



# 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:

Brandy Hopkins  
Name

183 Washington Street  
Mailing Address

Reading  
City/Town

6176459024  
Phone Number

blhopkins84@gmail.com  
E-Mail Address

MA  
State

01867  
Zip Code

Fax Number (if applicable)

2. Representative (if any):

Reading Trails Committee  
Firm

Brandy Hopkins  
Contact Name

183 Washington Street  
Mailing Address

Reading  
City/Town

6176459024  
Phone Number

blhopkins84@gmail.com  
E-Mail Address

MA  
State

01867  
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:

\_\_\_\_\_  
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):

0 Pinevale Avenue Reading, MA  
Street Address City/Town

Assessors Map/Plat Number Parcel/Lot Number

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

Pinevale Conservation Area - North Area of Pinevale that is touching Warren Ave between 48 and 38 Warren Ave - running South through Pinevale and meeting the White trail entrance near Maple Street entrance

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

Pinevale Map from Reading Town Library - modified by Brandy H	5/23/25
Title	Date
Town of Reading GIS map - modified by John Kastrainos	5/23/25
Title	Date
_____	_____
Title	Date

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

The trails committee would like to add a trail coming into Pinevale from the North side of the park from Warren Ave connecting to the White trail. This trail will include a new kiosk, and two sections of boardwalk over areas that can flood during high rain levels.

Off Warren Ave will build 25ft of raised boardwalk - sitting on the ground with gaps between supports to allow animal passage and flood water to pass.

The second 25 ft bog bridge would be built over a drainage ditch with railings due to height

The third bridge will cross the water and attach to the existing trail from the Maple Street entrance, approx 35ft using pipes to ensure proper drainage and animal passing across the seasonally flooded area, that floods during heavy rain.



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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).

Not on the river front

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:

Brian Bowe - Conservation Commission

Name

Mailing Address

City/Town

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 of Applicant

5/27/25

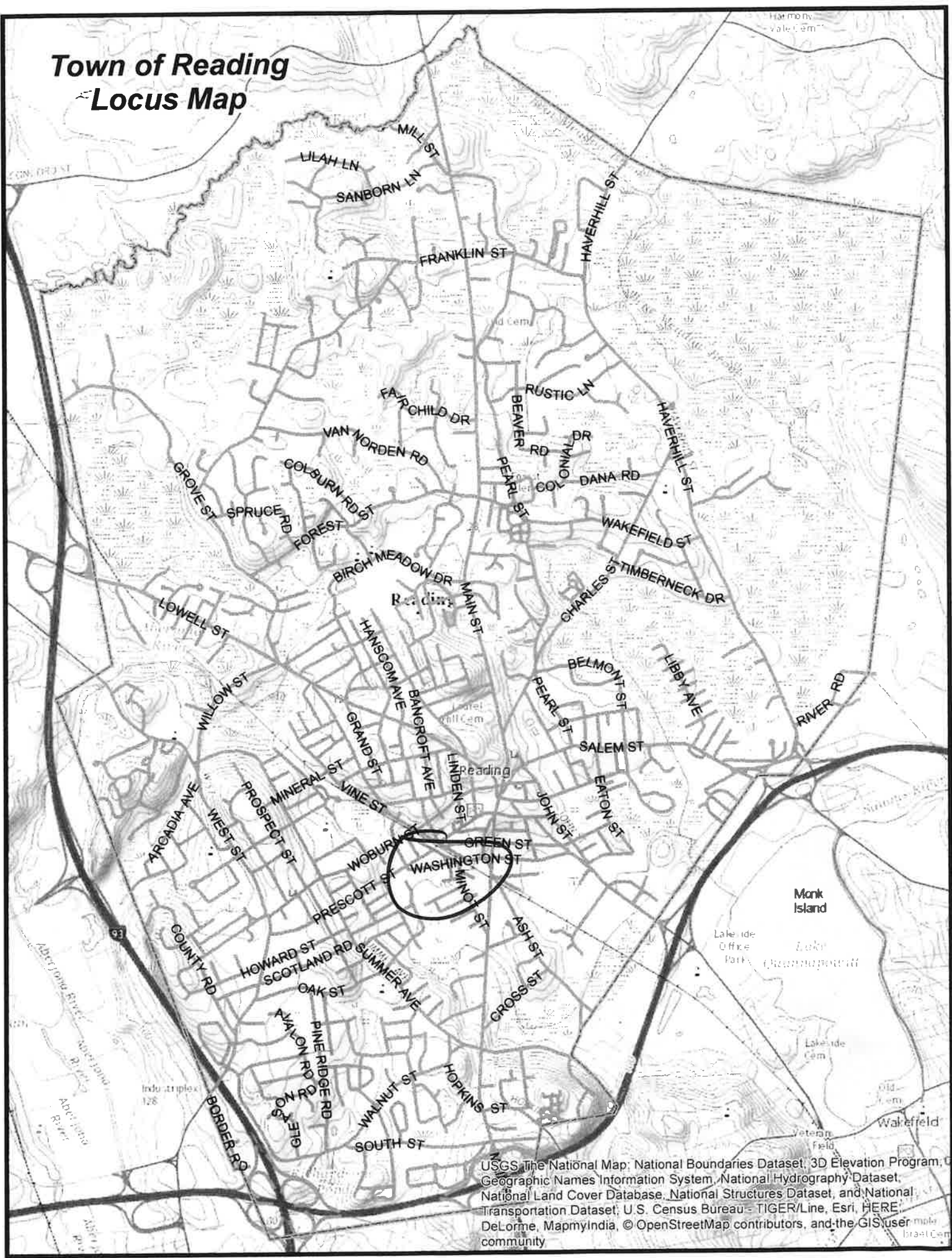
Date

Signature of Representative (if any)

Date

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vale Cem

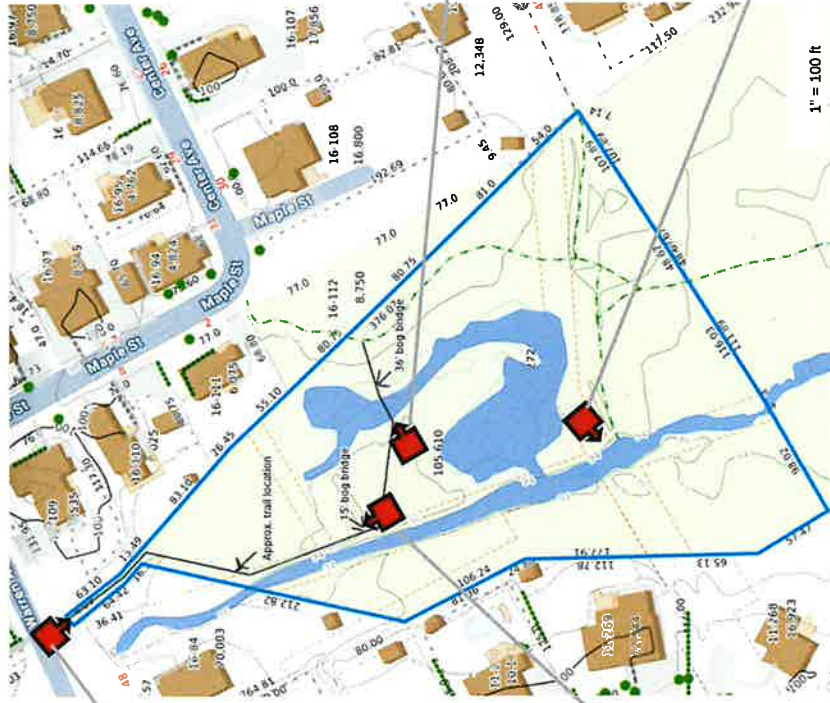
# Town of Reading Locus Map



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



**PROPOSED PINEVALE TRAIL  
READING, MA TRAILS COMMITTEE  
MAY 2025**



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## **Proposed Trail Addition – Pinevale Conservation Area**

We are proposing the addition of a new trail in the Pinevale Conservation Area to enhance connectivity and access for the community. The proposed trail would begin at the northern section of Pinevale, accessible from Warren Avenue, and create a continuous path through a new entrance that links to the existing White Trail. This would ultimately provide a seamless route from the Washington Park exit on Warren Avenue to the southern exit of Pinevale.

### **Trail Features and Improvements:**

- **Brush Clearing:** The northern section will require selective clearing of brush to establish the trail path while preserving the natural environment.
- **Boardwalks and Bridge Installation:**
  - A **24-foot elevated boardwalk** will be constructed at the trail's entrance to maintain a solid and dry foundation in an area prone to flooding during heavy rain.
  - A **15-foot bridge** will span a ditch along the trail, offering a safe and accessible crossing point for visitors.
  - A **36-foot raised boardwalk**, supported by rounded pipe footings, will be installed further along the trail. This design protects local wildlife and allows water to flow freely underneath during periods of heavy rainfall.

All structures will be built using the same durable decking materials currently used on the existing White and Blue trails in Pinevale, ensuring visual consistency and long-term sustainability.

### **Community Impact:**

This new trail will increase accessibility to Pinevale for more residents and visitors, creating a continuous and enjoyable walking experience throughout the conservation area. By connecting existing entry and exit points, it will enhance recreational opportunities and further promote community engagement with our natural spaces.

We appreciate your consideration of this proposal and look forward to the opportunity to expand access and stewardship within the Pinevale Conservation Area.

**Fee Waiver Request for RDA.**

**Please waive the \$75 fee for the RDA application for an additional trail to be added to Pinevale.**

**Please address questions to Brandy Hopkins- Associate Board Member Reading Trails Committee.**