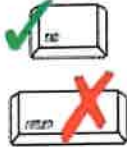




**WPA Form 1- Request for Determination of Applicability**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**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:

Town Forest Committee / Jane C. Kinsella      TownForest@ci.reading.ma.us  
 Name      E-Mail Address  
 16 Lowell Street  
 Mailing Address  
 Reading      MA      01867  
 City/Town      State      Zip Code  
 781-942-6673  
 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 Town of Reading 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, 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**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**C. Project Description**

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

Off Strout Ave.	Reading, MA
Street Address	City/Town
43, 49, 55	(43) 37,43; (49) 1; (55) 1
Assessors Map/Plat Number	Parcel/Lot Number

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

See narrative.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

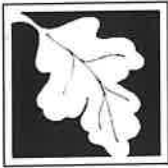
c. Plan and/or Map Reference(s):

Reading Town Forest prepared by Philip B. Benjamin, CF Benjamin Forestry Services, Inc.	May 12, 2010
Title	Date
Reading Town Forest prepared by Phillip B. Benjamin, CF Phillip Benjamin Forestry	June 24, 2022
Title	Date
Town Forest Cutting Plan - Resource Areas	September 13, 2022
Title	Date

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

See attached narrative.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**WPA Form 1- Request for Determination of Applicability**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**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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**WPA Form 1- Request for Determination of Applicability**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**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:

Town of Reading

---

Name  
16 Lowell Street

---

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.

*James C. Kinnally*

---

Signature of Applicant

9/14/22

---

Date

---

Signature of Representative (if any)

---

Date

# Forest Cutting Plan

and Notice of Intent under M.G.L. Chapter 132 – The Forest Cutting Practices Act, 304 CMR 11.00 (Effective Date: 3/15/16)

### For DCR Use Only:

File Number 246.33940.22 Case No. 246-8860  
 Date Rec'd 7/5/22 Nat. Hert. Y  
 Earliest Start 7/20/22 Pub. Dr. Wat. N  
 River Basin IPSWICH ACEC N  
 Gen. Obi. LT Nat. Heat Impact Y

Site Information

### Location

Town Reading  
 Road off Strout Avenue  
 Acres 4.80 Proposed Start Date 12/01/2022  
 Vol. MBF \_\_\_\_\_ Vol. Cds. 132 Vol. Tons \_\_\_\_\_

### Plan Preparer

Name Philip Benjamin, CF  
 Address 151 Depot Street  
 Town, State, Zip South Easton MA 02375  
 Phone 508-238-0422  
 Type of Preparer LF  
 \*Mass. Forester License # 15  
 \*Required for land under Ch61, Ch61A or Forest Stewardship

### Landowner

Name \_\_\_\_\_ Town of Reading  
 Mailing Address 16 Lowell Street  
 Town, State, Zip Reading MA 01867  
 Phone 781-942-6673  
 Ch61  61A  61B  Stew  \*Case # 246-8860  
 FSC  CR  CR Holder \_\_\_\_\_

### Licensed Timber Harvester\*\*

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 Town, State, Zip \_\_\_\_\_ MA  
 Phone \_\_\_\_\_  
 Mass. Lic. Harvester # \_\_\_\_\_  
 \*\*This information may be supplied after the plan is approved, but before work begins.

Best Management Practices

### Stream Crossings

Indicate location on map	SC-1	SC-2	SC-3	SC-4
Type of Crossing	OT			
Existing Structure	Yes			
Type of Bottom	GR			
Bank Height (ft)	1.00			
Stabilization	ST			

### Wetland Crossings

Indicate location on map	WC-1	WC-2	WC-3	WC-4
Length of Crossing				
Mitigation				
Stabilization				

### Filter Strips

Indicate location on map	FS-1	FS-2	FS-3	FS-4
Width (50', 100', or VA)				

### Harvesting in Wetlands

Indicate location on map	HW-1	HW-2	HW-3	HW-4
Forest Type (see pg 2)				
Acres to be Harvested				
Resid. Basal Area (>50%?)				

### Service Forester Comments

\*SEE ATTACHED NHESP DETERMINATION LETTER

Codes

Type of Preparer	Type of Crossing	Stabilization	Mitigation	Type of Bottom
LF Mass. Lic. For.	CU Culvert	SE Seed	FR Frozen	LE Ledge
TH Lic. Tim. Har	BR Bridge	MU Mulch	DR Dry	ST Stony
TB Timber Buyer	FO Ford	CO Corduroy	OT Other	MU Mud
LO Landowner	PO Poled	ST Stone		GR Gravel
OT Other	OT Other	HB Hay Bales		OT Other
		OT Other		

Note:  
 Applicant must provide DCR with all relevant information before plan may be approved and cutting may begin. Some forestry activities, such as prescribed burning and pesticide or fertilizer application may require additional permits. Consult MA Forestry BMP Manual for further information.

If Other (OT) is used in any category an explanation must be given on an attached narrative page

### Products to be Harvested\*

\*Note: Volumes and values indicated in the Plan are as reported by the plan preparer and have not been independently verified by the service forester upon approval. Mbf = thousand board feet.

Species	Mbf/Cds	Mbf/Cds
White Pine		Red Maple
Red Pine		Sugar Maple
Pitch Pine		Red Oak
Hemlock		Black Oak
Spruce		White Oak
Other Sitwd.		Other Hdwd.
White Ash		<b>Total Mbf</b>
Beech		<b>0.000</b>
White Birch		<b>Cordwood (Cds)</b>
B & Y Birch		<b>132.000</b>
Black Cherry		<b>SW Pulp (Tons)</b>
		<b>HW Pulp (Tons)</b>
		<b>Chips (Tons)</b>

### Cutting Standards

Indicate location on map	ST-1	ST-2	ST-3	ST-4
Forest Type	WP	OM	WP	RP
Acres	1.600	0.900	0.700	1.600
Landowner Objective	LT	LT	LT	LT
Designation of Trees	CT	CT	CT	SB
Type of Cut	SA	SA	SA	SA
Source of Regeneration	AD, SE, PAD, SE, P	SE	SE	D, SE, P

### Landowner Signature

The most important information on a cutting plan is the Landowner's objective, as this will determine which trees will be harvested and which will remain; this decision will also determine the future condition of the forest for decades to come. After having read the Massachusetts Forest Cutting Plan Information Sheet on page one, indicate your objective by checking the appropriate box below.

**LT - Long-term Forest Management**  
 Planned management of the forest to achieve one or more of the following objectives: produce immediate and maximize long-term income, enhance wildlife habitat, improve recreational opportunities, protect soil and water quality, or produce forest specialty products.

**ST - Short-term Harvest**  
 Harvest of trees with the main intention of producing short-term income with minimal consideration given to improving the future forest condition, which often results in a forest dominated by poor quality and low value species.

I (we) have read the Massachusetts Cutting Plan Information Sheet, and am aware of my (our) management options.  
 I (we) hereby certify that I (we) have the legal authority to carry out the operation described above.  
 I (we) certify that I (we) have notified the Conservation Commission in the town in which the operation is to take place and the abutters of record within two hundred feet of the area to be harvested.  
 I (we) understand that the volumes and values (Ch61 only) in this plan have not been independently verified by the service forester upon approval and will report final values and volumes to the Director or his/her agent if the final figures differ from those reported.

*[Handwritten Signature]*

*06/28/2002*

Signature of landowner(s)

Date

### Determination and Status

### Final Report and Comments

	Approved	Disapproved	Expires
Cutting Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7/5/24
			9/9/22
Signature of Service Forester/Director's Agent			Date
Extension	1 <input type="checkbox"/>	2 <input type="checkbox"/>	Expires
Amendment	App 1 <input type="checkbox"/>	Dis 1 <input type="checkbox"/>	Ser. For. Ints. <u>1</u>
	App 2 <input type="checkbox"/>	Dis 2 <input type="checkbox"/>	

I hereby certify that the afore described Forest Cutting Plan and all relevant statutes have been substantially complied with.

Signature of Service Forester/Director's Agent

Date

Forest Types	Designation of Trees	Type of Cut	Source of Regeneration
WP White Pine	HK Hemlock	CT Cut Tree	SH Shelterwood
WK WP/Hem	HM Hem/Hdwd	LT Loose Tree	ST Seed Tree
WH WP/Hdwd	BC Bk Cherry	SB Stand Boundary	CC Clear Cut
WO WP/Oak	BB Bee/Bir/Map	OT Other	SE Selection
RP Red Pine	OH Oak/Hdwd	Landowner Objective	SA Salvage
SR Red Spruce	OR N Red Oak	LT Long-term Mgt.	SN Sanitation
		ST Short-term Har.	AD Advanced
			CT Commercial Thin
			NT Non Com Thin
			PL Plant
			CO Coppice
			DS Direct Seed
			OT Other

-If Other (OT) or a non-standard system is used an explanation must be given on attached narrative page pg 2 of 6

# Forest Cutting Plan

Narrative Page (Effective Date: 3/15/16)

Use this page to provide further explanation or if Other (OT) was used in any category on pages 3 or 4.

Landowner Reading

Town Reading

File Number 246.33940.22

Designation of Trees

Use this Section to provide further explanation or if Other (OT) was used in any category in the Best Management Practices Section on Page 3.

The "stream crossing" is actually a long-used dike between two shrub swamps. The dike was fortified for the first phase of the red pine salvage in the Reading Town Forest in early 2020 with the addition of stones. The dike will be used when dry or frozen. Additional stones and/or gravel may be added if necessary.

Use this Section to describe the types of trees to be harvested and/or retained if Other (OT) was used for "Designation of Trees" in the Stand Treatment Section on page 4. Additional narrative description may be added on a separate page.

Stand No.	Describe Trees to be Cut			Describe Trees to be Left			% BA/AC	
	Species	Size	Quality	Species	Size	Quality	Cut	Left

Regeneration & Future Condition

Use this Section to describe how Chapter 132 requirements will be met if a non standard system (HG, DL, or OT) was used for the "Type of Cut" in the Cutting Standards Section on page 4.

**Stand No.**    **Source of Regeneration (ex. AD, SE )**    **How will Regeneration be obtained/protected?**  
 If using AD - Describe the species present and how the regeneration will be protected  
 If using SE - Describe the source of the seed and the number of seed trees/acre


**Stand No.**    **Desired Future Condition**  
 Describe what the stand is expected to look like five years from the harvest, including the condition of the overstory & understory

ST-1	see attached Narrative Page
ST-2	see attached Narrative Page
ST-3	see attached Narrative Page
ST-4	see attached Narrative Page

# Forest Cutting Plan

Narrative Page (Continued)

Landowner	<u>Reading Town Forest</u>
Town	<u>Reading</u>
File Number	<u>246-33940-22</u>

It should be noted that this project is the third phase of a salvage operation designed to remove dead and dying red pines and one area of planted Scotch pines from the Reading Town Forest. Approximately 4.5 acres were salvaged in early 2020 as described in the Chapter 132 Forest Cutting Plan, File # 246-22541-20 and 4.55 more acres were salvaged in early 2022 under Forest Cutting Plan File # 246-32539-22. As was the case in 2020 and in 2022, all hazard trees within the treatment areas are targeted for removal as are those very infrequent trees whose removal will benefit the young white pines and mixed hardwoods that began to flourish with the thinning or loss of the dense red pine overstory.

Based on past experiences on this property, the logger will be required to process the entire trees at the landings rather than limb and top them in the treatment areas.

The presence of glossy buckthorn in much of the understory continues to warrant serious consideration for control measures. Young glossy buckthorn is easily pulled from the ground. It will be prudent to continue enlisting volunteers and boy scouts following the project to try and minimize the opportunity for a new flush of glossy buckthorn, which is an invasive plant species that thrives in a woodland setting.

Continued from the incomplete boxes on Page 3.

**ST 1 - Desired Future Condition** - This stand will consist of varying densities of white pine poles and sawlogs, fair to excellent form, and occasional mixed oak and infrequent mixed hardwood saplings and poles with occasional sparser openings. With the added sunlight resulting from the removal of the dead and dying planted Scotch pines, the understory will include modest amounts of mixed shrubs and herbaceous species, as well as mixed oak, red maple, and white pine seedlings and saplings. Improving the opportunity for the natural regeneration of the desired tree species as well as the growing conditions of all ages of tree species in this stand will increase the resiliency of this forest.

**St - 2 - Desired Future Condition** - This stand will consist of varying densities of mixed oak and occasional white pine poles and sawlogs. With the added sunlight resulting from the removal of the dead and dying planted red pines, the understory will include modest amounts of mixed shrubs and herbaceous species, as well as mixed oak, red maple, and white pine seedlings and saplings. Improving the opportunity for the natural regeneration of the desired tree species as well as the growing conditions of all ages of tree species in this stand will increase the resiliency of this forest.

**ST 3 - Desired Future Condition** - This stand will consist of varying densities of white pine poles and sawlogs, poor to good form, and occasional mixed hardwood saplings and poles. Occasional standing dead red pine poles and sawlogs that could not be reached due to steeply sloping topography will also be present. With the added sunlight resulting from the removal of the dead and dying planted red pines, the understory will include a strong component of glossy buckthorn as well as modest amounts of mixed shrubs and herbaceous species and infrequent mixed oak, red maple, and white pine seedlings and saplings. Improving the opportunity for the natural regeneration of the desired tree species as well as the growing conditions of all ages of tree species in this stand will increase the resiliency of this forest.

BMPS

# Forest Cutting Plan

Narrative Page (Continued)

Landowner Reading Town Forest  
Town Reading  
File Number 246-33940-22

**St - 4 - Desired Future Condition** - This stand will consist of infrequent mixed oak. Mixed hardwood and white pine saplings, poles, and very infrequent sawlogs. Occasional standing dead red pine poles and sawlogs that could not be reached due to steeply sloping topography will also be present. The understory will include consist of varying densities of mixed shrubs, and herbaceous species as well as occasional white pine and mixed hardwood seedlings and saplings. Improving the growing conditions of all ages of tree species in this stand will increase the resiliency of this forest.

It should be noted that this stand will also lend itself to subsequent plantings with either tree species that are predicted to better survive a warming climate and/or plants selected for attracting and retaining pollinators.

BMPs (continued)

Locus Map

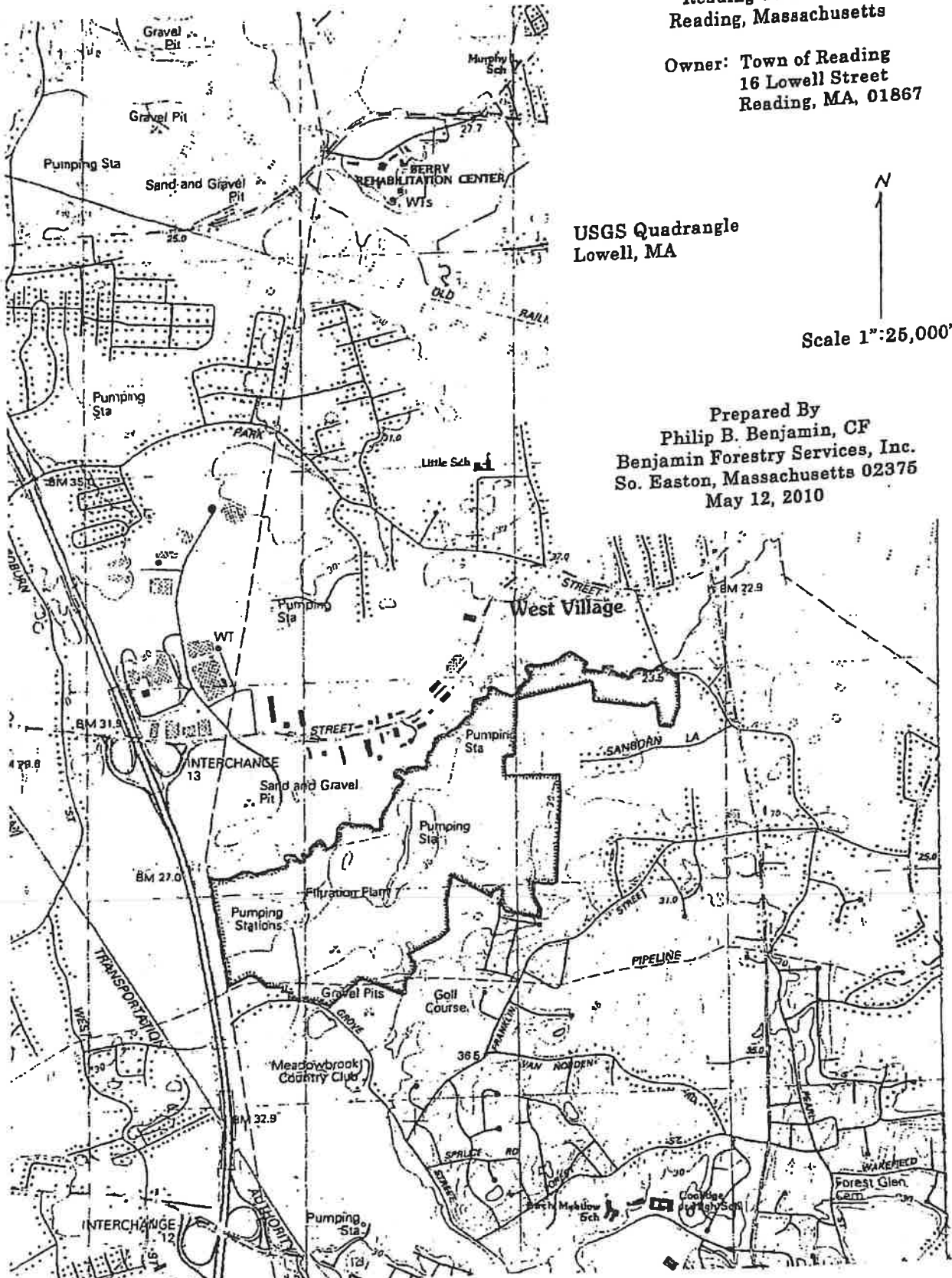
Reading Town Forest  
Reading, Massachusetts

Owner: Town of Reading  
16 Lowell Street  
Reading, MA, 01867

USGS Quadrangle  
Lowell, MA

Scale 1"=25,000"

Prepared By  
Philip B. Benjamin, CF  
Benjamin Forestry Services, Inc.  
So. Easton, Massachusetts 02375  
May 12, 2010



Reading Town Forest  
Reading, Massachusetts

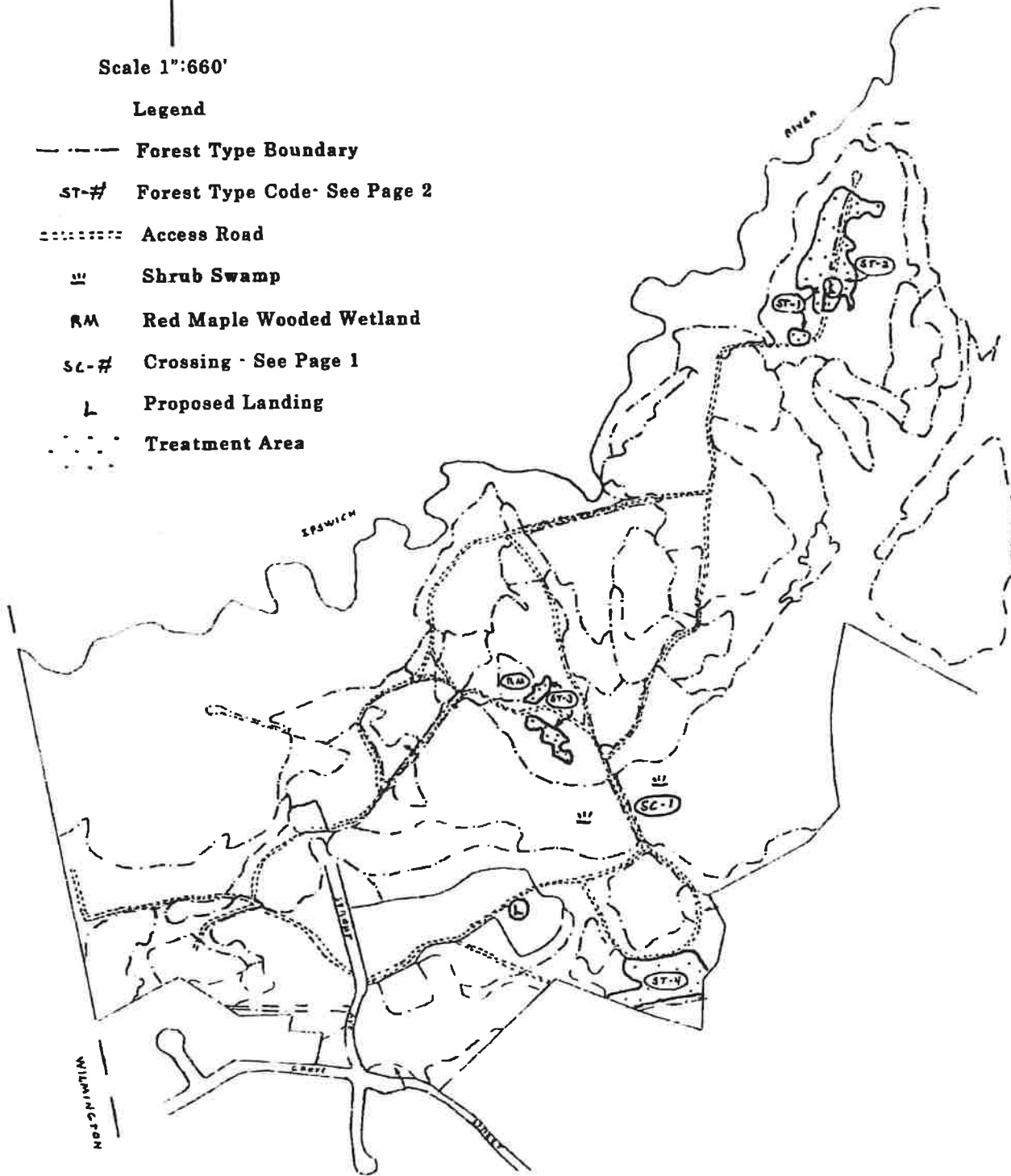
Owner: Town of Reading  
16 Lowell Street  
Reading, MA 01867



Scale 1"=660'

Legend

- Forest Type Boundary
- ST-# Forest Type Code - See Page 2
- Access Road
- ≡ Shrub Swamp
- RM Red Maple Wooded Wetland
- SC-# Crossing - See Page 1
- L Proposed Landing
- ..... Treatment Area



Prepared By  
Philip B. Benjamin, CF  
Philip Benjamin Forestry  
So. Easton, Massachusetts 02375  
June 24, 2022



MASSWILDLIFE

# DIVISION OF FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581  
p: (508) 389-6300 | f: (508) 389-7890  
MASS.GOV/MASSWILDLIFE

Laura Dooley  
Department of Conservation and Recreation  
25 Shattuck Street  
Lowell, MA 01852

Cutting Plan No.	246-33940.22
NHESP Tracking No.	19-39072c
Town	Reading
Road	Strout Avenue
Landowner	Town of Reading
Preparer	Philip B. Benjamin
Date	July 15, 2022

Dear Laura,

The Natural Heritage and Endangered Species Program (NHESP) of the Massachusetts Division of Fisheries and Wildlife (the Division) has completed its review of the above-referenced Forest Cutting Plan (hereinafter "the Plan") pursuant to the special approval procedures of the Forest Cutting Practices Regulations (304 CMR 11.04(6)). Based on details of the Plan, and information in the NHESP database, the Division has determined that there is potential for activities proposed in the Plan to result in a "Take" (as defined in 321 CMR 10.02) of Blue-spotted Salamander (*Ambystoma laterale*), listed as Special Concern which is protected pursuant to the Massachusetts Endangered Species Act (MESA) (M.G.L. c. 131A) and its implementing regulations (321 CMR 10.00).

Blue-spotted salamander is a member of the mole salamander family. Upland habitat requirements of this species include predominantly closed-canopy forest with abundant leaf litter and coarse woody debris. Individuals spend the majority of the year in sub-surface retreats, but they also occur at the ground surface during breeding migrations, juvenile dispersal, and favorable foraging conditions. Blue-spotted salamanders breeding migrations occur during late winter-spring, and juvenile dispersal from natal wetlands occurs during mid-summer through fall. Availability of cool, moist microhabitats with abundant small-mammal tunnels and burrows is critical to the survival of blue-spotted salamanders during their times of above-ground movement.

The wetlands, marshes, vernal pools, and the upland forest surrounding these wetland features, are classified as known habitats of Blue-spotted Salamander. The Division is concerned that timber harvests in these locations may cause direct mortality of individual salamanders (e.g., as a result of crushing by motorized vehicles) as well as the loss of habitat for the salamanders (e.g., as a result of opening the canopy). **Therefore, to avoid prohibited Take of Blue-spotted Salamander, the Division requests that the following language be added to the Plan prior to its approval:**

1. **Time of Year** - Off-road motorized vehicles shall be operated only during the time periods beginning May 15 –February 28, of any year.

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2. **Wetland and Vernal Pool no-cut Buffer** – A 50' no cut buffer zone around all vernal pools and identified wetlands shall be field delineated with tape or marking paint and inspected by DCR Service Forestry or the Division prior to the start of tree harvesting operations. Trees shall not to be cut within the 50' no cut buffer zone. (See Figure 1, 2)
  - a. An exception to this condition consists of the ~12 red pine trees located immediately adjacent to the shrub swamp and along an existing carriage road. All machinery must remain on the existing carriage road. Areas where the ~12 red pine trees have been removed must be allowed to regenerate back to native tree species.
  - b. All red pines proposed for removal must be marked ahead of harvest and be inspected by DCR Service Forestry or the Division prior to removal.
  
3. **Canopy Retention Requirements** – A 450' buffer zone around all vernal pools and identified wetlands shall be field delineated with tape or marking paint and inspected by DCR Service Forestry or the Division prior to the start of tree harvesting operations (see attached image: FCP# 246-32539-22, NHESP# 19-39072, 2 maps). (See Figure 1, 2)
  - i. Timber harvesting within the 450' buffer zone shall maintain  $\geq 70\%$  of the area with  $\geq 65\%$  canopy cover, or equivalent basal area, of trees  $> 30'$  in height. (see attached image: basal area equivalent chart).
  - ii. All trees to be harvested within the 450' buffer zone shall be marked prior to start of tree harvesting operations.
  
4. **Skid Roads and Landing Locations** – New forestry roads and log landings shall be located at least 100' away from any vernal pool or identified wetland

Please copy the Division on any proposed amendment, extension and on the approved Plan for the site. If you have any questions about this letter, please contact David Paulson at (508) 389-6366 or david.paulson@mass.gov.

Sincerely,



Everose Schlüter, Ph.D.  
Assistant Director

Cc: Reading Conservation Commission  
Attn: Figure 1: Blue-spotted Salamander Protection Zone  
Figure 2: Blue-spotted Salamander Protection Zone (Topo)  
Basal Area Equivalent Chart

Draft residual basal area levels of trees >4 inches dbh sampled with a BAF-10 prism for 65% canopy cover within the Mole Salamander life zone. Residual trees should be greater than or equal to 30 feet in height\*

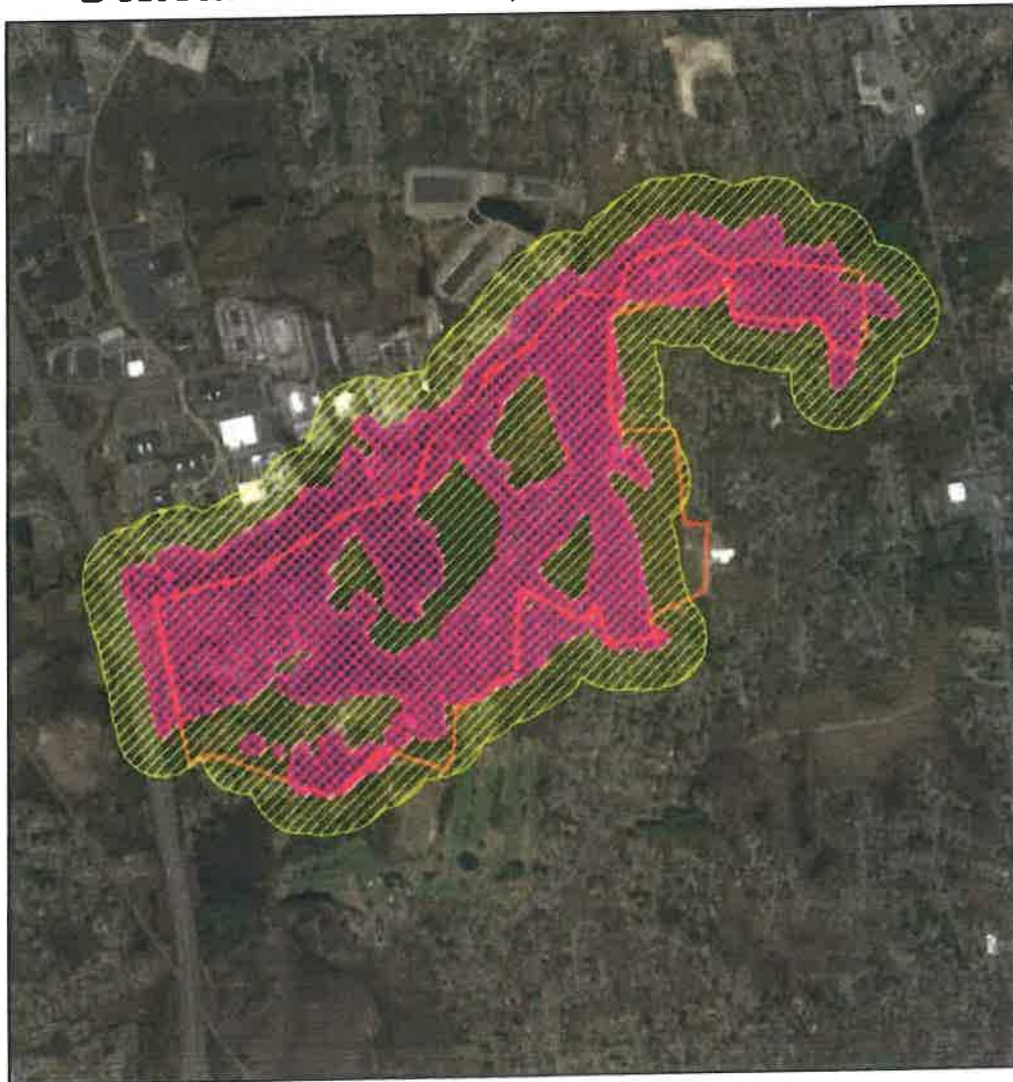
Average Stand dbh (inches)	Basal Area of Residual Trees, by Forest Type					
	WP,WK,RP,SR,PP, HK, TK, CD, SF	WH, HH	BW, RM, BC, BB, SM, BM, BE	WO, PO	OH	OR, OM
4	50	40	25	20	15	10
5	50	50	35	30	15	10
6	60	55	35	30	25	20
7	70	55	40	35	20	15
8	75	60	45	30	25	20
9	80	60	45	40	25	20
10	85	65	50	35	30	25
11	85	65	50	45	30	25
12	90	70	55	40	35	30
13	95	75	55	50	35	30
14	100	80	60	45	40	35
15	100	80	60	55	40	35
16	105	85	55	50	45	40
17	110	85	65	60	45	40
18	110	90	60	55	50	45
19	110	90	60	65	50	45
20	115	95	65	60	55	50
21	115	95	65	70	55	50
22	115	100	70	65	60	55
23	115	100	70	65	60	55
24	120	105	70	75	70	65
25	120	105	75	70	65	60
26	120	110	80	75	70	65

\*Residual basal area required for 70% of the life zone(remaining 30% of life zone has 10 square feet/acre residual basal area requirement).

\*\*Refer to Ch. 132 Forest Cutting Plan form for definition of forest types.

Figure 1: Blue-spotted Salamander Protection Zone

**Blue-spotted Salamander Buffer Zone**  
DCR File# 246-32539-22, NHESP# 19-39072



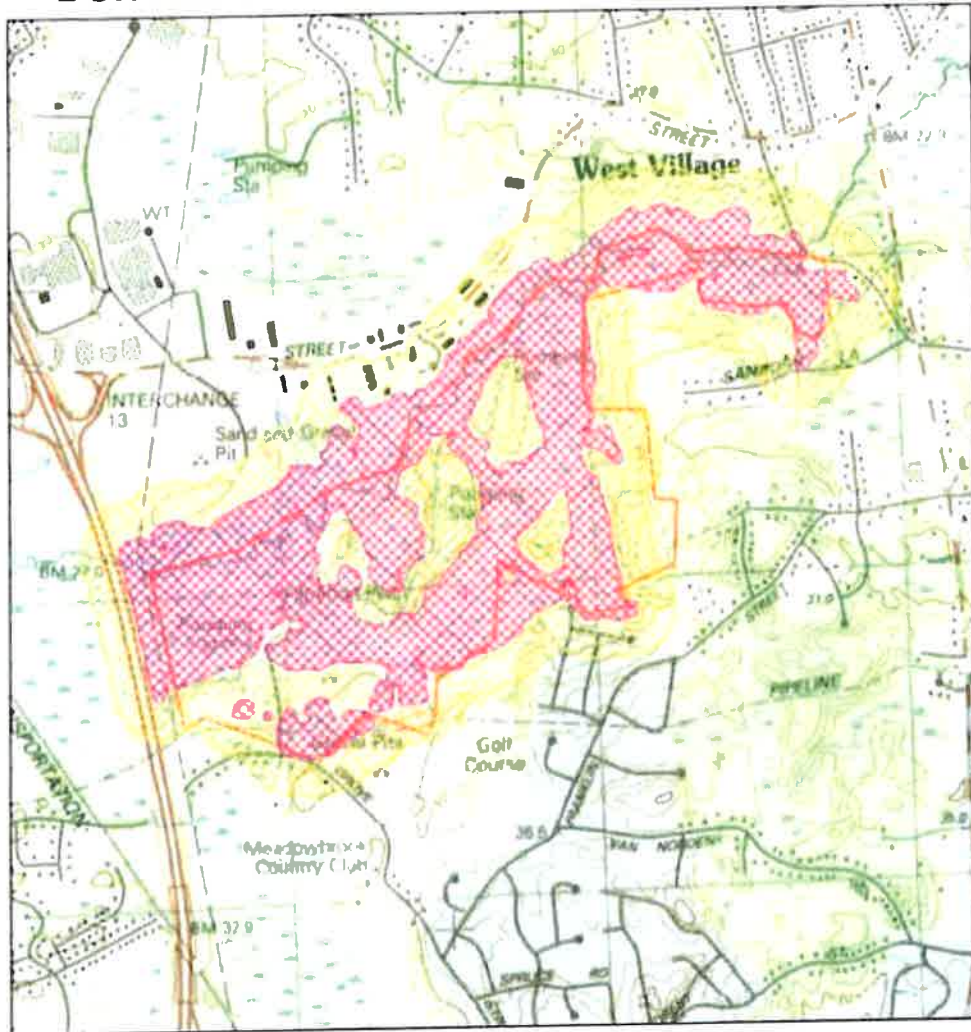
**Legend**

-  50R Buffer
-  450R Buffer
-  Property Boundary

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Figure 2: Blue-spotted Salamander Protection Zone, Topo

**Blue-spotted Salamander Buffer Zone. Topo**  
**DCR File# 246-32539-22, NHESP# 19-39072**



**Legend**

-  50ft Buffer
-  450ft Buffer
-  Property Boundary

**MASSWILDLIFE**



COMMONWEALTH OF MASSACHUSETTS  
 Department of Conservation and Recreation  
 Division of State Parks and Recreation



FILE # 246.33940.22

**W**

**FOREST CUTTING PLAN CERTIFICATE**

Post this in a conspicuous place within the area in which the harvesting operation is to take place.

This certifies that Town of Reading Reading, in accordance with the  
 (Name of Owner) (Address) MA

provision of M.G.L. Chapter 132, Section 40-46, filed in CLINTON with the Dept. of Conservation  
 and Recreation, Division of State Parks and Recreation, a Notice of Intent to cut forest products upon the

STROUT lot.  
AVE

Approval Date 9/9/22

Director's Agent CHRIS CAPONE  
 DCR Phone No. (857) 406-0175

ISSUED BY:

Priscilla E. Geigs, Director  
 Division of State Parks and Recreation



**Town of Reading**  
**16 Lowell Street**  
**Reading, MA 01867-2683**

Fax: (781) 942-5441  
Website: [www.readingma.gov](http://www.readingma.gov)

**PUBLIC WORKS**  
**(781) 942-9077**

September 14, 2022

Martha Moore, Chair  
Reading Conservation Commission  
16 Lowell Street  
Reading, MA 01867

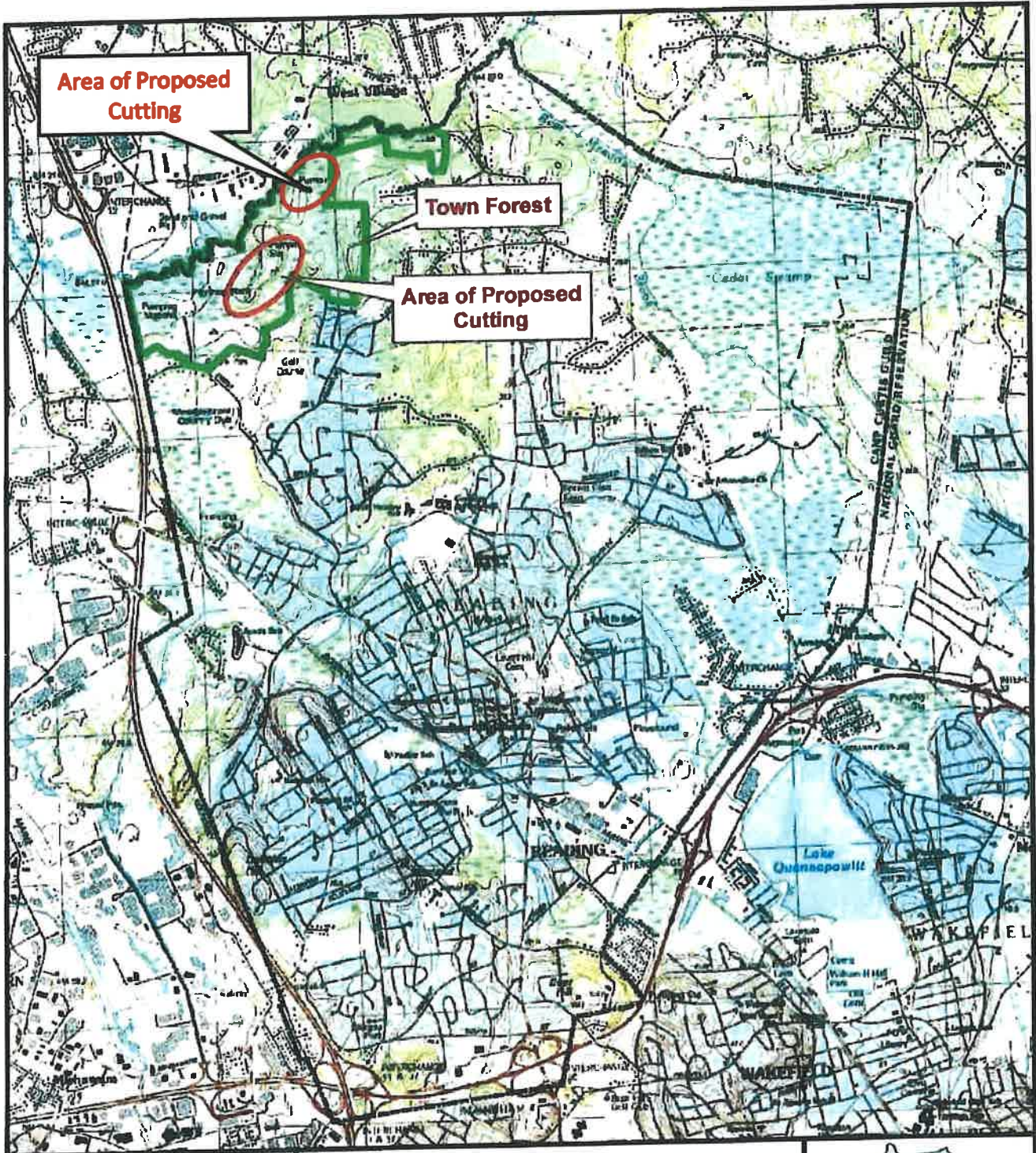
**RE: Request for Waiver of Fee**

Dear Ms. Moore and Members of the Commission:

I respectfully request a waiver of the application fee for the attached Request for Determination of Applicability for the Forest Cutting Plan.

Sincerely,

Jane C. Kinsella  
Director of Public Works  
Town of Reading



**Area of Proposed Cutting**

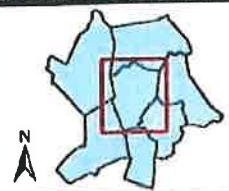
**Town Forest**

**Area of Proposed Cutting**

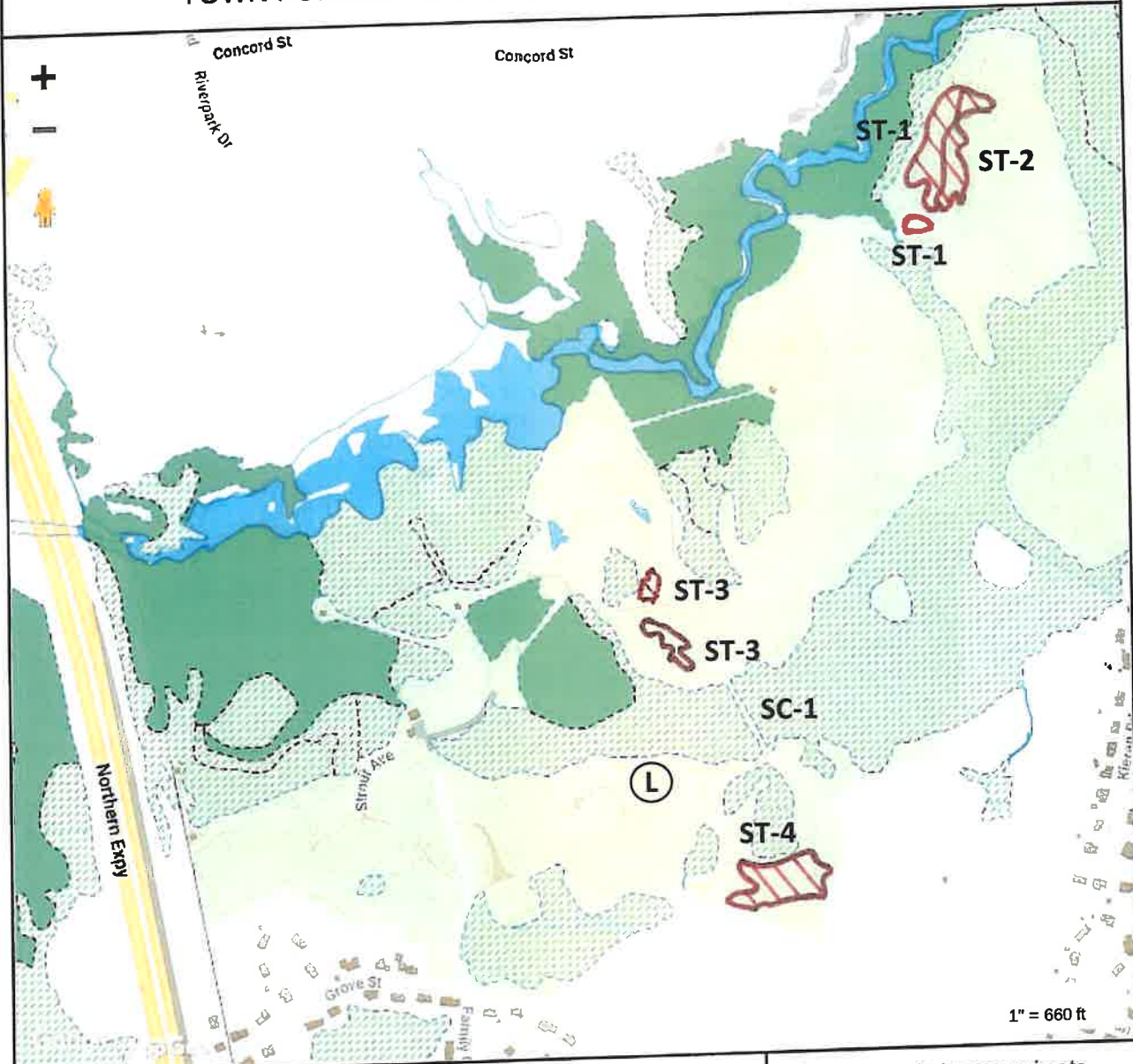
Map by Town of Reading  
 Map date: 11/25/19  
 Topo images from MassGIS.

0 0.25 0.5 0.75 1 Mi

**READING TOWN FOREST -  
 FOREST CUTTING PLAN  
 LOCUS MAP**



# TOWN FOREST TREE CUTTING AND RESOURCE AREAS



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of Reading, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.  
Geometry updated 1/1/2020  
Data updated 1/1/2020

Print map scale is approximate.  
Critical layout or measurement activities should not be done using this resource.



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

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

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**July 27, 2021**

**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 Appraiser of the Assessing Department signatory authority of all certified abutter's lists as compiled by the department.**

**Sincerely,**

**Reading Board of Assessors**

  
**Cheryl Moschella**

  
**Michael E. Golden**

  
**Brendan Zarechian**



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

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

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**ABUTTERS LIST**  
**CERTIFICATION**

**FOR BOARD OF ASSESSORS**

**VICTOR P. SANTANIELLO, CHIEF APPRAISER** \_\_\_\_\_ **DATE** \_\_\_\_\_

\_\_\_\_\_  
**PHILIP CANNIFF, ASSISTANT APPRAISER**

\_\_\_\_\_  
**DATE**

# Reading

## Abutters List

09/12/2022  
2:02:55PM

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State Zip
043.0-0000-0034.0	OFF GROVE ST	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA 01867
043.0-0000-0035.0	GROVE ST	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA 01867
043.0-0000-0036.0	OFF GROVE ST	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA 01867
043.0-0000-0037.0	OFF GROVE ST	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA 01867
043.0-0000-0043.0	GREAT ISLAND	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA 01867
044.0-0000-0024.0	GROVE ST	MEADOW BROOK GOLF CLUB		288 GROVE ST	READING	MA 01867

**End of Report**

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MEADOW BROOK GOLF CLUB  
288 GROVE ST  
READING, MA 01867

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TOWN OF READING  
WATER DEPT.  
16 LOWELL ST  
READING, MA 01867

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TOWN OF READING  
WATER DEPT.  
16 LOWELL ST  
READING, MA 01867

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TOWN OF READING  
TOWN FOREST  
16 LOWELL ST  
READING, MA 01867

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TOWN OF READING  
TOWN FOREST  
16 LOWELL ST  
READING, MA 01867

---

TOWN OF READING  
TOWN FOREST  
16 LOWELL ST  
READING, MA 01867



TOTAL ASSESSED: 126,500 (7634)

IN PROCESS APPRAISAL SUMMARY			
Use Code	Building Value	Land Value	Total Value
930	11,500	126,500	126,500
Total Card			
Total Parcel			
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A	
Parcel ID		043.0-0000-0037.0	

PREVIOUS ASSESSMENT			
Tax Yr	Use Cat	Bldg Value	Land Value
2022	930	FV	115,000
2021	930	FV	142,600
2020	930	FV	135,700
2019	930	FV	129,300
2018	930	FV	121,900
2017	930	FV	115,000
2016	930	FV	128,800
2015	930	FV	119,000

SALES INFORMATION			
Grantor	Legal Ref	Type	Date
	11553-0120		1/1/2001

NARRATIVE DESCRIPTION			
Code	Description/No	Amount	Com. Int
	This Parcel contains 11.5 ACRES of land mainly classified as VACANT MNCPL		

PROPERTY FACTORS			
Item Code	Descrp	%	Item Code
Z S20	SINGLE FA	100	U
			t
			i
			Exempt
D READ	READ	100	Topo
s			Street N
t			Traffic N

LAND SECTION (First 7 lines only)			
Use Code	LUC	No of Units	Depth / Price/Units
930	VACANT MNC	11.5	ACRES UNDEVELOPA 1.0

BUILDING PERMITS			
Date	Number	Descrp	Amount

ACTIVITY INFORMATION			
Date	Result	By	Name

SALES INFORMATION			
Grantor	Legal Ref	Type	Date
	11553-0120		1/1/2001

TAX DISTRICT			
Sale Price	Sale Code	Fed Code	F. Descrp

PREVIOUS ASSESSMENT			
Tax Yr	Use Cat	Bldg Value	Land Value
2022	930	FV	115,000
2021	930	FV	142,600
2020	930	FV	135,700
2019	930	FV	129,300
2018	930	FV	121,900
2017	930	FV	115,000
2016	930	FV	128,800
2015	930	FV	119,000

PROPERTY FACTORS			
Item Code	Descrp	%	Item Code
Z S20	SINGLE FA	100	U
			t
			i
			Exempt
D READ	READ	100	Topo
s			Street N
t			Traffic N

LAND SECTION (First 7 lines only)			
Use Code	LUC	No of Units	Depth / Price/Units
930	VACANT MNC	11.5	ACRES UNDEVELOPA 1.0

BUILDING PERMITS			
Date	Number	Descrp	Amount

SALES INFORMATION			
Grantor	Legal Ref	Type	Date
	11553-0120		1/1/2001

TAX DISTRICT			
Sale Price	Sale Code	Fed Code	F. Descrp

ACTIVITY INFORMATION			
Date	Result	By	Name

PREVIOUS ASSESSMENT			
Tax Yr	Use Cat	Bldg Value	Land Value
2022	930	FV	115,000
2021	930	FV	142,600
2020	930	FV	135,700
2019	930	FV	129,300
2018	930	FV	121,900
2017	930	FV	115,000
2016	930	FV	128,800
2015	930	FV	119,000

PROPERTY FACTORS			
Item Code	Descrp	%	Item Code
Z S20	SINGLE FA	100	U
			t
			i
			Exempt
D READ	READ	100	Topo
s			Street N
t			Traffic N

LAND SECTION (First 7 lines only)			
Use Code	LUC	No of Units	Depth / Price/Units
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BUILDING PERMITS			
Date	Number	Descrp	Amount

SALES INFORMATION			
Grantor	Legal Ref	Type	Date
	11553-0120		1/1/2001

TAX DISTRICT			
Sale Price	Sale Code	Fed Code	F. Descrp

ACTIVITY INFORMATION			
Date	Result	By	Name

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2018	930	FV	121,900
2017	930	FV	115,000
2016	930	FV	128,800
2015	930	FV	119,000

PROPERTY FACTORS			
Item Code	Descrp	%	Item Code
Z S20	SINGLE FA	100	U
			t
			i
			Exempt
D READ	READ	100	Topo
s			Street N
t			Traffic N

LAND SECTION (First 7 lines only)			
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BUILDING PERMITS			
Date	Number	Descrp	Amount

SALES INFORMATION			
Grantor	Legal Ref	Type	Date
	11553-0120		1/1/2001

TAX DISTRICT			
Sale Price	Sale Code	Fed Code	F. Descrp

ACTIVITY INFORMATION			
Date	Result	By	Name

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2017	930	FV	115,000
2016	930	FV	128,800
2015	930	FV	119,000

PROPERTY FACTORS			
Item Code	Descrp	%	Item Code
Z S20	SINGLE FA	100	U
			t
			i
			Exempt
D READ	READ	100	Topo
s			Street N
t			Traffic N

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BUILDING PERMITS			
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SALES INFORMATION			
Grantor	Legal Ref	Type	Date
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TAX DISTRICT			
Sale Price	Sale Code	Fed Code	F. Descrp

ACTIVITY INFORMATION			
Date	Result	By	Name

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2019	930	FV	129,300
2018	930	FV	121,900
2017	930	FV	115,000
2016	930	FV	128,800
2015	930	FV	119,000

PROPERTY FACTORS			
Item Code	Descrp	%	Item Code
Z S20	SINGLE FA	100	U
			t
			i
			Exempt
D READ	READ	100	Topo
s			Street N
t			Traffic N

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TAX DISTRICT			
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2015	930	FV	119,000

PROPERTY FACTORS			
Item Code	Descrp	%	Item Code
Z S20	SINGLE FA	100	U
			t
			i
			Exempt
D READ	READ	100	Topo
s			Street N
t			Traffic N

LAND SECTION (First 7 lines only)			
Use Code	LUC	No of Units	Depth / Price/Units
930	VACANT MNC	11.5	ACRES UNDEVELOPA 1.0

BUILDING PERMITS			
Date	Number	Descrp	Amount

SALES INFORMATION			
Grantor	Legal Ref	Type	Date
	11553-0120		1/1/2001

TAX DISTRICT			
Sale Price	Sale Code	Fed Code	F. Descrp

ACTIVITY INFORMATION			
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2019	930	FV	129,300
2018	930	FV	121,900
2017	930	FV	115,000
2016	930	FV	128,800
2015	930	FV	119,000

PROPERTY FACTORS</			
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# Reading

## Abutters List

09/12/2022  
2:41:15PM

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
043.0-0000-0033.0	STROUT AVE	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
043.0-0000-0036.0	OFF GROVE ST	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
043.0-0000-0037.0	OFF GROVE ST	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
043.0-0000-0043.0	GREAT ISLAND	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
044.0-0000-0024.0	GROVE ST	MEADOW BROOK GOLF CLUB		288 GROVE ST	READING	MA	01867
044.0-0000-0117.0	OFF GROVE ST	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
049.0-0000-0001.0	OFF GROVE ST	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
049.0-0000-0005.0	GREAT ISLAND	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
049.0-0000-0006.0	GREAT ISLAND	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
049.0-0000-0007.0	GREAT ISLAND	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
050.0-0000-0003.0	GREAT ISLAND	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
050.0-0000-0004.0	DIVIDENCE MEADOW	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
050.0-0000-0020.0	GREAT ISLAND	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867

**End of Report**

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MEADOW BROOK GOLF CLUB  
288 GROVE ST  
READING, MA 01867

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TOWN OF READING  
TOWN FOREST  
16 LOWELL ST  
READING, MA 01867

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TOWN OF READING  
WATER DEPT.  
16 LOWELL ST  
READING, MA 01867

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TOWN OF READING  
WATER DEPT.  
16 LOWELL ST  
READING, MA 01867

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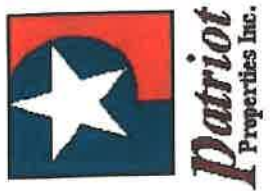
TOWN OF READING  
TOWN FOREST  
16 LOWELL ST  
READING, MA 01867

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TOWN OF READING  
WATER DEPT.  
16 LOWELL ST  
READING, MA 01867

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TOWN OF READING  
TOWN FOREST  
16 LOWELL ST  
READING, MA 01867



<b>User Acct</b>	2040000000050
<b>GIS Ref</b>	
<b>GIS Ref</b>	
<b>Insp Date</b>	

<b>Use Code</b>	930	<b>Building Value</b>	132,000	<b>Land Value</b>	132,000	<b>Total Value</b>	132,000
<b>Yard Items</b>		<b>Land Size</b>	12,000	<b>Land Value</b>	132,000	<b>Total Value</b>	132,000
<b>Entered Lot Size</b>	12,000	<b>Total Land</b>	12	<b>Land Unit Type</b>	AC	<b>Parcel ID</b>	043.0-0000-0043.0
<b>Total Parcel</b>	132,000	<b>Total Value per SQ unit /Card</b>	N/A	<b>Parcel</b>	N/A	<b>Source</b>	Market Adj Cost

<b>PROPERTY LOCATION</b>	Alt No: 0043.0	Direction/Street/City: GREAT ISLAND, READING
<b>OWNERSHIP</b>	Owner 1: TOWN OF READING	Owner 2: TOWN FOREST
<b>STREET</b>	Street 1: 16 LOWELL ST	Street 2:
<b>TOWN/CITY</b>	Town/City: READING	Postal: 01867
<b>OWNER</b>	Owner 1:	Owner 2:
<b>STREET</b>	Street 1:	Street 2:
<b>TOWN/CITY</b>	Town/City:	Postal:

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	930	FV	0	0	12	120,000	120,000	120,000	Year end	12/20/2021
2021	930	FV	0	0	12	148,800	148,800	148,800	Year End Roll	12/15/2020
2020	930	FV	0	0	12	141,600	141,600	141,600	Year End Roll	12/17/2019
2019	930	FV	0	0	12	134,900	134,900	134,900	YER	12/12/2018
2018	930	FV	0	0	12	127,200	127,200	127,200	YER	12/27/2017
2017	930	FV	0	0	12	120,000	120,000	120,000	Year End Roll	13/2017
2016	930	FV	0	0	12	134,400	134,400	134,400	Year End Roll	12/15/2015
2015	930	FV	0	0	12	124,200	124,200	124,200	Year End Roll	12/16/2014

<b>SALES INFORMATION</b>	Legal Ref: 06121-0396	Type: 1/1/2001	Date: 1/1/2001
<b>TAX DISTRICT</b>	7640	<b>PAT ACCT.</b>	
<b>GRANTOR</b>		<b>ASSOC PCL Value</b>	

<b>NARRATIVE DESCRIPTION</b>	This Parcel contains 12. ACRES of land mainly classified as VACANT MNCPL		
<b>OTHER ASSESSMENTS</b>			
<b>Code</b>	Description/No	Amount	Com. Int

<b>PROPERTY FACTORS</b>	Item Code	Descip	%	Item Code	Descip
Z IS20	SINGLE FA	100	U		
o			t		
n			i		
Census:			Exempt		
Flood Haz:					
D READ	READ	100	Topo		
s			Street	N	NONE
t			Traffic	N	NONE

<b>LAND SECTION (First 7 lines only)</b>	Use Code	LUC	No of Units	Depth / PrcalUnits
930 VACANT MNC			12	
ACRES	UNDEVELOPA	1.0		
Base Value	0	Unit Price	10,000	1.100 MG
Neigh Mod	1.10	Neigh Inllu	1.10	
Neigh		Adj		
Inf 1	%	Inf 2	%	Inf 3
Appraised Value	132,000	Alt Class		%
Spec Land		Code		
Fact		Use Value	132,000	LAND-LOCKED
Notes				

<b>BUILDING PERMITS</b>	Data	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment



# Reading

## Abutters List

09/12/2022

2:59:39PM

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
043.0-0000-0033.0	STROUT AVE	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
043.0-0000-0036.0	OFF GROVE ST	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
043.0-0000-0043.0	GREAT ISLAND	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
049.0-0000-0001.0	OFF GROVE ST	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
049.0-0000-0005.0	GREAT ISLAND	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
049.0-0000-0006.0	GREAT ISLAND	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
049.0-0000-0007.0	GREAT ISLAND	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867
049.0-0000-0009.0	100 ACRE MEADOW	TOWN OF READING	WATER DEPT.	16 LOWELL ST	READING	MA	01867
050.0-0000-0004.0	DIVIDENCE MEADOW	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA	01867

**End of Report**

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TOWN OF READING  
WATER DEPT.  
16 LOWELL ST  
READING, MA 01867

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TOWN OF READING  
TOWN FOREST  
16 LOWELL ST  
READING, MA 01867

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WATER DEPT.  
16 LOWELL ST  
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TOWN OF READING  
TOWN FOREST  
16 LOWELL ST  
READING, MA 01867



<b>PROPERTY LOCATION</b>	<b>Use Code</b>	<b>Building Value</b>	<b>Yard Items</b>	<b>Land Size</b>	<b>Land Value</b>	<b>Total Value</b>	<b>Legal Description</b>	<b>User Acct</b>
No. Off GROVE ST, READING	930			1.580	17,400	17,400		188000000010
<b>OWNERSHIP</b>	<b>Dir</b>	<b>St</b>	<b>City</b>	<b>Unit #</b>	<b>GIS Ref</b>	<b>GIS Ref</b>	<b>Insp Date</b>	
Owner 1: TOWN OF READING								
Owner 2: WATER DEPT.								
Owner 3:								
Street 1: 16 LOWELL ST								
Street 2:								
Twn/City: READING								
SI/Prov: MA								
Postal: 01867								

<b>PREVIOUS ASSESSMENT</b>	<b>Tax Yr</b>	<b>Use</b>	<b>Cat</b>	<b>Blgd Value</b>	<b>Yrd Items</b>	<b>Land Size</b>	<b>Land Value</b>	<b>Total Value</b>	<b>Asses'd Value</b>	<b>Notes</b>	<b>Date</b>
	2022	930	FV	0	0	1.58	15,800	15,800	15,800	Year end	12/20/2021
	2021	930	FV	0	0	1.58	19,600	19,600	19,600	Year End Roll	12/15/2020
	2020	930	FV	0	0	1.58	18,600	18,600	18,600	Year End Roll	12/17/2019
	2019	930	FV	0	0	1.58	17,800	17,800	17,800	YER	12/12/2018
	2018	930	FV	0	0	1.58	16,700	16,700	16,700	YER	12/27/2017
	2017	930	FV	0	0	1.58	15,800	15,800	15,800	Year End Roll	1/3/2017
	2016	930	FV	0	0	1.58	17,700	17,700	17,700	Year End Roll	12/15/2015
	2015	930	FV	0	0	1.58	16,400	16,400	16,400	Year End Roll	12/16/2014

<b>SALES INFORMATION</b>	<b>Grantor</b>	<b>Legal Ref</b>	<b>Type</b>	<b>Date</b>	<b>Sale Price</b>	<b>V</b>	<b>Tst</b>	<b>Verif</b>	<b>Assoc PCL Value</b>	<b>Notes</b>
		05565-0248		1/1/2001		No	No	No		

<b>PROPERTY FACTORS</b>	<b>Item Code</b>	<b>Descrp</b>	<b>%</b>	<b>Item Code</b>	<b>Descrp</b>
	Z S20	SINGLE FA	100	U	
	o			t	
	n			i	
				Exmpt	
	D	READ	100	Topo	
	s			Street	N NONE
	t			Traffic	N NONE

<b>LAND SECTION (First 7 lines only)</b>	<b>Use Code</b>	<b>Description</b>	<b>Fact</b>	<b>No of Units</b>	<b>Price/Units</b>	<b>Depth /</b>	<b>LT</b>	<b>Factor</b>	<b>Land Type</b>	<b>Unit Type</b>	<b>Land Type</b>	<b>Neigh</b>	<b>Neigh</b>	<b>Neigh</b>	<b>Mod</b>
	930	VACANT MNK		1.58			ACRES	UNDEVELOPA	1.0	0	10,000.	1.100	MG	1.10	

<b>IN PROCESS APPRAISAL SUMMARY</b>	<b>Use Code</b>	<b>Building Value</b>	<b>Yard Items</b>	<b>Land Size</b>	<b>Land Value</b>	<b>Total Value</b>	<b>Legal Description</b>	<b>User Acct</b>			
	930			1.580	17,400	17,400		188000000010			
<b>PREVIOUS ASSESSMENT</b>	<b>Tax Yr</b>	<b>Use</b>	<b>Cat</b>	<b>Blgd Value</b>	<b>Yrd Items</b>	<b>Land Size</b>	<b>Land Value</b>	<b>Total Value</b>	<b>Asses'd Value</b>	<b>Notes</b>	<b>Date</b>
	2022	930	FV	0	0	1.58	15,800	15,800	15,800	Year end	12/20/2021
	2021	930	FV	0	0	1.58	19,600	19,600	19,600	Year End Roll	12/15/2020
	2020	930	FV	0	0	1.58	18,600	18,600	18,600	Year End Roll	12/17/2019
	2019	930	FV	0	0	1.58	17,800	17,800	17,800	YER	12/12/2018
	2018	930	FV	0	0	1.58	16,700	16,700	16,700	YER	12/27/2017
	2017	930	FV	0	0	1.58	15,800	15,800	15,800	Year End Roll	1/3/2017
	2016	930	FV	0	0	1.58	17,700	17,700	17,700	Year End Roll	12/15/2015
	2015	930	FV	0	0	1.58	16,400	16,400	16,400	Year End Roll	12/16/2014

<b>SALES INFORMATION</b>	<b>Grantor</b>	<b>Legal Ref</b>	<b>Type</b>	<b>Date</b>	<b>Sale Price</b>	<b>V</b>	<b>Tst</b>	<b>Verif</b>	<b>Assoc PCL Value</b>	<b>Notes</b>
		05565-0248		1/1/2001		No	No	No		

<b>PROPERTY FACTORS</b>	<b>Item Code</b>	<b>Descrp</b>	<b>%</b>	<b>Item Code</b>	<b>Descrp</b>
	Z S20	SINGLE FA	100	U	
	o			t	
	n			i	
				Exmpt	
	D	READ	100	Topo	
	s			Street	N NONE
	t			Traffic	N NONE

<b>LAND SECTION (First 7 lines only)</b>	<b>Use Code</b>	<b>Description</b>	<b>Fact</b>	<b>No of Units</b>	<b>Price/Units</b>	<b>Depth /</b>	<b>LT</b>	<b>Factor</b>	<b>Land Type</b>	<b>Unit Type</b>	<b>Land Type</b>	<b>Neigh</b>	<b>Neigh</b>	<b>Neigh</b>	<b>Mod</b>
	930	VACANT MNK		1.58			ACRES	UNDEVELOPA	1.0	0	10,000.	1.100	MG	1.10	

<b>ACTIVITY INFORMATION</b>	<b>Date</b>	<b>Result</b>	<b>By</b>	<b>Name</b>

<b>SALES INFORMATION</b>	<b>Grantor</b>	<b>Legal Ref</b>	<b>Type</b>	<b>Date</b>	<b>Sale Price</b>	<b>V</b>	<b>Tst</b>	<b>Verif</b>	<b>Assoc PCL Value</b>	<b>Notes</b>
		05565-0248		1/1/2001		No	No	No		

<b>PROPERTY FACTORS</b>	<b>Item Code</b>	<b>Descrp</b>	<b>%</b>	<b>Item Code</b>	<b>Descrp</b>
	Z S20	SINGLE FA	100	U	
	o			t	
	n			i	
				Exmpt	
	D	READ	100	Topo	
	s			Street	N NONE
	t			Traffic	N NONE

<b>LAND SECTION (First 7 lines only)</b>	<b>Use Code</b>	<b>Description</b>	<b>Fact</b>	<b>No of Units</b>	<b>Price/Units</b>	<b>Depth /</b>	<b>LT</b>	<b>Factor</b>	<b>Land Type</b>	<b>Unit Type</b>	<b>Land Type</b>	<b>Neigh</b>	<b>Neigh</b>	<b>Neigh</b>	<b>Mod</b>
	930	VACANT MNK		1.58			ACRES	UNDEVELOPA	1.0	0	10,000.	1.100	MG	1.10	

**EXTERIOR INFORMATION**

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Walk:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	
Prim Int Wal:	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Fir:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Corn Wall:	% Sprinkled:

**BATH FEATURES**

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
Other Fix:	Rating:

**OTHER FEATURES**

Kits:	Rating:
A Kits:	Rating:
Fprt:	Rating:
WSFlue:	Rating:

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Names:	

**DEPRECIATION**

Phys Cond: AV - Average:	0.0 %
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	0 %

**COMMENTS**

**RESIDENTIAL GRID**

1st Res Grid	Desc:	# Units		
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs:	BRS:	Baths:	HB

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
---------	-----	-----	----

**SKETCH**

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrp	% Type	Qu	# Ten

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**CALC SUMMARY**

Basic \$ / SQ:	
Size Adj.: 1.00000000	
Const Adj.: 8.00000000	
Adj \$ / SQ:	
Other Features: 0	
Grade Factor:	
Neighborhood Inf: 1.10000002	
LUC Factor: 1.00	
Adj Total: 0	
Depreciation: 0	
Depreciated Total: 0	

**PARCEL ID** 049.0-0000-0001.0

Appr Value	Juris. Value
------------	--------------

**IMAGE**

Net Sketched Area:	Total:
Size Ad	FinArea
Gross Area	

**PARCEL ID** 049.0-0000-0001.0

Unit Price	DIS	Dep	LUC	Fact	NB	Fa
Appr Value	JCod	JFact	Juris. Value			

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	YIS	Qty	Size/Dim	Qual	Con	Year

**AssessPro Patriot Properties, Inc**

Total Yard Items:  Total Special Features:  Total:

# Reading

## Abutters List

09/13/2022

9:55:11AM

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State Zip
050.0-0000-0020.0	GREAT ISLAND	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA 01867
050.0-0000-0023.0	DIVIDENCE MEADOW	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA 01867
050.0-0000-0024.0	DIVIDENCE MEADOW	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA 01867
050.0-0000-0025.0	DIVIDENCE MEADOW	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA 01867
055.0-0000-0001.0	GREAT ISLAND	TOWN OF READING	TOWN FOREST	16 LOWELL ST	READING	MA 01867
055.0-0000-0015.0	OFF SANBORN LN	TOWN OF READING	TOWN FOREST	16 LOWELL STREET	READING	MA 01867
055.0-0000-0016.0	MACMILLAN WAY	TOWN OF READING	TOWN FOREST	16 LOWELL STREET	READING	MA 01867

**End of Report**

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TOWN OF READING  
TOWN FOREST  
16 LOWELL ST  
READING, MA 01867

---

TOWN OF READING  
TOWN FOREST  
16 LOWELL ST  
READING, MA 01867

---

TOWN OF READING  
TOWN FOREST  
16 LOWELL ST  
READING, MA 01867

---

TOWN OF READING  
TOWN FOREST  
16 LOWELL ST  
READING, MA 01867

---

TOWN OF READING  
TOWN FOREST  
16 LOWELL ST  
READING, MA 01867

---

TOWN OF READING  
TOWN FOREST  
16 LOWELL STREET  
READING, MA 01867

---

TOWN OF READING  
TOWN FOREST  
16 LOWELL STREET  
READING, MA 01867

MAP 10 LOT 234	SITE ADDRESS	OWNER	MAILING ADDRESS	CITY	ST	ZIP
			NEIGHBORING TOWNS ALSO NEED TO BE NOTIFIED:			
		STONEHAM PLANNING BOARD	35 CENTRAL ST	STONEHAM	MA	02180
		WAKEFIELD PLANNING BOARD	1 LAFAYETTE STREET	WAKEFIELD	MA	01880
		LYNNFIELD PLANNING BOARD	65 SUMMER STREET	LYNNFIELD	MA	01940
		MASS DEPT OF HOUSING & COM. DEV.	100 CAMBRIDGE STREET, SUITE 300	BOSTON	MA	02114
		WILMINGTON PLANNING BOARD	121 GLEN ROAD	WILMINGTON	MA	01887
		NORTH READING PLANNING BOARD	235 NORTH STREET	NORTH READING	MA	01864
		WOBURN PLANNING BOARD	10 COMMON STREET	WOBURN	MA	01801
		METRO AREA PLANNING COUNCIL	60 TEMPLE PLACE	BOSTON	MA	02111



**EXTERIOR INFORMATION**

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

**BATH FEATURES**

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3/8Bth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OtherBc:	Rating:
Other:	Rating:
A Kils:	Rating:
Fpt:	Rating:
WSFlue:	Rating:

**COMMENTS**

RESIDENTIAL GRID  
 1st Res Grid Desc: # Units  
 Level FY LR DR D K FR RR BR FB HB L O  
 Other  
 Upper  
 Lvl 2  
 Lvl 1  
 Lower  
 Totals  
 RMs: BFRs: Baths: HB

**SKETCH**



**GENERAL INFORMATION**

Grade:	
Year Bld:	Eff Yr Bld:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	% Own:
Lump Sum Adj:	Name:

**INTERIOR INFORMATION**

Avg H/F/L:	Phys Cond: AV - Average	0.0%
Prim Int Wall:	Functional:	%
Sec Int Wall:	Economic:	%
Partition:	Special:	%
Prim Floors:	Overrides:	%
Sec Floors:		0%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:		
Insulation:		
Int vs Ext:		
Heat Fuel:		
Heat Type:		
# Heat Sys:		
% Heated:	% AC:	
Solar HW:	Central V ac:	
% Com Wal:	% Sprinkled:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond: AV - Average	0.0%
Functional:	%
Economic:	%
Special:	%
Overrides:	%
Total:	0%

**REMODELING**

Exterior:	No Unit	RMS	BRS	FL
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
Generat:				
Totals:				

**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
Generat:				
Totals:				

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**PARCEL ID**

PARCEL ID	055.0-0000-0001.0
Appr Value	
Jurisdic	
Unit Price	
Dep	
LUC	
Fact NB Fa	
Appr Value	
Jurisdic	

**EXTERIOR INFORMATION**

Basic \$ / SQ:	Size Adj.: 1.00000000
Const Adj.:	8.00000000
Adj \$ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1.10000002
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

**INTERIOR INFORMATION**

WtAv\$ / SQ:	AvRate:	Ind. Val
Jurisdic Factor:	Before Depr:	0.00
Special Features:	Val/Su Net:	
Final Total:	Val/Su SzAd	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**PARCEL ID**

PARCEL ID	055.0-0000-0001.0
Appr Value	
Jurisdic	
Unit Price	
Dep	
LUC	
Fact NB Fa	
Appr Value	
Jurisdic	

**EXTERIOR INFORMATION**

Basic \$ / SQ:	Size Adj.: 1.00000000
Const Adj.:	8.00000000
Adj \$ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1.10000002
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

**INTERIOR INFORMATION**

WtAv\$ / SQ:	AvRate:	Ind. Val
Jurisdic Factor:	Before Depr:	0.00
Special Features:	Val/Su Net:	
Final Total:	Val/Su SzAd	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**PARCEL ID**

PARCEL ID	055.0-0000-0001.0
Appr Value	
Jurisdic	
Unit Price	
Dep	
LUC	
Fact NB Fa	
Appr Value	
Jurisdic	

AssessPro Patriot Properties, Inc

IMAGE

More: N

Total Yard Items:

Total Special Features:

Total: