



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:

MIKE AXIAK + YAN WU MIKE@AXIAK.NET
Name E-Mail Address

8 MORGAN PARK
Mailing Address

READING MA
City/Town State Zip Code

617-575-9559 _____
Phone Number Fax Number (if applicable)

2. Representative (if any):

ARCHADEUK
Firm

KRISOULA VAROYAKIS KVAROYAKIS@ARCHADEUK.NET
Contact Name E-Mail Address

16 ADAMS ST.
Mailing Address

BURLINGTON MA 01803
City/Town State Zip Code

351-201-9811 _____
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).



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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):

<u>8 MORGAN PARK</u> Street Address	<u>READING MA</u> City/Town
<u>BOOK 76025 PAGE 247</u> Assessors Map/Plat Number	<u>TAX MAP 20 PARCEL 53</u> Parcel/Lot Number

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

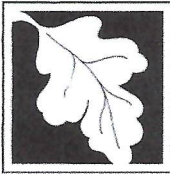
THE AREA OF THE WORK IS AN EXISTING DECK AND EXISTING LAWN AREA. THE AREA IS WITHIN THE FENCED YARD AREA.

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

<u>DECK PLAN - ADDENDUM 1 PLAN</u> Title	<u>PREPARED BY</u>	<u>10/15/24</u> Date
<u>PLOT PLAN - 8 MORGAN PARK</u> Title	<u>EDWARD FARRELL</u>	<u>11/20/24</u> Date
_____ Title	_____	_____ Date

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

WE ARE BUILDING A DECK WITH A SIMILAR FOOTPRINT. THE DECK LANDING AND STAIRS IS IN A NEW LOCATION OFF OF THE DECK. THE SUPPORT FOR THE DECK WILL BE ON HELICAL (8) FOOTINGS. THERE WILL BE NO EXCAVATED FOOTINGS. THE DECK DIMENSIONS ARE 7'-6" / 12' x 26'-4". THE LANDING IS A 4' x 4' LANDING WITH 8 STEPS.



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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).

THE AREA OF WORK IS STILL IN BETWEEN THE
25' - 50' BUFFER, LIKE THE EXISTING DECK.

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:

Name MICHAEL C AXIAK + YALU WU

Mailing Address 8 MORGAN PARK

City/Town READING

State MA Zip Code _____

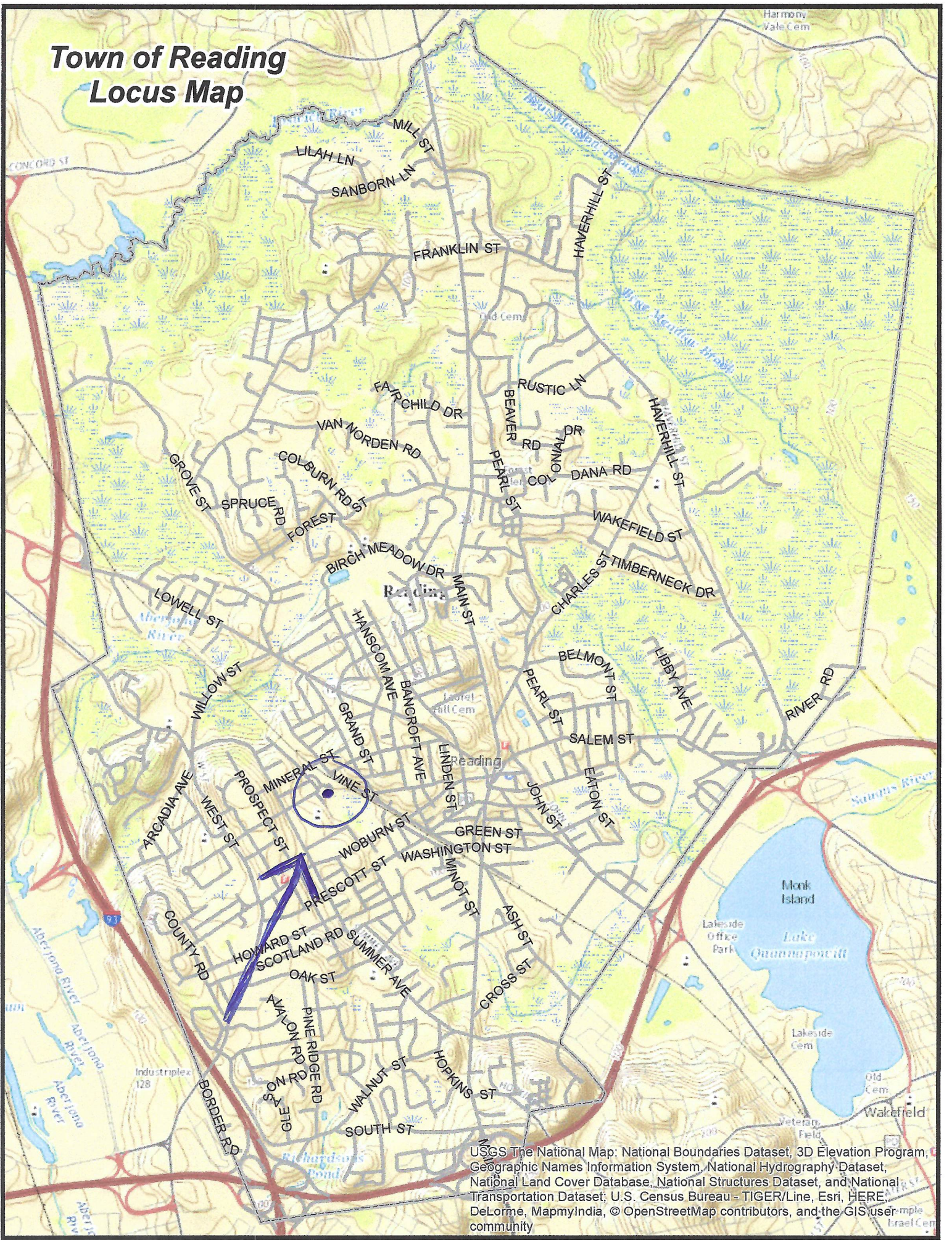
Signatures:

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 [Signature] Date 11/20/24

Signature of Representative (if any) [Signature] Date 11/20/24

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

OWNER OF RECORD

MICHAEL AXIAK & YALU WU
BOOK 76025 PAGE 247 M.S.R.D.

ZONING DISTRICT

TAX MAP 20 PARCEL 53
S-15 RESIDENCE

PLAN REFERENCES

END OF BOOK 4783

35' BUFFER - DRAWN ARCHITECT

PROPOSED LOT COVERAGE=27.5%

S 30°18'15" E
71.75'

EDGE OF STREAM

PATIO
A=7,582 S.F.

PROPOSED DECK

KING STREET

N 74°16'00" E
104.60'

10' BUFFER

25' BUFFER

35' BUFFER

50' BUFFER

113.80' S 74°16'00" W

15.1'

21.5'

30.8'

5.0'

14.9'

36.2'

5.8'

0.8'

20.9'

5.8'

0.7'

15.1'

10.8'

7.5'

12.2'

15.0'

14.6'

1.9'

3.3'

3.3'

70.00' N 23°00'00" W

80.00'

MORGAN PARK

PLOT PLAN
8 MORGAN PARK
READING, MASS.

SCALE: 1" = 20' NOVEMBER 20, 2024

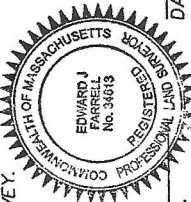
Prepared By

EDWARD J. FARRELL
PROFESSIONAL LAND SURVEYOR
110 WINN STREET ~ SUITE 210 ~ WOBURN, MA.
(781)-933-9012

LOT COVERAGE DATA

EXISTING HOUSE=1573 S.F. + PATIO= 250 S.F. + DRIVE=952 S.F. + DECK = 268 S.F.=3,043 S.F./7,582 S.F.=40.1%

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY.



EDWARD J. FARRELL P.L.S.
[Signature]

DATE
11-20-24

ARCHADECK OF SUBURBAN BOSTON

ADDENDUM 1 PLAN:

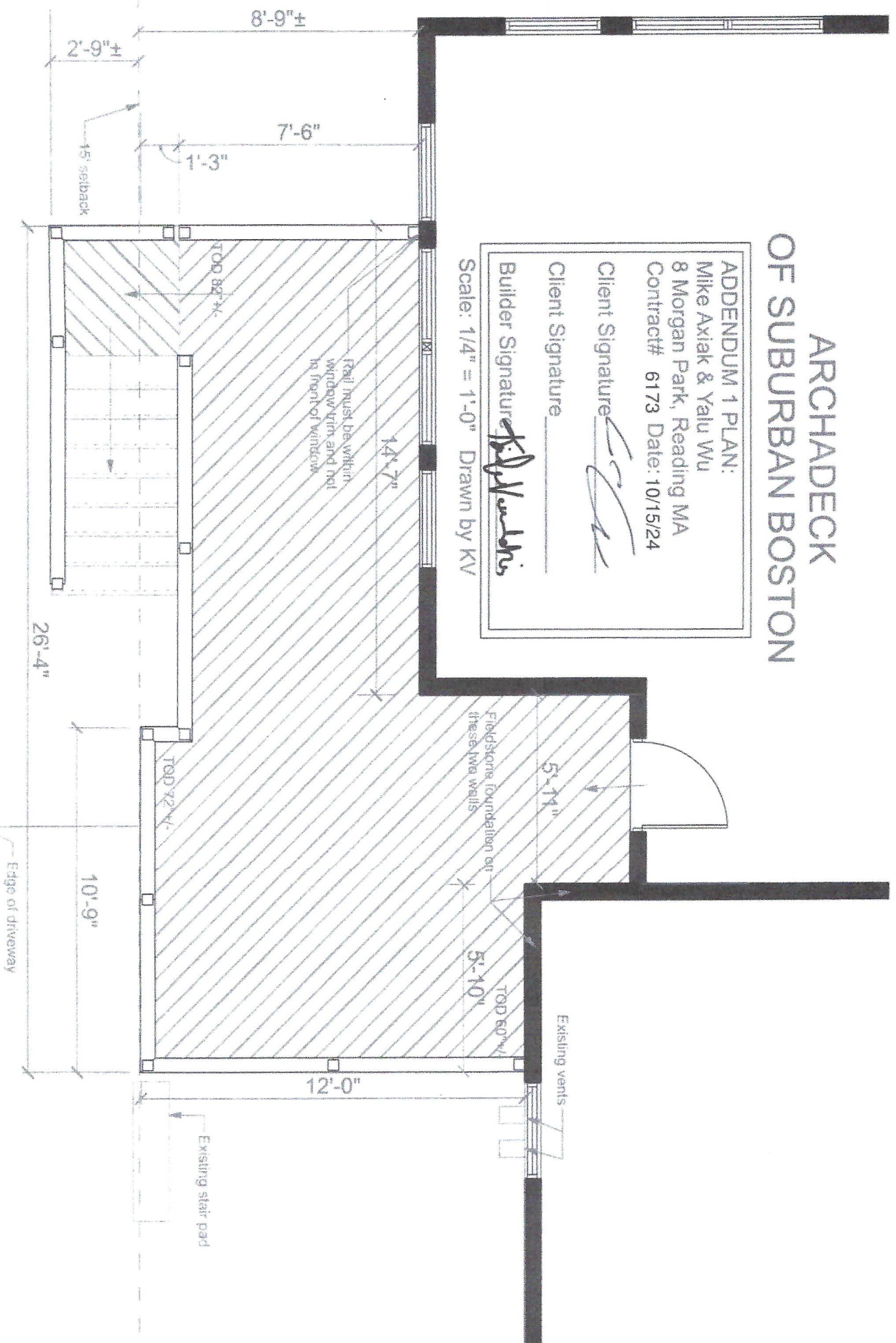
Mike Axiak & Yalu Wu
8 Morgan Park, Reading MA
Contract# 6173 Date: 10/15/24

Client Signature *[Signature]*

Client Signature _____

Builder Signature *[Signature]*

Scale: 1/4" = 1'-0" Drawn by KV



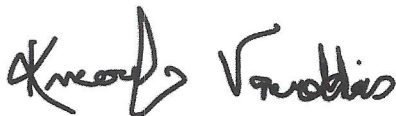
RE: REQUEST FOR VARIANCE – 8 MORGAN PARK

Dear Reading Conservation Commission Members,

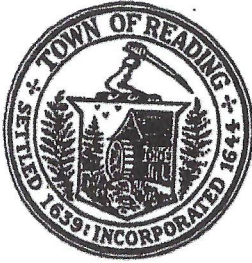
We are requesting a Variance of our encroachment on the 35' line of 41 square feet. As mitigation we are proposing to plant 5 native winterberry shrubs by the stream.

There are no reasonable conditions that wouldn't allow the project to proceed. Mitigation measures are proposed, and we believe that the mitigation will improve the resource area quality, therefore creating a public benefit. Thank you for your time and consideration.

All the best,



Krisoula Varoudakis – Representative at 8 Morgan Park
Archadeck



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

Michele Keohan

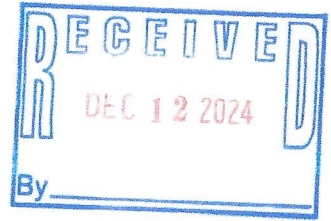
MICHELE KEOHAN, ASSISTANT APPRAISER

12/12/24

DATE

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY:

ADDRESS: 8 Morgan Park

Assessors' Map Number: 20 Lot Number: 53

APPLICANT/AGENT:

Name: Michael Axiak and Yalu Wu

Address: 8 Morgan Park

Telephone: 617-575-9559 Email: mike@axiak.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: Request for deck replacement in 50ft buffer

Applicant/Agent Signature: [Signature] Date: Nov 21, 2024

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

Authorized Signature: [Signature] Date: DEC 12/2024
Must be signed by the Public Services Department



TOWN OF READING
16 LOWELL STREET
READING, MA 01867-2693

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

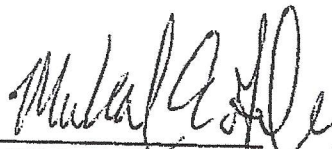
December 5, 2023

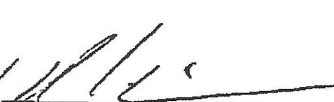
To whom it may concern;

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


Michael E. Golden


Brendan Zarechian



Patriot Properties

1/21/2/2024

4:42:24PM

Reading

Abutters List

Filter Used: DataProperty.AccountNumber in (3646,3514,3644,3518,2534,3645,3643,3511,3516,3513,3648,3656,3642,3515,3517,3512,3772,2876,3647,3655)

Reading
Abutters List

Subject Parcel ID: 8 Morgan Park

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
015.0-0000-0302.0	45 TEMPLE ST	TOWN OF READING	W S PARKER JR HIGH SCH	45 TEMPLE ST	READING	MA	01867
016.0-0000-0344.0	OFF TEMPLE ST	TOWN OF READING	SCHOOL	82 OAKLAND RD	READING	MA	01867
020.0-0000-0049.0	KING ST	TOWN OF READING	SCHOOL	82 OAKLAND RD	READING	MA	01867
020.0-0000-0050.0	11 MORGAN PK	ALLSTON JAY M	DEVER ALLSTON ELIZABET	11 MORGAN PARK	READING	MA	01867
020.0-0000-0051.0	10 KING ST	KENT GARRETT F	NEWELL MIKAELE A JTROS	10 KING ST	READING	MA	01867
020.0-0000-0052.0	4 MORGAN PK	HOLSKE KRISTINE TRUSTEE	KATHRYN L HURLEY IRREV	4 MORGAN PARK	READING	MA	01867
020.0-0000-0053.0	8 MORGAN PK	AXIAK MICHAEL C	WU YALU TE	8 MORGAN PARK	READING	MA	01867
020.0-0000-0054.0	10 MORGAN PK	LAWRENCE DUNCAN A	LAWRENCE KELSEY R TE	10 MORGAN PARK	READING	MA	01867
020.0-0000-0055.0	14 MORGAN PK	CAHILL MAGGIE	LAWRENCE KELSEY R TE	14 MORGAN PARK	READING	MA	01867
020.0-0000-0056.0	9 MORGAN PK	JAR FAMILY TRUST	RAIMONDI JOSEPHINE A TR	9 MORGAN PARK	READING	MA	01867
020.0-0000-0181.0	29 GLEN RD	LUO JIAN	JIN ZHANG	29 GLEN RD	READING	MA	01867
020.0-0000-0182.0	12 HANCOCK ST	HETTLER DANIEL	HETTLER ALEXANDRA TE	12 HANCOCK ST	READING	MA	01867
020.0-0000-0183.0	10 HANCOCK ST	SIVARAMAN GANESH	CHAUHAN MONIKA	10 HANCOCK ST	READING	MA	01867
020.0-0000-0184.0	6 HANCOCK ST	LAKE DENISE M	RICHARD LAKE	6 HANCOCK ST	READING	MA	01867
020.0-0000-0185.0	7 KING ST	MONAGLE SARA	RICHARD LAKE	7 KING ST	READING	MA	01867
020.0-0000-0186.0	15 KING ST	COLLINS DAVID P	CHERYL A COLLINS	15 KING ST	READING	MA	01867
020.0-0000-0187.0	17 KING ST	MACHERA MARK A	RACHEL R MACHERA	17 KING ST	READING	MA	01867
020.0-0000-0194.0	FRANK D TANNER DR	READING HOUSING AUTHORITY		22 FRANK D TANNER DR	READING	MA	01867
020.0-0000-0195.0	VINE ST	MASS BAY TRANS AUTHORITY		500 ARBORWAY	BOSTON	MA	02130
021.0-0000-0001.0	OFF HIGH ST	TOWN OF READING	SCHOOL	82 OAKLAND RD	READING	MA	01867

Parcel Count: 20

End of Report