



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

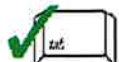
Reading  
City/Town

**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:

Name: 269 Main St E-Mail Address: Brucebooth@aol.com

Mailing Address: 269 Main St

City/Town: Reading State: MA Zip Code: 01867

Phone Number: 781-572-2971 Fax Number (if applicable): \_\_\_\_\_

2. Representative (if any):

Firm: Bruce Doyle

Contact Name: SAME E-Mail Address: \_\_\_\_\_

Mailing Address: 269 Main St 104

City/Town: Reading MA State: MA Zip Code: 01867

Phone Number: 781-572-2971 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):

269 MAIN ST  
Street Address  
12  
Assessors Map/Plat Number  
Reading  
City/Town  
40  
Parcel/Lot Number

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

EXISTING PARKING AREA

c. Plan and/or Map Reference(s):  
Title: (Plan) June 6, 2020 HANCOCK LAYOUT & MATERIALS PLAN  
Title: modify By Bruce Doyle  
Date: 4/1/2025  
Date:  
Date:

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

Placement of An 8' x 16' Fence  
followed by the addition / Placement  
of two - 2 YARD garbage dumpsters



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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).

*This is not within the Riverfront*

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:

Eric Rosenthal  
Name  
269 Main St Unit 1004  
Mailing Address  
Reading  
City/Town  
MA 01867  
State Zip Code

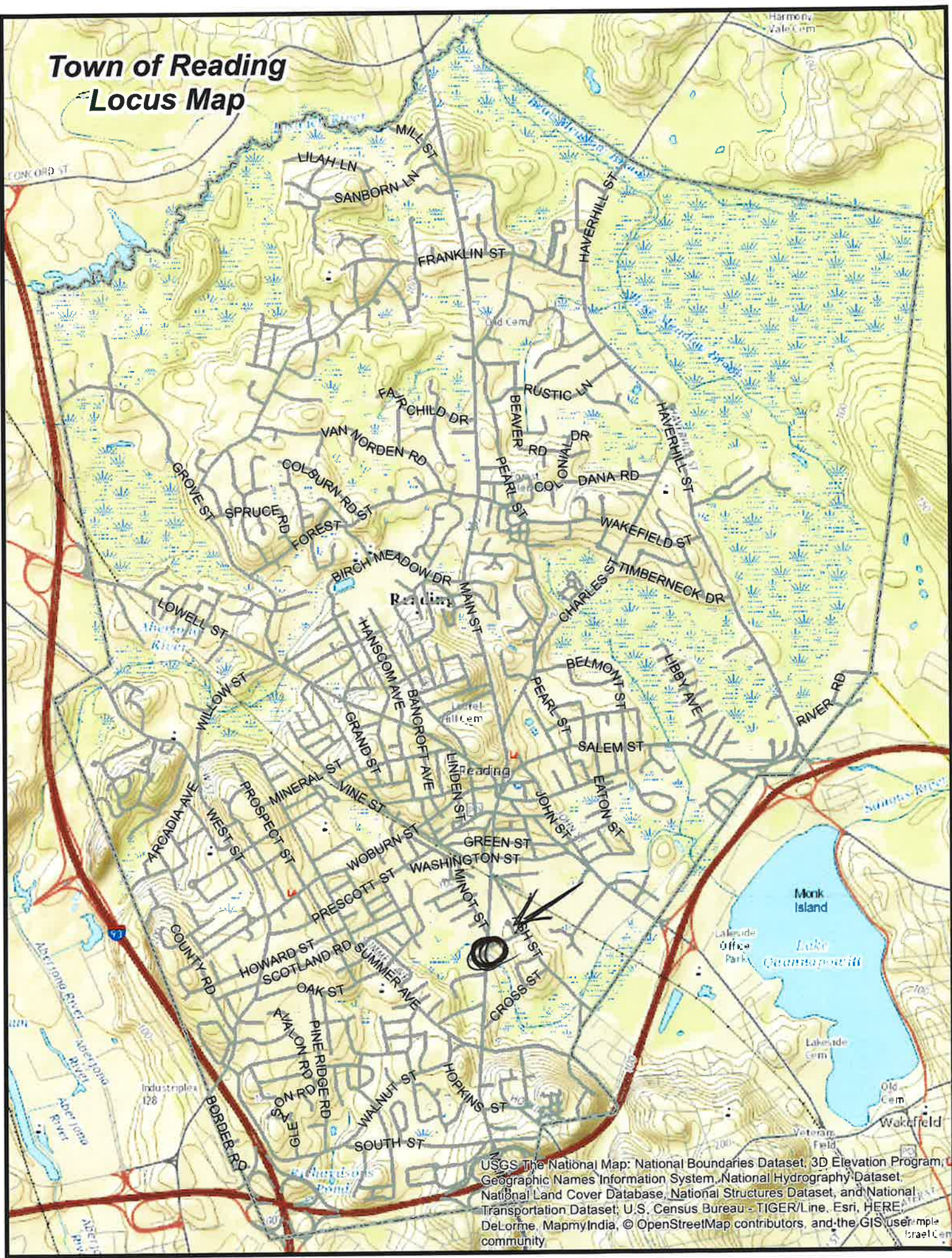
Signatures:

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.

[Signature] 4/1/25  
Signature of Applicant Date

\_\_\_\_\_  
Signature of Representative (if any) 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

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269 MAIN STREET  
CONDO ASSOCIATION  
READING MA, 01867

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Dear Commissioner members,

The following will be a dumpster and operations plan. We will have two two-yard dumpsters at our location of 269 Main Street Reading Ma, 01867. One dumpster will be for trash and one for recycling. Both dumpsters will be emptied from one, to two times per week. To maintain cleanliness landscapers and board members will conduct weekly checks for any overfills of trash. In addition to that, two times a year the condo association board will walk the property picking up trash. The lids on both dumpsters will be closed at all times. If need be, the dumpster will be replaced if it becomes damaged at any time. There will be no storing of trash outside the dumpster at any time. The fencing enclosing both dumpsters will be maintained. No rodenticide will be used outside.

Sincerely,  
Bruce Doyle



## Board Meeting Agenda

**Attendees:**

Ashley Torres (Secretary)  
Bruce Doyle  
Eric Rosenthal (President)

Jim Knowles  
Linda Johnson (Treasurer)

**Date & Time:** 03/20/2025 6:00pm EST

**Location:** 269 Main Street, Unit 2005, Reading, MA 01867

**Agenda:**

- Unit 4002 Leak: Discussed status updates re: the leak in Unit 4002
- Building Keys: Discussed status updates re: building keys held by former Board of Trustees members
- Attorney: A local attorney will be secured to have on retainer, should the need arise
- Duct Cleaning: Review of letter to be sent to owners re: duct cleaning
- Patios: Reviewed photos of damage to first floor cement patios, discussed next steps.
- Fence: Discussed vehicle accident, causing damage to fence reported to Trustees and Evergreen via TownSq.
- Recording of Trustees: Discussed status updates on recording new Trustees
- Financials: Reviewed financial statements provided by Evergreen and discussed outstanding accounts
- Other Projects: Discussed ongoing exploratory ventures into building systems, potential improvements, and dealing with existing issues.
- Security cameras on entrances and garage
    - We are waiting for the quote.
  - Building master insurance
    - Discussed potentially changing insurance companies to lessen the rates while keeping coverage.
  - Cleaning service
    - The current cleaner may be forced to leave, we discussed potential replacements if it happens.
  - Landscaping service
    - The trees have been dying for over a year. We need to make a few changes and have the trees tended to.

- Snow removal service
  - Discussed our thoughts on the snow removal
- Irrigation & well water
  - The iron in the well has been building up and damaging the well and irrigation for a few years, we are at a critical point. Potential solutions are changing to town water, installing a purifier, or drilling a shallow well to replace the deep well which likely won't have iron in the water.
- Trash: Bruce met with town re: options to move building trash outside
  - Motion to vote on indoor vs. outdoor trash, motion seconded
  - Vote: 4 yay, 1 nay to move forward with outdoor trash