



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Reading
City/Town

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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:

Derek + Cristina Prior

cbaviles@gmail.com

Name

E-Mail Address

31 Lilah Lane

Mailing Address

Reading

MA

01867

City/Town

State

Zip Code

617-549-3580

Phone Number

Fax Number (if applicable)

2. Representative (if any):

Sullivan Engineering Group, LLC

Firm

Jack Sullivan, PE

jacksull53@comcast.net

Contact Name

E-Mail Address

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:

- 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):

31 Lilah Lane

Street Address

Tax Map 56

Assessors Map/Plat Number

Reading

City/Town

Lot 36

Parcel/Lot Number

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

This property is a developed single family house lot consisting of 21,150 s.f of land with a drainage easement towards the rear of the lot. There is a bordering vegetated wetland associated with this lot. Within the wetland there is a 500 year flood plain boundary.

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

Plot Plan of Land - 31 Lilah Lane, Reading

Title

10/27/2020

Date

Title

Date

Title

Date

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

The owner is seeking to cut 8 trees and grind the stumps in-place. Additionally the owner is seeking to install fencing and provide plantings to mitigate the impact of the tree removal all within 100 feet of the wetland area.



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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.)



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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:

Derek + Cristina Prior

Name

31 Lilah Lane

Mailing Address

Reading

City/Town

MA

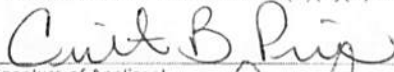
State

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

10-27-2020

Date


Signature of Representative (if any)

10-27-2020

Date

Town of Reading Locus Map





Patriot Properties

10/26/2020

12:38:32PM

Reading

Abutters List

Filter Used: DataProperty AccountNumber in
(8499,8505,8506,8517,8504,8501,8512,8514,8509,8510,8511,8507,8508,8495,8500,8503,8496,8513,8502,8571,8518)

31 Lilah Lane

1

Abuffers List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
056.0-0000-0025.0	67 SANBORN LN	BOVIARD BARBARA E (LE)	BOVIARD CAROLYN	67 SANBORN LN	READING	MA	01867
056.0-0000-0026.0	SANBORN LN	QUIGLEY WILLIAM A JR TRSTEE	BUTCHER FAMILY REALTY	79 PURITAN LN	SWAMPSCOTT	MA	01907
056.0-0000-0029.0	10 LILAH LN	PAPP MICHAEL S	PAPP KATERINA	10 LILAH LN	READING	MA	01867
056.0-0000-0030.0	16 LILAH LN	CUSOLITO MATTHEW J	CUSOLITO KRISTIN B	16 LILAH ST	READING	MA	01867
056.0-0000-0031.0	24 LILAH LN	CALARESO JOSEPH III	WENDY J CALARESO	24 LILAH LN	READING	MA	01867
056.0-0000-0032.0	LILAH LN	CLOONAN MICHAEL P	STARR CLOONAN	25 WEST STREET	WILMINGTON	MA	01887
056.0-0000-0033.0	38 LILAH LN	MASTROCOLA RICHARD E		38 LILAH LN	READING	MA	01867
056.0-0000-0034.0	45 LILAH LN	LAPANE ROBERT	SHEILA LAPANE	45 LILAH LANE	READING	MA	01867
056.0-0000-0035.0	39 LILAH LN	LYNCH JAMES T	LYNCH KATHLEEN M	39 LILAH LANE	READING	MA	01867
056.0-0000-0036.0	31 LILAH LN	PRIOR DEREK	PRIOR CRISTINA B	31 LILAH LANE	READING	MA	01867
056.0-0000-0037.0	27 LILAH LN	KAHAN SCOTT	KAHAN STEPHANIE	27 LILAH LANE	READING	MA	01867
056.0-0000-0038.0	8 VERDE CIR	COUNIHAN STEPHEN P	MAUREEN B COUNIHAN	8 VERDE CIR	READING	MA	01867
056.0-0000-0039.0	14 VERDE CIR	MCNAUGHTON CHRISTOPHER	MCNAUGHTON EMILY	14 VERDE CIR	READING	MA	01867
056.0-0000-0040.0	11 VERDE CIR	GULLIFA WILLIAM A	GULLIFA TRIENA M	11 VERDE CIR	READING	MA	01867
056.0-0000-0041.0	7 VERDE CIR	CHIN GORDON B	CLAUDIA CHIN	7 VERDE CIRCLE	READING	MA	01867
056.0-0000-0042.0	17 LILAH LN	ZACCARDI VINCENT N	SHARON L ZACCARDI	17 LILAH LN	READING	MA	01867
056.0-0000-0043.0	5 LILAH LN	STANTON MATTHEW E	MARY JO STANTON	5 LILAH LANE	READING	MA	01867
056.0-0000-0044.0	51 LILAH LN	IACOVIELLO JOSEPH A	KATHERINE M IACOVIELLO	51 LILAH LANE	READING	MA	01867
056.0-0000-0047.0	52 LILAH LN	STONE JAMES A	CATHERINE DIFRANCO-STC	52 LILAH LN	READING	MA	01867
056.0-0000-0048.0	46 LILAH LN	COTE KEITH G	JENNIFER C COTE	46 LILAH LN	READING	MA	01867
056.0-0000-0101.0	MILL ST	TOWN OF READING	WATER DEPT	16 LOWELL ST	READING	MA	01867

End of Report

October 27, 2020

To Whom It May Concern:

I, Scott Kahan am aware of the pine tree that lies on the property line between our respective backyard properties. I give permission for the Priors to remove it.

Sincerely,



10/27/20

Scott Kahan
27 Lilah Lane
Reading, MA 01867