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December 1, 2014

Peter Delaney, Chair
Boxford Conservation Commission c/o
Ross Povenmire, Director of Conservation
7A Spofford Rd.
Boxford, MA 01921

Request for a Determination of Negligible Impact – 48 High Ridge Road: Addition to Garage

Dear Chairman Delaney and members of the Commission:

On behalf of Glen and Elizabeth Walter, owners of the property at 48 High Ridge Road, I am requesting a “Determination of Negligible Impact” for work proposed to extend the existing garage, expanding it from a two to a three car garage.

The property is located along Four Mile Pond, and contains Bordering Vegetated Wetlands and Floodplain associated with the Pond. I conducted a site walk with Ross Povenmire on November 25, 2014 to review the wetland resource areas and the proximity of the proposed work to these resources. The limit of excavation had been staked in the field for dig safe. The wetland boundary was marked by flags A1 through A10.

During the site visit, Mr. Povenmire reviewed the wetland boundary and we confirmed that in the area of flag A5, the closest flag, the limit of work is approximately 110 feet from the wetland boundary as measured with a handheld tape.

The FEMA maps show the floodplain on the lot as zone A, associated with the Pond. The area is outside the study limits, meaning there is no elevation associated with the mapped area. The pond level is controlled by a dam located downstream of the site. While the FEMA maps show the work area approximately 85 feet from the floodplain, our field measurements made using a bubble level and a grade rod indicate that the floodplain elevation would have to be about 12.5 feet above the pond level (which Mr. Povenmire indicated was slightly elevated on the 25th due to debris at the dam outlet). Both Mr. Povenmire and I agreed that the flood level could not be that high above the pond and therefore that the work would be safely outside the buffer zone to the floodplain.

The photograph below shows the 100 foot mark as measured from the limit of excavation. You can see the orange end of the measuring tape on the hill to the right near the white fence. To the left of the tape are flags A4, A5, and A6.



The photo below is taken to show the topographic relief between the pond and the top of the hill where the home at 48 High Ridge Road is located.



I have attached the architectural plan set, along with a GIS plan that includes a proposed erosion control as a limit of work and the location where FEMA has shown the limit of flood.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Hughes', written over a light blue horizontal line.

Thomas G. Hughes, BS, MA

Enclosures: Map showing limit of work and Architectural Plan Set