



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

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:

Andrea Parsons andrea.missert@gmail.com
 Name E-Mail Address
 26 Harvard St
 Mailing Address
 Reading MA 01867
 City/Town State Zip Code
 6034013458
 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).



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

C. Project Description

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

26 Harvard St	Reading
Street Address	City/Town
27	232
Assessors Map/Plat Number	Parcel/Lot Number

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

Single family home, neighborhood. wetlands close to backyard and plot plan showing wetlands lines included. Area of project is directly against house. Deck to be built on an area that is currently grass/dirt. No additional vegetation except grass currently there.

with out deck proposal coming close to the 35-foot no build line of conservation wetlands, we would like to request a variance. As a mitigation measure we would like to plant 3 native plants on our property so as to have no adverse impact on wetland values.

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

26 Harvard Plot Plan w/ wetlands marked (included)	8/9/2023
Title	Date
26 Harvard Deck Plan	8/9/2023
Title	Date
Locus Map	8/9/2023
Title	Date

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

Deck built on back of house and existing side of house stairs replaced. Plot plan with zoning information, structures, wetland lines put together from previous owner and utilized to depict location of deck. Contractor put together deck plan, which is included and shows sizing, as well as posts details. We will not be adding any lattice under the deck so that this can remain open to wildlife.



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

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.)
-



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:

Andrea Parsons
Name
26 Harvard St
Mailing Address
Reading
City/Town
MA 01867
State 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.


01269BE661BC4A1...
Signature of Applicant Date 8/9/2023

Signature of Representative (if any) Date

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act, M.G.L., c.131, s.40 and Reading General Bylaws, Section 7.1

(To be submitted to the Conservation Commission when filing a Notice of Intent or Abbreviated Notice of Resource Area Delineation or Request for Determination of Applicability)

I, Andrea Parsons (Name), hereby certify under the pains and penalties of perjury that on 8/1/2023 (Date), I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws, c.131, s.40, and the **DEP Guide to Abutter Notification** dated April 8, 1994, and Reading General Bylaws, Section 7.1 in connection with the following matter:

(Check the applicable form.)

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

filed under M.G.L., c.131, s.40 and R.G.B., s.7.1 by Andrea Parsons (Applicant) with the Town of Reading Conservation Commission on 8/1/2023 (Date) for property located at 26 Harvard St, Reading, MA 01867 (Location).

The form of the notification and list of abutters to whom it was given and their addresses are attached to this Affidavit of Service.

DocuSigned by: Andrea V. Parsons
01269BE861BC4A1...

8/1/2023

Name

Date



TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST

SUBJECT PROPERTY:

ADDRESS: 26 Harvard St, Reading, MA 01867

Assessors' Map Number: _____ Lot Number: _____

APPLICANT/AGENT:

Name: Andrea and Ryan Parsons

Address: 26 Harvard St, Reading, MA 01867

Telephone: 603-401-3458 Email: andrea.missert@gmail.com

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

Conservation Commission:


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

Zoning Board of Appeals:

- Appeal
- Special Permit
- Variance

- Health Department
- Historic District Commission
- Historical Commission
- Other: _____

Brief description of request: Addition of deck to back of house.

DocuSigned by:
Applicant/Agent Signature:  Date: 8/1/2023
01269BE8818C4A1...

The Assessors' Office may require up to three weeks in order to process and approve this request.

Authorized Signature: _____ **Date:** _____

Must be signed by the Public Services Department

2 2

2 2



Patriot Properties

Readina

Abutters List

08/09/2023

9:13:37AM

Filter Used: DataProperty.AccountNumber in
(5308,5286,5168,5312,5143,5309,5534,5144,5291,5536,5140,5180,5535,5497,5495,5171,5169,5139,5314,5182,5288,5292,5141,5287,5310,5170,5181,5142,5290,5285,5496,5307..

Subject Parcel ID: 26 HARVARD ST REPORT

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
026.0-0000-0073.0	217 LOWELL ST	CHASE DAVID Y		33 MILL ST	READING	MA	01867
026.0-0000-0111.0	235 LOWELL ST	MCQUILLEN KAREN L	REBECCA A POULIN	235 LOWELL ST	READING	MA	01867
026.0-0000-0112.0	231 LOWELL ST	OCALLAGHAN DAVID A		231 LOWELL ST	READING	MA	01867
026.0-0000-0113.0	225 LOWELL ST	JEKNAVORIAN MARILYN P		225 LOWELL ST	READING	MA	01867
026.0-0000-0114.0	221 LOWELL ST	SOMERS MICHAEL W		221 LOWELL ST	READING	MA	01867
026.0-0000-0115.0	44 HARVARD ST	FLYNN JENNIFER L	MICHAEL K FLYNN	44 HARVARD ST	READING	MA	01867
026.0-0000-0116.0	38 HARVARD ST	KILBRIDE THOMAS A ETAL TRTEE	TAK AND KAK KILBRIDE RE	38 HARVARD STREET	READING	MA	01867
026.0-0000-0117.0	32 HARVARD ST	SHONKOFF ADAM	SHONKOFF ELEANOR TATE	32 HARVARD STREET	READING	MA	01867
026.0-0000-0140.0	43 HARTSHORN ST	VALENTE ALEXANDER R TRUSTE	VALENTE BARBARA B TRUS	43 HARTSHORN STREET	READING	MA	01867
026.0-0000-0141.0	37 HARTSHORN ST	LANTZ ERIK M	NESPOLA JENNIFER L	37 HARTSHORN ST	READING	MA	01867
026.0-0000-0142.0	33 HARTSHORN ST	BOND HAROLD E	BOND THERESA A	33 HARTSHORN ST	READING	MA	01867
026.0-0000-0143.0	23 HARTSHORN ST	DELACY STEPHEN	HOLLY ELLINGTON	23 HARTSHORN ST	READING	MA	01867
026.0-0000-0151.0	47 HARVARD ST	BADOME MICHAEL P	BADOME KRISTEN A TE	47 HARVARD ST	READING	MA	01867
026.0-0000-0152.0	41 HARVARD ST	THOMPSON KEVIN FRANICIS TE	THOMPSON MILLER MERED	41 HARVARD ST	READING	MA	01867
026.0-0000-0153.0	37 HARVARD ST	BEAUPRE RONALD A TRUSTEE ET	BEAUPRE FAMILY TRUST	37 HARVARD STREET	READING	MA	01867
026.0-0000-0154.0	33 HARVARD ST	MCGOWAN PATRICK P	MCGOWAN ASHLEY K	33 HARVARD ST	READING	MA	01867
026.0-0000-0155.0	27 HARVARD ST	NEEDHAM LINDA E TRUSTEE ETA	LINDA E NEEDHAM LIVING T	27 HARVARD ST	READING	MA	01867
027.0-0000-0020.0	213 LOWELL ST	COUGHLIN MEGHAN A		213 LOWELL ST	READING	MA	01867
027.0-0000-0021.0	207 LOWELL ST	WEAVER WILLIAM R		207 LOWELL STREET	READING	MA	01867
027.0-0000-0022.0	6 PURITAN RD	WHITTAKER GORDON B	KATHY J WHITTAKER	6 PURITAN RD	READING	MA	01867
027.0-0000-0023.0	8 PURITAN RD	MERULLO MICHAEL	MERULLO KRISTEN	8 PURITAN RD	READING	MA	01867
027.0-0000-0024.0	16 PURITAN RD	SHIMKUS DONALD	SHIMKUS STACEY	16 PURITAN RD	READING	MA	01867
027.0-0000-0025.0	20 PURITAN RD	NARAHARA DANIEL M	LESLIE A NARAHARA	20 PURITAN RD	READING	MA	01867
027.0-0000-0026.0	24 PURITAN RD	DWYER MARK F	MARGERY S GRIFFITH	24 PURITAN ROAD	READING	MA	01867
027.0-0000-0027.0	28 PURITAN RD	BALLANTYNE ALEXANDER TR ET	BALLANTYNE FAMILY REAL	28 PURITAN RD	READING	MA	01867
027.0-0000-0028.0	34 PURITAN RD	RUSSO JOELLE	BELLO TERRI	34 PURITAN RD	READING	MA	01867
027.0-0000-0029.0	26 JOHN CARVER RD	BOWEN ROBERT M	ANNE L BOWEN	26 JOHN CARVER RD	READING	MA	01867
027.0-0000-0043.0	3 PRISCILLA RD	HALL MATHEW J TRUSTEE ETAL	HALL FAMILY TRUST	3 PRISCILLA RD	READING	MA	01867
027.0-0000-0044.0	7 PURITAN RD	MACCURTAIN ROBERT K	KRISTIN L MACCURTAIN	7 PURITAN RD	READING	MA	01867
027.0-0000-0045.0	15 PURITAN RD	ROSSETTI CATHERINE B TRUSTE	CBR NOMINEE TRUST	15 PURITAN ROAD	READING	MA	01867
027.0-0000-0046.0	25 PURITAN RD	CASAVANT DAVID A	CAROLE M CASAVANT	25 PURITAN RD	READING	MA	01867
027.0-0000-0047.0	33 PURITAN RD	SEELEY NANCY B TRUSTEE ETAL	NANCY B SEELEY REVOCAL	33 PURITAN ROAD	READING	MA	01867
027.0-0000-0048.0	10 JOHN CARVER RD	CZULADA DAVID	JOHNSON KRISTIN	10 JOHN CARVER RD	READING	MA	01867
027.0-0000-0050.0	12 PRISCILLA RD	DONAHUE WILLIAM	GLORIA DONAHUE	12 PRISCILLA RD	READING	MA	01867
027.0-0000-0232.0	26 HARVARD ST	MISSERT ANDREA	PARSONS RYAN JTROS	26 HARVARD ST	READING	MA	01867
027.0-0000-0233.0	22 HARVARD ST	MARINO PETRA		22 HARVARD ST	READING	MA	01867
027.0-0000-0234.0	14 HARVARD ST	MCSHEEHY MATTHEW	JANET MARIE MCSHEEHY	14 HARVARD ST	READING	MA	01867
027.0-0000-0235.0	10 HARVARD ST	PLANT KAREN	PLANT ROBERT	10 HARVARD ST	READING	MA	01867
027.0-0000-0271.0	9 HARVARD ST	NEWMAN JOEL D	CLAIRE C NEWMAN	9 HARVARD ST	READING	MA	01867

Subject Parcel ID: 26 HARVARD ST REPORT

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
027.0-0000-0272.0	15 HARVARD ST	DAIOPULOS ARTHUR C	MARY A DAIOPULOS	15 HARVARD ST	READING	MA	01867
027.0-0000-0273.0	51 HARTSHORN ST	MULROY JOHN C		51 HARTSHORN STREET	READING	MA	01867
027.0-0000-0282.0	21 HARVARD ST	ALBERT DAVID G	KATHLEEN M ALBERT	21 HARVARD STREET	READING	MA	01867

Parcel Count: 42

End of Report

LEGEND:

- 2' --- TWO FOOT CONTOUR
- 02X00 SPOT GRADE
- 24" ○ DECIDUOUS TREE (> 8" DIA.)
- UTILITY POLE
- BIT. BITUMINOUS
- CONC. CONCRETE
- EOP EDGE OF PAVEMENT
- WETLAND FLAG
- B.V.W. BORDERING VEGETATED WETLAND
- FFE FIRST FLOOR ELEVATION

ZONING INFORMATION:

ZONING DISTRICT : S-15
 MIN. BLDG. SETBACKS:
 FRONT : 20 FEET
 SIDE : 15 FEET
 REAR : 20 FEET

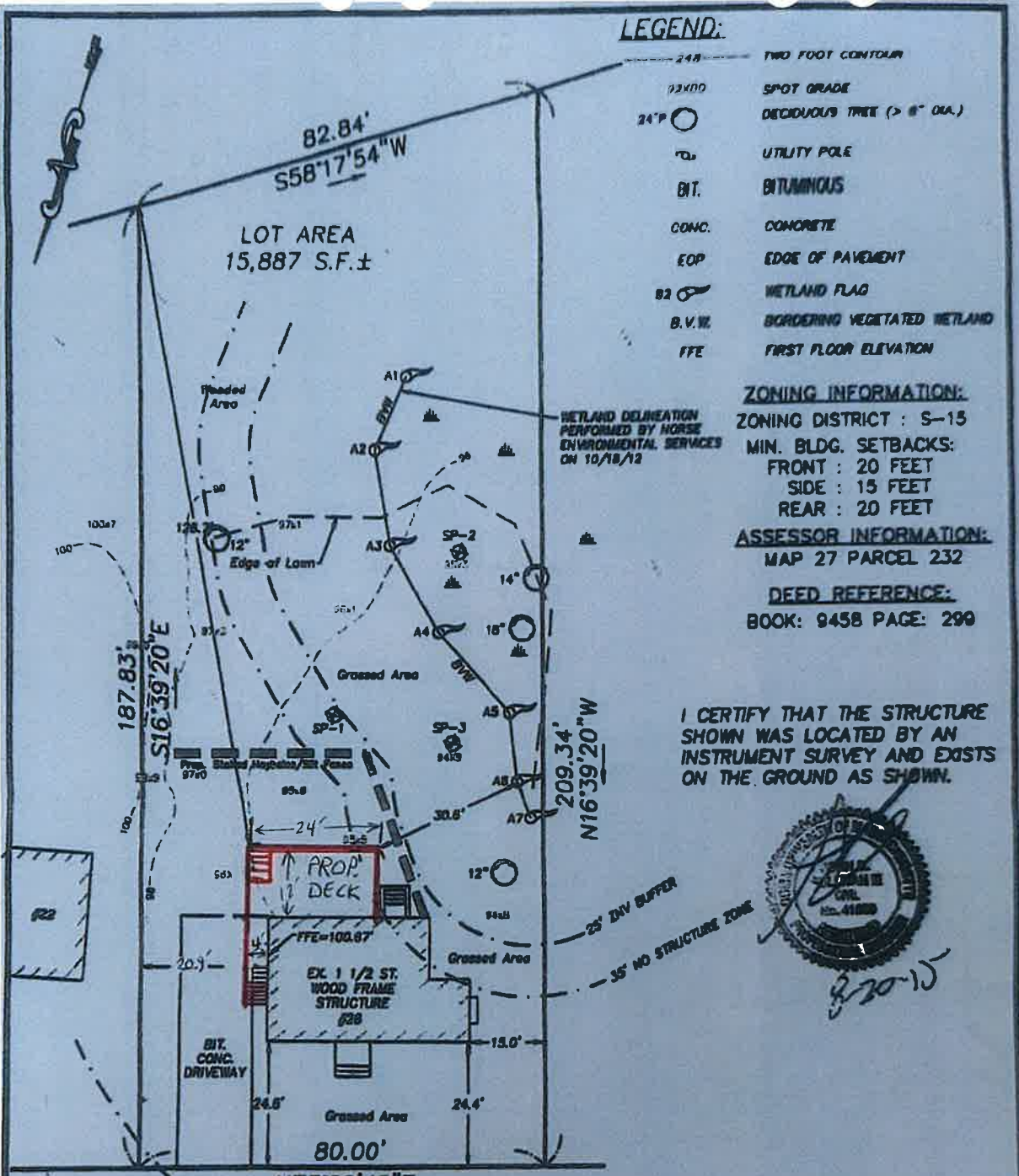
ASSESSOR INFORMATION:

MAP 27 PARCEL 232

DEED REFERENCE:

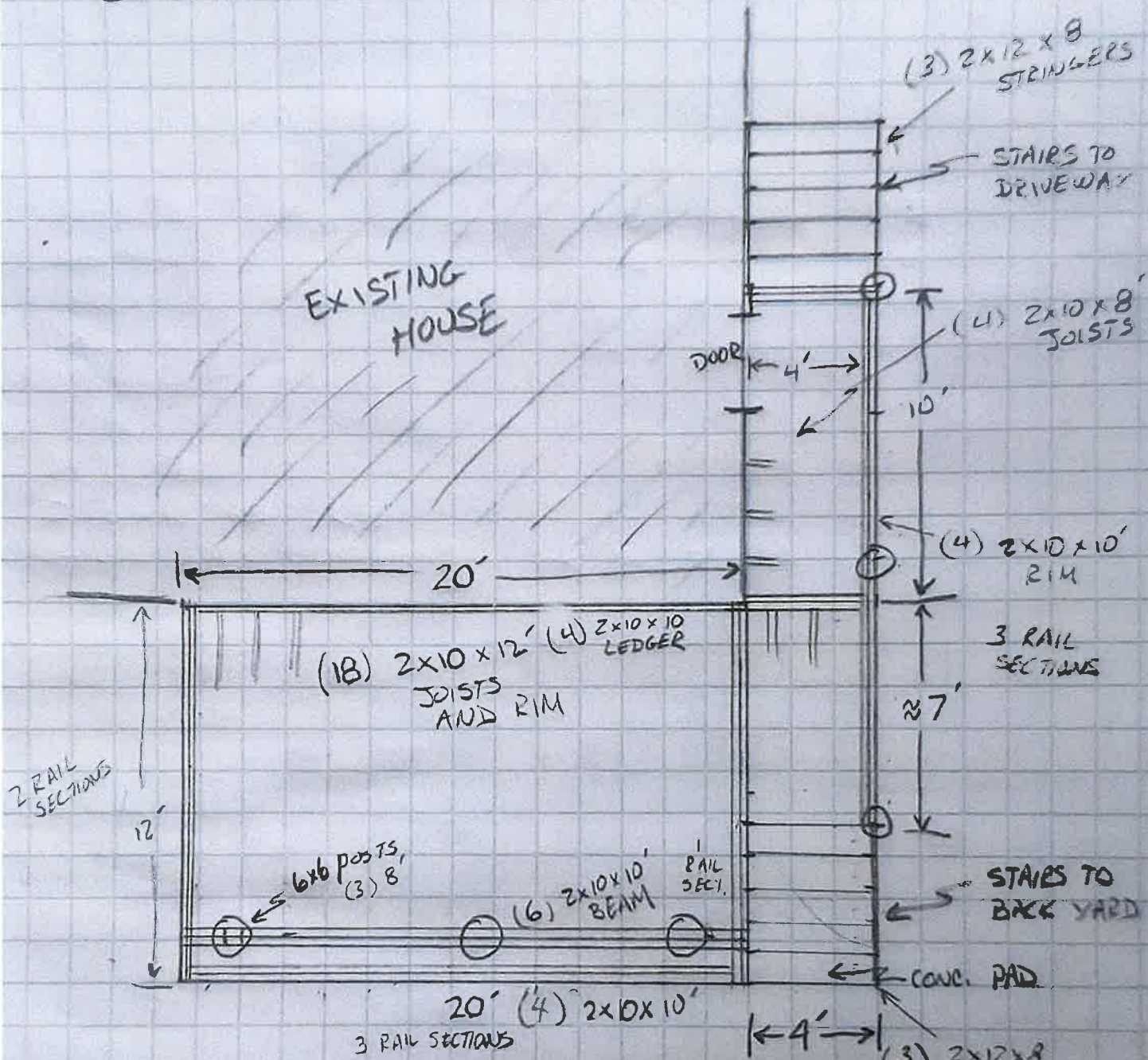
BOOK: 9458 PAGE: 290

I CERTIFY THAT THE STRUCTURE SHOWN WAS LOCATED BY AN INSTRUMENT SURVEY AND EXISTS ON THE GROUND AS SHOWN.



PLOT PLAN OF LAND
26 HARVARD STREET
READING, MA 01867
 PREPARED BY:
 SULLIVAN ENGINEERING GROUP, LLC
 P.O. BOX 2004
 WOBURN, MA 01888
 (781) 854-8644
 DATE: 8/20/15 SCALE: 1"=20'

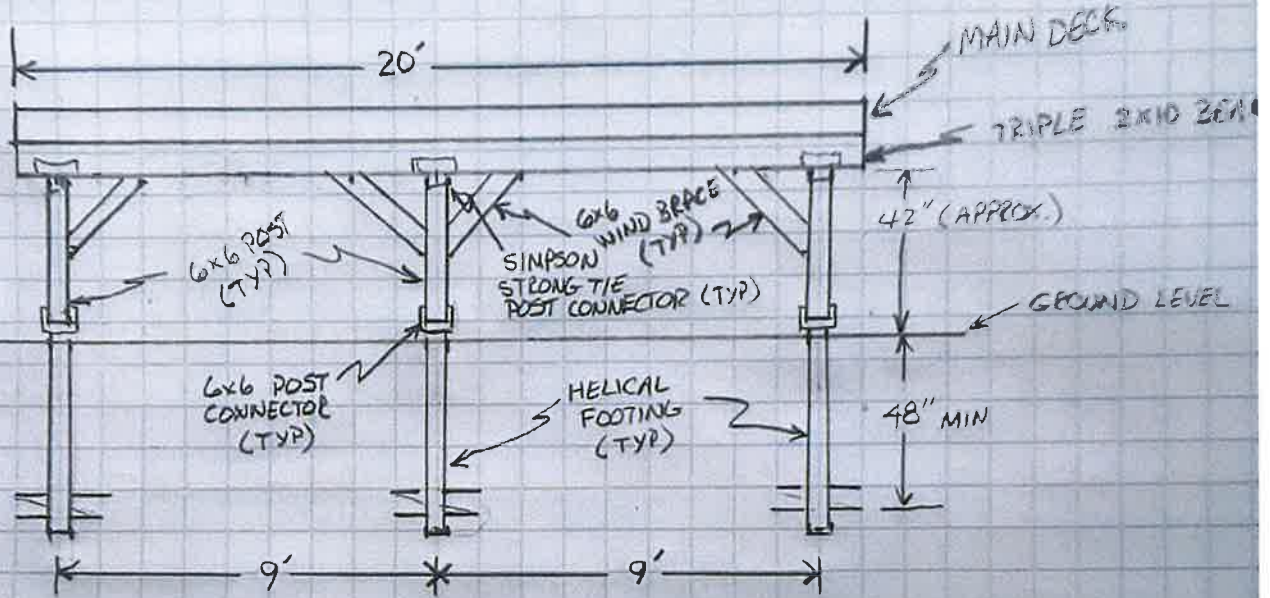
ANDIE DECK 26 HARVARD ST



- 4x4 RAILING POSTS 7/8'
- 2x4 RAILS 20/8'
- 2x6 TOP RAIL 5/4'
- BALLUSTERS 124

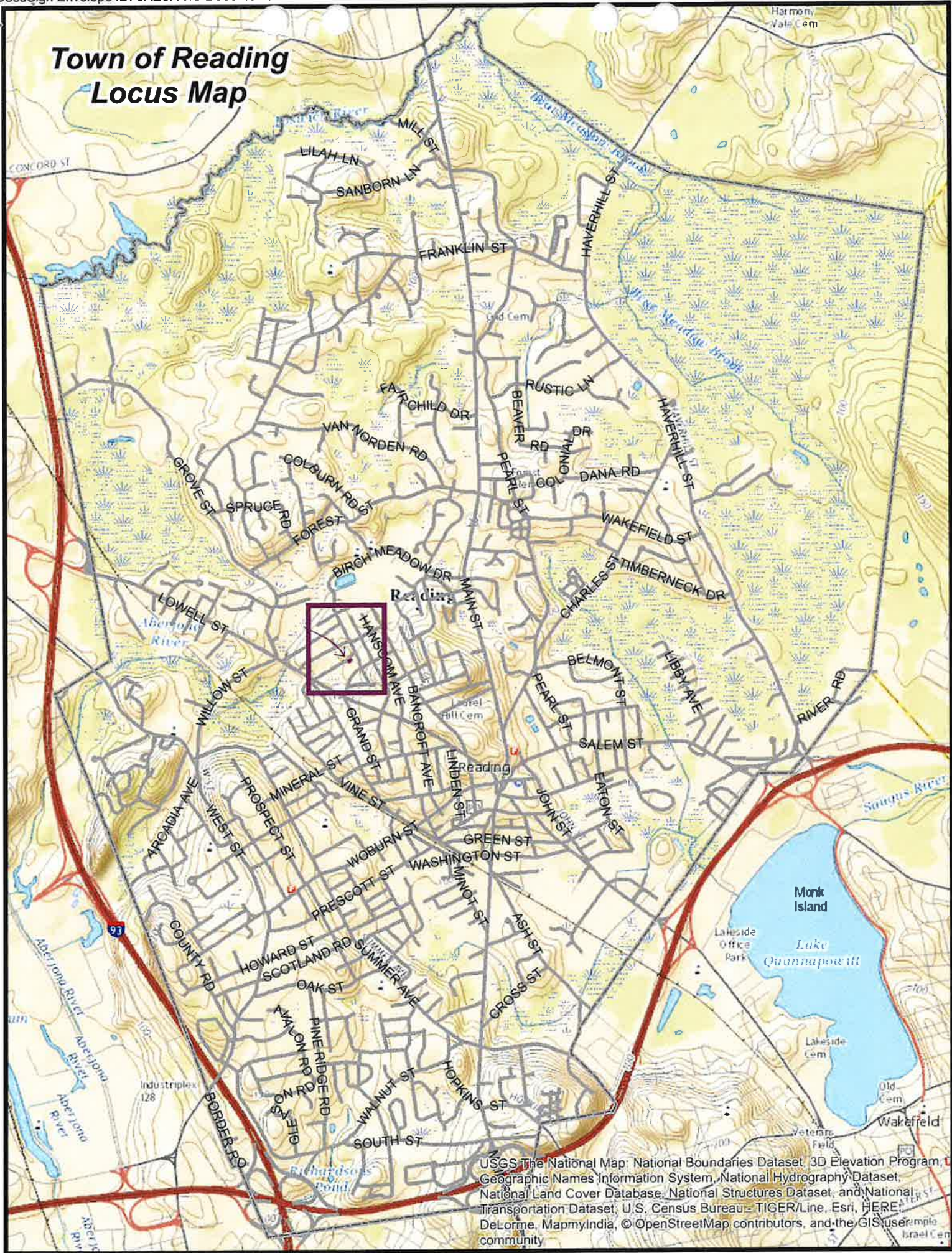
###

ANDIE DECK
26 HARVARD RD READING



FOOTING AND POST DETAIL

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

