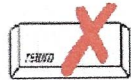
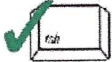


WPA Form 1- Request for Determination of Applicability

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:

Francis Andrews FAndrewsJr@comcast.net
 Name E-Mail Address

75 Dana Road
 Mailing Address

Reading MA 01867
 City/Town State Zip Code

(781) 439-4517 N/A
 Phone Number Fax Number (if applicable)

2. Representative (if any):

 Firm

 Contact Name E-Mail Address

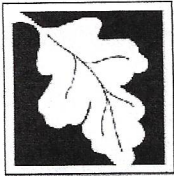
 Mailing Address

 City/Town State Zip Code

 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:
- 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).



WPA Form 1- Request for Determination of Applicability

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WETLAND PROTECTION BYLAWS SECTION 7.1

C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

75 Dana Road	Reading
Street Address	City/Town
40	122
Assessors Map/Plat Number	Parcel/Lot Number

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

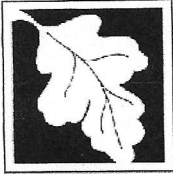
The lot consists of 35,746 SF, with a single family house on Dana Road. A deck - 13' x 20' - built around 1993, is attached to the rear of the house. The deck has significant rotting and needs to be replaced. See attached Plot Plan of Land signed & sealed by John Sullivan on 10/16/25 for details of the lot.

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

Deck Framing Plan signed & sealed by Michael Milano	10/7/25
Title	Date
Deck Section signed & sealed by Michael Milano	10/7/25
Title	Date
_____	_____
Title	Date

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

The existing deck will be torn down and replaced by a 16' x 20' deck consisting of 5/4 x 6 decking with spacing. The deck will be supported by four (4) EZ-Pier footings. Holes for footings will be done by excavators and the removed soil will be dispersed under the deck.



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

C. Project Description (cont.)

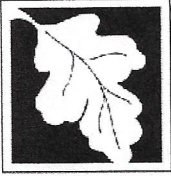
b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

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.)



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

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:

Francis Andrews

Name

75 Dana Road

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.

Francis Andrews

Signature of Applicant

Oct. 27, 2025

Date

Signature of Representative (if any)

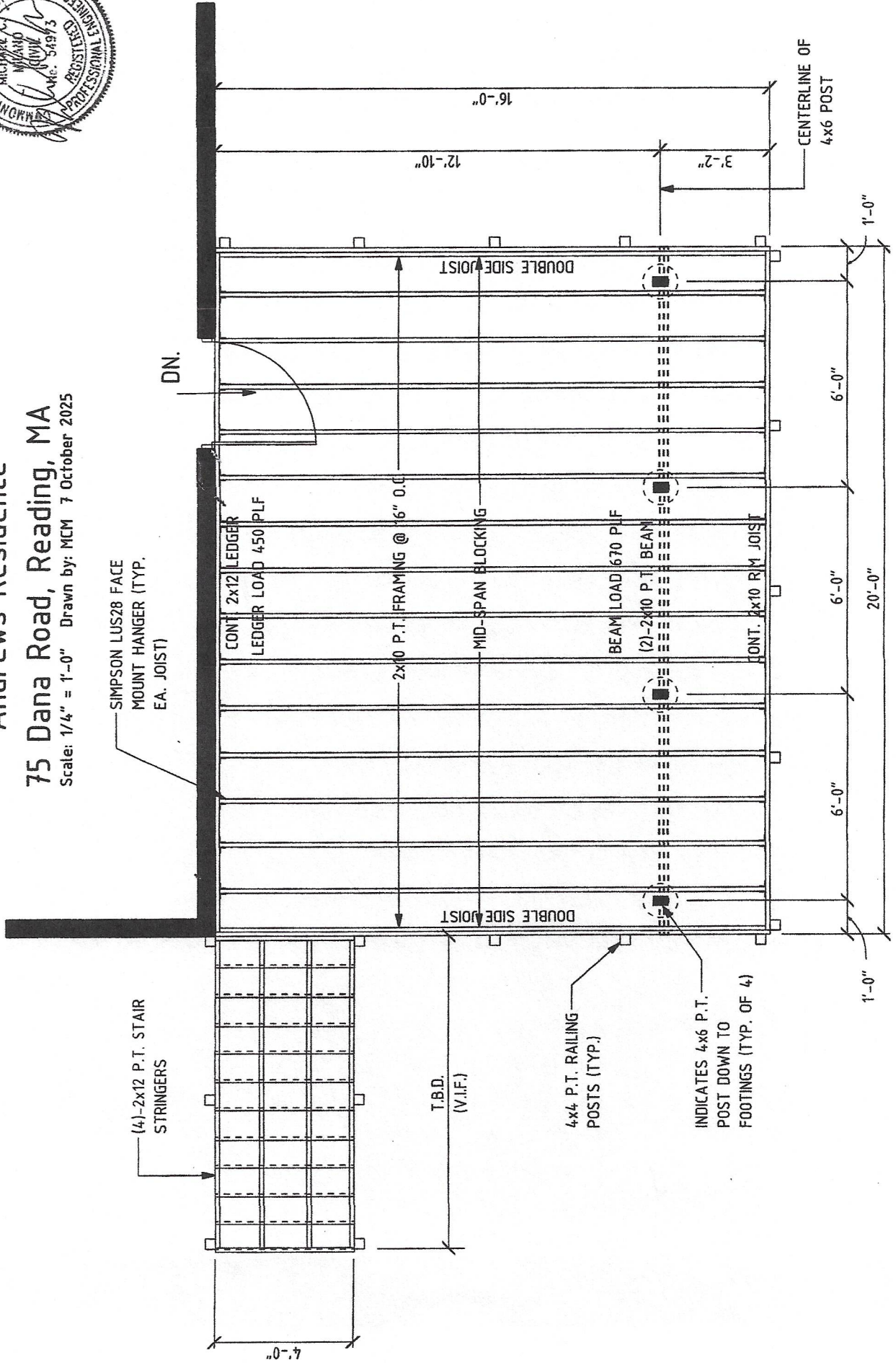
Date

DECK FRAMING PLAN

Andrews Residence

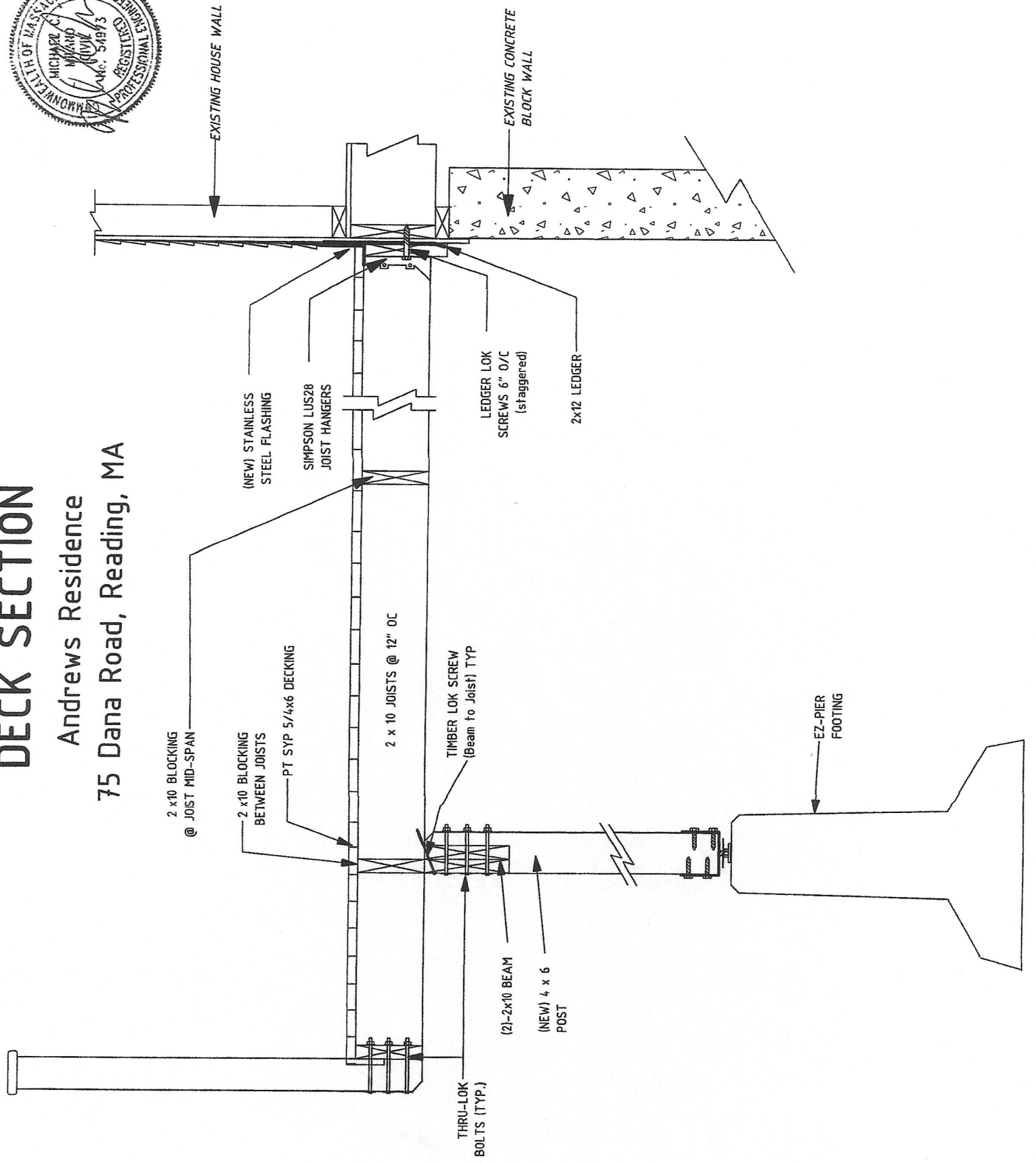
75 Dana Road, Reading, MA

Scale: 1/4" = 1'-0" Drawn by: MCM 7 October 2025



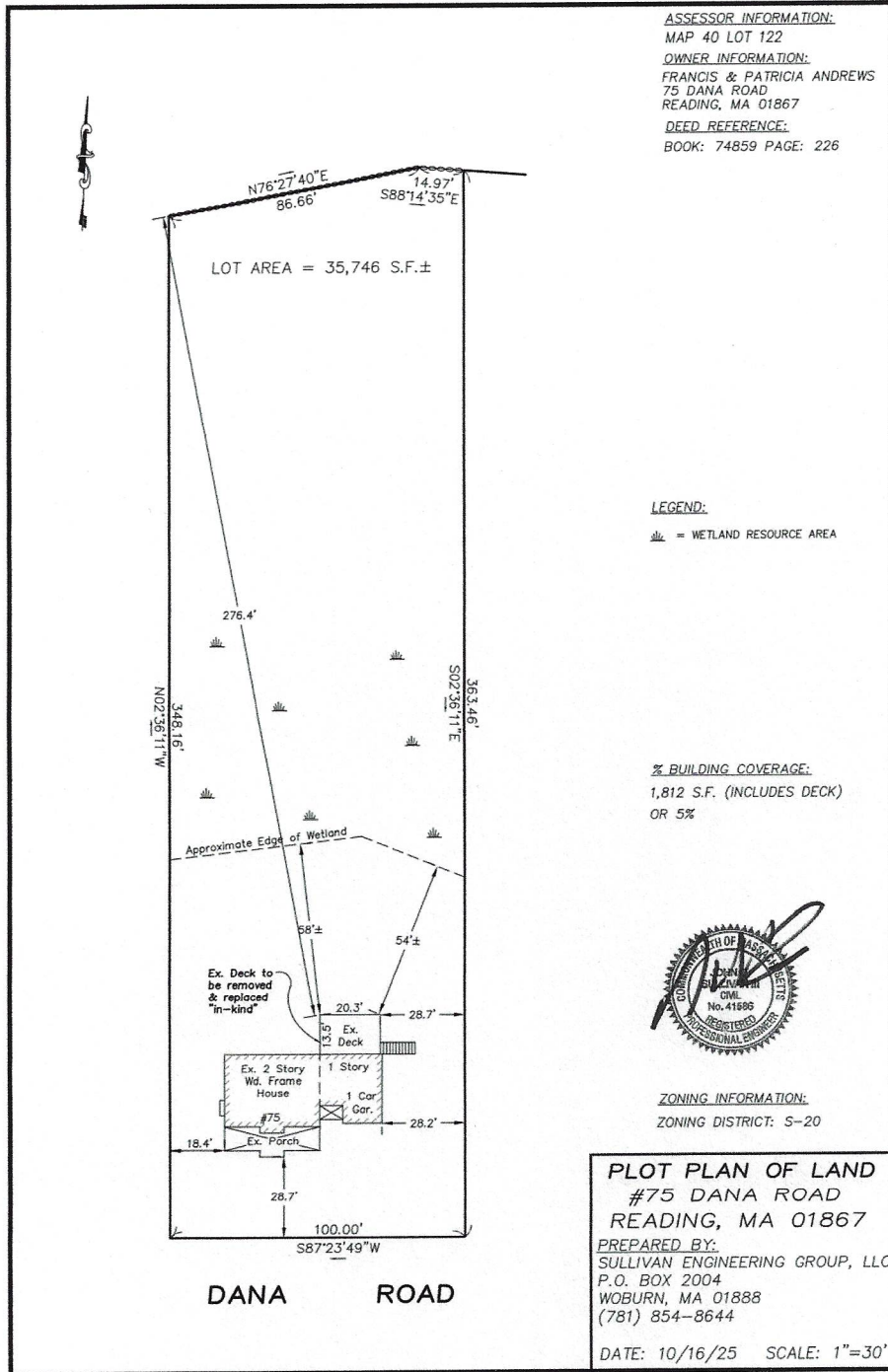
DECK SECTION

Andrews Residence
75 Dana Road, Reading, MA





75 Dana Road,...

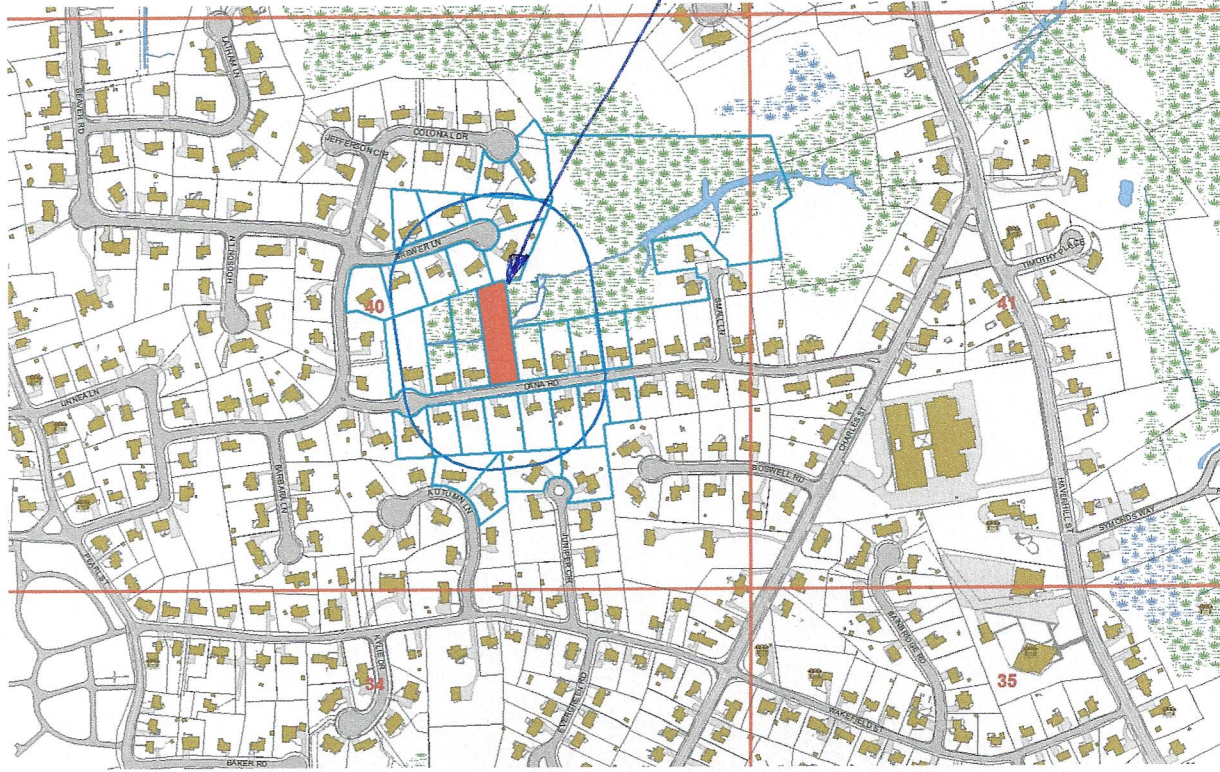


Town of Reading Locus Map



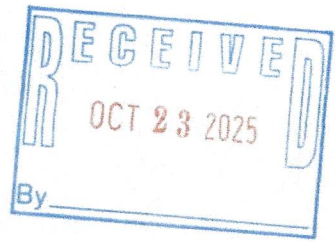
USGS The National Map: National Boundaries Dataset, 3D Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

75 Dana Rd.



TOWN OF READING

REQUEST FOR CERTIFIED ABUTTERS LIST



SUBJECT PROPERTY:

ADDRESS: 75 Dana Road

Assessors' Map Number: 40 Lot Number: 122

APPLICANT/AGENT:

Name: Francis Andrews

Address: 1'

Telephone: 4 281-439-4517 Email: F ANDREWS JR @ 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: Bldg Deck - filing of
Consensus

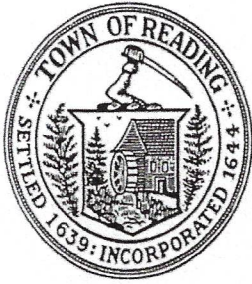
Applicant/Agent Signature: Francis Andrews Date: 10/23/25

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

Authorized Signature: [Signature] Date: 10/23/25

Must be signed by the Public Services Department

Crivone - Send to Chuck



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

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

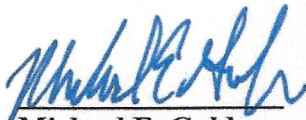
January 2025

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
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

Michele L. Keohan

10/23/25

MICHELE L. KEOHAN, ASSISTANT ASSESSOR

DATE

Reading Abutters List

Subject Parcel ID: 75 Dana Rd Report

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
040.0-0000-0097.0	30 JUNIPER CIR	CAFAZZO JOHN E	TERRI CAFAZZO	30 JUNIPER CIR	READING	MA	01867
040.0-0000-0098.0	29 JUNIPER CIR	SWANSON GREGG H	SWANSON JOANNE L	29 JUNIPER CIR	READING	MA	01867
040.0-0000-0111.0	54 DANA RD	KENT DAVID M	KENT KRISTINA TE	54 DANA RD	READING	MA	01867
040.0-0000-0112.0	60 DANA RD	CARLSON JACQUELINE L	RESMAN ERIC M JT	60 DANA RD	READING	MA	01867
040.0-0000-0113.0	64 DANA RD	COSTELLO PAUL J	JANET M AUSTIN-COSTELL	64 DANA ROAD	READING	MA	01867
040.0-0000-0114.0	70 DANA RD	CELI STEPHEN A	LAUREN C CELI	70 DANA ROAD	READING	MA	01867
040.0-0000-0115.0	76 DANA RD	TAMAYO ANTHONY MANUEL	PORTER CATHERINE TC	76 DANA ROAD	READING	MA	01867
040.0-0000-0116.0	84 DANA RD	CAMPBELL DANIEL E III	MARY ELLEN CAMPBELL	84 DANA RD	READING	MA	01867
040.0-0000-0117.0	88 DANA RD	SIROIS MICHAEL S	FINGRUT ERIN L	88 DANA ROAD	READING	MA	01867
040.0-0000-0118.0	94 DANA RD	MURPHY STEPHEN K	PATRICIA L MURPHY	94 DANA RD	READING	MA	01867
040.0-0000-0119.0	93 DANA RD	KENNETH C WISWALL ETAL	BOEHLER BARBARA ANN TE	93 DANA RD	READING	MA	01867
040.0-0000-0120.0	87 DANA RD	MCDONOUGH JAMES W	MARIA C ESPINOLA	87 DANA ROAD	READING	MA	01867
040.0-0000-0121.0	81 DANA RD	ESPINOLA DUARTE J	ANDREWS PATRICIA A TRU	81 DANA RD	READING	MA	01867
040.0-0000-0122.0	75 DANA RD	ANDREWS FRANCIS J TRUSTEE	KARESA ENARNACAO	75 DANA RD	READING	MA	01867
040.0-0000-0123.0	69 DANA RD	ENCARNACAO JOSEPH	LISA C SCHERBER	69 DANA RD	READING	MA	01867
040.0-0000-0124.0	63 DANA RD	SCHERBER WILLIAM M	NISSEN COURTNEY O	63 DANA RD	READING	MA	01867
040.0-0000-0125.0	59 DANA RD	NISSEN GREGORY D	FORLIZZI STEVEN J JTROS	59 DANA RD	READING	MA	01867
040.0-0000-0126.0	53 DANA RD	FORLIZZI KEITH	ELIZABETH A SHEA	53 DANA RD	READING	MA	01867
040.0-0000-0148.0	115 COLONIAL DR	SHEA JOHN T		115 COLONIAL DR	READING	MA	01867
040.0-0000-0149.0	111 COLONIAL DR	COLLINS DEBORAH F		111 COLONIAL DR	READING	MA	01867
040.0-0000-0153.0	18 SMALL LN	HUGHES ERIC	BETH HUGHES	18 SMALL LN	READING	MA	01867
040.0-0000-0165.0	14 BREWER LN	CALLAGY WILLIAM	CALLAGY NICOLE	14 BREWER LN	READING	MA	01867
040.0-0000-0166.0	22 BREWER LN	RIGNEY FAMILY REVOCABLE TRU	RIGNEY JAMES F CATHERIN	22 BREWER LN	READING	MA	01867
040.0-0000-0167.0	30 BREWER LN	SANTOS JONATHAN DAVID	SANTOS AMANDA TE	30 BREWER LANE	READING	MA	01867
040.0-0000-0168.0	27 BREWER LN	DANGIO CARLE		27 BREWER LN	READING	MA	01867
040.0-0000-0169.0	21 BREWER LN	CHRISTOPHERKATHERINE MAGNI	MAGNIN CHRISTOPHER JAN	21 BREWER LN	READING	MA	01867
040.0-0000-0170.0	15 BREWER LN	BOWE FAMILY TRUST	BOWE BRIAN P & SUSAN R	15 BREWER LN	READING	MA	01867
040.0-0000-0171.0	9 BREWER LN	KWET DONALD V ETAL	DUGGAN D KEVIN	9 BREWER LN	READING	MA	01867
040.0-0000-0172.0	61 COLONIAL DR	BRENNER JOHN F III	JOAN H BRENNER	61 COLONIAL DR	READING	MA	01867
040.0-0000-0192.0	25 AUTUMN LN	GOTTWALD JOHN F ETAL TTEES	GOTTWALD FAMILY REV TR	25 AUTUMN LN	READING	MA	01867
040.0-0000-0193.0	21 AUTUMN LN	FEDERICO RICHARD	FEDERICO KATHLEEN SESE	21 AUTUMN LN	READING	MA	01867

Parcel Count: 31

End of Report