

REQUEST FOR DETERMINATION OF APPLICABILITY

102 JOHN CARVER ROAD

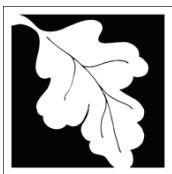
READING, MASS.

Project Description:

The owners are seeking to demolish an existing 1 car garage, deck, and steps. The demolition activities are located entirely outside the 100 foot BVW buffer zone. The owner is proposing to build back a 1 ½ story addition (fully outside the 100 foot buffer zone), decking, and steps. A small portion of the proposed deck and the new steps will be inside the 100 foot BVW buffer zone. There is an intermittent river off-site and bordering vegetated wetland along the rear lot line which was delineated by Norse Environmental Services. The river is the Aberjona River, with this portion of the river being determined to be intermittent based upon an abutting filing. The Reading ZBA voted and issued a Special Permit for the addition. The closest point of construction of the proposed driveway is 96 feet from the bordering vegetated wetland. A 12 inch staked mulch soxx will be installed at the limit of work line (per the plan).

Attached are the following:

- 1) Completed WPA Form 1 – Request for Determination of Applicability
- 2) Locus Map
- 3) Certified Abutters List
- 4) Assessor Field Card
- 5) Affidavit of Service
- 6) Plot Plan – 102 John Carver Road, Reading dated 8/26/2025, scale: 1"=20'.



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:

Sarah Narcus	sarahnarcus@gmail.com	
Name	E-Mail Address	
102 John Carver Road		
Mailing Address		
Reading	MA	01867
City/Town	State	Zip Code
781-640-5994		
Phone Number	Fax Number (if applicable)	

2. Representative (if any):

Sullivan Engineering Group, LLC	jacksull53@comcast.net	
Firm	E-Mail Address	
Jack Sullivan, PE		
Contact Name		
25 Clover Circle		
Mailing Address		
Reading	MA	01867
City/Town	State	Zip Code
781-854-8644		
Phone Number	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:

Town 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):

102 John Carver Road	Reading
Street Address	City/Town
Tax Map 32	Lot 82
Assessors Map/Plat Number	Parcel/Lot Number

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

The subject property is located on the northerly side of John Carver Road and the Aberjona River is located just off the rear of the property. This portion of the River was determined under previous filings to not qualify as a Perennial River. Therefore under this application bank flags are shown and the Aberjona River is classified as "intermittent". Additionally, BVW flags are shown at the rear property line. Norse Environmental Services flagged the bank and BVW in March of 2025.

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

Plot Plan of Land - 102 John Carver Road, Reading	8/26/2025
Title	Date
_____	_____
Title	Date
_____	_____
Title	Date

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

The owner/applicant is proposing to demolish an existing 1 car garage (attached to main house) and rear deck/steps. A new 1 1/2 story addition and deck will be constructed in a similar location and the Reading ZBA recently approved a Special Permit for this work. Only a small portion of the new deck and steps are within the 100 foot wetland buffer zone. The closest point of the proposed deck to the BVW line is 96 feet. A 12 inch staked mulch soxx will be placed just beyond the deck for erosion control measures. The backyard is relatively flat.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

Reading
City/Town

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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).

n/a

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.)



Massachusetts Department of Environmental Protection
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Reading
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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:

Sarah Narcus

Name

102 John Carver Road

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 of Applicant

8-26-2025

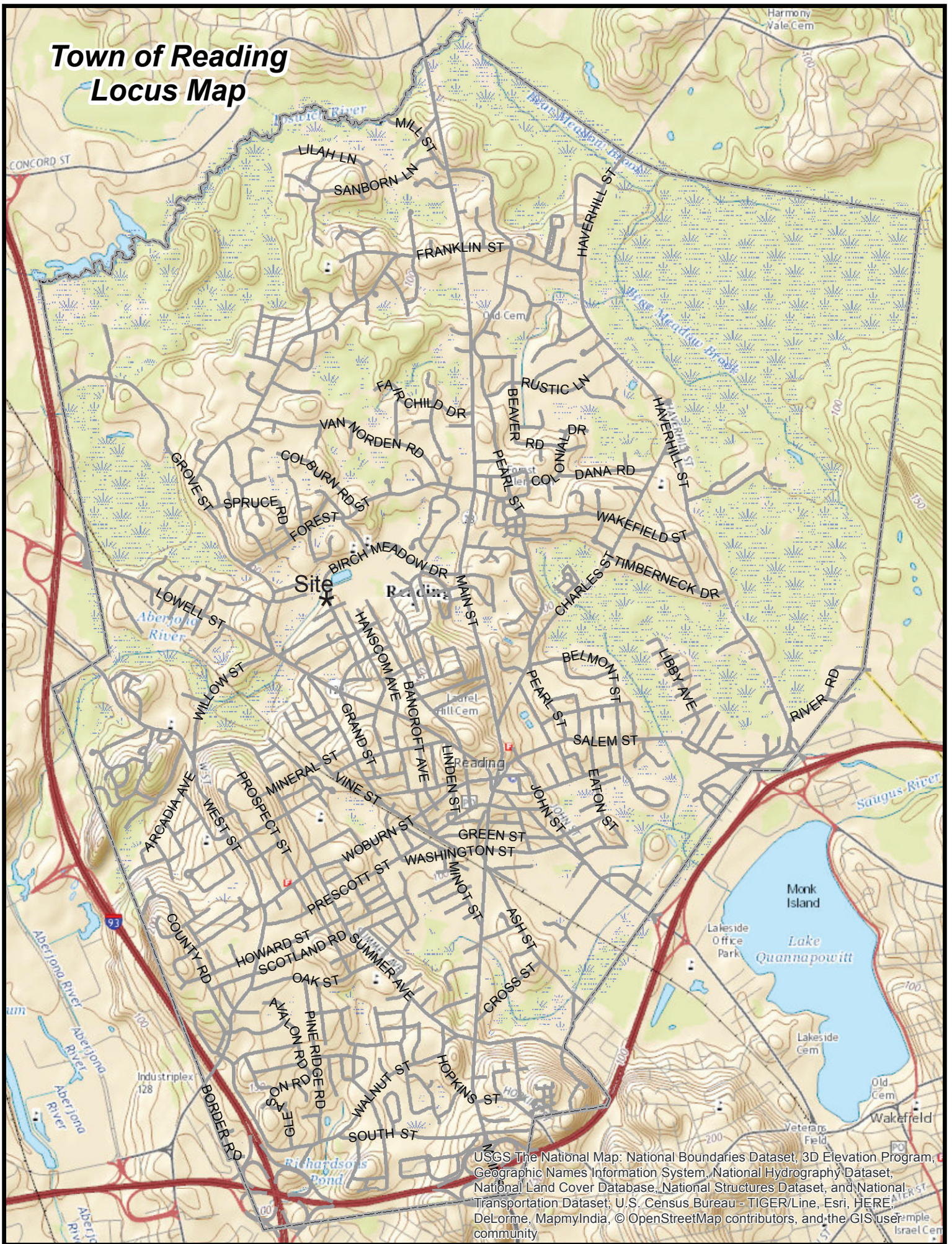
Date

Signature of Representative (if any)

8-26-2025

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



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

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

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

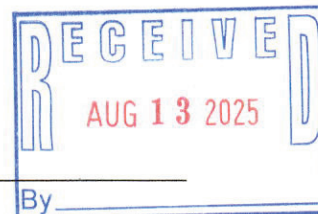

Michael E. Golden

Brendan Zarechian


Jean Paul Plouffe

TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY:

ADDRESS: 102 John Carver Road

Assessors' Map Number: 32 Lot Number: 82

APPLICANT/AGENT:

Name: Jack Sullivan

Address: 25 Clover Circle Reading, MA

Telephone: 781-854-8644 Email: jacksull53@comcast.net

Board or Commission for which this request is made (check all that are applicable):

Community Planning and Development Commission:

- Site Plan Review
Special Permit
Subdivision

Conservation Commission:

- Request for Determination
Abbreviated Notice of Resource Area Delineation
Notice of Intent

Zoning Board of Appeals:

- Appeal
Special Permit
Variance

- Health Department
Historic District Commission
Historical Commission
Other:

Brief description of request: Construct a deck within 100 feet of wetland

Applicant/Agent Signature: [Signature] Date: 8-12-2025

The Assessor's Office may require up to three weeks in order to process and approve this request.

Authorized Signature: [Signature] Date: 8/12/2025
Must be signed by the Public Services Department



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

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

ABUTTERS LIST
CERTIFICATION
FOR BOARD OF ASSESSORS

VICTOR P. SANTANIELLO, CHIEF ASSESSOR

DATE

M Keohan

8/13/25

MICHELE L. KEOHAN, ASSISTANT ASSESSOR

DATE



Patriot Properties

Readina

Abutters List

08/13/2025

3:32:59PM

Filter Used: DataProperty.AccountNumber in
(6174,6326,6359,5655,6367,5256,5520,6176,5237,6179,5236,6365,6360,5259,6368,6369,6157,6171,6364,6414,6366,6177,6175,5258)

**Reading
Abutters List**

Subject Parcel ID: 102 John Carver Road Report

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
026.0-0000-0208.0	OFF INTERVALE TER	TOWN OF READING	CONS.	16 LOWELL ST	READING	MA	01867
026.0-0000-0209.0	37 WOODLAND ST	MCNEIL 2025 IRREVOCABLE TR	MCNEIL CHRISTOPHER A TR	239 HILL RD	GROTON	MA	01450
026.0-0000-0228.0	30 WOODLAND ST	WHITE JANICE N		30 WOODLAND ST	READING	MA	01867
026.0-0000-0230.0	33 WOODLAND ST	DRESCHER KURT W	SHARON J DRESCHER	33 WOODLAND ST	READING	MA	01867
026.0-0000-0231.0	29 WOODLAND ST	HOULIHAN MICHAEL J	HOULIHAN CASEY L JOHNS	29 WOODLAND ST	READING	MA	01867
027.0-0000-0257.0	83 JOHN CARVER RD	CLARK STEPHEN B	CLARK LYNN H TE	83 JOHN CARVER RD	READING	MA	01867
027.0-0000-0393.0	84 JOHN CARVER RD	DONOHUE EDWARD O	ANN K NORBERG	84 JOHN CARVER RD	READING	MA	01867
032.0-0000-0063.0	40 CRITERION ST	BALICKI SCOTT F	BALICKI JESSICA E AMES	40 CRITERION ST	READING	MA	01867
032.0-0000-0077.0	OFF GROVE ST	TOWN OF READING	CONSERVATION/RECREATI	16 LOWELL STREET	READING	MA	01867
032.0-0000-0080.0	90 JOHN CARVER RD	JACKSON BRET R	ROOT MARGOT TE	90 JOHN CARVER RD	READING	MA	01867
032.0-0000-0081.0	98 JOHN CARVER RD	CHRISTOFI JOSEPH N JR		98 JOHN CARVER RD	READING	MA	01867
032.0-0000-0082.0	102 JOHN CARVER RD	SUN FAMILY TRUST	NARCUS JOHN TRUSTEE	102 JOHN CARVER RD	READING	MA	01867
032.0-0000-0083.0	110 JOHN CARVER RD	SECHER STEPHEN E	SECHER JOANNE M	110 JOHN CARVER RD	READING	MA	01867
032.0-0000-0085.0	39 CRITERION ST	ROBERTS SANDRA M TRUSTEE	SANDRA M ROBERTS TRUS	39 CRITERION ST	READING	MA	01867
032.0-0000-0232.0	BIRCH MEADOW	TOWN OF READING	PARK	16 LOWELL STREET	READING	MA	01867
033.0-0000-0002.0	6 WOODLAND ST	MALEK DONNA		6 WOODLAND ST	READING	MA	01867
033.0-0000-0003.0	12 WOODLAND ST	TUCKER ROBERT M	MICHELE M TUCKER	12 WOODLAND ST	READING	MA	01867
033.0-0000-0007.0	107 JOHN CARVER RD	PARENT LEONARD J	PARENT EMILY TE	107 JOHN CARVER RD	READING	MA	01867
033.0-0000-0008.0	103 JOHN CARVER RD	HUNTER JOHN ROBERT	SUZANNE C HUNTER	103 JOHN CARVER RD	READING	MA	01867
033.0-0000-0009.0	99 JOHN CARVER RD	CONNELLY PATRICK J	CONNELLY DEBORAH	99 JOHN CARVER RD	READING	MA	01867
033.0-0000-0010.0	91 JOHN CARVER RD	LELACHEUR DANIEL F	NANCY D KEARNEY	91 JOHN CARVER RD	READING	MA	01867
033.0-0000-0011.0	11 WOODLAND ST	CATALFAMO CRAIG	CATALFAMO KERRI M	11 WOODLAND STREET	READING	MA	01867
033.0-0000-0012.0	7 WOODLAND ST	HOLLAND PATRICIA A (LE)	HOLLAND GREGORY J TRU:	7 WOODLAND STREET	READING	MA	01867
033.0-0000-0058.0	BIRCH MEADOW	TOWN OF READING	PARK	16 LOWELL ST	READING	MA	01867

Parcel Count: 24

End of Report

Use Code	Land Size	Building Value	Yrd Items	Land Value	Total Value	Legal Description	User Acct
101	0.297	341,600		494,100	835,700		122000000740
							GIS Ref
							GIS Ref
							Insp Date
							04/08/20

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	323,700	0	.297	468,300	792,000			12/11/2024
2024	101	FV	311,000	0	.297	449,900	760,900			1/10/2024
2024	101	PTCH	280,400	0	.297	405,600	686,000	686,000	patch	4/27/2023
2023	101	FV	280,400	0	.297	405,600	686,000	686,000		1/9/2023
2022	101	FV	254,900	0	.297	368,800	623,700	623,700		12/20/2021
2021	101	FV	234,100	0	.297	353,300	587,400	587,400		12/15/2020
2020	101	FV	217,100	0	.297	336,200	553,300	553,300		12/17/2019
2019	101	FV	206,800	0	.297	320,300	527,100	527,100	YER	12/12/2018

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NARCUS SARAH	83098-331		8/6/2024	FAMILY		1	No		
CARLSON GEORGE	73638-392		11/13/2019	DIV/GRT/EST	515,000	No	No		
	09289-0216		1/1/2001			1	No		

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
12/11/2019	B191012	REMOD	40,000	C			STRUCTURAL REMODEL	
12/4/2019	B19982	REMOD	12,400	C			NON-STRUCTURAL REM	
9/25/2013	B13623	ROOF	6,350	C			REPLACEMENT OF EXI	
8/6/1993	2084		1,500	C				

Use Code	LUC	Description	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Inf 1	Inf 2	Inf 3	%	Appraised Value	Alt Class	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		12922		SQ FEET	PRIMARY	1.0	0	11.	3.48	MG	1.34	WETLAN	-5			494,135					494,100	

Code	Description/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	S15	SINGLE FA	100	water		
o				Sewer		
n				Electri		
				Exmpt		
D	READ	READ	100	Topo		
s				Street P		PAVED
t				Gas: M		MEDIUM

Use Code	LUC	Description	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Inf 1	Inf 2	Inf 3	%	Appraised Value	Alt Class	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		12922		SQ FEET	PRIMARY	1.0	0	11.	3.48	MG	1.34	WETLAN	-5			494,135					494,100	

Code	Description/No	Amount	Com. Int

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Code	Description/No	Amount	Com. Int

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, Sarah Narcus (Name), hereby certify under the pains and penalties of perjury that on September 8, 2025 (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 _____ (Applicant) with the Town of Reading Conservation Commission on September 3, 2025 (Date) for property located at 102 John carver Road (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

8-26-2025

Date