



# 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:

Brad & Kristin Doherty		kristin.dorsi@gmail.com	
Name		E-Mail Address	
62 Scotland Road			
Mailing Address			
Reading		MA	01867
City/Town		State	Zip Code
781-820-9824			
Phone Number		Fax Number (if applicable)	

2. Representative (if any):

Sullivan Engineering Group, LLC			
Firm			
Jack Sullivan		jacksull53@comcast.net	
Contact Name		E-Mail Address	
25 Clover Circle			
Mailing Address			
Reading		MA	01867
City/Town		State	Zip Code
781-854-8644			
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:

Town of Reading  
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):

62 Scotland Road	Reading
Street Address	City/Town
Tax Map 10	Lot 215
Assessors Map/Plat Number	Parcel/Lot Number

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

The property is a developed, single family residential lot with 39,491 s.f of land. There is a drainage ditch on the easterly side of the property that drains into a large wetland area. The wetland delineation was performed by Norse Environmental Services

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

Plot Plan of Land 62 Scotland Road, Reading	10/22/2024
Title	Date
_____	_____
Title	Date
_____	_____
Title	Date

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

The owner is proposing construction of a 18'x36' inground saltwater pool with a bluestone patio. The majority of the work is within 100 feet of a bordering vegetated wetland. All site work is greater than 70 feet from the wetland resource area. There are no trees to be cut or removed as part of this project. There are only minor grading changes. A 12 inch diameter mulch soxx will be used at the limit of work. There is existing fencing that surrounds the proposed pool and patio area. An existing play structure will be relocated on the property (outside the 35 foot BVW "No Structure" buffer zone. A construction access route is shown from Scotland Road to the work area. No soil stockpiling is anticipated.



**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

Reading  
City/Town

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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).

n/a

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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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Reading  
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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:

Brad and Kristin Doherty

Name

62 Scotland Road

Mailing Address

Reading

City/Town

MA

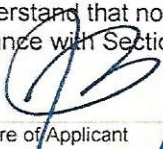
State

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.

  
Signature of Applicant

10-22-2024

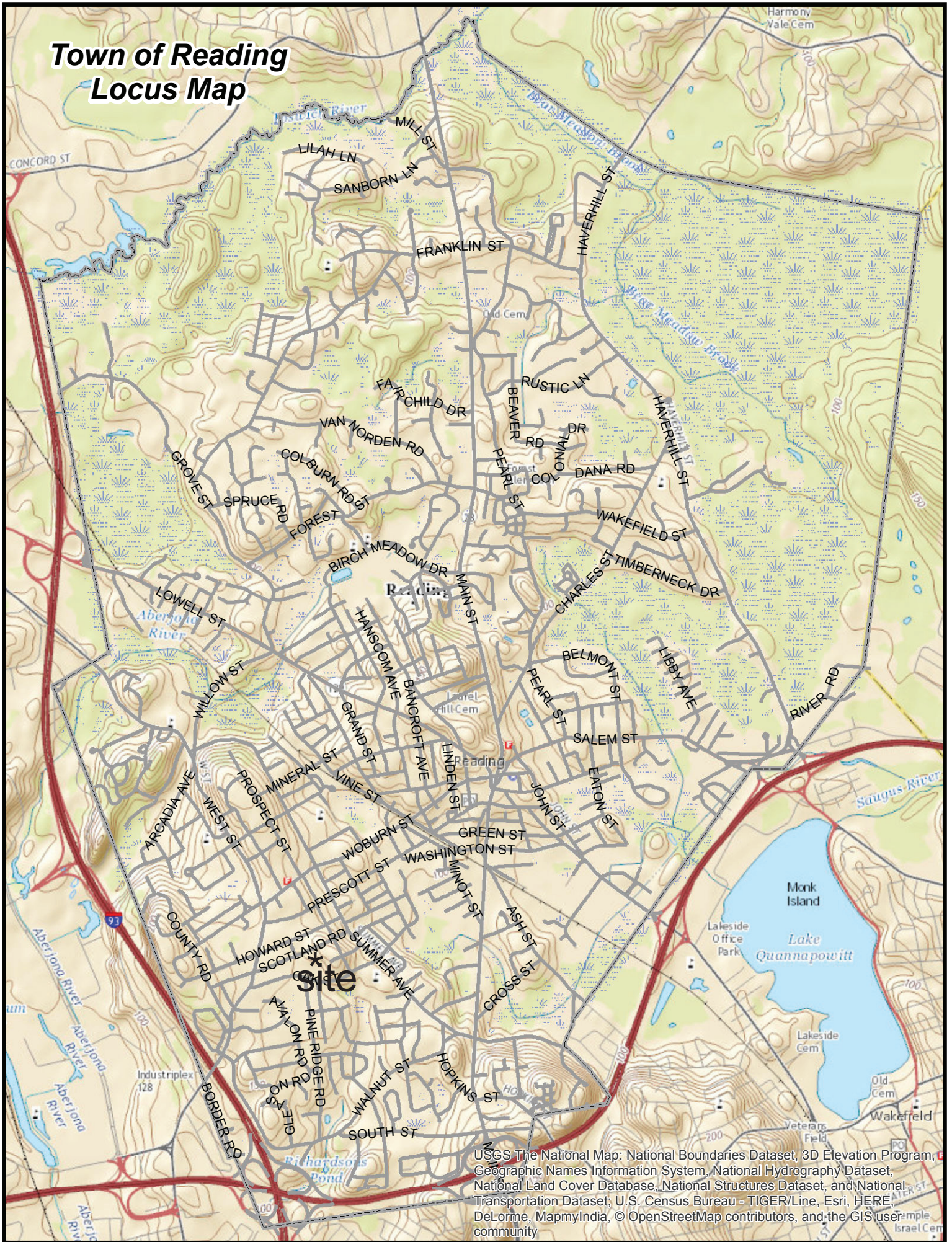
Date

  
Signature of Representative (if any)

10-22-2024

Date

# Town of Reading Locus Map



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

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST

SUBJECT PROPERTY:

ADDRESS: 62 Scotland Road

Assessors' Map Number: 10 Lot Number: 215

APPLICANT/AGENT:

Name: Jack Sullivan, PE

Address: 25 Clover Circle

Telephone: 781-854-8644 Email: jacksull53@comcast.net

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: Construction of an inground pool, patio and fence within 100 feet of a wetland

Applicant/Agent Signature:  Date: 10-03-2043

*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*



Patriot Properties

# Readina

## Abutters List

10/03/2024

11:28:31AM

**Filter Used:** DataProperty.AccountNumber in  
(1542,1804,1504,1545,1501,1499,1543,1362,1500,1531,1517,1544,1503,1533,1537,1515,1530,1540,1536,1532,1529,1546,1361,1516,1547,1528,1502,1541,1327,1351,1549,1352..

**Reading  
Abutters List**

**Subject Parcel ID: 62 Scotland Rd Report**

**Subject Property Location:**

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
010.0-0000-0002.0	100 OAK ST	O'MALEY SUSAN E TRUSTEE	THE PIM NOMINEE TRUST	100 OAK ST	READING	MA	01867
010.0-0000-0003.0	106 OAK ST	LETHIN DOUGLAS O	LETHIN SANDRA A TE	106 OAK ST	READING	MA	01867
010.0-0000-0004.0	108 OAK ST	DOLAN ROBERT L	KATHY KALOUTAS	108 OAK ST	READING	MA	01867
010.0-0000-0026.0	94 OAK ST	MCISAAC LESLIE A	MCISAAC DAVID W (TE)	94 OAK ST	READING	MA	01867
010.0-0000-0027.0	7 PINE RIDGE RD	HENNESSY DAVID	AMY E MACCALOUS-HENNE	7 PINE RIDGE RD	READING	MA	01867
010.0-0000-0035.0	10 PINE RIDGE RD	JAMES HUBERT	JAMES EMILY	10 PINE RIDGE ROAD	READING	MA	01867
010.0-0000-0036.0	6 PINE RIDGE RD	LATHAM O BRADLEY	JANET M LATHAM	6 PINE RIDGE RD	READING	MA	01867
010.0-0000-0037.0	OAK RIDGE RD	LATHAM JANET M		6 PINE RIDGE RD	READING	MA	01867
010.0-0000-0038.0	7 OAK RIDGE RD	COUGHLIN BRIAN A	KELLY M COUGHLIN	7 OAK RIDGE RD	READING	MA	01867
010.0-0000-0175.0	76 HOWARD ST	COURTNEY MATTHEW	COURTNEY CAROLINE N TE	76 HOWARD ST	READING	MA	01867
010.0-0000-0176.0	70 HOWARD ST	FREITAS JOHN C	FREITAS NANCY E	70 HOWARD ST	READING	MA	01867
010.0-0000-0177.0	69 SCOTLAND RD	KESSINGER DANIEL J	KESSINGER LAURIE	69 SCOTLAND ROAD	READING	MA	01867
010.0-0000-0178.0	81 SCOTLAND RD	LOMBARDO JAMES A	BONNIE J G LOMBARDO	81 SCOTLAND RD	READING	MA	01867
010.0-0000-0179.0	77 SCOTLAND RD	LIU ZEYUAN	ZHOU BINGYAN TE	77 SCOTLAND RD	READING	MA	01867
010.0-0000-0180.0	82 HOWARD ST	KEATING EDWARD S	COLLEEN SHEA-KEATING	82 HOWARD ST	READING	MA	01867
010.0-0000-0191.0	82 SCOTLAND RD	MACALUSO JOHN J	PATRICIA L MACALUSO	82 SCOTLAND RD	READING	MA	01867
010.0-0000-0192.0	78 SCOTLAND RD	FOLEY ROBERT W	EUNICE F FOLEY	78 SCOTLAND RD	READING	MA	01867
010.0-0000-0193.0	103 OAK ST	GILBURG DEBORAH J	ANDREW W GRIMES	103 OAK ST	READING	MA	01867
010.0-0000-0194.0	109 OAK ST	BREEN JEFFREY A	JANET O BREEN	109 OAK STREET	READING	MA	01867
010.0-0000-0204.0	93 OAK ST	MOTTL ANN H TRUSTEE	ANN H MOTTL ESTATE PLAN	93 OAK ST	READING	MA	01867
010.0-0000-0205.0	99 OAK ST	THOMAS EDWARD G	RACHEL NOKES	99 OAK ST	READING	MA	01867
010.0-0000-0206.0	83 OAK ST	FADALE CHRISTOPHER J	PHYLLIS MERCURIO-FADAL	83 OAK ST	READING	MA	01867
010.0-0000-0207.0	87 OAK ST	BRANSON CARL W	AMY L BRANSON	87 OAK ST	READING	MA	01867
010.0-0000-0208.0	75 OAK ST	HARRISON DAVA	HARRISON BRYAN TE	75 OAK STREET	READING	MA	01867
010.0-0000-0209.0	65 OAK ST	MARONEY DAVID J	MARONEY ROSEMARY	65 OAK ST	READING	MA	01867
010.0-0000-0211.0	OFF OAK ST	CAMERON PETER B		39 ELLIS AVE	READING	MA	01867
010.0-0000-0212.0	40 SCOTLAND RD	CAMERON LYNNE H		39 ELLIS AVENUE	READING	MA	01867
010.0-0000-0213.0	46 SCOTLAND RD	DIMAMBRO BERNARD N 1/2 TTEE	DIMAMBRO CAROLYN I 1/2 I	46 SCOTLAND RD	READING	MA	01867
010.0-0000-0214.0	54 SCOTLAND RD	DIORIO ROBERT E TRUSTEE ETAL	DIORIO EVELYN M TRUSTEE	54 SCOTLAND RD	READING	MA	01867
010.0-0000-0215.0	62 SCOTLAND RD	DOHERTY BRAD T	DORSI KRISTIN A	62 SCOTLAND RD	READING	MA	01867
010.0-0000-0216.0	68 SCOTLAND RD	LYNCH WILLIAM C	LYNCH JESSICA L TE	68 SCOTLAND RD	READING	MA	01867
010.0-0000-0217.0	56 HOWARD ST	MCCOY JOHN M	LYNN D MCCOY	56 HOWARD STREET	READING	MA	01867
010.0-0000-0218.0	63 SCOTLAND RD	VOGEL JOSHUA C	HAWRUSIK REBECCA	63 SCOTLAND RD	READING	MA	01867
010.0-0000-0219.0	57 SCOTLAND RD	UCCI MICHELLE	UCCI ANGELO D	57 SCOTLAND RD	READING	MA	01867
010.0-0000-0220.0	54 HOWARD ST	MCCOY BRUCE A ETAL (LE)	MCCOY KIMBERLEY N ETAL	54 HOWARD ST	READING	MA	01867
010.0-0000-0221.0	55 SCOTLAND RD	FRASCA JOSEPHINE L TRUST	R & R REALTY TRUST	55 SCOTLAND ROAD	READING	MA	01867
010.0-0000-0222.0	47 SCOTLAND RD	BECKSTROM ERIK	BECKSTROM SELMIRA TE	47 SCOTLAND RD	READING	MA	01867
010.0-0000-0223.0	43 SCOTLAND RD	FITZGERALD MICHAEL	FITZGERALD TRACY A	43 SCOTLAND ROAD	READING	MA	01867
010.0-0000-0224.0	40 HOWARD ST	TORELL PETER L	COLLEEN M TORELL	40 HOWARD ST	READING	MA	01867

**Subject Parcel ID: 62 Scotland Rd Report**

**Subject Property Location:**

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
010.0-0000-0225.0	46 HOWARD ST	RICHISSIN THOMAS F	RICHISSIN ELIZABETH A TE	46 HOWARD ST	READING	MA	01867
011.0-0000-0126.0	39 ELLIS AVE	CAMERON LYNN H		39 ELLIS AVENUE	READING	MA	01867

Parcel Count: 41

*End of Report*

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, Kristin Doherty (Name), hereby certify under the pains and penalties of perjury that on Nov. 4, 2024 (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:

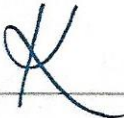
(Check the applicable form.)

- 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 Brad + Kristin Doherty (Applicant) with the Town of Reading Conservation Commission on Oct 30, 2024 (Date) for property located at 62 Scotland Road (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.

\* The conservation agent will prepare a legal notice which will be mailed with this affidavit to abutters via certified mail.

  
Name

10/30/2024  
Date