

# 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:

RICHARD KEOGH  
Name

692 PEARL STREET  
Mailing Address

READING  
City/Town

978-766-3763  
Phone Number

RICHARDK@SMW17TRUSTFUNDS.ORG  
E-Mail Address

MASS  
State

01867  
Zip Code

Fax Number (if applicable)

2. Representative (if any):

Firm

Contact Name

Mailing Address

City/Town

Phone Number

E-Mail Address

State

Zip Code

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:

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):

692 PEARL STREET	READING
Street Address	City/Town
57	2
Assessors Map/Plat Number	Parcel/Lot Number

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

RESIDENTIAL SINGLE-FAMILY HOME WITH TREE COVERAGE AND PROXIMITY TO AN INTERMITTENT MAN-MADE DRAINAGE DITCH UPGRADIENT TO AN EXISTING WETLAND.

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

ARBORIST LETTER - MAYER TREE SERVICE	4/16/2025
Title	Date
TREE REMOVAL SITE SKETCH	
Title	Date
TOWN OF READING LOCUS MAP	
Title	Date

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

TREE REMOVAL OF 11 TREES WITHIN 100 FEET FROM INTERMITTENT DITCH AND WITHIN 100 FEET FROM DESIGNATED WETLAND.

- 9 LARGE WHITE PINES AKA EDGE TREES LEANING TOWARDS THE HOUSE FOR LIGHT, POSING A RISK TO THE RESIDENCE DUE TO THEIR SIZE AND PROXIMITY TO THE HOME.

TREE SIZES RANGE IN SIZE FROM 21 TO 28 INCHES IN DBH, CLASSIFYING THEM AS MATURE, LARGE TREES.

HEIGHT APPROXIMATION IS AROUND 80 TO 100 FEET

AVERAGE DISTANCE FROM HOME IS 48 FEET

- 2 OAK TREES STRUCTURALLY COMPROMISED LEANING TOWARD THE HOUSE ON THE EDGE OF THE DITCH.

TO BE CONSISTENT WITH PREVIOUS PERMIT, TREE STUMPS TO BE GROUND DOWN, BUT ROOT BALL WILL REMAIN IN THE GROUND.

-TREE DEBRIS WILL BE CLEANED UP AND REMOVED.

-READING POLICE DETAIL LINED UP BY NE TREE, INC REQUIRED FOR PUBLIC SAFETY OF PROCESSING IN THE ROAD.



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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).

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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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## 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:

RICHARD KEOGH

Name

692 PEARL STREET

Mailing Address

READING

City/Town

MA

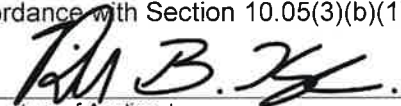
State

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

06/13/2025

Date

Signature of Representative (if any)

Date



Dear Richard,

It was great to meet with you last week to review the trees on your property. I know from our conversation that you are very concerned about the large pines and your concerns are not without merit. Although most of the white pines on your property seem to be healthy, health and structural integrity are not the same. Many of these trees are very large and close to the house. If any of these were to fall the damage would be catastrophic.

The large pine at the right side (or driveway side) of the house has a major split and will fail if not removed.

The large white pine on the opposite side of the house does not have an obvious split but it has a similar V crotch between two large leaders. This type of branch attachment is also called included bark which is the most common type of storm damage we see.

Several of the other trees close to the back of the house are healthy and show no signs of obvious structural defects however these trees are leaning towards the house for light. This is totally normal and these trees are referred to as edge trees. Unfortunately, the lean does make them more likely to fail.

There is an American elm close to the house at the back right which is growing toward the house. This could grow over the house in time or die of Dutch elm disease like some of the other trees in the woods. Either scenario is not great for a tree this close.

There are three trees further away from the house in the back yard with obvious pockets of decay which will cause them to fail at some point.

In closing I want to emphasize something I feel is important but not obvious if you are not looking at the trees. With stands of pines, you need to be careful removing individual trees. As much as I feel some of the trees in the back yard should be removed to reduce the risk, leaving other trees behind makes them

more likely to fail. Because these trees have grown up together, they only have foliage on one side. Therefor they have worked in concert their whole lives, sharing the wind and weather. That is why I tagged specific additional trees so that the ones left behind do not fall.

The 15 trees I recommend removing strike a balance of reducing your risk without the need to remove every tree. I cannot imagine anyone looking at these trees size and proximity to your house objecting to removing them. I honestly feel most people would not be comfortable staying in the house with a storm in the forecast.

Please contact me if you have any questions or if I can be of further assistance.

A handwritten signature in black ink, appearing to read "David M. Anderson". The signature is fluid and cursive, with a long horizontal stroke at the end.

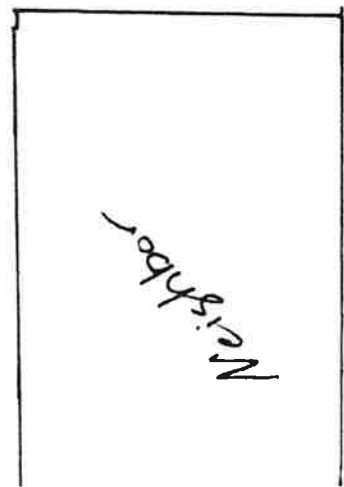
David M. Anderson  
Arborist  
Mayer Tree Service  
978-880-0803

Privately owned by  
714 Pearl St.

9 Trees under 100ft

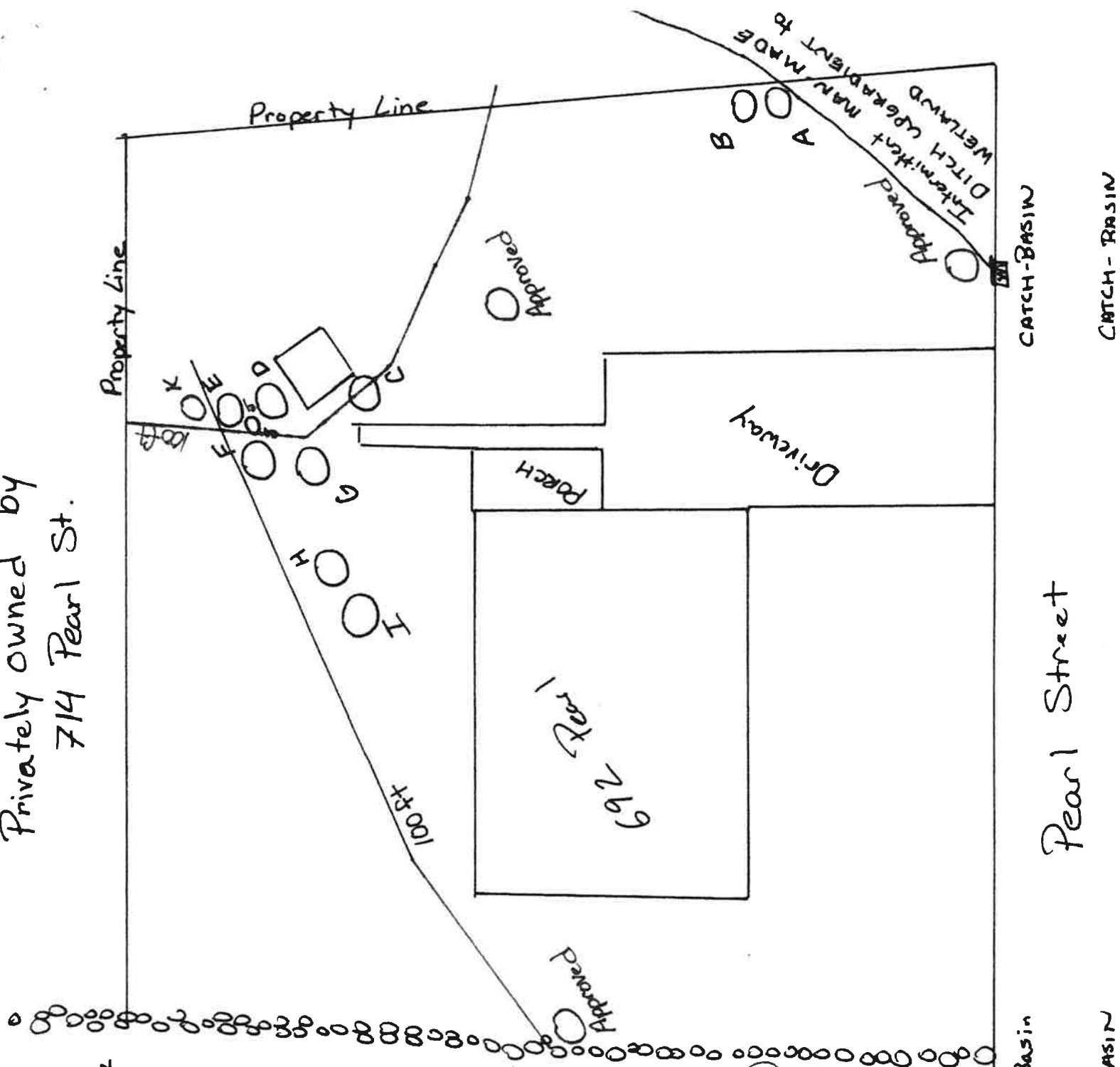
from intermittent man-made  
litch

- A = oak
- B = oak
- C = Pine
- D = Pine
- E = Pine
- F = Pine
- G = Pine
- H = Pine
- I = Pine
- J = Pine
- K = Pine



DBH (Diameter at Breast Height)

- C = 28.98
- D = 23.89
- E = 25.16
- F = 22.92
- G = 18.15
- H = 16.24
- I = 24.20
- J = 8.60
- K = 20.38



Pearl Street

CATCH-BASIN

CATCH-BASIN

CATCH BASIN

CATCH BASIN

proximity to home

$$A = 39 \text{ ft}$$

$$B = 41 \text{ ft}$$

$$C = 30 \text{ ft}$$

$$D = 50 \text{ ft}$$

$$E = ~~43~~ 67 \text{ ft}$$

$$F = 56 \text{ ft}$$

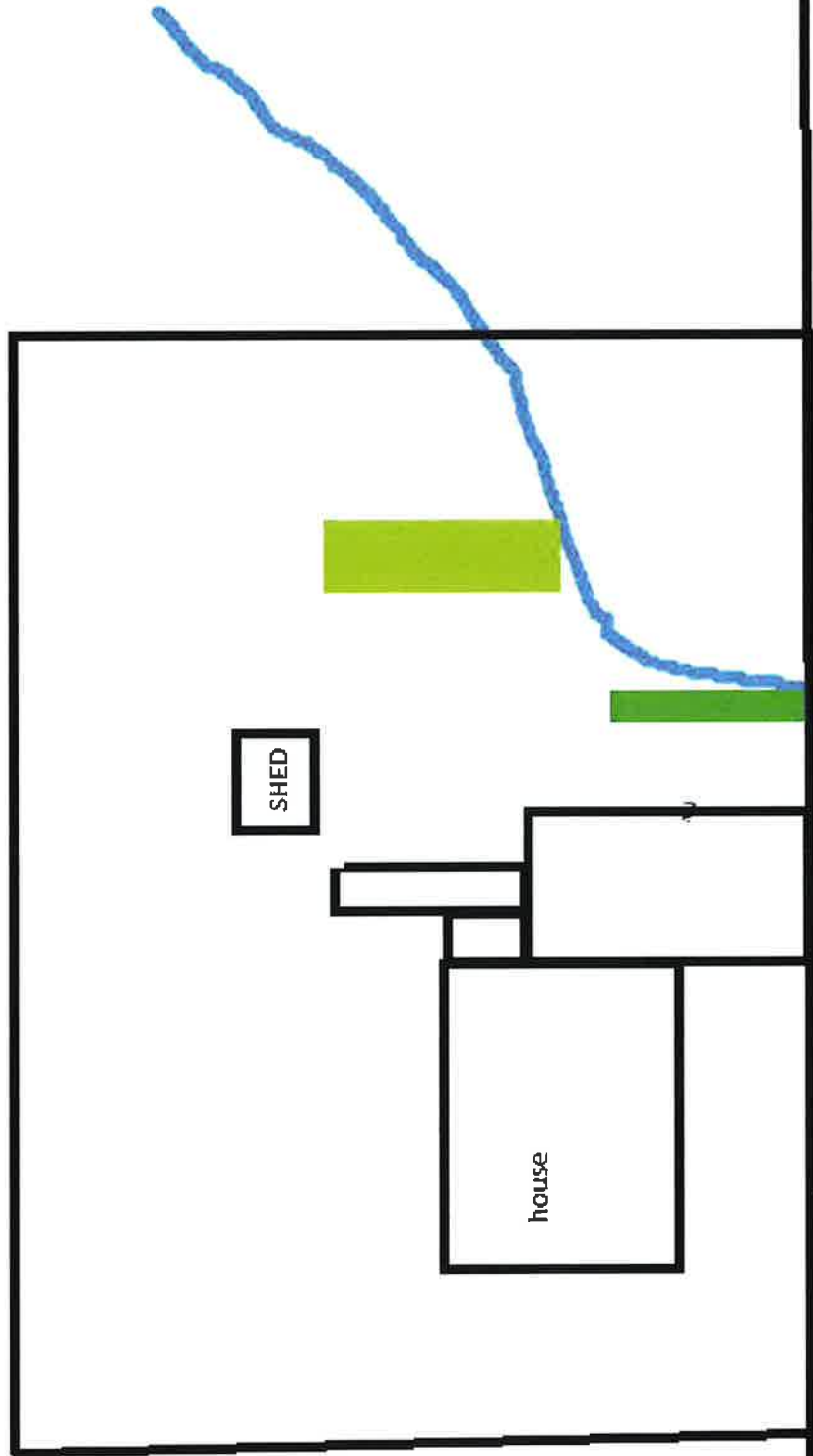
$$G = 40 \text{ ft}$$

$$H = 43 \text{ ft}$$

$$I = 36 \text{ ft}$$

$$J = 56 \text{ ft}$$

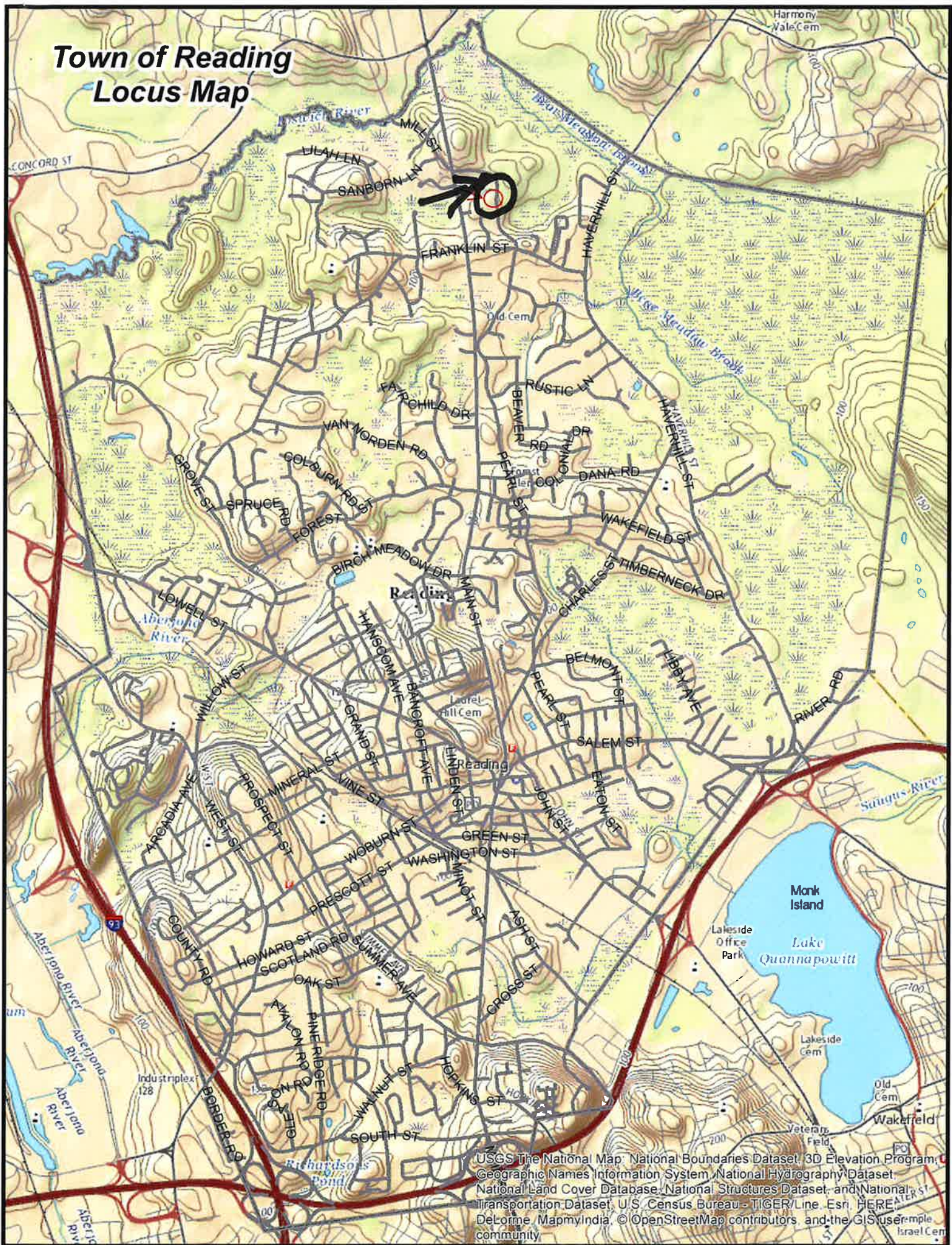
$$K = 72 \text{ ft}$$



THE DARK GREEN AREA IS AROUND 37 FEET LONG ALONG THE DITCH

THE LIGHT GREEN AREA IS AROUND 57 FEET IN LENGTH AND 10 FEET WIDE, WHICH COULD BE A GOOD BED FOR NATIVE SHRUBS AND SOME TREES; HOWEVER, WE'D NEED TO PREPARE THE SOIL IN THE AREA AND REMOVE SOME OF THE ROCKS.

# 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

**Reading  
Abutters List**

**Subject Parcel ID: 692 Pearl Street**

**Subject Property Location:**

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
056.0-0000-0007.0	714 PEARL ST	GOODMAN WHITNEY B		714 PEARL ST	READING	MA	01867
056.0-0000-0014.0	49 GAVIN CIR	WOOLDRIDGE DAVID ALAN	WOOLDRIDGE WENDY LAUF	49 GAVIN CIR	READING	MA	01867
057.0-0000-0001.0	700 PEARL ST	KERRIGAN MARK A ETAL TRUSTE	KERRIGAN FAMILY REV TR	700 PEARL ST	READING	MA	01867
057.0-0000-0002.0	692 PEARL ST	KEOGH RICHARD B	KEOGH KERRIANNE TE	692 PEARL ST	READING	MA	01867
057.0-0000-0003.0	686 PEARL ST	BRANDT EDWARD	ALLEN COURTNEY	686 PEARL ST	READING	MA	01867
057.0-0000-0006.0	708 PEARL ST	HOFFMANN KATHERINE M TRUST	KATHERINEM HOFFMAN TR	708 PEARL ST	READING	MA	01867
057.0-0000-0007.0	695 PEARL ST	HARPER RICHARD O	HARPER ARLENE M	8 OAKDALE RD	WILMINGTON	MA	01887
057.0-0000-0011.0	PEARL ST	TOWN OF READING	CONS.	16 LOWELL ST	READING	MA	01867
057.0-0000-0013.0	701 PEARL ST	BOBACK EDWARD C	JO ANN T BOBACK	701 PEARL ST	READING	MA	01867

Parcel Count: 9

*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, \_\_\_\_\_(Name), hereby certify under the pains and penalties of perjury that on \_\_\_\_\_(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 RICHARD KEOGH \_\_\_\_\_(Applicant) with the Town of Reading Conservation Commission on \_\_\_\_\_(Date) for property located at \_\_\_\_\_(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.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date



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

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

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**January 2025**

**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 Chief Assessor of the Assessing Department signatory authority of all Certified Abutters Lists as compiled by the department.**

**Sincerely,**

**Reading Board of Assessors**

  
Michael E. Golden

\_\_\_\_\_  
Brendan Zarechian

  
Jean Paul Plouffe



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

**BOARD OF ASSESSORS**  
**781-942-9027**  
**FAX: 781-942-9037**

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**ABUTTERS LIST**  
**CERTIFICATION**  
**FOR BOARD OF ASSESSORS**

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**VICTOR P. SANTANIELLO, CHIEF APPRAISER**

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**DATE**

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*Michele L. Keohan*

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*6/12/25*

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**MICHELE L. KEOHAN, ASSISTANT ASSESSOR**

**DATE**