

The
Morin-Cameron
GROUP, INC.

April 24, 2015

Conservation Commission
7A Spofford Road
Boxford, MA 01921

Re: DEP File No. 114-879
BCC File No. 05-02
Lots 1 & 2 Bennett Road, Boxford
Owner/Applicant: Walker Development Corp.

Dear Commission Members:

Our office has been retained by Walker Development Corp. to assist them in requesting a Certificate of Compliance for the above referenced property. The Department of Environmental Protection issued a Superseding Order of Conditions for this project on February 9, 2005 (DEP File # 114-879). On August 8, 2005 the Boxford Conservation Commission issued an Order of Conditions for this project under their local wetlands bylaw (BCC # 05-02). This letter will serve as a Certificate of Compliance request for each of these permits.

In accordance with General Condition 11 and Special Condition 42 of the Superseding Order of Conditions and Condition 18 of your Bylaw Order of Conditions please find enclosed an As-Built Site Conditions plan for the above-referenced project. Also enclosed is the Form 8A – Request for Certificate of Compliance and the \$100.00 Boxford Bylaw Regulations fee associated with a Certificate of Compliance request.

In reviewing the as-built site conditions the following minor deviations from the approved plans were noted:

- The original approved plans proposed a 16 foot wide paved driveway. The owner decided to leave the driveway as gravel. The as-built driveway width varies from 10 feet to 14 feet. The amount of runoff from the driveway will be reduced since it is not paved and it is narrower than what was approved.
- The original approved plan proposed guard rails at the bridge; the guard rails were not constructed.
- The existing bridge is 18 feet wide versus 22 feet as shown on the approved plan. The interior bridge span is 25.5 feet versus 22 feet shown on the approved plan. Since the width of the bridge was reduced the overall impacts to the resource areas were also reduced.

The minor deviations listed above should have no adverse impacts to the wetland resource areas.

As required by both the Superseding Order and the Bylaw Order prior to the issuance of a Certificate of Compliance proof of submission of a complete application to certify the vernal pool located in the north western corner of the property must be provided. Please find enclosed separate correspondence from Greg Hochmuth, of Williams & Sparages, dated April 16, 2015 which discusses this item and includes a copy of the vernal pool application with proof of mailing to the Natural Heritage Endangered Species Program.


As required in both Orders of Conditions monitoring and certification of the wetland replication area is required by a wetlands professional. Please find enclosed two separate reports from Greg Hochmuth, of Williams & Sparages, both dated April 16, 2015, that discusses these items.

Based on the above information we certify that all work has been satisfactorily completed in accordance with the approved plans and the Orders of Conditions with the exceptions of the minor deviations discussed above. At this time we request that the Boxford Conservation Commission issue a Certificate of Compliance for BCC File No. 05-02 and the Department of Environmental Protection issue a Certificate of Compliance for DEP File No. 114-879.

If you should have any questions regarding this matter please do not hesitate to contact me.

Sincerely,

THE MORIN-CAMERON GROUP, INC.

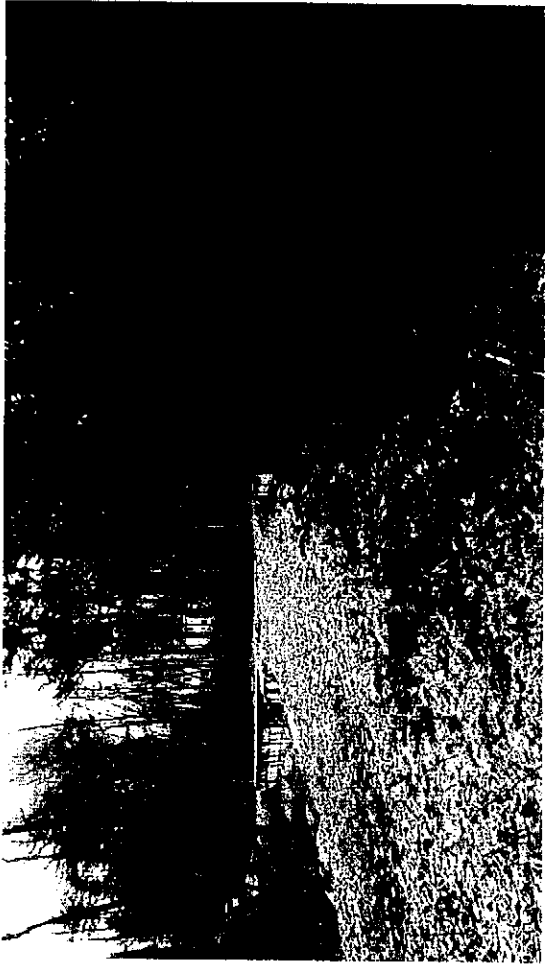


John M. Morin, PE
Principal

JMM/kmm

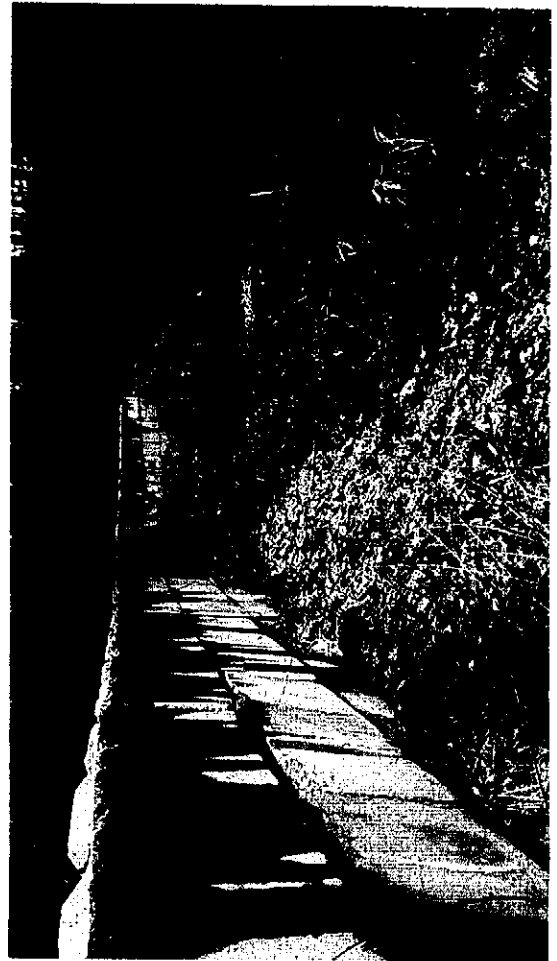
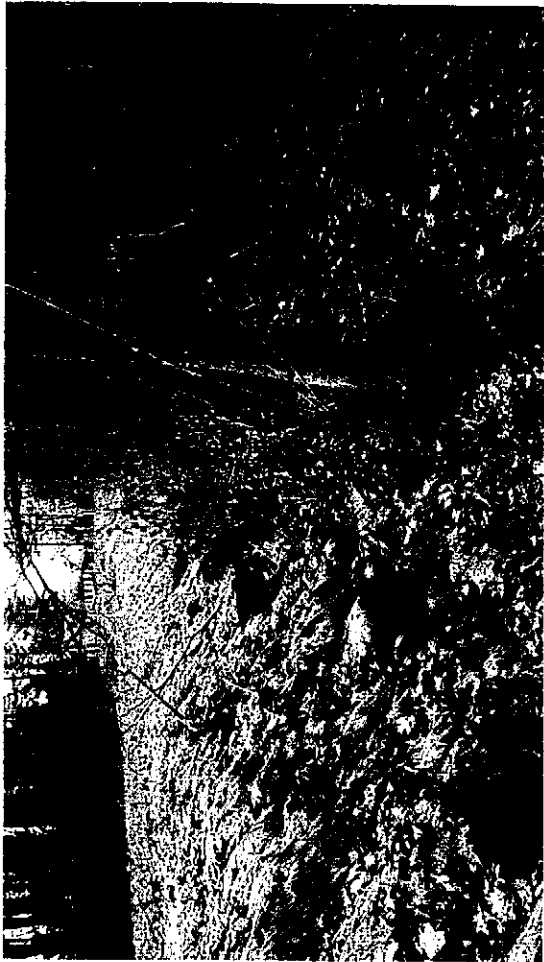
Enclosures

cc: Walker Development Corp.
DEP NERO













Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 8A – Request for Certificate of Compliance
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:
 114-0879
 Provided by DEP

A. Project Information

Important:
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

1. This request is being made by:
 Walker Development Corp.
 Name
 c/o The Morin-Cameron Group, Inc. 447 Boston Street
 Mailing Address
 Topsfield MA 01983
 City/Town State Zip Code
 978-887-8586
 Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:
 Walker Development Corp.
 Applicant
 SOOC 6/18/2003, Boxford Bylaw OOC 8/8/2005 114-0879 (BCC #05-02)
 Dated DEP File Number

3. The project site is located at:
 Bennett Road Boxford
 Street Address City/Town
 Map 22, Lots 7, 7.1 & 17.1 and Map 23, Lots 16.10 & 16.11
 Assessors Map/Plat Number Parcel/Lot Number

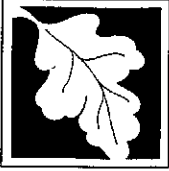
4. The final Order of Conditions was recorded at the Registry of Deeds for:
 Property Owner (if different)
 Essex South SOOC 24112 289
 County Book Page
 Bylaw OOC recorded in Book 24797, Page 360
 Certificate (if registered land)

5. This request is for certification that (check one):

the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.



A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

Yes If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office ([see http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html](http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html)).

60226

The Morin-Cameron Group, Inc.

447 Boston Street; Suite 12
Topsfield, MA 01983
978-887-8586



America's Most Convenient Bank®
53-7054-2113

CHECK DATE

4/24/15

PAY One hundred & -----00/100 dollars

TO Town of Boxford

AMOUNT

\$100.00

WAL2138

Kathleen M. Molina

AUTHORIZED SIGNATURE

Security features. Details on back.

⑈060226⑈ ⑆211370545⑆ 8252451055⑈

The Morin-Cameron Group, Inc.

60226

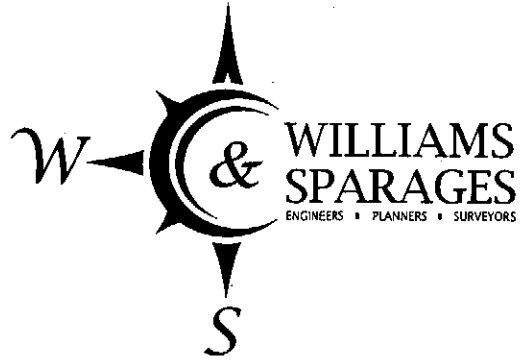
Walker Dev. 2138 - CoC fee

\$100.00

60226

April 16, 2015

Conservation Commission
Attn: Ross Povenmire
Director of Conservation
7A Spofford Road
Boxford, MA 01921



Re: Wetland Replication Area Monitoring Report
BCC File Number 05-02
DEP File Number: 114-879 – Bennett Road, Boxford, MA

Dear Commission Members:

In August of 2010 the wetland replication area was planted at the above referenced property. The Superseding Order of Conditions, (SOOC), issued by the Department of Environmental Protection and the Bylaw Order of Conditions issued by your Commission required monitoring of the wetland replication area for two complete growing seasons, and beyond that date if not established with at least 75% coverage of indigenous species.

Both the Bylaw order and the SOOC required monitoring reports to be submitted at the end of each growing season during the two year monitoring period. After consulting with your Director it does not appear that any formal monitoring reports were submitted to the Department or the Commission; however, an inspection this spring revealed that the area is functioning as designed and covered with more than 75% indigenous wetland indicator species. The following is a summary of our findings during our spring inspection.

On April 13, 2015 our office inspected the wetland replication area constructed at the above referenced property. The area is covered by greater than 90% of indigenous wetland indicator species, see attached photographs.

The surface of the replication area was seeded with New England Wetmix in August of 2010. It is clear that the seed mix took well to the area and that proper hydrology was met as evidenced by greater than 90% coverage with Soft Rush, *Juncus effusus*, Hop Sedge, *Carex lupulina* and Woolgrass, *Scirpus cyperinus*. In addition, the Red Maples, *Acer rubrum*, Winterberry Holly, *Ilex verticillata* & Highbush Blueberry, *Vaccinium corymbosum* that were planted are still thriving in the area. Some of the other species that were planted appear to have been outcompeted by species contained within the New England Wetmix. No invasive species were documented during our inspection within the confines of the wetland replication area.

I hereby certify that the wetlands replication area was constructed in substantial compliance with the design plan. If you should have any questions regarding this information please do not hesitate to contact our office.

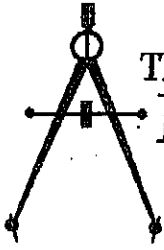
Sincerely,

WILLIAMS & SPARAGES

A handwritten signature in black ink, appearing to read "Greg J. Hochmuth". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Greg J. Hochmuth, RS, CWS, PWS
Project Manager

cc: Walker Development Corp.
DEP NERO



The
Neve-Morin
Group, Inc.

August 3, 2010

Conservation Commission
7A Spofford Road
Boxford, MA 01921

Re: BCC File No. 05-02
Bennett Road
Owner/Applicant: Walker Development Corp.

Dear Commission Members:

Pursuant to General Condition 11 of the Bylaw Order of Conditions referenced above, please find attached an as-built site conditions plan of the flood storage/wetland replication area. The flood storage/wetland replication areas have been constructed in substantial compliance with the approved plans, and the appropriate sub-grade depths have been established within the wetland replication area.

Sincerely,

THE NEVE-MORIN GROUP, INC.

John M. Morin, PE
President, CEO

JMM/gh/kmm

Attachment

cc: Walker Development Corp.
Atty. Donald Borenstein

THE NEVE-MORIN GROUP, INC.

Greg Hochmuth, RS
Professional Wetland Scientist

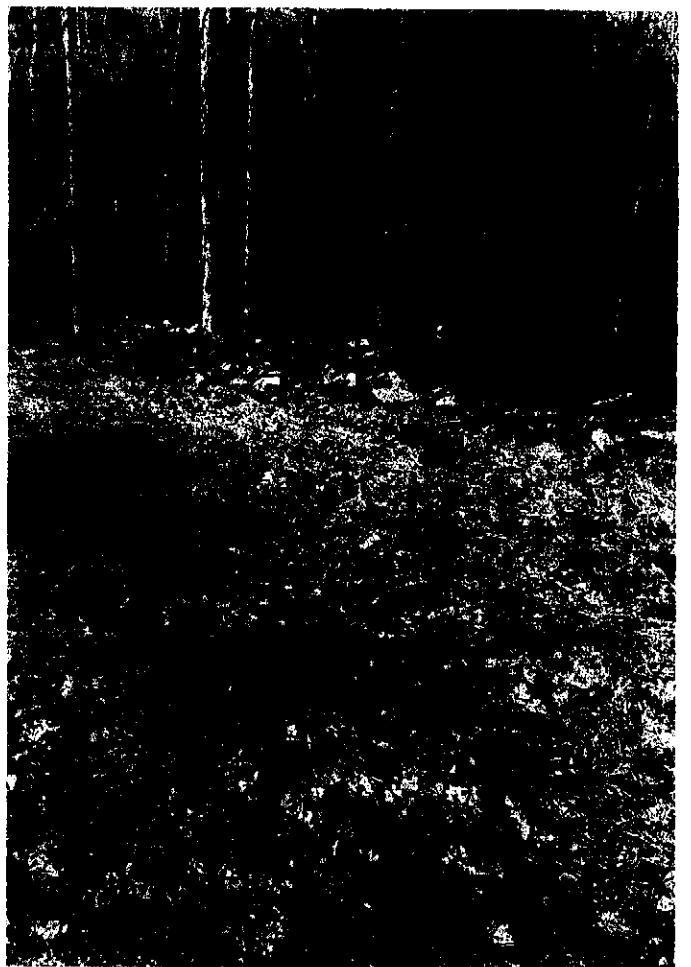
FAKATHYM\Walker Farr 2138\BCC Ltr interim asbuilt.doc

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447 Old Boston Road (U.S. Route 1), Topsfield, MA 01983 978-887-8586 FAX 978-887-3480

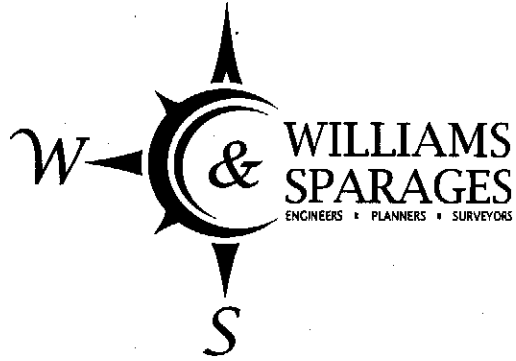
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April 16, 2015

Conservation Commission
Attn: Ross Povenmire
Director of Conservation
7A Spofford Road
Boxford, MA 01921



Re: BCC File Number 05-02
DEP File Number: 114-879 – Bennett Road, Boxford, MA

Dear Commission Members:

Our office was hired to assist the applicant, Walker Development Corp, with the work required to receive a Certificate of Compliance for the above referenced project.

On February 9, 2005 a Superseding Order of Conditions, (SOOC), was issued by the Department of Environmental Protection and on August 8, 2005 an Order of Conditions, (OOC), was issued by the Boxford Conservation Commission under their Bylaw.

Superseding Order of Conditions, DEP File Number 114-879:

Special Condition 25. d. requires a complete vernal pool certification application to be submitted, (mailed), to the Natural Heritage and Endangered Species Program, (NHESP).

See attached vernal pool certification application and proof of mailing to the NHESP.

Special Condition 34. requires, at the end of each growing season, a progress report of the relative success or failure of the wetland replication area to be conducted by a biologist, botanist, or wetlands specialist and be submitted to the Department and the Conservation Commission.

The replication area was planted/seeded in 2010 following an interim as-built. Formal monitoring reports do not appear to have been submitted as required by Special Condition 34; however, the area was inspected this spring and a formal monitoring report is attached to this letter.

Special Condition 35. states that if at the end of the second growing season, compliance with 310 CMR 10.55(4)(b)(6) is not achieved, the Department maintains the right to require additional mitigative measures for the wetland replication area.

See attached wetland replication monitoring report.

Special Condition 42., c) requires a written statement by a wetlands professional certifying compliance with the approved wetlands replication plan and for all deviations to be pointed out if they exist.

See statement certifying compliance at end of letter.

Boxford Bylaw Order of Conditions, BCC File Number 05-02:

Condition 7. of the OOC states that prior to any work beginning on the project that the applicant conduct the necessary activities to submit a complete application to the NHESP to certify the vernal pool located in the north-western corner of the property, and to locate and survey the boundaries of the vernal pool. It also required that a plan showing the surveyed location of the vernal pool be provided to the Boxford Conservation Commission. The Condition goes on to state that receipt of the vernal pool boundary plan and proof of submission of a complete certification application will be required to obtain a Certificate of Compliance for the project.

See attached vernal pool certification application, proof of mailing to the NHESP and a plan showing the surveyed location of the boundaries of the vernal pool.

Condition 11. of the OOC states that following construction of the wetland replication area and the flood storage area, and prior to any other work on site, the wetlands specialist shall certify in writing to the BCC that the wetland replication and flood storage work has been performed in compliance with the OOC.

See attached letter, dated August 3, 2010, certifying compliance.

Condition 12. states that if the wetland replication area and flood storage area does not exhibit at least fifty percent coverage of indigenous wetland indicator species by the end of the first growing season, the applicant shall supplement the plantings with indigenous wetland indicator species obtained via transplantation from adjacent wetland areas or from a nursery specializing in the propagation of wetland plants.

The replication area was planted/seeded in 2010 following an interim as-built. Formal monitoring reports do not appear to have been submitted as required by Condition 12; however, the area was inspected this spring and a formal monitoring report is attached to this letter.

Condition 13. requires monitoring of the replication area for two complete growing seasons following completion of construction and for monitoring to continue beyond that date if the wetland replication area does not exhibit at least seventy-five percent coverage of indigenous wetland indicator species at the end of the second complete growing season.

The replication area was planted/seeded in 2010 following an interim as-built. Formal monitoring reports do not appear to have been submitted as required by Condition 13; however, the area was inspected this spring and a formal monitoring report is attached to this letter.

Condition 18.(4) requires proof of submission of a complete application to certify the vernal pool located in the north-western corner of the property, and a plan showing the surveyed boundaries of the vernal pool.

See attached vernal pool certification application, proof of mailing to the NHESP and a plan showing the surveyed location of the boundaries of the vernal pool.

I hereby certify that the wetlands replication area was constructed in substantial compliance with the design plan. If you should have any questions regarding this information please do not hesitate to contact our office.

Sincerely,

WILLIAMS & SPARAGES



Greg J. Hochmuth, RS, CWS, PWS
Project Manager

cc: Walker Development Corp.
DEP NERO



Natural Heritage & Endangered Species Program
Massachusetts Division of Fisheries & Wildlife

III. Vernal Pool Field Observation Form

For use with the *Guidelines for the Certification of Vernal Pool Habitat, March 2009.*

For Office Use Only

THE NHESP STRONGLY RECOMMENDS THAT LANDOWNER PERMISSION BE OBTAINED PRIOR TO COLLECTING CERTIFICATION DOCUMENTATION. IT IS THE SOLE RESPONSIBILITY OF AN INDIVIDUAL PROVIDING VERNAL POOL CERTIFICATION INFORMATION TO ENSURE THAT ALL ACTIVITIES ASSOCIATED WITH GATHERING SAID INFORMATION COMPLY WITH THE LAW.

INSTRUCTIONS:
Please provide all information requested. Attach additional pages if needed. All required biological & physical evidence must be documented by photos, video, or audio of suitable quality (resolution, focus, indicators of scale) so species ID can be confirmed & pool features assessed. Documentation must be labeled. Sign/date the form; incomplete forms will be returned.

Additional Instructions for Specific Numbered Boxes:
1. Include an identifying name or tracking # for your pool & use it to label photos, maps, & any other documentation. If you used the Potential Vernal Pool (PVP) datalayer (available at MassGIS), include the PVP #. Written directions must be included with landmarks to help navigate to the pool.
3. 3A & 3B are for certification by the Obligate Species Method. Provide photos, video, or audio (chorusing) of the required breeding evidence or fairy shrimp AND photo(s) or video of the pool holding water.

1. Pool Location (Please complete a separate form for each pool).

Town Boxford Potential Vernal Pool # (if known) NA
Pool Name or Tracking # (e.g., Elm St. VP, VP#1) VP#1
Written Directions to Pool (required): Walk North East off Cul-de-Sac at the end of Rocky Brooks Road approximately 100 feet then turn North. Follow logging road north for about 500 feet until you see a large clearing to the west. The clearing is the vernal pool.

2. Pool/Species Observation Dates (month/day/year):

First date pool observed November 2006 Last date pool observed 8/16/13
First date species observed 4/15/07 Last date species observed 4/3/13

3B. Biological Evidence:
Fairy Shrimp

Date Observed (m/d/y) _____

3A. Biological Evidence: Obligate Amphibians

Indicate breeding evidence and date observed for each species. Evidence must include ≥1 of the following for certification: congressing salamanders OR ≥5 pairs wood frogs in amplexus OR salamander spermatophores OR a full wood frog chorus (calls constant, continuous, & overlapping) OR a total of ≥5 egg masses, regardless of species OR ≥1 MESA-listed salamander egg mass(es). Each individual egg mass or mated pair required for certification (e.g., all 5 wood frog egg masses) must be photographed or videotaped. If more than the minimum required number is observed, photo the required number, and count or estimate the total number of egg masses, larvae and/or tadpoles and indicate in the table below.

Species	1	2	3	4	5	6	7	8	9	10
Spotted salamander										
Blue-spotted salamander *										
Jefferson salamander *										
Marbled salamander *										
Unidentified Mole salamander										
Wood frog						4/3/13	42+			
TOTAL(S)							42+			

Instructions (continued)
 4. Certification by the Facultative Amphibian Method - provide photo, video, or audio (chorusing) of the required breeding evidence and photo(s) or video of the pool holding water **AND** dry.
 6. Provide information to help distinguish the pool & assess its features.
 7. All required biological & physical evidence must be documented by good quality photos, video, or audio.
 8. Indicate the 3 required maps submitted.

4. Biological Evidence: Facultative Amphibians
 Breeding evidence¹ of ≥ 2 species must be documented by photos, video, or audio.

Species	Photo(s)	Video	Audio
Spring peeper			
Gray treefrog			
American toad			
Fowler's toad			

Breeding evidence¹ includes: full breeding choruses (call constant & overlapping), ≥ 5 adults in amplexus, any # of egg masses, tadpoles, and/or transforming juveniles in pool.

5. Rare Wetland Species
 Were MESA-listed species observed using this pool?
 Yes No
 If yes, please submit a Rare Animal Observation Form with photo & map to the NHESP (available at www.nhesp.org).

6. Description of Pool and Surroundings - Please describe to the best of your ability and knowledge.
 Dimensions (please include measurements or estimates):
 Approx. Length: 230 +/- Approx. Width: 70 +/- Approx. Maximum Depth: 4.5' +/-
 Describe distinctive features (roads, structures, boulders, foot trails, vegetation types, etc.) which are visible from or near the pool that would help someone recognize it.
Behind the dwelling at 6 Foster Street, North Andover.
 Origin of the pool (check): Natural depression Human-made pool/ditch Created wetland/pool Other or Unknown (describe) _____
 The pool's hydroperiod is most likely: Seasonal (drying out in most years) Semi-permanent (drying partially in most years) Permanent
 Describe any inlet or outlets to/from the pool and their permanence (e.g., streams, culverts, etc.).
NA
 Land use in vicinity of pool (approx. 100 ft from pool edge - check all that apply): upland forest forested wetlands emergent marsh/scrub-shrub wetland
 agricultural/grassland/meadow residential/commercial other _____

7. Documentation Submitted - Label with pool name or tracking #, town, date taken, observer's name.
 Photo(s) Video Audio
 Obligate Species Facultative Species Pool Holding Water Dry Pool

9. Property Owner Information - Landowner information is optional & is available from local tax assessor's offices.
 Name Thomas E. Nave (Walker Development Corp.)
 Address 447 Boston Street
 Town Topsfield State MA Zip 01963 Assessors Map/Plot# 22-1-7 (if known)

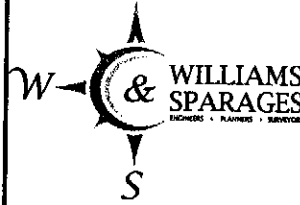
10. Observer Information & Signature - Must be filled out & signed.
 Name Greg Hochmuth (Williams & Sparages)
 Address 189 North Main Street
 Town Middleton State MA Zip 01949
 Telephone 978-~~777~~539-8088 E-mail ghochmuth@wsengineers.com
 I hereby certify under the pains and penalties of perjury that the information contained in this report is true and complete to the best of my knowledge.
 Signature [Signature] Date 4/10/15
 Signature of Adult, if Observer is under 18 years of age _____

8. Maps Submitted
 Pool locus must be delineated & identified with your pool name or tracking #.
3 REQUIRED MAPS:
 USGS Topographic Map - 1:24,000 or 1:25,000 or better
 Color orthophoto - 1:12,000 or better
 and ≥ 1 of the following:
 Assessor's map (Map and Plot #)
 Professional survey
 Sketch map - with directions and distances from permanent landmarks
 GPS longitude/latitude coordinates:
 Latitude = 42° 40' 37.884" **N**
 Longitude = 71° 02' 40.468" **W**

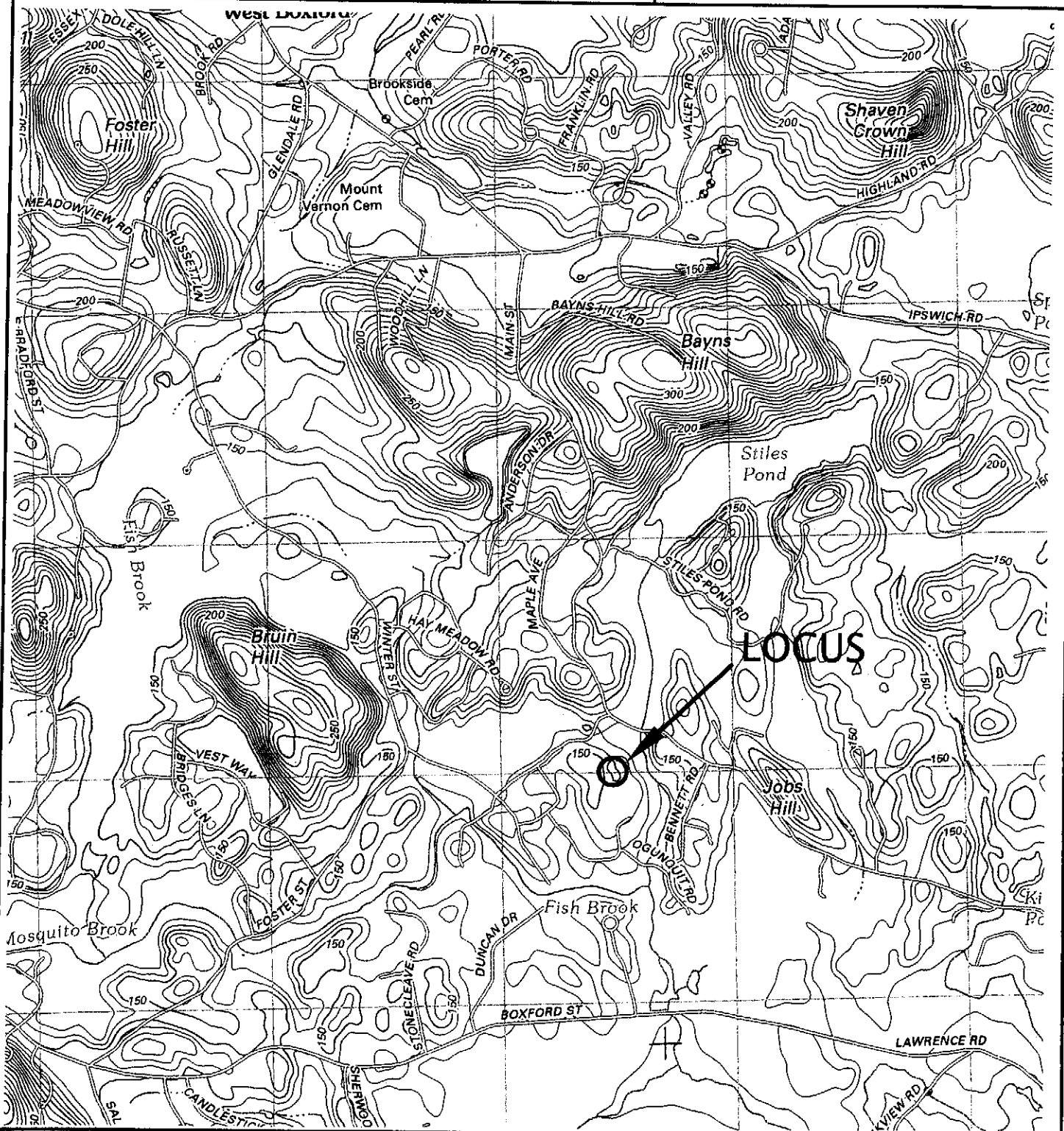
SEND COMPLETED, SIGNED FORM & SUPPORTING DOCUMENTATION TO:
 NHESP - Vernal Pool Certification
 MA Division of Fisheries & Wildlife
 1 Rabbit Hill Rd.
 Westborough, MA 01581
 For questions call 508-389-6360

All submissions and supporting documents will be retained by the NHESP and, with the exception of information for MESA-listed species and the identity of minors, are available to interested parties under the Public Records Law.

WILLIAMS & SPARAGES
CIVIL ENGINEERING &
LAND SURVEYORS



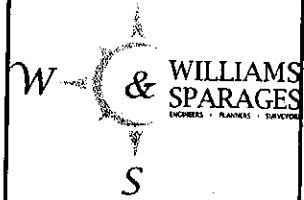
189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200



UNITED STATES GEOLOGIC SURVEY MAP
SOUTH GROVELAND QUAD
SCALE: 1"=2,000'

LOCUS MAP
VP#1, BENNETT ROAD
BOXFORD, MA 01921
APRIL 10, 2015

WILLIAMS & SPARAGES
CIVIL ENGINEERING &
LAND SURVEYORS



189 NORTH MAIN STREET
SUITE 101
MIDDLETON, MA 01949
PHONE: (978) 539-8088
FAX: (978) 539-8200



MASSGIS 2013 COLOR ORTHO
SCALE: 1"=200'

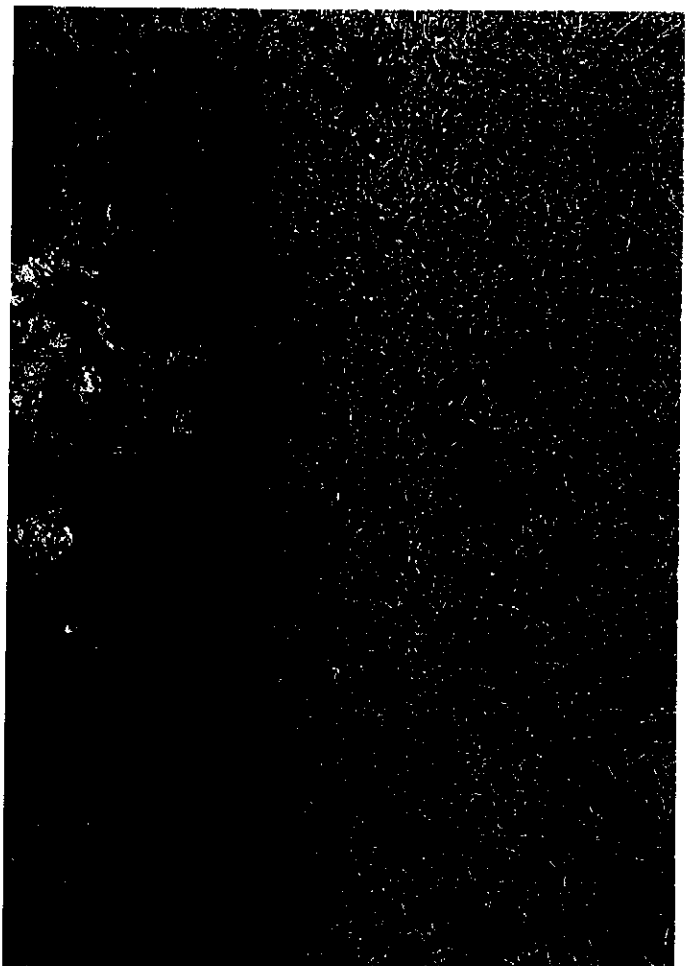
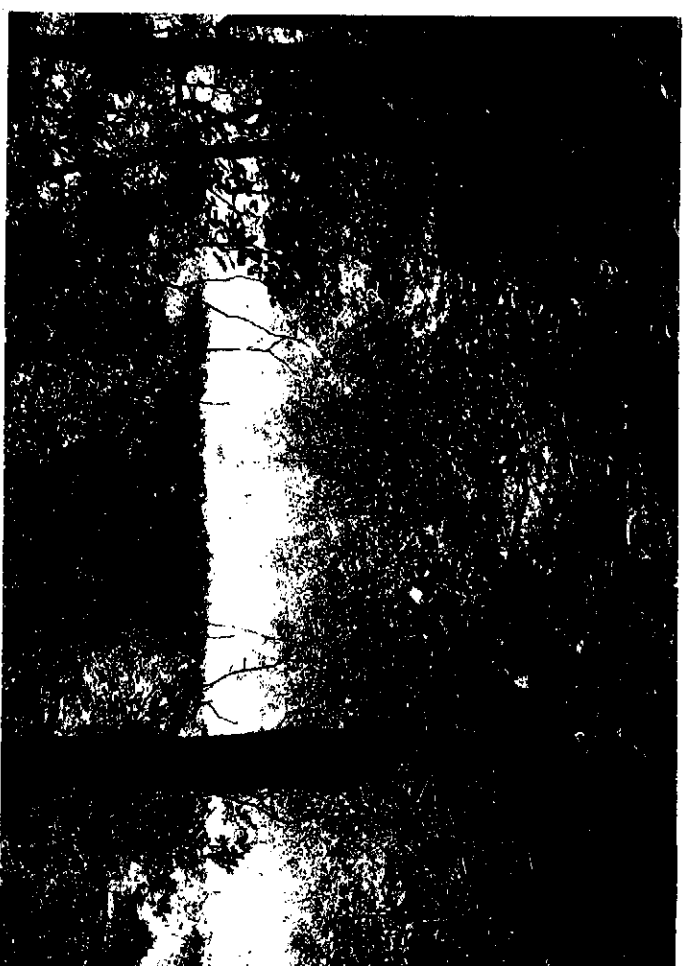
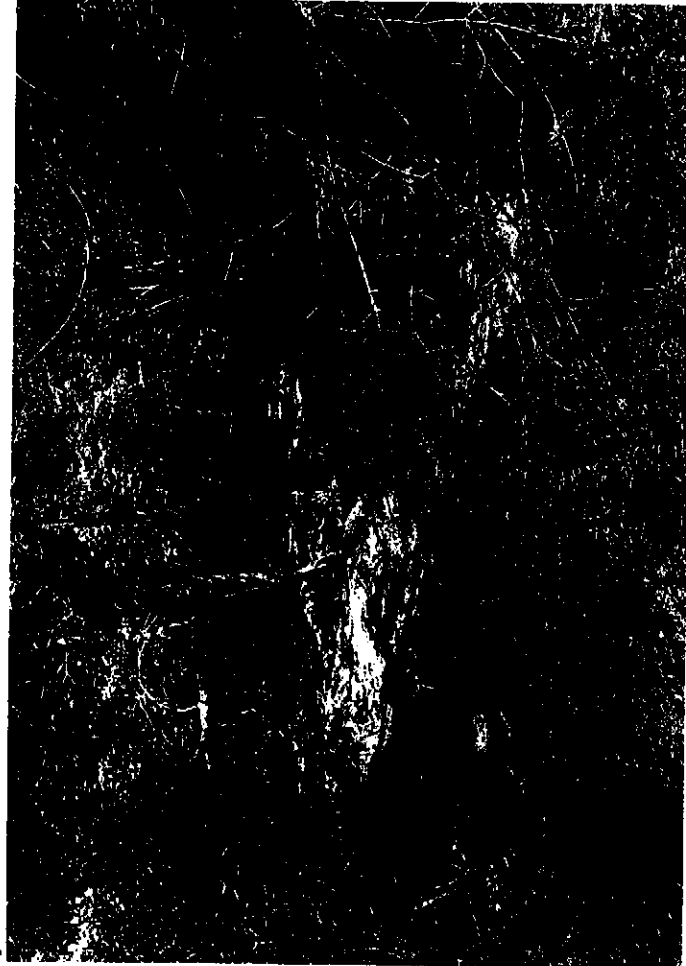
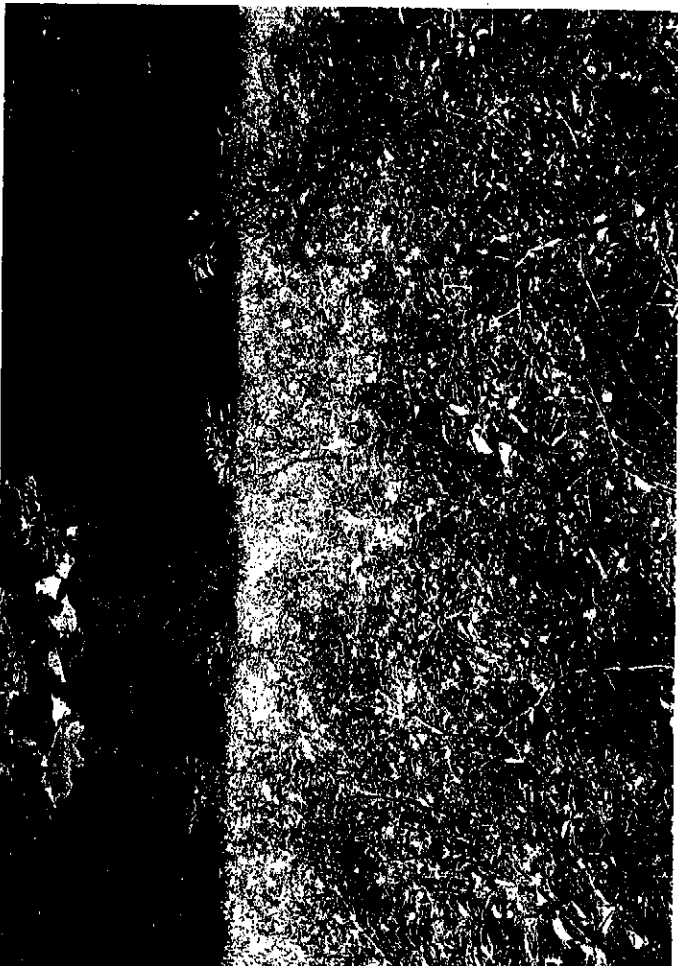
LOCUS MAP
VP#1, BENNETT ROAD
BOXFORD, MA 01921
APRIL 10, 2015

VP#1, Bennett Road, Boxford, MA 01921

Taken By: Greg Hochmuth, 4/3/13, J. J. Hochmuth



V.P.L., Bennett Road, Duxford, MA 01921
Taken by: Greg Hochman, 8/18/13, JFHochman



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece or on the front if space permits.

1. Article Addressed to:

**NAESP - Division of
Fishes & Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

2. Article #
(Transfer)

7014 1820 0002 1339 0832

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Steve Pritz*

- Agent
- Addressee

B. Received by (Printed Name)
Steve Pritz

C. Date of Delivery
4/15/13

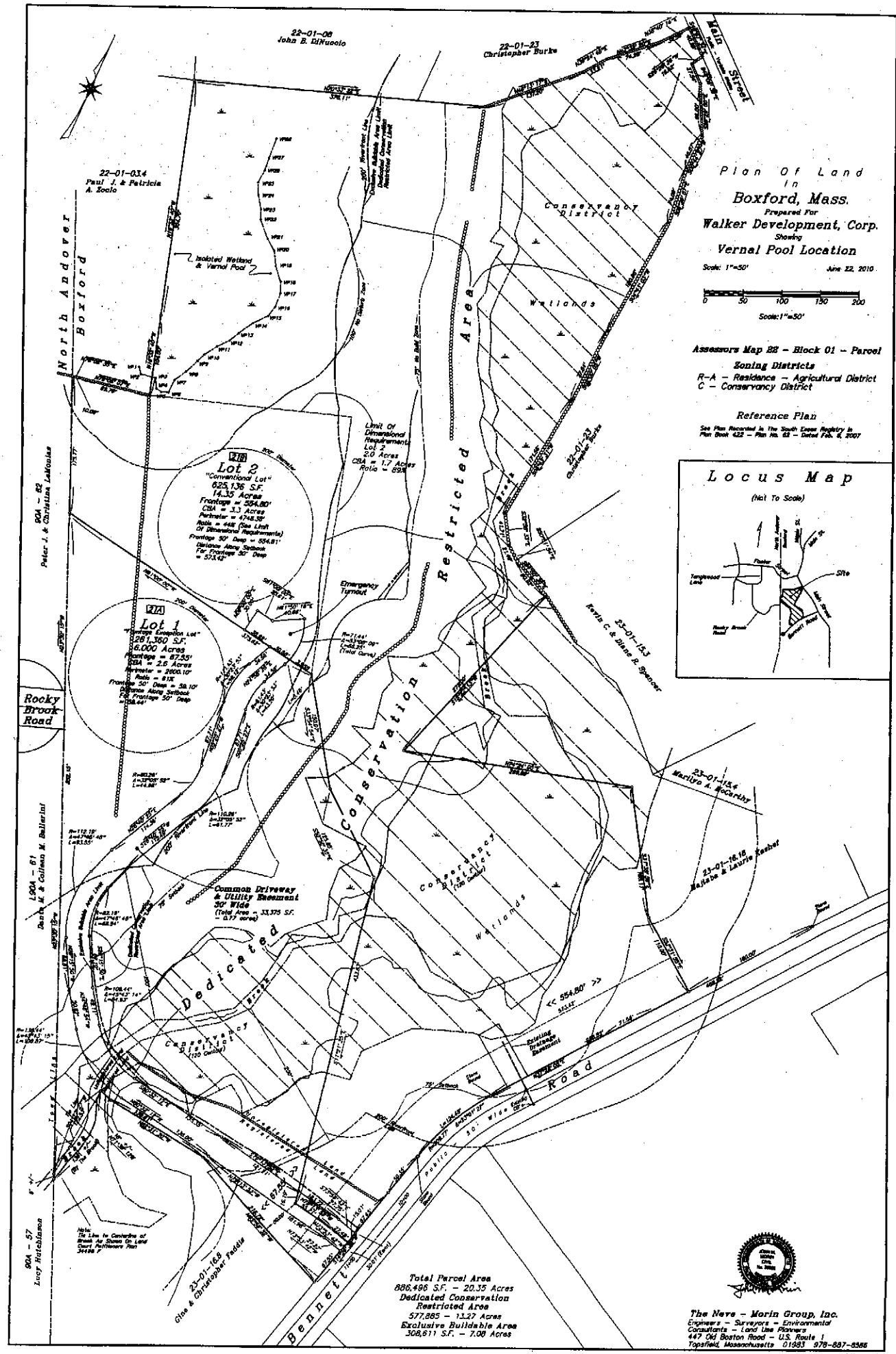
D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Certified Mail®
- Priority Mail Express™
- Registered
- Return Receipt for Merchandise
- Insured Mail
- Collect on Delivery

4. Restricted Delivery? (Extra Fee) Yes

WNEW-0019



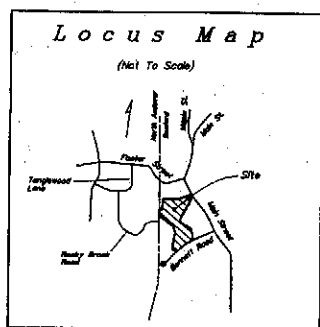
Plan of Land
in
Boxford, Mass.
Prepared For
Walker Development, Corp.
Showing
Vernal Pool Location

Scale: 1"=50'
June 22, 2010

Scale: 1"=50'

Assessors Map B3 - Block 01 - Parcel
Zoning Districts
R-A - Residence - Agricultural District
C - Conservancy District

Reference Plan
See Plans Recorded in the South Essex Registry in
Plan Book 422 - Plan No. 63 - Dated Feb. 4, 2007



22-01-08 John E. DiMauro
22-01-23 Christopher Burke
22-01-034 Paul J. & Patricia A. Socio
22-01-02 Peter J. & Christiana Lamboas
22-01-01 Mark M. & Colleen M. Butlerini
22-01-16, 18 Marlene A. McCarthy
22-01-16, 18 Marlene & Laurin Fisher
22-01-16, 18 Gina & Christopher Pardo

LOT 2
"Conventional Lot"
625,136 S.F.
14.35 Acres
Frontage = 554.80'
CSA = 3.3 Acres
Perimeter = 4742.89'
Area = 448 (See List
Of Dimensional Requirements)
Frontage 50' Deep = 554.81'
Distance Along Sideback
For Frontage 50' Deep
= 513.12'

LOT 1
"Conventional Lot"
361,360 S.F.
6.000 Acres
Frontage = 67.55'
CSA = 2.6 Acres
Perimeter = 2903.17'
Area = 818
Frontage 50' Deep = 58.10'
Distance Along Sideback
For Frontage 50' Deep
= 513.12'

Common Driveway
& Utility Easement
30' Wide
(Total Area = 33,375 S.F.
(0.77 Acres))

Total Parcel Area
886,496 S.F. - 20.35 Acres
Dedicated Conservation
Restricted Area
577,285 - 13.27 Acres
Exclusive Buildable Area
308,511 S.F. - 7.00 Acres



The Nove - Morin Group, Inc.
Engineers - Surveyors - Environmental
Consultants - Land Use Planners
447 Old Boston Road - U.S. Route 1
Topsfield, Massachusetts 01983 978-887-2266