

Garrett Alpha-Cobb
1503 Main St
Reading MA 01867

19 March 2025

Dear Reading Conservation Commission,

My family and I moved to Reading in 2021 and have immensely enjoyed the natural beauty of the area and the welcoming community. Thank you for all your endeavors to keep Reading Conservation areas maintained and beautiful!

I am writing to request adjustments to certain obligations imposed on my home property at 1503 Main St. We are currently subjected to several obligations that were initially imposed on the developer of our property, James Castellano, as part of their construction project. These obligations include placing permanent bounds, submitting an as-built plan, and obtaining professional certification of our compliance.

Much to our regret, the developer has not fulfilled these obligations and has shown no intention of fulfilling these obligations despite our repeated requests over the past four years. We would like to settle these unfulfilled obligations with the Conservation Commission and bring our property into compliance, however the costs of doing so impose significant hardships on us. We sincerely appreciate the conservation efforts of the town and Commission, but the summation of these obligations equates to notable financial burden; weighty physical efforts; and serious time commitments of many, including engineers and other qualified professionals.

We respectfully request the following changes to our obligations:

- Reduction in the number of permanent bounds to be placed, to every 80 feet along the 25-foot border.
- Waiver of the requirement for the as-built plan.

- Waiver of the requirement for a qualified professional to certify compliance, and instead request that the Conservation Commission review our property.

If it is helpful for the Commission to consider, we are open to generating and committing to a plan wherein we work to control invasive species on our property. I have noticed the presence of Japanese Knotweed and a significant amount of Alder Buckthorn, and we would be happy to commit to a reasonable and limited plan to reduce the presence of these invasive plant species.

Thank you for your time and understanding.

Sincerely,

Garrett Alpha-Cobb (and family!)