



# 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:

Kyoko and Hideki Hiromoto kyokohiromoto@gmail.com  
Name E-Mail Address

494 Haverhill Street  
Mailing Address

Reading Ma 01867  
City/Town State Zip Code

617-281-5234  
Phone Number

Fax Number (if applicable)

2. Representative (if any):

Web Engineering Associates, Inc.  
Firm

Robert P. Coluccio, PE rpcoluccio@aol.com  
Contact Name E-Mail Address

4L Rocco Drive  
Mailing Address

Derry NH 03038  
City/Town State Zip Code

781-844-8323  
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:

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).



**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

City/Town

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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):

<u>494 Haverhill Street</u>	<u>Reading</u>
Street Address	City/Town
<u>46</u>	<u>41</u>
Assessors Map/Plat Number	Parcel/Lot Number

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

The site is a residential, single story residential property bordering on a vegetated wetland. The site is characterized by a combination of asphalt, crushed gravel, crushed, landscaping, a vegetable garden, and woods. The property is mostly flat with very slight slopes in the areas of the wetlands. The area where the underground storage tank is located is level and has a crushed gravel surface.

There is a single driveway entrance. A culvert pipe is located under the driveway to facilitate sormwater flow on Haverhill Street. A catch basin is located on Haverhill Street in close proximity to the entrance.

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

<u>SITE LOCUS</u>	<u>11/18/22</u>
Title	Date
<u>UNDERGROUND STORAGE TANK REMOVAL PLAN</u>	<u>11/18/22</u>
Title	Date
<u>GOOGLE EARTH PLAN VIEW</u>	<u>11/18/22</u>
Title	Date

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

The applicant plans to remove an existing 2,000-gallon underground storage tank (UST). The UST is cylindrical and is approximately 5' 4" feet in diameter x 15 feet long. The UST top is located approximately two feet below grade. The ground surface is level and is dressed with decorative crushed stone.

The removal only requires excavation of the surface soils directly on top of the UST using a medium size excavator. Once surface soils are removed, the UST will be cut open and cleaned of all residual oil. The residual oil will be placed directly into a hazardous waste vessel and removed from the site in accordance with 310 CMR 30 (Hazardous Waste Regulations). Once clean, the tank will be lifted out of the ground and placed on a flatbed truck for removal to a qualified scrap yard.

Excavated soils will be stockpiled along side the UST during removal. The soil will be immediately placed back into the resulting hole following removal. Additional soils (sand and gravel) will be placed in the hole if the stockpiled soils are not sufficient to restore the site to its existing grade. The surface will be restored to match the existing surface finish using existing surface material.

Erosion control will be provided using 8" mulch socks along all downgradient areas subject to the Conservation Commission approval during the site meeting. As mentioned above, stockpiled soils will be protected from erosion using poly plastic sheeting.

All work will be completed in accordance with the Mass Contingency Plan (310 CMR 40).



**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).

310 CMR 10.02(2). No fill, removal, dredging, or alteration of the area is proposed.

Type text here

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:

Kyoko and Hideki Hiromoto

Name

494 Haverhill Street

Mailing Address

Reading

City/Town

Massachusetts

State

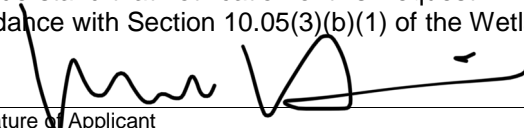
01867

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.

**X**



Signature of Applicant

11/19/22

Date

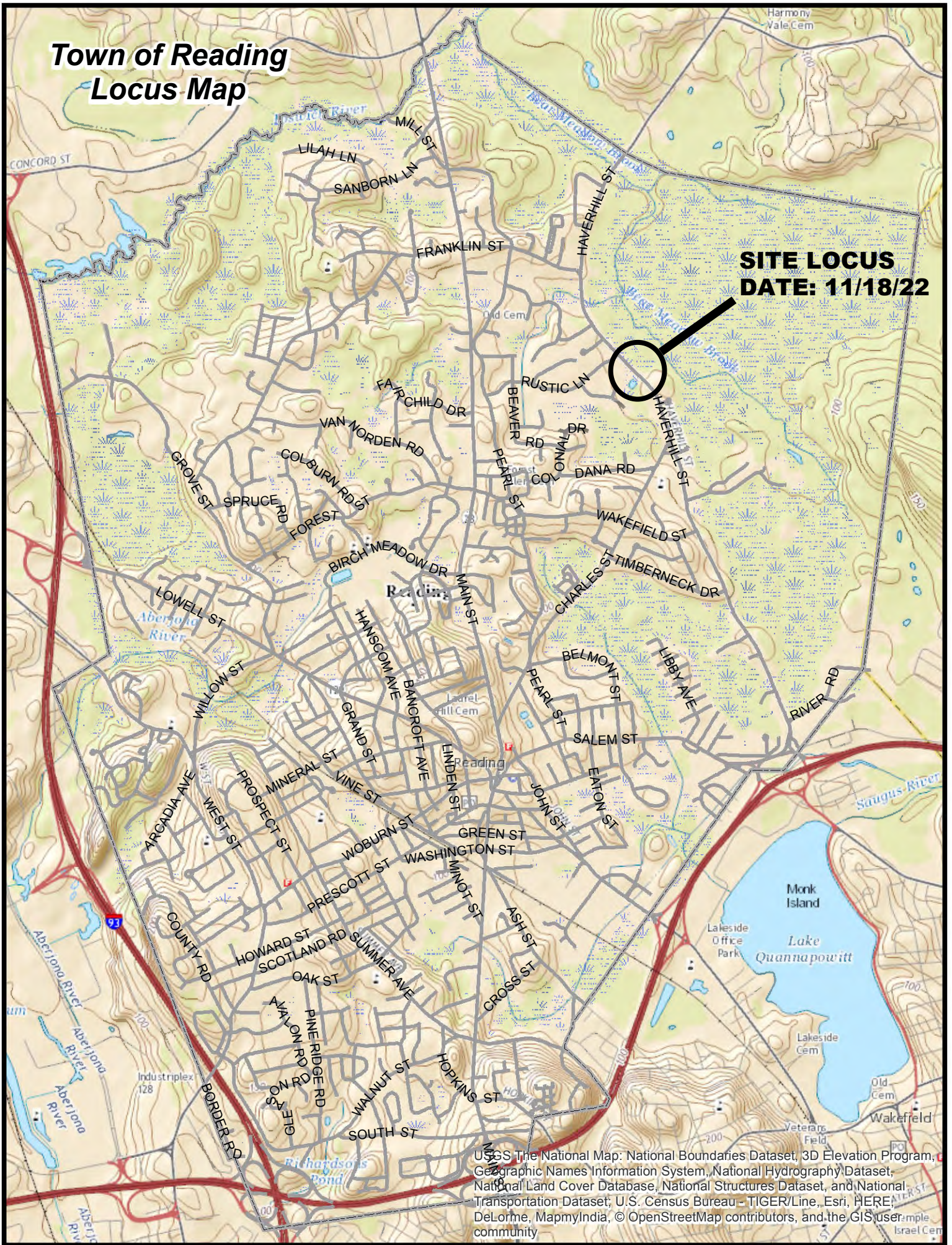


Signature of Representative (if any)

11/18/22

Date

# Town of Reading Locus Map



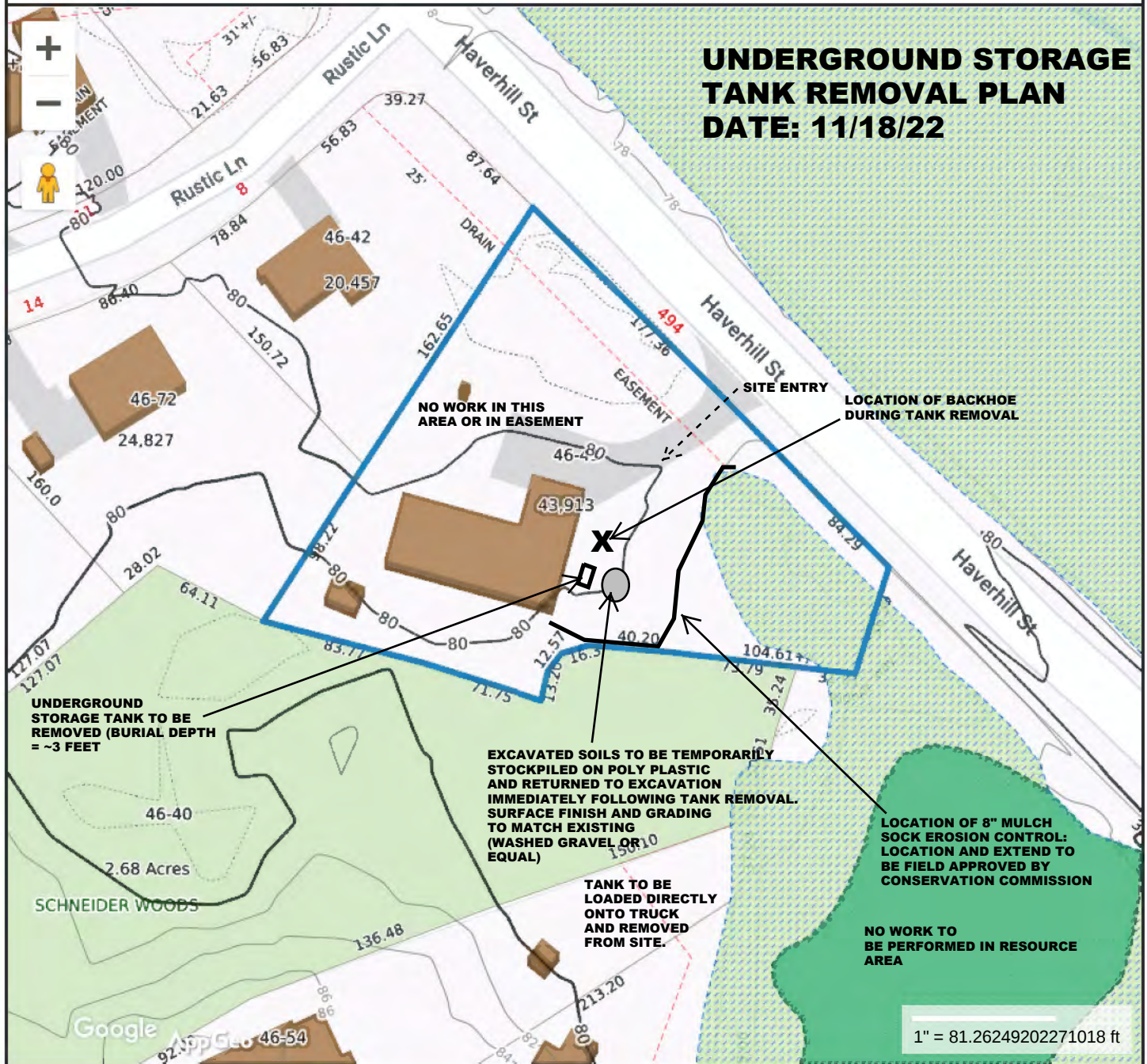
**SITE LOCUS**  
**DATE: 11/18/22**

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

### 494 Haverhill Street A

# UNDERGROUND STORAGE TANK REMOVAL PLAN

DATE: 11/18/22



**Property Information**

Property ID 046.0-0000-0041.0  
 Location 494 HAVERHILL ST  
 Owner HIROMOTO KYOKO HIROMOTO HIDEKI TE



**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.

# Map Theme Legends

## Contours

-  Major Index Contours
-  Major Index Depressions
- Intermediate Contours
- Intermediate Depressions













MassGIS (Bureau of Geographic Information)

## Reading Wetlands



Town of Reading. Actual wetland boundaries must be determined on the ground by a wetlands scientist. Wetlands may be more extensive than shown or may be missing from the GIS data.

## DEP Wetlands

-  Shoreline
-  Hydrologic Connection
-  Mean Low Water Line
-  Wetland Limit
-  Closure Line
-  Reservoir (with PWSID)
-  Marsh/Bog
-  Wooded Marsh
-  Cranberry Bog
-  Salt Marsh
-  Tidal Flats
-  Beach/Dune

MassDEP Wetlands. Wetlands shown are for planning purposes only. Wetlands boundary determination for other purposes, such as the Wetlands Protection Act MA Act M.G.L. c. 131 or local by-laws, must use the relevant procedures and criteria.

## Aquifer Protection District


Aquifer Protection District



# Request for Determination of Applicability

494 Haverhill Street  
Reading, Ma

## Legend

 494 Haverhill St

**GOOGLE EARTH PLAN VIEW**  
**DATE: 11/18/22**

494 Haverhill St



90 ft

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, \_\_\_\_\_(Name), hereby certify under the pains and penalties of perjury that on \_\_\_\_\_(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 \_\_\_\_\_ (Date) for

property located at \_\_\_\_\_ (Location).

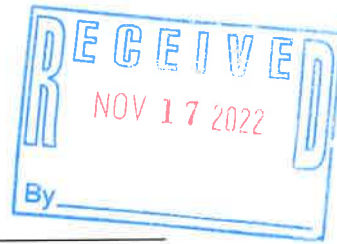
The form of the notification and list of abutters to whom it was given and their addresses are attached to this Affidavit of Service.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

**Town of Reading**

**Request for Certified Abutters List**



**Subject Property:**

Address: 494 Haverhill Street, Reading, Ma

Assessors' Map Number: 46 Lot Number: 41

**Applicant/Agent:**

Name: Robert P. Coluccio, PE Web Engineering Associates, Inc.

Address: 111 Summer Street, Scituate, Ma 02066

Telephone: 781-844-8323 Email: rpcoluccio@aol.com

**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: 11/16/22

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

**Authorized Signature: Amanda Beatrice Date: 11/17/22**  
Department of Community Services



**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**

**11/17/2022**  
**DATE**



**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



*Patriot Properties*

11/17/2022

11:45:34AM

# Reading

## Abutters List

**Filter Used:** DataProperty.AccountNumber in (7929,7916,7991,7928,7931,7927,7930,7990,7917,7989,7948,8067,7949,8065,7915,7947,7992)

494 HAVERHILL ST

## Abutters List

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
046.0-0000-0040.0	OFF HAVERHILL ST	TOWN OF READING	CONSERVATION	16 LOWELL ST	READING	MA	01867
046.0-0000-0041.0	494 HAVERHILL ST	HIROMOTO KYOKO	HIROMOTO HIDEKI TE	494 HAVERHILL ST	READING	MA	01867
046.0-0000-0042.0	8 RUSTIC LN	HARRISON MICHAEL D	HARRISON LINDA D TE	8 RUSTIC LN	READING	MA	01867
046.0-0000-0052.0	9 CARRIAGE LN	PACITTO PAULA G	PACITTO CARMINE	9 CARRIAGE LN	READING	MA	01867
046.0-0000-0053.0	15 CARRIAGE LN	DEPALMA JEREMY M	KATHLEEN W DEPALMA	15 CARRIAGE LN	READING	MA	01867
046.0-0000-0054.0	14 CARRIAGE LN	CONNOLLY ANN MARIE	RAYMOND F CONNOLLY JR	14 CARRIAGE LANE	READING	MA	01867
046.0-0000-0055.0	38 GREY COACH RD	LEE JUNHEE	PARK SAERO TE	38 GREY COACH LN	READING	MA	01867
046.0-0000-0056.0	30 GREY COACH RD	LEMONE CHRISTOPHER A TR (1/2	LEMONE PATRICIA M TR (1/2	30 GREY COACH LN	READING	MA	01867
046.0-0000-0072.0	14 RUSTIC LN	ANOLI JOSEPH A	DOLORES BRAMANTE	14 RUSTIC LN	READING	MA	01867
046.0-0000-0073.0	22 RUSTIC LN	BROWN DEREK M	BROWN VICKI ANN	22 RUSTIC LN	READING	MA	01867
046.0-0000-0074.0	30 RUSTIC LN	DUNN MICHAEL P	LYNN A DUNN	30 RUSTIC LN	READING	MA	01867
046.0-0000-0114.0	25 RUSTIC LN	SANTOSUOSSO SANDRA A TTEE I	SANDRA A SANTOSUOSSO	25 RUSTIC LN	READING	MA	01867
046.0-0000-0115.0	17 RUSTIC LN	WISHART NEIL	WISHART CLARE TE	17 RUSTIC LANE	READING	MA	01867
046.0-0000-0116.0	11 RUSTIC LN	GONCHAR RANDY P	DEBRA A GONCHAR	11 RUSTIC LANE	READING	MA	01867
046.0-0000-0117.0	516 HAVERHILL ST	LEAHY ELIZABETH	SHIRLEY BRIAN TE	516 HAVERHILL ST	READING	MA	01867
047.0-0000-0011.0	450 HAVERHILL ST	GUORGI GEORGE	GUORGI ERINY	450 HAVERHILL ST	READING	MA	01867
047.0-0000-0013.0	453 HAVERHILL ST	NITZSCHE CURT E	SALLY C NITZSCHE	453 HAVERHILL ST	READING	MA	01867

**End of Report**

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ANOLI JOSEPH A  
DOLORES BRAMANTE  
14 RUSTIC LN  
READING, MA 01867

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LEE JUNHEE  
PARK SAERO TE  
38 GREY COACH LN  
READING, MA 01867

---

BROWN DEREK M  
BROWN VICKI ANN  
22 RUSTIC LN  
READING, MA 01867

---

LEMONE CHRISTOPHER A TR (1/2)  
LEMONE PATRICIA M TR (1/2)  
30 GREY COACH LN  
READING, MA 01867

---

CONNOLLY ANN MARIE  
RAYMOND F CONNOLLY JR  
14 CARRIAGE LANE  
READING, MA 01867

---

NITZSCHE CURT E  
SALLY C NITZSCHE  
453 HAVERHILL ST  
READING, MA 01867

---

DEPALMA JEREMY M  
KATHLEEN W DEPALMA  
15 CARRIAGE LN  
READING, MA 01867

---

PACITTO PAULA G  
PACITTO CARMINE  
9 CARRIAGE LN  
READING, MA 01867

---

DUNN MICHAEL P  
LYNN A DUNN  
30 RUSTIC LN  
READING, MA 01867

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SANTOSUOSSO SANDRA A TTEE ETAL  
SANDRA A SANTOSUOSSO REV TRUST  
25 RUSTIC LN  
READING, MA 01867

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GONCHAR RANDY P  
DEBRA A GONCHAR  
11 RUSTIC LANE  
READING, MA 01867

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TOWN OF READING  
CONSERVATION  
16 LOWELL ST  
READING, MA 01867

---

GUORGI GEORGE  
GUORGI ERINY  
450 HAVERHILL ST  
READING, MA 01867

---

WISHART NEIL  
WISHART CLARE TE  
17 RUSTIC LANE  
READING, MA 01867

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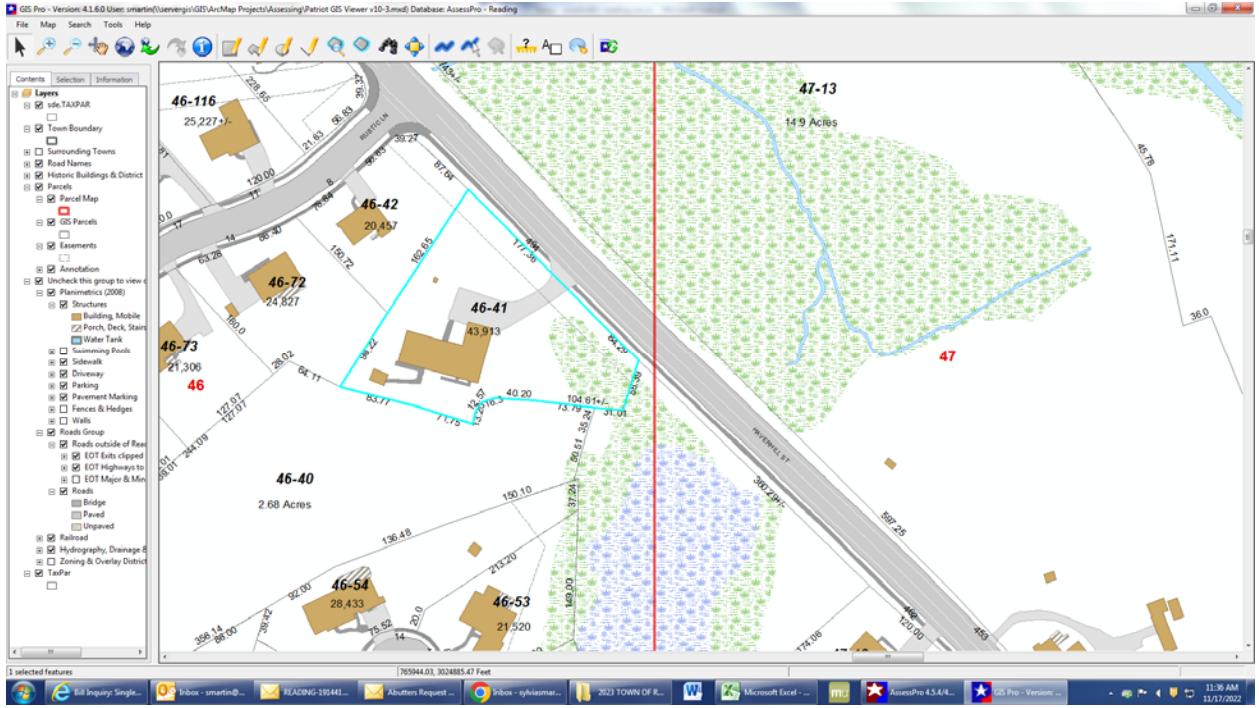
HARRISON MICHAEL D  
HARRISON LINDA D TE  
8 RUSTIC LN  
READING, MA 01867

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HIROMOTO KYOKO  
HIROMOTO HIDEKI TE  
494 HAVERHILL ST  
READING, MA 01867

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LEAHY ELIZABETH  
SHIRLEY BRIAN TE  
516 HAVERHILL ST  
READING, MA 01867



GIS Pro - Version 4.1.6.0 User: smartin@... \user\smartin\GIS\ArcMap\Projects\Assessing\Patrol GIS Viewer v10-3.mxd Database: AssessPro - Reading

File Map Search Tools Help

Contents Selection Information

- Layers
  - CoreParcels
  - TAJIPAR
  - Town Boundary
  - Surrounding Towns
  - Road Names
  - Historic Buildings & District
  - Parcels
  - Parcel Map
  - GIS Parcels
  - Easements
  - Annotation
  - Uncheck this group to view
  - Planimetrics (2008)
    - Structures
    - Building Mobile
    - Ruok Deck, Saun
    - Water Tank
    - Swimming Pools
    - Sidewalk
    - Driveway
    - Parking
    - Pavement Marking
    - Fences & Hedges
    - Walls
  - Roads Group
    - Roads outside of Road
    - EOT Exits clipped
    - EOT Highways to
    - EOT Major & Min
  - Roads
    - Bridge
    - Paved
    - Unpaved
  - Railroad
  - Hydrography, Drainage &
  - Zoning & Overlay District
  - TaxPar

52 selected features [764828.71, 3025100.73 Feet]

11:41 AM 11/17/2022



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
494		HAVERHILL ST, READING
OWNERSHIP		
Unit #:		
Owner 1: HIROMOTO KYOKO		
Owner 2: HIROMOTO HIDEKI TE		
Owner 3:		
Street 1: 494 HAVERHILL ST		
Street 2:		
Twn/City: READING		
St/Prov:	MA	Cntry: Own Occ:
Postal:	01867	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	433,200	1,600	1.010	432,500	867,300	
Total Card						Entered Lot Size
Total Parcel						Total Land: 1.01
Source: Market Adj Cost						Land Unit Type: AC
Total Value per SQ unit /Card: 334.35						/Parcel: 334.3

User Acct
1830000000060
GIS Ref
GIS Ref
Insp Date
01/19/21

**PREVIOUS OWNER**

Owner 1:	RICCI VITTORIO -
Owner 2:	MARIA RICCI -
Street 1:	494 HAVERHILL ST
Twn/City:	READING
St/Prov:	MA Cntry: Own Occ:
Postal:	01867 Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	393,800	1600	1.01	393,200	788,600	788,600	Year end	12/20/2021
2021	101	FV	359,600	1000	1.01	371,700	732,300	732,300	Year End Roll	12/15/2020
2020	101	FV	347,900	1000	1.01	359,600	708,500	708,500	Year End Roll	12/17/2019
2019	101	FV	330,400	1000	1.01	341,500	672,900	672,900	YER	12/12/2018
2018	101	FV	302,600	1000	1.01	312,800	616,400	616,400	YER	12/27/2017
2017	101	FV	292,400	1000	1.01	302,200	595,600	595,600	Year End Roll	1/3/2017
2016	101	FV	285,600	1000	1.01	260,200	546,800	546,800	Year End Roll	12/15/2015
2015	101	FV	272,000	1000	1.01	247,800	520,800	520,800	Year End Roll	12/16/2014

**NARRATIVE DESCRIPTION**

This Parcel contains 1.01 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1983, Having Primarily BRICK VENR Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RICCI VITTORIO	76159-497		11/13/2020		850,000	No	No			
	13908-0455		2/25/1980		10,000	No	No			

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descrp	%	Item	Code	Descrp
Z	S20	SINGLE FA	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D	READ	READ	100	Topo		
s				Street	P	PAVED
t				Traffic	M	MEDIUM

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
7/6/2021	B21614	ROOF	8,500	C				STRIP AND RE-ROOF

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/19/2021	SALE REVIEW	VPS	VPS
4/18/2008	INFO-AT-DOOR	SWM	SWM
4/18/2008	INFO-AT-DOOR	SWM	SWM

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQ FEET	PRIMARY	1.0	0	9.5	1.045	XA	1.10		EASEME	-5					432,442						432,400	
101	ONE FAM		0.01		ACRES	REAR	1.0	0	10,000.	1.100	XA	1.10								110						100	

Sign: VERIFICATION OF VISIT NOT DATA \_/ \_/ \_

Total AC/HA:	1.01000	Total SF/SM:	43995.60	Parcel LUC:	101 ONE FAM	Prime NB Desc:	TRAF AV	Total:	432,552	Spl Credit	Total:	432,500
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