



# 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:

Ian Moss, Jayna Stafford  
Name

50 Longfellow Road  
Mailing Address

Reading  
City/Town

671 669 9895  
Phone Number

ian.hamish.moss@gmail.com  
E-Mail Address

Ma  
State

01867  
Zip Code

Fax Number (if applicable)

2. Representative (if any):

Gardens by Demetra  
Firm

Demetra Tseckares  
Contact Name

6 Mill Street  
Mailing Address

Maynard  
City/Town

781 439 9549  
Phone Number

demetra@gardensbydemetra.com  
E-Mail Address

Ma  
State

01754  
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, Ma  
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):

50 Longfellow Road	Reading
Street Address	City/Town
27	285
Assessors Map/Plat Number	Parcel/Lot Number

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

The scope of the work that Con Com will be interested in is along the southeast property line and the backyard.

Additionally, the homeowner plans to remove an old shed from the property which is on town property. That area should be planted and the homeowner would like to add White Oaks and Clethra to enhance the space and "replace" the dead tree in the area.

The dead tree belongs to the town and should be cut to 15' for a snag.

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

Mortgage Survey Plan	5 14 79
Title	Date
Drawing from MSP modified by Gardens by Demetra	7 29 25
Title	Date
_____	_____
Title	Date

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

Lay Goshen stone steps from driveway along side of house down to backyard. Steps will not be mortared but will be set upon each other for stability. Steps to be 3-4' wide. There is an existing bed along the foundation which will be extended along the length of the house and the deck. We will plant columnar trees (native) and more perennials. On property line, remove all grass and install native perennials to hold slope. Solidago, Milkweed, Vernonia, Actae, etc. Goal is to fill with natives to lure pollinators etc.

Level sloped backyard for 28' from deck. Use large boulders to create retaining 'wall'. No mortar. Small lawn, beds against deck and along wall. All plants to be native. At new shed we will lay a 3/8" washed gravel patio (permeable) which will be contained by boulders and black aluminum edging as needed.

Patio will be cut by large steps like the ones leading down the side. The steps (likely 5) will lead to the lower level and allow the homeowners access to perennial stream. Plant this area heavily with native groundcovers: Violett, Ferns, etc. No mulch here. Areas of heavier planting will be to block some of the view of the neighbor along the back. We will add Amelanchier, Viburnum, White Oak, Clethra in these areas. All plants will be native. We will add 9 shrubs behind the new shed as well to add buffer for neighbors.

Currently there is an old shed on the town property. The homeowners will remove this relic along with a pile of old wood and the accumulated leaves which have suppressed growth. We would like to plant this area so it doesn't fill up with undesirable plants. There is a dead tree on the town property that should be cut down to 20' for a snag.

No herbicide or pesticide will be used on this property for this installation. All work will be done by hand or by machine for the boulders. We will use the left side for access. No soil will be added below the boulder wall line.



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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.)

Mortgage Survey Plan dated May 14, 1979

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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:

Ian Moss, Jayna Stafford  
Name  
50 Longfellow Road  
Mailing Address  
Reading  
City/Town  
Ma  
State  
01876  
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.

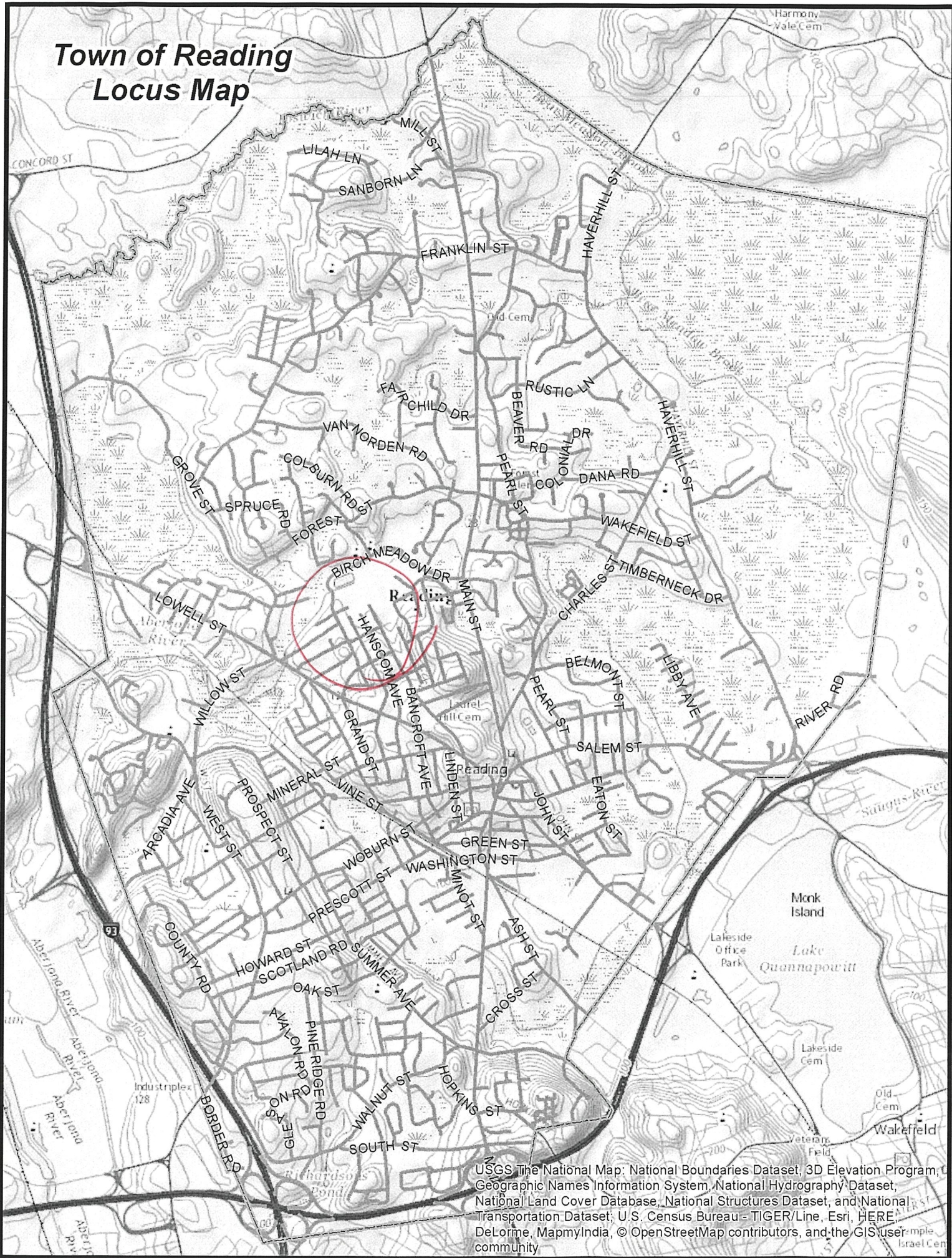
*Jayna Stafford*  
Signature of Applicant

7/30/2025  
Date

*Dan Becken*  
Signature of Representative (if any)

July 29, 2025  
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

Gardens by Demetra  
 6 Mill Street, Maynard, MA 01754  
 781.439-9549  
[www.gardensbydemetra.com](http://www.gardensbydemetra.com)



Plant List for 50 Longfellow Road, Reading

**Side Yard:**

Bed between steps and foundation:

Existing Peony and Milkweed.

SS: Slender Silhouette Liquidamber\* 2

Perennials on property line side of stairs:

140

Solidago\*, Milkweed\*, Vernonia\*, Aster\*, Zizia\*, Rudbeckia\*, Actae\*, etc.

**At Deck Foundation:**

Eventually this will be a gorgeous perennial garden with columnar

Ad: Arborvitae Degroots Spire\*

4

Perennials: Amsonia, Vernonia, Rudbeckia, Tiarella, etc\*.

70

**Perimeter Garden at Boulder wall and Toward Stream:**

CV: Chionanthus Virginica\*

1

D: Diervilla lonicera\*

3

Ha: Hydrangea arborescens\*

2

C: Clethra alnifolia\*

11

Am/C. Amelanchier Canadensis\*

2

Ts/C: Tsuga Canadensis\*

1

LL: Larix laricina\*

1

TO: Thuja occidentalis\*

2

QR: White Oak\*

1

Vo: Viburnum Opulis\*

1

Vl: Viburnum Lantago\*

1

Vd: Viburnum Dentata\*

5

Vw: Viburnum Winterthur\*

2

Dog: American Dogwood

1

**Groundcover in back\*:**

Ferns (Ostrich, Cinnamon, Lady, etc)

30

May Apple

30

Senecio Aurea

30

Pachysandra procumbens

30

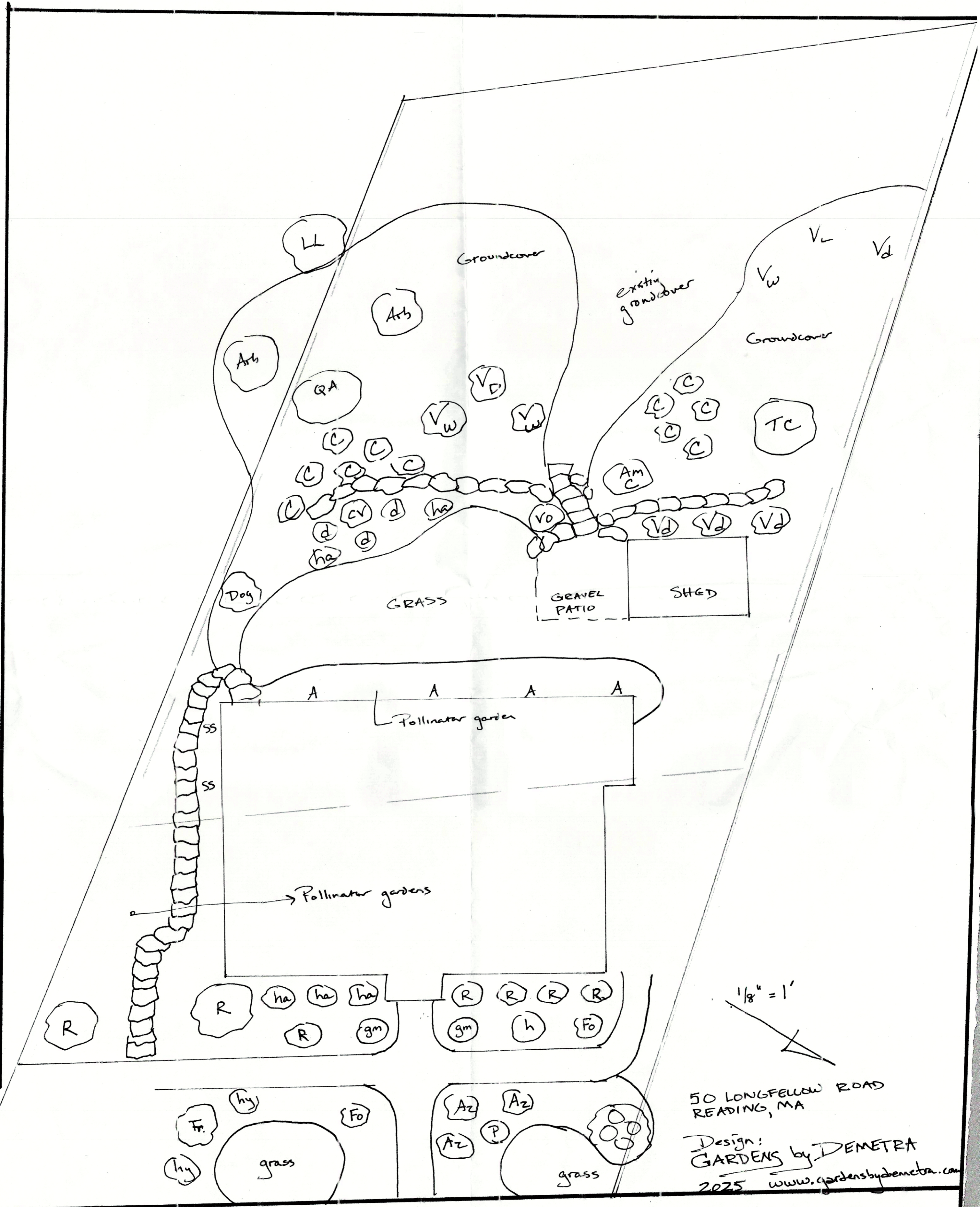
Asarum Canadensis

30

Marsh Marigold

10

\*Native Plants to New England



50 LONGFELLOW ROAD  
READING, MA

Design:  
GARDENS by DEMETRA  
2025 www.gardensbydemetra.com