wild rose. Beginning in early summer, clusters of showy white flowers appear. The flowers are followed by developing red fruit, or hips, during the summer that remain on the plant through the winter.



HABITAT:

Multiflora Rose thrives in early successional habitat. The rose has a wide tolerance for various soil, moisture, and light conditions. It occurs in dense woods, along river banks and roadsides and in open unmanaged fields. It can form a dense understory that suppresses growth of native plant species. The seed is readily dispersed by birds, and the extended productivity of the fruit into winter months allows wide spread distribution of the plant.



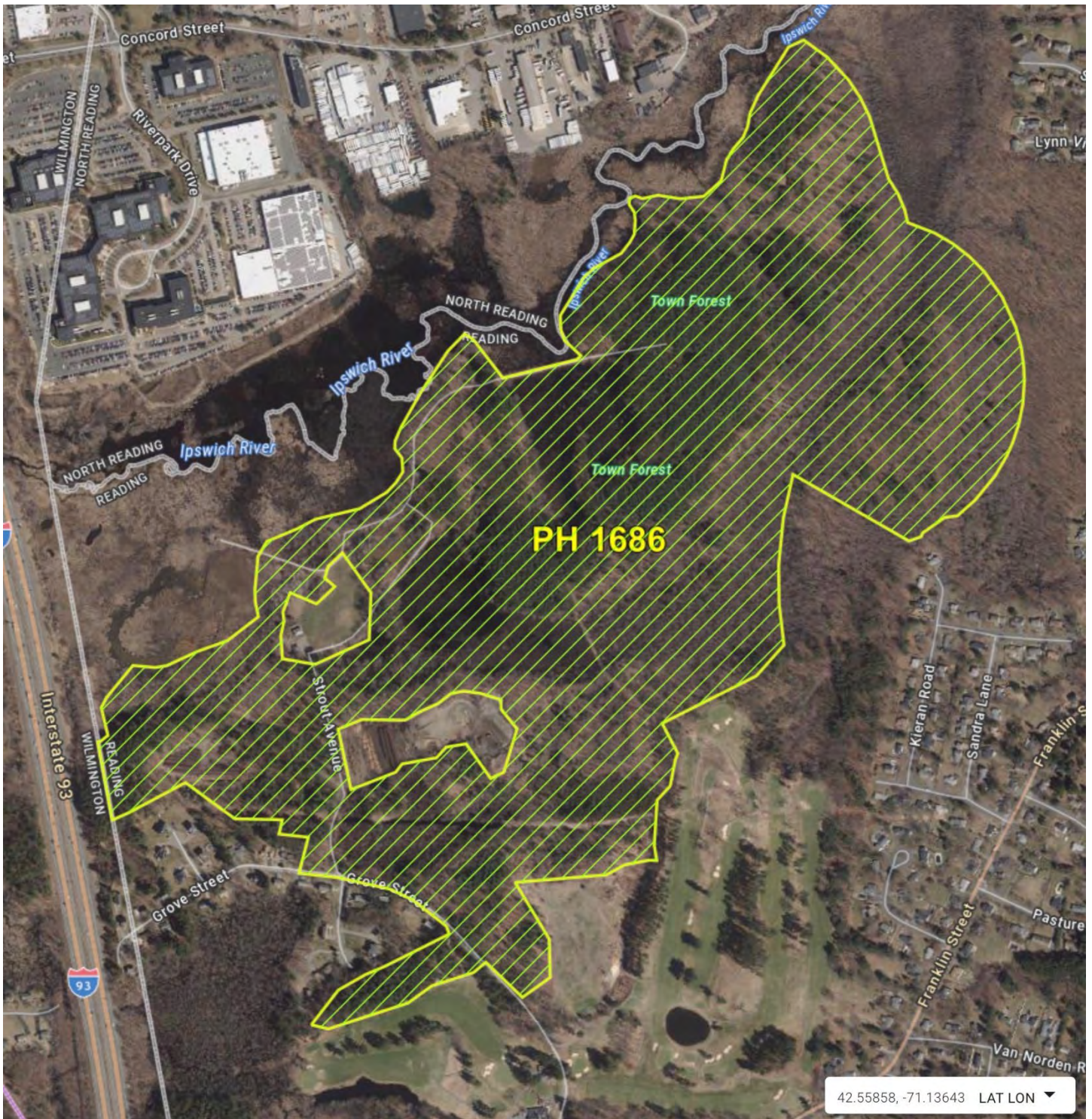
MANAGEMENT:

Manual methods of hand-pulling seedlings is effective. For more established shrubs, a combination of pruning to reduce mass followed by cut & dab treatments with a triclopyr-based herbicide is recommended. Persistent root infestations may require repeat cutting over several seasons. Rake any seeds present, bagging and disposing of correctly.

 PARTERRE ECOLOGICAL	READING TOWN FOREST	PLAN FOR INVASIVES MANAGEMENT	SHEET 23 OF 23 <hr/> 03/03/23
------------------------------------------------------------------------------------------------------------------	---------------------	-------------------------------	----------------------------------

ATTACHMENT #9
PROJECT PLANS SHOWING
PRIORITY HABITAT BOUNDARIES

Reading Town Forest Priority Habitat Boundaries





MASSWILDLIFE

DIVISION OF FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581
p: (508) 389-6300 | f: (508) 389-7890
MASS.GOV/MASSWILDLIFE

July 11, 2023

Jane Kinsella
Town of Reading- Department of Public Works
16 Lowell Street
Reading, Massachusetts 01867

RE: Applicant: Jane Kinsella
 Project Location: Reading town forest, off Stout Avenue
 Project Description: Invasive species control
 NHESP File No.: **23-8351**

Dear Applicant:

Thank you for submitting the Reading Town Forest Invasive Management Plan to the Natural Heritage and Endangered Species Program of the MA Division of Fisheries and Wildlife (the "Division") for review pursuant to the Massachusetts Endangered Species Act (MGL c. 131A, "MESA") and its implementing regulations (321 CMR 10.00). The Applicant proposes to manage invasive species using manual (pulling), mechanical (hand cutting), and chemical (stump treatment) methods, as well as initiating restoration on previously managed areas using native seed mixes and plantings (the "Project").

The Division has determined that this Project, as currently proposed, will occur **within** the actual habitat of the following species:

<u>Scientific Name</u>	<u>Common Name</u>	<u>Taxonomic Group</u>	<u>State Status</u>
<i>Ambystoma laterale pop. 1</i>	Blue-spotted Salamander	Amphibian	Special Concern

This species and its habitats are protected in accordance with the MESA.

The Division hereby approves of the Project provided the attached conditions are fully implemented and there are no changes to the project plans.

Based on a review of the information that was provided, the Division has determined that this project, as currently proposed, appears to be **exempt from a MESA review** pursuant to 321 CMR 10.14 which states: "[t]he following Projects and Activities shall be exempt from the requirements of 321 CMR 10.18 through 10.23..."

(15) The active management of State-listed Species' habitat, including but not limited to mowing, cutting,

burning, or pruning of vegetation, or removing exotic or invasive species, for the purpose of maintaining or enhancing the habitat for the benefit of rare species, provided that the management is carried out in accordance with a habitat management plan approved in writing by the Division”

Please note that this determination addresses only the matter of state-listed species and their habitats. If you have any questions regarding this letter please contact Alexandra Echandi, Endangered Species Review Biologist, at alexandra.echandi@mass.gov.

Sincerely,



Everose Schlüter, Ph.D.
Assistant Director

cc:

Attachment: List of Conditions

List of Conditions

Applicant: Jane Kinsella
Project Location: Reading town forest, off Stout Avenue
Project Description: Invasive species control
NHESP File No.: 23-8351
Heritage Hub Form ID: RC-64651
Approved Plan: Invasive Mapping: Blazed Trails & Spurs
Plan date: 3/3/2023 Revised Date: N/A

To avoid a prohibited Take of state-listed species, the following condition(s) must be met:

1. **Authorization Duration:** This authorization is valid for 5 years from the date of issuance. Work may be completed at any time during this 5-year period in compliance with the conditions herein. Thereafter, the Applicant must re-file pursuant to the MESA.
2. **Methodology:** Invasive plant management shall be completed on foot.
3. **Disposal:** Cut plant material shall be stockpiled in uplands as habitat features for wildlife or taken off site for disposal. Stockpiles shall be scattered to allow for wildlife movement.

ATTACHMENT #6
CERTIFIED ABUTTERS LIST



**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
16 LOWELL STREET
READING, MA 01867-2693

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

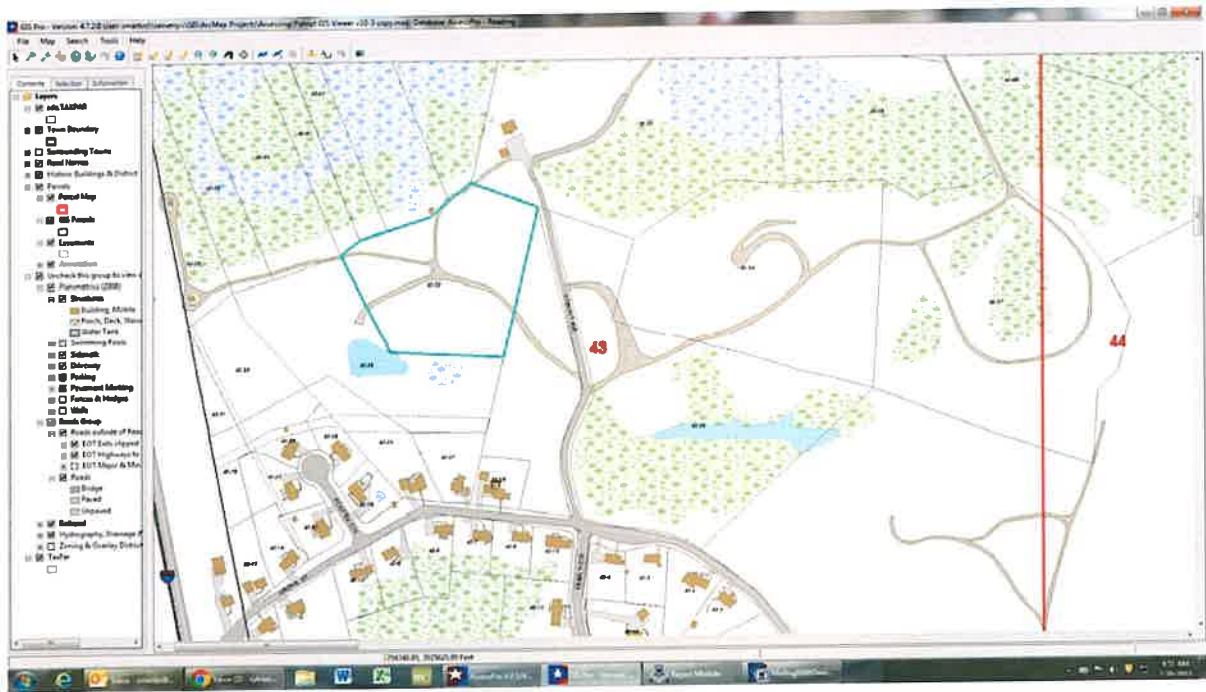
ABUTTERS LIST
CERTIFICATION

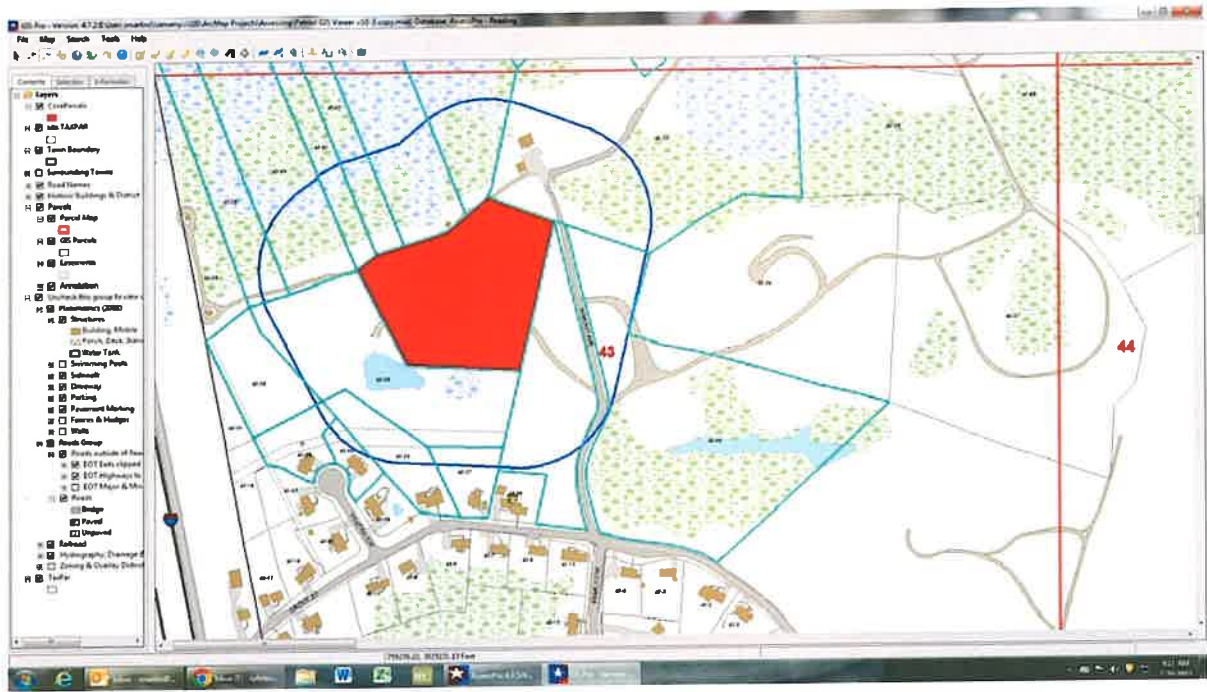
FOR BOARD OF ASSESSORS

VICTOR P. SANTANIELLO, CHIEF APPRAISER DATE


PHILIP CANNIFF, ASSISTANT APPRAISER

7/24/2023
DATE





EXTERIOR INFORMATION

Type: Sty Ht: (Liv) Units: Total: Foundation: Frame: Prime Wall: Sec Wall: Roof Struct: Roof Cover: Color: View / Desir:

BATH FEATURES

Full Bath: Rating: A Bath: Rating: 3/4 Bath: Rating: A 3QBth: Rating: 1/2 Bath: Rating: A HBth: Rating: Other Fix: Rating:

OTHER FEATURES

Kits: Rating: A Kits: Rating: Fpl: Rating: WSFlue: Rating:

CONDO INFORMATION

Location: Total Units: Floor: % Own: Name: Const Mod: Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: Prim Int Wall: Sec Int Wall: Partition: Prim Floors: Sec Floors: Bsmnt Flr: Bsmnt Gar: Electric: Insulation: Int vs Ext: Heat Fuel: Heat Type: # Heat Sys: % Heated: Solar HW: % Com Wall

DEPRECIATION

Phys Cond: AV - Average 0.0 % Functional: % Economic: % Special: % Override: % Total: 0 %

CALC SUMMARY

Basic \$ / SQ: 1.000000000 Const Adj: 8.000000000 Adj \$ / SQ: Other Features: 0 Grade Factor: NBHD Inf: 1.10000002 NBHD Mod: LUC Factor: 1.00 Adj Total: 0 Depreciation: 0 Depreciated Total: 0

MOBILE HOME Make: Model: Year: Serial #: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
41	IMP SHD	D	Y	1	195	A	AV	1982	7.50	T	39	930		900			900
41	IMP SHD	D	Y	1	195	A	AV	1982	7.50	T	39	930		900			900

Total Yard Items: 1,800 Total Special Features: 1,800

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: BRs: Baths: HB	

REMODELING

Exterior: Interior: Additions: Kitchen: Baths: Plumbing: Electric: Heating: General: No Unit RMS BRS FL

RES BREAKDOWN

Totals

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrp	% Type	Qu #	Ten
				Total:	FinArea					

IMAGE

Net Sketched Area: Gross Area

AssessPro Patriot Properties, Inc

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Before Depr:	0.00		
Special Features:	Val/Su Net:			
Final Total:	Val/Su SzAd:			

PARCEL ID 043.0-0000-0030.0



Patriot Properties

Readina

Abutters List

07/20/2023

9:15:23AM

Filter Used: DataProperty.AccountNumber in (8071,8072,7638,7630,7632,7625,7636,7637,7623,7626,7639,7627,7628,7622,7621)

**Reading
Abutters List**

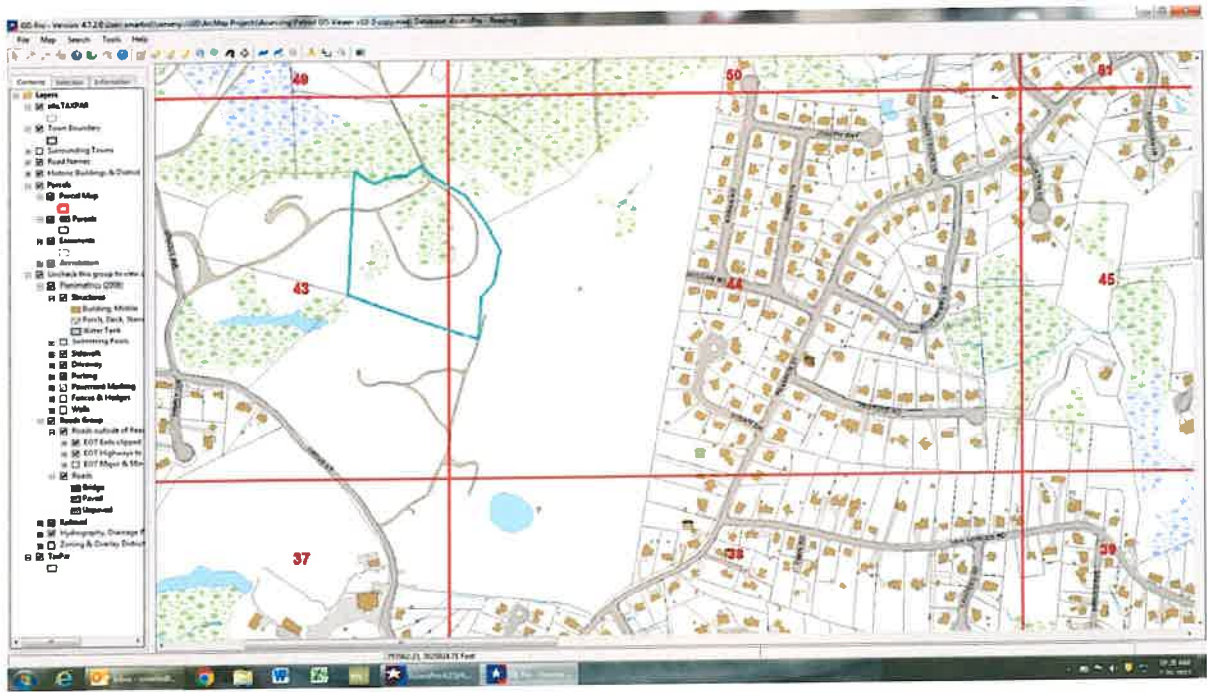
Subject Parcel ID: STROUT AVE

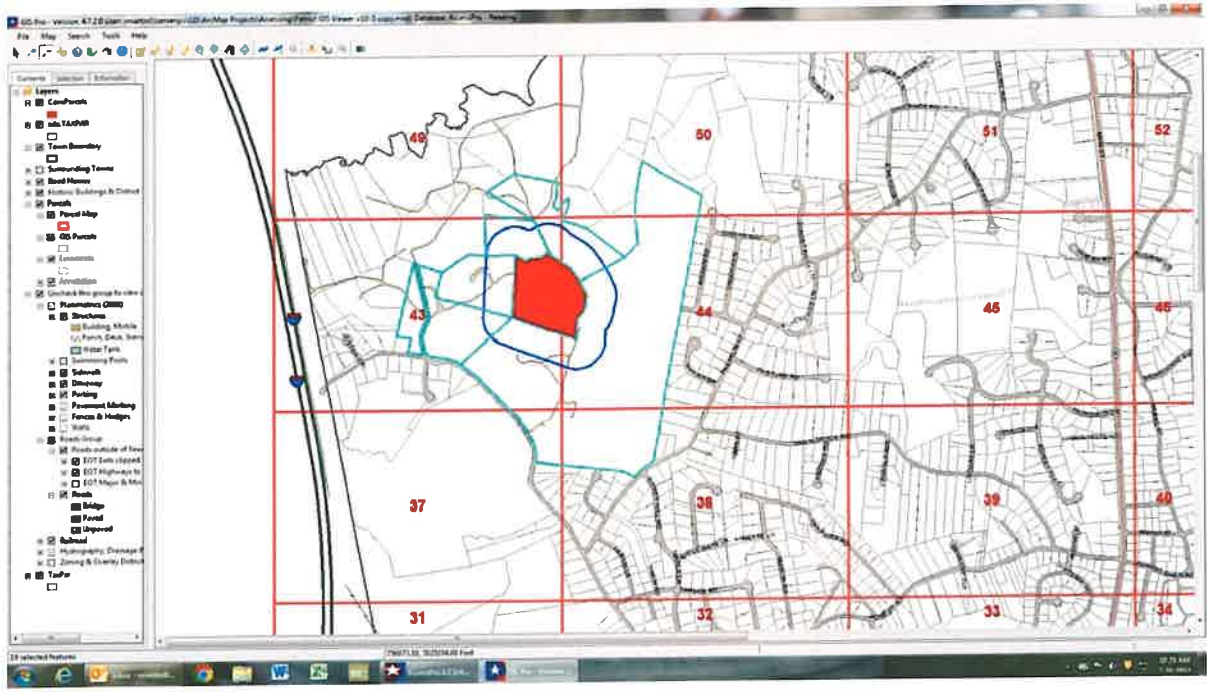
Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
043.0-0000-0023.0	16 FOSTER CIR	CHOI MINJUNG	RAMACHANDRAN KARTHIK	16 FOSTER CIR	READING	MA	01867
043.0-0000-0024.0	11 FOSTER CIR	BAHETI ANIRUDH		11 FOSTER CIR	READING	MA	01867
043.0-0000-0025.0	423 GROVE ST	EGBERT ALLAN L JR TRUSTEE ET.	423 GROVE STREET REALT	423 GROVE ST	READING	MA	01867
043.0-0000-0027.0	419 GROVE ST	PERSONS MATTHEW	PERSONS JENNIFER TE	419 GROVE ST	READING	MA	01867
043.0-0000-0028.0	OFF GROVE ST	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
043.0-0000-0029.0	OFF GROVE ST	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
043.0-0000-0030.0	STROUT AVE	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
043.0-0000-0033.0	STROUT AVE	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
043.0-0000-0035.0	GROVE ST	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
043.0-0000-0039.0	100 ACRE MEADOW	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
043.0-0000-0040.0	NEAR GROVE ST	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
043.0-0000-0041.0	100 ACRE MEADOW	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
043.0-0000-0042.0	100 ACRE MEADOW	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
049.0-0000-0002.0	N OF GROVE ST	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
049.0-0000-0003.0	100 ACRE MEADOW	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867

Parcel Count: 15

End of Report







PROPERTY LOCATION

No: 043.0000-0037.0
Off: GROVE ST, READING
Map: Lot: Sublot

OWNERSHIP

Owner 1: TOWN OF READING
Owner 2: TOWN FOREST
Owner 3:
Street 1: 16 LOWELL ST
Street 2:
Twn/City: READING
S/Prov: MA Cntry: Own Occ: Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 11.5 ACRES of land mainly classified as VACANT MNCPL

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z S20	SINGLE FA	100	water	
o			Sewer	
n			Electri	
			Exmpt	
Census:				
Flood Haz:				
D READ	READ	100	Topo	
s			Street	NONE
t			Gas	NONE

LAND SECTION (First 7 lines only)

Use Code	LUC Description	Fact	No of Units	Depth / Price/Units	Land Type	Unit Type	Unit Price	Land Area	Acres
930	VACANT MNC		11.5	UNDEVELOPA	1.0	ACRES	10,000.	1.10 MG	1.10

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	11,500			126,500	126,500
Total Card	11,500			126,500	126,500
Total Parcel	11,500			126,500	126,500

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	930	PTCH	0	0	11.5	126,500	126,500	126,500	126,500 patch	4/27/2023
2023	930	FV	0	0	11.5	126,500	126,500	126,500	Year end	1/9/2023
2022	930	FV	0	0	11.5	115,000	115,000	115,000	Year end	12/20/2021
2021	930	FV	0	0	11.5	142,600	142,600	142,600	Year End Roll	12/15/2020
2020	930	FV	0	0	11.5	135,700	135,700	135,700	Year End Roll	12/17/2019
2019	930	FV	0	0	11.5	129,300	129,300	129,300	YER	12/12/2018
2018	930	FV	0	0	11.5	121,900	121,900	121,900	YER	12/27/2017
2017	930	FV	0	0	11.5	115,000	115,000	115,000	Year End Roll	1/3/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11553-0120		1/1/2001			No	No		

BUILDING PERMITS

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z S20	SINGLE FA	100	water	
o			Sewer	
n			Electri	
			Exmpt	
Census:				
Flood Haz:				
D READ	READ	100	Topo	
s			Street	NONE
t			Gas	NONE

LAND SECTION (First 7 lines only)

Use Code	LUC Description	Fact	No of Units	Depth / Price/Units	Land Type	Unit Type	Unit Price	Land Area	Acres
930	VACANT MNC		11.5	UNDEVELOPA	1.0	ACRES	10,000.	1.10 MG	1.10

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	11,500			126,500	126,500
Total Card	11,500			126,500	126,500
Total Parcel	11,500			126,500	126,500

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Blgd Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	930	PTCH	0	0	11.5	126,500	126,500	126,500	126,500 patch	4/27/2023
2023	930	FV	0	0	11.5	126,500	126,500	126,500	Year end	1/9/2023
2022	930	FV	0	0	11.5	115,000	115,000	115,000	Year end	12/20/2021
2021	930	FV	0	0	11.5	142,600	142,600	142,600	Year End Roll	12/15/2020
2020	930	FV	0	0	11.5	135,700	135,700	135,700	Year End Roll	12/17/2019
2019	930	FV	0	0	11.5	129,300	129,300	129,300	YER	12/12/2018
2018	930	FV	0	0	11.5	121,900	121,900	121,900	YER	12/27/2017
2017	930	FV	0	0	11.5	115,000	115,000	115,000	Year End Roll	1/3/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11553-0120		1/1/2001			No	No		

BUILDING PERMITS

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z S20	SINGLE FA	100	water	
o			Sewer	
n			Electri	
			Exmpt	
Census:				
Flood Haz:				
D READ	READ	100	Topo	
s			Street	NONE
t			Gas	NONE

LAND SECTION (First 7 lines only)

Use Code	LUC Description	Fact	No of Units	Depth / Price/Units	Land Type	Unit Type	Unit Price	Land Area	Acres
930	VACANT MNC		11.5	UNDEVELOPA	1.0	ACRES	10,000.	1.10 MG	1.10



Patriot Properties

Readina

Abutters List

07/20/2023

10:32:43AM

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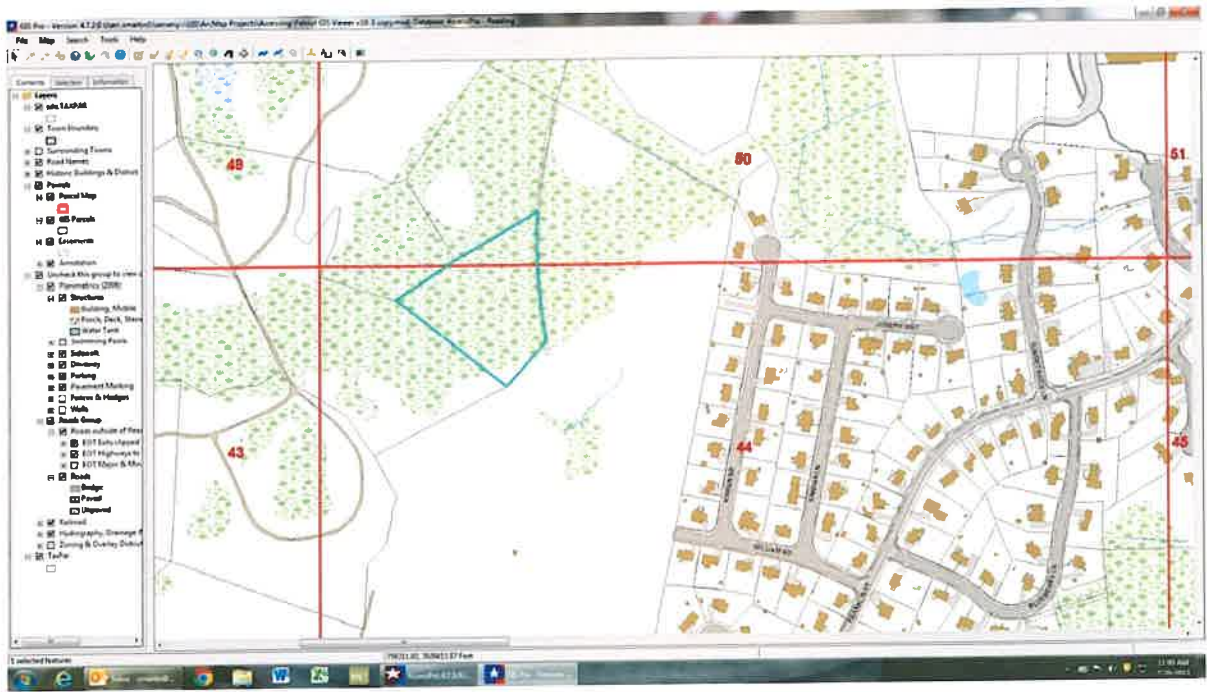
Subject Parcel ID: OFF GROVE ST 37

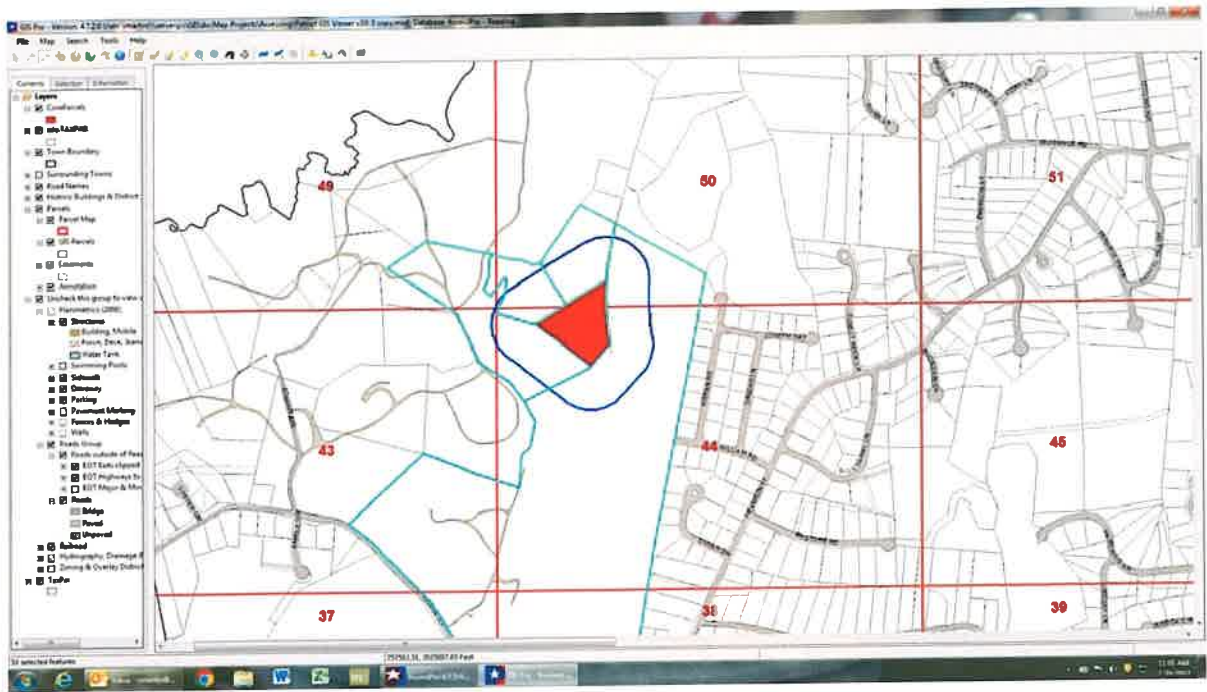
Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
043.0-0000-0034.0	OFF GROVE ST	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
043.0-0000-0035.0	GROVE ST	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
043.0-0000-0036.0	OFF GROVE ST	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
043.0-0000-0037.0	OFF GROVE ST	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
043.0-0000-0043.0	GREAT ISLAND	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
044.0-0000-0024.0	GROVE ST	MEADOW BROOK GOLF CLUB		288 GROVE ST	READING	MA	01867

Parcel Count: 6

End of Report







USER DEFINED
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

IN PROCESS APPRAISAL SUMMARY
 Use Code 930
 Land Size 4,000
 Building Value
 Yard Items
 Land Value 44,000
 Total Value 44,000
 Total Card
 Total Parcel
 Source: Market Adj Cost
 Total Value per SQ unit /Card: N/A
 Parcel: N/A
 Land Unit Type: AC

LEGAL DESCRIPTION
 Entered Lot Size
 Total Land: 4
 Land Unit Type: AC

PREVIOUS ASSESSMENT
 Parcel ID 044.0-0000-0117.0
 Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Date
 2024 930 PTCH 0 44,000 4 44,000 44,000 44,000 patch 4/27/2023
 2023 930 FV 0 44,000 4 44,000 44,000 Year end 1/9/2023
 2022 930 FV 0 40,000 4 40,000 40,000 Year end 12/20/2021
 2021 930 FV 0 49,600 4 49,600 49,600 Year End Roll 12/15/2020
 2020 930 FV 0 47,200 4 47,200 47,200 Year End Roll 12/17/2019
 2019 930 FV 0 45,000 4 45,000 45,000 YER 12/12/2018
 2018 930 FV 0 42,400 4 42,400 42,400 YER 12/27/2017
 2017 930 FV 0 40,000 4 40,000 40,000 Year End Roll 1/3/2017

SALES INFORMATION
 Grantor
 Legal Ref 01284-0517
 Date 1/1/2001
 Type
 Sale Price
 V Tst Verif
 No No

TAX DISTRICT
 Date 1/1/2001
 Type
 Sale Price
 V Tst Verif
 No No

PAT ACCT.
 Date 1/1/2001
 Type
 Sale Price
 V Tst Verif
 No No

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z S20 SINGLE FA 100 water
 o Sewer
 n Electric
 Exempt
 Census:
 Flood Haz:
 D READ READ 100 Topo
 s Street N NONE
 t Gas: N NONE

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units
 Code Fact ACRES UNDEVELOPA 1.0 0 10,000 1.10 MG 1.10
 930 VACANT MNC 4

OTHER ASSESSMENTS
 Code Description/No Amount Com. Int

PROPERTY LOCATION
 No OFF
 All No GROVE ST, READING
 Direction/Street/City
 Unit #

OWNERSHIP
 Owner 1: TOWN OF READING
 Owner 2: TOWN FOREST
 Owner 3:
 Street 1: 16 LOWELL ST
 Street 2:
 Twn/City: READING
 St/Prov: MA Cntry
 Own Occ:
 Type:

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

NARRATIVE DESCRIPTION
 This Parcel contains 4. ACRES of land mainly classified as VACANT MNCPL

OTHER ASSESSMENTS
 Code Description/No Amount Com. Int

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z S20 SINGLE FA 100 water
 o Sewer
 n Electric
 Exempt
 Census:
 Flood Haz:
 D READ READ 100 Topo
 s Street N NONE
 t Gas: N NONE

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units
 Code Fact ACRES UNDEVELOPA 1.0 0 10,000 1.10 MG 1.10
 930 VACANT MNC 4

OTHER ASSESSMENTS
 Code Description/No Amount Com. Int

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z S20 SINGLE FA 100 water
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LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units
 Code Fact ACRES UNDEVELOPA 1.0 0 10,000 1.10 MG 1.10
 930 VACANT MNC 4

SALES INFORMATION
 Grantor
 Legal Ref 01284-0517
 Date 1/1/2001
 Type
 Sale Price
 V Tst Verif
 No No

TAX DISTRICT
 Date 1/1/2001
 Type
 Sale Price
 V Tst Verif
 No No

PAT ACCT.
 Date 1/1/2001
 Type
 Sale Price
 V Tst Verif
 No No

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z S20 SINGLE FA 100 water
 o Sewer
 n Electric
 Exempt
 Census:
 Flood Haz:
 D READ READ 100 Topo
 s Street N NONE
 t Gas: N NONE

LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units
 Code Fact ACRES UNDEVELOPA 1.0 0 10,000 1.10 MG 1.10
 930 VACANT MNC 4

OTHER ASSESSMENTS
 Code Description/No Amount Com. Int

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z S20 SINGLE FA 100 water
 o Sewer
 n Electric
 Exempt
 Census:
 Flood Haz:
 D READ READ 100 Topo
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LAND SECTION (First 7 lines only)
 Use LUC No of Units Depth / Price/Units
 Code Fact ACRES UNDEVELOPA 1.0 0 10,000 1.10 MG 1.10
 930 VACANT MNC 4

OTHER ASSESSMENTS
 Code Description/No Amount Com. Int

PROPERTY FACTORS
 Item Code Description % Item Code Description
 Z S20 SINGLE FA 100 water
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 n Electric
 Exempt
 Census:
 Flood Haz:
 D READ READ 100 Topo
 s Street N NONE
 t Gas: N NONE

ACTIVITY INFORMATION
 Date Result By Name

ACTIVITY INFORMATION
 Date Result By Name

ACTIVITY INFORMATION
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 Date Result By Name

ACTIVITY INFORMATION
 Date Result By Name

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ACTIVITY INFORMATION
 Date Result By Name

ACTIVITY INFORMATION
 Date Result By Name



Patriot Properties

Readina

Abutters List

07/20/2023

11:04:56AM

Filter Used: DataProperty.AccountNumber in (7756,8083,8082,7640,7663)

Subject Parcel ID: OFF GROVE 44-117

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
043.0-0000-0043.0	GREAT ISLAND	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
044.0-0000-0024.0	GROVE ST	MEADOW BROOK GOLF CLUB		288 GROVE ST	READING	MA	01867
044.0-0000-0117.0	OFF GROVE ST	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
050.0-0000-0003.0	GREAT ISLAND	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
050.0-0000-0004.0	DIVIDENCE MEADOW	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867

Parcel Count: 5

End of Report



APPRaised: 57,200 / 57,200 / 57,200 / 57,200

USE VALUE: 57,200 / 57,200 / 57,200 / 57,200

ASSESSED: 57,200 / 57,200 / 57,200 / 57,200

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
930	5.200			57,200	57,200
Total Card	5.200			57,200	57,200
Total Parcel	5.200			57,200	57,200

Source: Market Adj Cost Total Value per SQ unit /Card: N/A /Parcel: N/A

PROPERTY LOCATION

No	Alt No	Direction/Street/City
		GREAT ISLAND, READING
OWNERSHIP		
Owner 1:	TOWN OF READING	
Owner 2:	TOWN FOREST	
Owner 3:		
Street 1:	16 LOWELL ST	
Street 2:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cal	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2024	930	PTCH		0	5.2	57,200	57,200	57,200	57,200 patch	4/27/2023
2023	930	FV		0	5.2	57,200	57,200	57,200	Year end	1/9/2023
2022	930	FV		0	5.2	52,000	52,000	52,000	Year end	12/20/2021
2021	930	FV		0	5.2	64,500	64,500	64,500	Year End Roll	12/15/2020
2020	930	FV		0	5.2	61,400	61,400	61,400	Year End Roll	12/17/2019
2019	930	FV		0	5.2	58,400	58,400	58,400	YER	12/12/2018
2018	930	FV		0	5.2	55,100	55,100	55,100	YER	12/27/2017
2017	930	FV		0	5.2	52,000	52,000	52,000	Year End Roll	1/3/2017

PREVIOUS OWNER

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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	05447-0108		1/1/2001			No	No		

NARRATIVE DESCRIPTION

This Parcel contains 5.2 ACRES of land mainly classified as VACANT MNCPL

OTHER ASSESSMENTS

Code	Description/No	Amount	Com. Int

PROPERTY FACTORS

Item Code	Description	%	Item Code	Description
Z S20	SINGLE FA	100	water	
o			Sewer	
n			Electri	
			Exmpt	
D READ	READ	100	Topo	
s			Street	N
t			Gas	N

LAND SECTION (First 7 lines only)

Use Code	LUC	No of Units	Depth / Price/Units	Land Type	Unit Type	Unit Price
930	VACANT MNC	5.2	ACRES	UNDEVELOPA	1.0	0 10,000. 1.10 MG 1.10

ACTIVITY INFORMATION

Date	Result	By	Name

VERIFICATION OF VISIT NOT DATA

Sign:	Spec	J	Land	Code	Use Value	Notes
					57,200	LAND-LOCKED

Total AC/HA: 5.20000	Total SF/SM: 226512	Parcel LUC: 930	VACANT MNCPL	Prime NB Desc: MOD GD	Total: 57,200	Spl Credit	Total: 57,200
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SKETCH

COMMENTS

BATH FEATURES

Full Bath	Rating:	
A Bath:	Rating:	
3/4 Bath:	Rating:	
A 3QBth:	Rating:	
1/2 Bath:	Rating:	
A HBth:	Rating:	
OtherFix:	Rating:	

RESIDENTIAL GRID

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	# Units
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMS:							BRS:	Baths:				HB

OTHER FEATURES

Kits:	Rating:	
A Kits:	Rating:	
Fpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	0.0	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:				0

INTERIOR INFORMATION

Avg HU/FL:	
Prim Int Wall:	
Sec Int Wall:	
Partition:	
Prim Floors:	
Sec Floors:	
Bsmnt Fir:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	
Solar HW:	
% Com Wall:	

EXTERIOR INFORMATION

Grade:	
Year Blt:	
Alt LUC:	
Jurisdic:	
Const Mod:	
Lump Sum Adj:	

MOBILE HOME

Make:	
Model:	
Year:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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RES MODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

RES BREAKDOWN

No Unit	RMS	BRS	FL
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COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
------	-----------	-----	------	------------

CALC SUMMARY

Basic \$ / SQ:	1.000000000
Size Adj:	8.000000000
Const Adj:	8.000000000
Adj \$ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.100000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

MOBILE HOME

Make:	
Model:	
Year:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

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SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

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SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

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SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

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SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

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SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

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SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

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Model:	
Year:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

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SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

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SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

Make:	
Model:	
Year:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

Make:	
Model:	
Year:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

Make:	
Model:	
Year:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

Make:	
Model:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

Make:	
Model:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

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SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

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Year:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

Make:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

Make:	
Model:	
Year:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

Make:	
Model:	
Year:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

Make:	
Model:	
Year:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

Make:	
Model:	
Year:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year	Unit Price	DIS	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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MOBILE HOME

Make:	
Model:	
Year:	

SPEC FEATURES/YARD ITEMS

Code	Description	A
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Patriot Properties

Readina

Abutters List

07/20/2023

11:31:59AM

Filter Used: DataProperty.AccountNumber in (8099,8078,7630,8076,8073,7640,8075,8074,8070)

Subject Parcel ID: 100 ACRE MEADOW REPORT

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
043.0-0000-0033.0	STROUT AVE	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
043.0-0000-0043.0	GREAT ISLAND	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
049.0-0000-0001.0	OFF GROVE ST	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
049.0-0000-0004.0	100 ACRE MEADOW	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
049.0-0000-0005.0	GREAT ISLAND	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
049.0-0000-0006.0	GREAT ISLAND	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
049.0-0000-0007.0	GREAT ISLAND	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
049.0-0000-0009.0	100 ACRE MEADOW	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
050.0-0000-0020.0	GREAT ISLAND	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867

Parcel Count: 9

End of Report



Patriot Properties

Readina

Abutters List

07/20/2023

11:37:45AM

Filter Used: DataProperty.AccountNumber in (8071,8072,7638,8077,8078,7630,7632,7639,7628)

Subject Parcel ID: 100 ACRE MEADOW

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
043.0-0000-0030.0	STROUT AVE	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
043.0-0000-0033.0	STROUT AVE	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
043.0-0000-0035.0	GROVE ST	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
043.0-0000-0041.0	100 ACRE MEADOW	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
043.0-0000-0042.0	100 ACRE MEADOW	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
049.0-0000-0002.0	N OF GROVE ST	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
049.0-0000-0003.0	100 ACRE MEADOW	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
049.0-0000-0008.0	100 ACRE MEADOW	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
049.0-0000-0009.0	100 ACRE MEADOW	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867

Parcel Count: 9

End of Report



Patriot Properties

Readina

Abutters List

07/20/2023

11:22:50AM

Filter Used: DataProperty.AccountNumber in (8079,8078,8073)

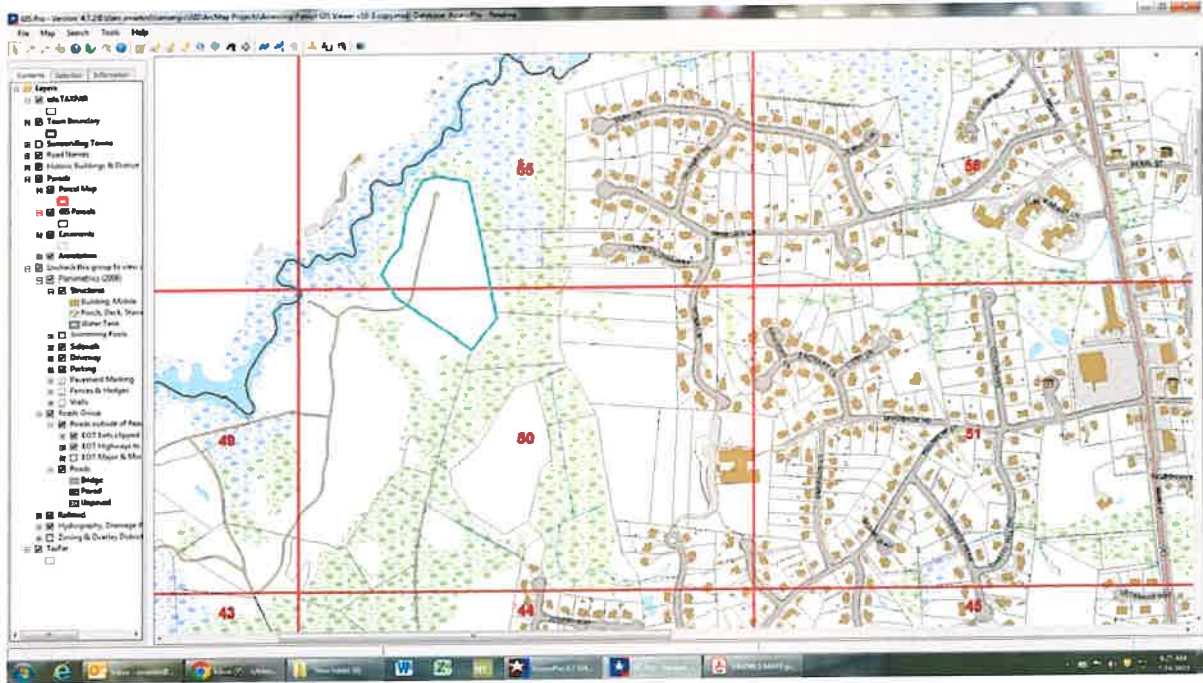
Subject Parcel ID: 1000 ACRE MEADOW

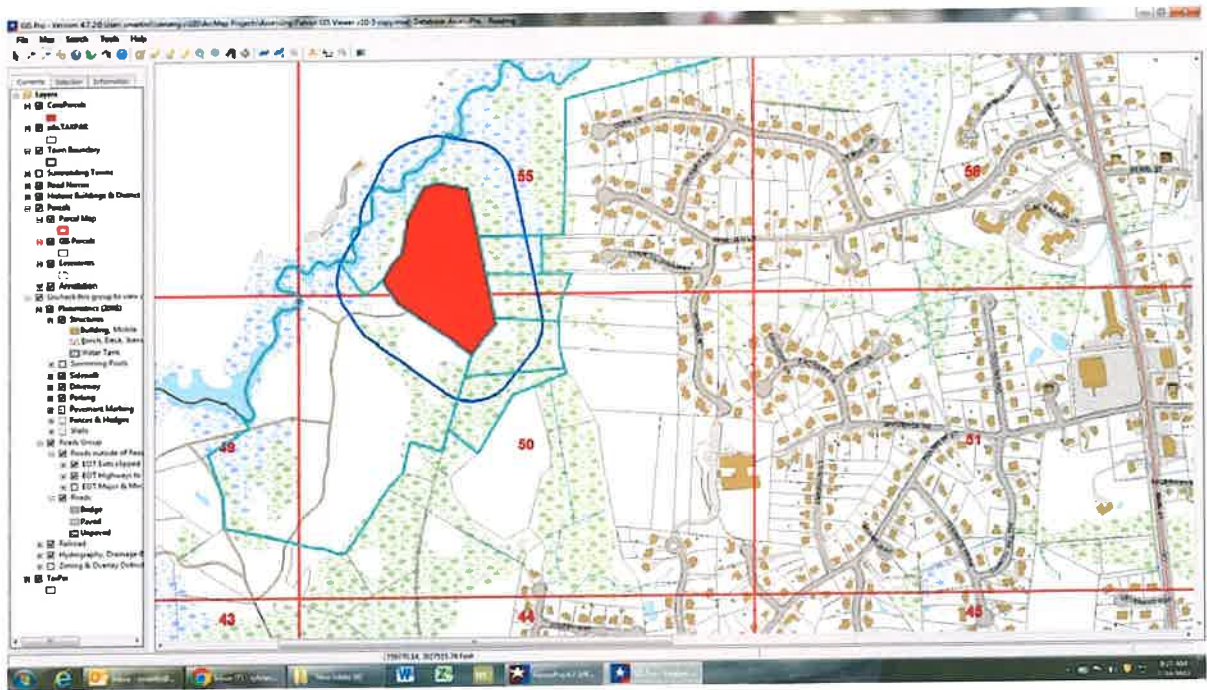
Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
049.0-0000-0004.0	100 ACRE MEADOW	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
049.0-0000-0009.0	100 ACRE MEADOW	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
049.0-0000-0010.0	100 ACRE MEADOW	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867

Parcel Count: 3

End of Report





EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	
Foundation:	
Prime Wall:	
Sec Wall:	
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OtherFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Fppl:		Rating:	
WSFlue:		Rating:	

GENERAL INFORMATION

Grade:	
Year Blt:	
Alt LUC:	
Jurisdic:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wall:	
Sec Int Wall:	
Partiton:	
Prim Floors:	
Sec Floors:	
Bsmnt Fir:	
Subfloor:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	
Solar HW:	
% Corn Wall:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	Average	0.0	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:				0

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS:	BRS:
	Baths:	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMMENTS

SKETCH

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Ustbl	Descrp	% Type	Qu	# Ten										
SUB AREA DETAIL																				
<table border="1" style="width: 100%;"> <tr> <td>Net Statched Area:</td> <td></td> <td>Total:</td> <td></td> <td>FinArea</td> </tr> <tr> <td>Size Ad</td> <td></td> <td>Gross Are</td> <td></td> <td></td> </tr> </table>											Net Statched Area:		Total:		FinArea	Size Ad		Gross Are		
Net Statched Area:		Total:		FinArea																
Size Ad		Gross Are																		

Rate	Parcel ID	Typ	Date	Sale Price
COMPARABLE SALES				
WtAv\$/SQ:		AvRate:		Ind Val
Juris. Factor:		Before Depr:	0.00	
Special Features:	0	Val/Su Net:		
Final Total:	0	Val/Su SzAd		

MOBILE HOME	Make:	Model:	Year:	Color:
SPEC FEATURES/YARD ITEMS				
Code	Description	A	Y/S	Qty
Size/Dim	Qual	Con	Year	Unit Price
DIS	Dep	LUC	Fact	NB Fa
Appr Value	JCod	JFact	Juris. Value	

Basic \$ / SQ:	Size Adj.:	Const Adj.:	Adj \$ / SQ:	Other Features:	Grade Factor:	NBHD Inf:	NBHD Mod:	LUC Factor:	Adj Total:	Depreciation:	Depreciated Total:
1.000000000	1.000000000	8.000000000	0	0	1.100000002	1.00	1.00	0	0	0	0

MOBILE HOME	Make:	Model:	Year:	Color:
SPEC FEATURES/YARD ITEMS				
Code	Description	A	Y/S	Qty
Size/Dim	Qual	Con	Year	Unit Price
DIS	Dep	LUC	Fact	NB Fa
Appr Value	JCod	JFact	Juris. Value	

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Ustbl	Descrp	% Type	Qu	# Ten										
SUB AREA DETAIL																				
<table border="1" style="width: 100%;"> <tr> <td>Net Statched Area:</td> <td></td> <td>Total:</td> <td></td> <td>FinArea</td> </tr> <tr> <td>Size Ad</td> <td></td> <td>Gross Are</td> <td></td> <td></td> </tr> </table>											Net Statched Area:		Total:		FinArea	Size Ad		Gross Are		
Net Statched Area:		Total:		FinArea																
Size Ad		Gross Are																		

MOBILE HOME	Make:	Model:	Year:	Color:
SPEC FEATURES/YARD ITEMS				
Code	Description	A	Y/S	Qty
Size/Dim	Qual	Con	Year	Unit Price
DIS	Dep	LUC	Fact	NB Fa
Appr Value	JCod	JFact	Juris. Value	

MOBILE HOME	Make:	Model:	Year:	Color:
SPEC FEATURES/YARD ITEMS				
Code	Description	A	Y/S	Qty
Size/Dim	Qual	Con	Year	Unit Price
DIS	Dep	LUC	Fact	NB Fa
Appr Value	JCod	JFact	Juris. Value	

MOBILE HOME	Make:	Model:	Year:	Color:
SPEC FEATURES/YARD ITEMS				
Code	Description	A	Y/S	Qty
Size/Dim	Qual	Con	Year	Unit Price
DIS	Dep	LUC	Fact	NB Fa
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Patriot Properties

Readings

Abutters List

07/24/2023

8:42:06AM

Filter Used: DataProperty.AccountNumber in (8099,8102,8430,8416,8103,8429,8104)

**Reading
Abutters List**

Subject Parcel ID: GREAT ISLAND MAP 55 PARCEL 1

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
050.0-0000-0020.0	GREAT ISLAND	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
050.0-0000-0023.0	DIVIDENCE MEADOW	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
050.0-0000-0024.0	DIVIDENCE MEADOW	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
050.0-0000-0025.0	DIVIDENCE MEADOW	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
055.0-0000-0001.0	GREAT ISLAND	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
055.0-0000-0015.0	OFF SANBORN LN	TOWN OF READING	TOWN FOREST	16 LOWELL STREET	READING	MA	01867
055.0-0000-0016.0	MACMILLAN WAY	TOWN OF READING	TOWN FOREST	16 LOWELL STREET	READING	MA	01867

Parcel Count: 7

End of Report