



# 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:  
 Yongcheng Yu + Rong Ruan 13003697187@163.com  
 Name 31 Harold Avenue E-Mail Address  
 Mailing Address Reading MA 01867  
 City/Town 617-870-8441 State Zip Code  
 Phone Number Fax Number (if applicable)

2. Representative (if any):  
 Sullivan Engineering Group, LLC  
 Firm Jack Sullivan jacksull153@comcast.net  
 Contact Name 25 Clover Circle E-Mail Address  
 Mailing Address Reading MA 01867  
 City/Town 781-854-8644 State Zip Code  
 Phone Number email: jacksull153@comcast.net 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 Harold Avenue          | Reading           |
| Street Address            | City/Town         |
| Tax Map 39                | Lot 83            |
| Assessors Map/Plat Number | Parcel/Lot Number |

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

This property is a single family house in a PRD development.

The property has a bordering vegetated wetland. Conservation bounds are already in place in area of the proposed deck at the 25 foot wetland setback

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

|   |           |
|---|-----------|
| Plot Plan of Land 31 Harold Avenue, Reading | 5-16-2022 |
| Title                                       | Date      |
|   | Date      |
|   | Date      |

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

Owner is proposing to construct a deck with 8 - 12" diameter

concrete sonotubes. All the sonotubes will be outside the 35 foot No Structure Buffer from the wetlands. Two sections of the deck will cantilever into the 35 foot buffer zone by UNDER 3 feet which is allowed under the local conservation bylaw. No trees to be cut during this project. No site grading changes.



**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

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).

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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.)

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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:

Yongcheng Yu + Rong Ruan

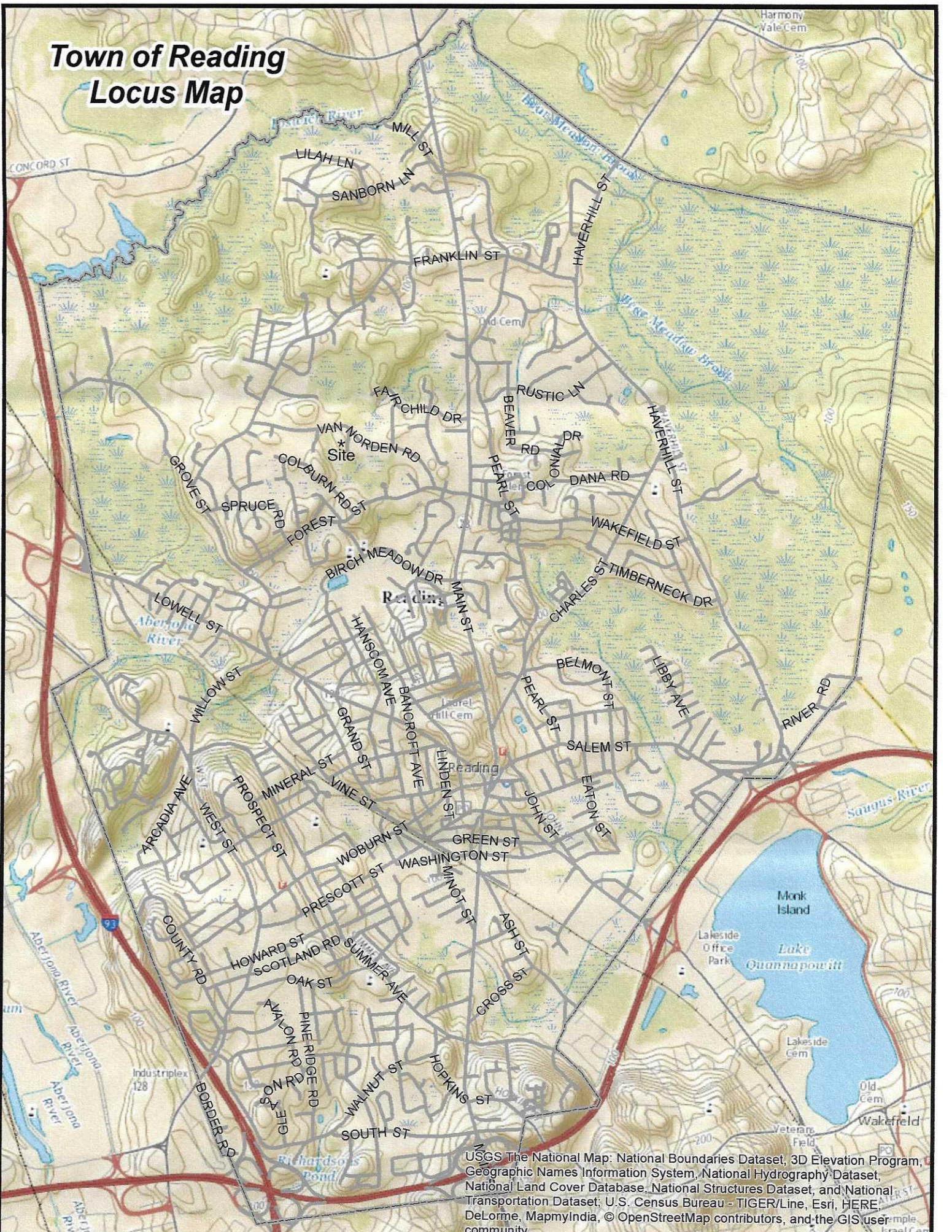
|                 |                  |          |
|-----------------|------------------|----------|
| Name            | 31 Harold Avenue |          |
| Mailing Address | Reading          |          |
| City/Town       | MA               | 01867    |
| State           |                  | Zip Code |

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               | <i>Yongcheng Yu / Rong Ruan</i> | 5/16/22 |
|                                      |                                 | Date    |
| Signature of Representative (if any) | <i>[Signature]</i>              | 5/16/22 |
|                                      |                                 | 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**

**Request for Certified Abutters List**

**Subject Property:**

Address: 31 Harold Avenue

Assessors' Map Number: 39 Lot Number: 83

**Applicant/Agent:**

Name: Jack Sullivan

Address: 25 Clover Circle Reading, MA 01867

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

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

**Zoning Board of Appeals:**

- Variance
- Special Permit
- Appeal

**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

- Historic District Commission
- Historical Commission
- Board of Health
- Other: \_\_\_\_\_

Applicant/Agent Signature:  Date: 5-16-22

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

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Department of Community Services