



SCANLAN
ENGINEERING LLC

#0680

August 5, 2015

Mr. Ross Povenmire
Conservation Agent
Boxford Conservation Commission
7A Spofford Rd
Boxford MA 01921

Re: Notice of Intent Application
Hatch Residence- 314 Ipswich Road, Boxford

Dear Commission Members:

On behalf of the applicant Charles & Stephanie Hatch, Scanlan Engineering LLC is submitting this Notice of Intent for the installation of a septic system upgrade. Enclosed are one original and seven copies of the Notice of Intent and supporting documents.

The limits of the Bordering Vegetated Wetlands were delineated by Julie Vondrak, July, 2015. The proposed project includes installation of a septic tank, pump chamber, leach field and grading within the Buffer Zone of a Bordering Vegetated Wetland.

Please schedule this matter for your earliest meeting. I plan on attending the hearing to present the project and answer any questions that you may have.

Sincerely,
SCANLAN ENGINEERING LLC

James Scanlan, P.E.
Project Engineer

Cc: C Hatch(Applicant)
File #0680

Enclosures

Project Description:

This Notice of Intent Application is for the Upgrade of the Subsurface Sewage Disposal System serving the dwelling at 314 Ipswich Road, Boxford, MA. The existing septic system has been found to be in failure and the proposed system upgrade will place the septic system within the 100 foot buffer zone of a Bordering Vegetated Wetland(BVW). The upgrade will include replacement of the entire septic system.

Existing Conditions:

The site is located at 314 Ipswich Road, Boxford, MA. It is a neighborhood of single family residential dwellings. The site is located along the southern side of Ipswich Road, just west of Herrick Road. The property has an existing three-bedroom dwelling which has a septic system currently in failure. The site is served by a deep well.

The resource area on-site consists of Bordering Vegetated Wetlands. The wetlands were delineated by Julie Vondrak, July, 2015. The lot is not located in the Estimated Habitat of Rare Wildlife as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published on MassGIS website (see additional information).

Proposed Work:

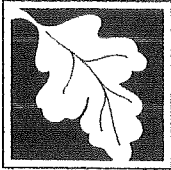
The proposed work is for a septic system upgrade in the 100 foot buffer zone to a bordering vegetated wetland. The work includes the replacement of the septic system, including installation of a septic tank, pump chamber, septic leach area and grading within the buffer zone. Abandonment of the existing system is also in the buffer zone.

The proposed area of excavation within the Buffer Zone is approximately 3,000 square feet, and shall extend down to ensure each component is installed at the appropriate elevation. The proposed system is located in a disturbed area consisting of lawn. There are only two (2) bushes proposed removal. There are no trees proposed to be removed.

The erosion control shall consist of siltation fence/haybales, or other barrier approved by the Boxford Conservation Commission, installed as shown on the plans. Hay-bales shall be provided to surround stockpiled materials during heavy rain events. The erosion control barriers shall be cleared of any accumulated siltation, as needed.

The sequence of the proposed project is as follows:

1. Placement of Erosion Control as shown on plan.
2. Installation of proposed septic system.
3. Removal of all extra materials from site.
4. Replacement of topsoil/seeding
5. Removal of Erosion Control, after stabilization of disturbed areas, with Conservation Commission approval.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
 Boxford Wetlands Protection Bylaw, Town Code c. 192

MassDEP File Number

Document Transaction Number

Boxford

City/Town

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



Note:
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (Note: electronic filers will click on button to locate project site):

314 Ipswich Road

a. Street Address

Boxford

b. City/Town

01921

c. Zip Code

Latitude and Longitude:

Map 19 Block 1

f. Assessors Map/Plat Number

d. Latitude

e. Longitude

Lot 7

g. Parcel /Lot Number

2. Applicant:

Charles

a. First Name

Hatch

b. Last Name

c. Organization

314 Ipswich Road

d. Street Address

Boxford

e. City/Town

MA

f. State

01921

g. Zip Code

978-887-5091

h. Phone Number

i. Fax Number

j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

Charles

a. First Name

Hatch

b. Last Name

c. Organization

314 Ipswich Road

d. Street Address

Boxford

e. City/Town

MA

f. State

01921

g. Zip Code

978-887-5091

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

James

a. First Name

Scanlan

b. Last Name

Scanlan Engineering LLC

c. Company

PO Box 906

d. Street Address

Georgetown

e. City/Town

MA

f. State

01833

g. Zip Code

978-372-3440

h. Phone Number

978-891-3888

i. Fax Number

jim@scanlanengineering.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

67.50

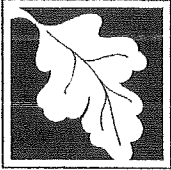
a. Total Fee Paid

42.50

b. State Fee Paid

110.00

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Septic System Upgrade within 100 foot buffer zone to a Boardering Vegetated Wetland.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1. Yes No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Essex South

a. County

4592

c. Book

b. Certificate # (if registered land)

230

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



**Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands**

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MassDEP File Number _____

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____	2. square feet _____
	3. cubic yards dredged _____	

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____	2. square feet _____
	3. cubic feet of flood storage lost _____	4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____	
	2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland _____	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

6. Was the lot where the activity is proposed created prior to August 1, 1996? Yes No

3. Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete Section B.2.f. above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____	
	2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
i. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	a. square feet of BVW _____	b. square feet of Salt Marsh _____
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings _____	b. number of replacement stream crossings _____



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Notice of Intent – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

- a. Yes No **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

- 2008 MassGIS
b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.1.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area _____
percentage/acreage

(b) outside Resource Area _____
percentage/acreage

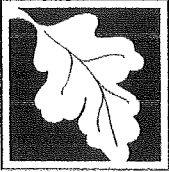
2. Assessor's Map or right-of-way plan of site

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

- (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b) Photographs representative of the site

* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

(c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm).
Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

(d) Vegetation cover type map of site

(e) Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. Not applicable – project is in inland resource area only b. Yes No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

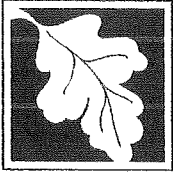
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694
Email: DMF.EnvReview-South@state.ma.us

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF.EnvReview-North@state.ma.us

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



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C. Other Applicable Standards and Requirements (cont'd)

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. Yes No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
- b. No. Check why the project is exempt:
1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. List the titles and dates for all plans and other materials submitted with this NOI.

Subsurface Sewage Disposal System Upgrade 314 Ipswich Road, Boxford MA

a. Plan Title

Scanlan Engineering LLC

James Scanlan PE

b. Prepared By

c. Signed and Stamped by

July 28, 2015

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

1. Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

6516

2. Municipal Check Number

8/5/15

3. Check date

6517

4. State Check Number

8/5/15

5. Check date

Charles

6. Payor name on check: First Name

Hatch

7. Payor name on check: Last Name



**Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands**

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MassDEP File Number _____
Document Transaction Number _____
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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

Charles S. Hatch

1. Signature of Applicant

5 Aug 2015

2. Date

3. Signature of Property Owner (if different)

Jane M. Law

5. Signature of Representative (if any)

4. Date

8/5/2015

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

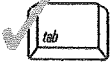
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Location of Project:

314 Ipswich Road Boxford
 a. Street Address b. City/Town
 6517 \$42.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Charles Hatch
 a. First Name b. Last Name

c. Organization

314 Ipswich Road

d. Mailing Address

Boxford MA 01921
 e. City/Town f. State g. Zip Code

978-887-5091

h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

a. First Name b. Last Name

c. Organization

d. Mailing Address

e. City/Town f. State g. Zip Code

h. Phone Number i. Fax Number j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. *Please see Instructions before filling out worksheet.*

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Septic System Upgrade	1	110.00	110.00

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	110.00
State share of filing Fee:	42.50
City/Town share of filing Fee:	67.50
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)


CHARLES S. HATCH
STEPHANIE W. HATCH
314 IPSWICH RD.
BOXFORD, MA 01921-1508

6516

53-7054/2113
135

5 August 2015
Date

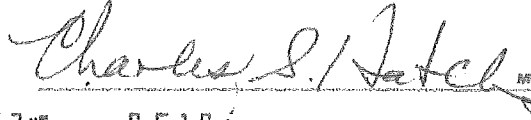
Pay to the Order of Town of Baxford \$ 317.50

Three hundred seventeen and 50/100 Dollars  Security Features Details on Back.



Bank
America's Most Convenient Bank®

For Comm Fees

Charles S. Hatch 

⑆ 211370545⑆ 027014053⑆ 6516⑆


CHARLES S. HATCH
STEPHANIE W. HATCH
314 IPSWICH RD.
BOXFORD, MA 01921-1508

6517

53-7054/2113
135

5 August 2015
Date

Pay to the Order of Comm. of Mass \$ 42.50

Forty two and 50/100 Dollars  Security Features Details on Back.



Bank
America's Most Convenient Bank®

For NOI Fee

Charles S. Hatch 

⑆ 211370545⑆ 027014053⑆ 6517⑆

We, Howard R. Blaisdell and Hilda M. Blaisdell, husband and wife,
of Boxford, Essex County, Massachusetts,
~~being married~~, for consideration paid, grant to Charles S. Hatch and Stephanie W.
Hatch, husband and wife, as Tenants by the Entirety,

of Andover, Essex County, Massachusetts, with quitclaim covenants
the land in

(Description and encumbrances, if any)

The land in said Boxford, together with the buildings thereon
situate on the southerly side of Ipswich Road, and bounded and de-
scribed as follows:

NORTHERLY by Ipswich Road two hundred feet;
EASTERLY by land now or formerly of Pearl two hundred twelve feet;
SOUTHERLY by land now or formerly of Wood one hundred eighty-eight
and 99/100 feet; and
WESTERLY by land of said Wood two hundred fifty-four feet.

Containing one acre, and being shown on Plan of Land in Boxford,
Mass., as surveyed for Marjorie E. Wood, May 1955, recorded in the
South District of Essex Registry of Deeds, Book 4227, Page 166, being
Plan No. 923 of 1955.

Being the same premises conveyed to us by deed of George A. Wood
et ux, dated November 23, 1955, recorded in said Registry, Book 4227,
Page 165.

Said premises are conveyed subject to taxes for the current year
which the grantees herein assume and agree to pay.

We respectively

~~husband~~ ~~and~~ ~~wife~~ of said grantor, s

release to said grantee all rights of tenancy by the curtesy and other interests therein.
dower and homestead

Witness our hands and seals this 21st day of August 1959.

Mass. Excise Stamps \$ 18.60 affixed
and cancelled on back of this instrument

Howard R. Blaisdell
Hilda M. Blaisdell

The Commonwealth of Massachusetts

ESSEX

ss.

August 21, 1959

Then personally appeared the above named Howard R. Blaisdell & Hilda M. Blaisdell

and acknowledged the foregoing instrument to be their free act and deed, before me

U. S. Docum. Stamps \$ 18.15 affixed
and cancelled on back of this instrument

Charles G. Hatch
Notary Public
My commission expires October 22, 1960

Essex ss. Recorded Aug. 24, 1959. 56 m. past 9 A.M. #34

(* Individual -- Joint Tenants -- Tenants in Common -- Tenants by the Entirety.)

314 IPSWICH RD

Location 314 IPSWICH RD **Assessment** \$280,100
Mblu 19/ 01/ 07/ / **Appraisal** \$280,100
Acct# **PID** 1000
Owner HATCH CHARLES S TE **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$88,300	\$191,800	\$280,100

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$88,300	\$191,800	\$280,100

Owner of Record

Owner HATCH CHARLES S TE **Sale Price** \$0
Co-Owner STEPHANIE W HATCH **Book & Page** 4592/0230
Address 314 IPSWICH RD **Sale Date** 08/24/1959
BOXFORD, MA 01921

Ownership History

Ownership History
No Data for Ownership History

Building Information

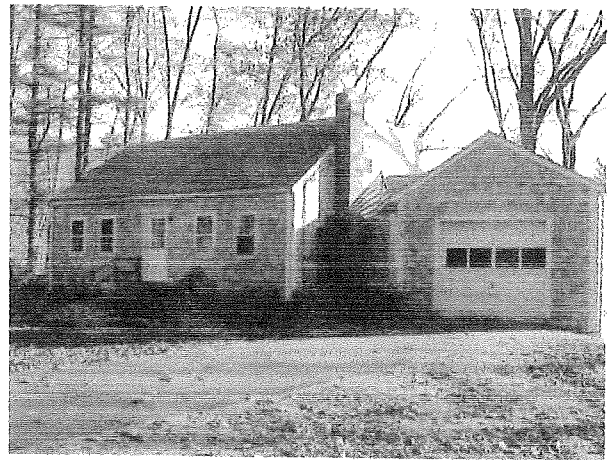
Building 1 : Section 1

Year Built: 1956
Living Area: 1197
Replacement Cost: \$120,930
Building Percent 70
Good:
Replacement Cost
Less Depreciation: \$84,700

Building Photo

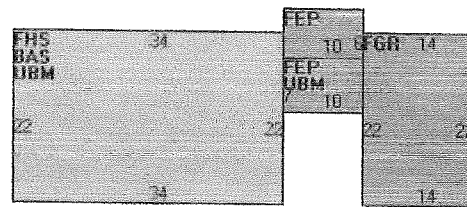
Building Attributes	
Field	Description
Style	Cape Cod
Model	Residential
Grade:	LOW COST

Stories:	1.5
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Modern



(<http://images.vgsi.com/photos/BoxfordMAPhotos//\00\00\38\75.jpg>)

Building Layout



Building Sub-Areas			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	748	748	
FHS	Half Story, Finished	748	449	
FEP	Porch, Enclosed, Finished	130	0	
FGR	Garage, Finished	308	0	
UBM	Basement, Unfinished	818	0	
		2752	1197	

Extra Features

Extra Features				Legend	
Code	Description	Size	Value	Bldg #	
FPL2	1.5 STORY CHIM	1 UNITS	\$3,600	1	

Land

Land Use

Use Code 1010
Description Single Fam MDL-01

Land Line Valuation

Size (Acres) 1
Frontage 0

Zone RA
Neighborhood
Alt Land Appr Category No

Depth 0
Assessed Value \$191,800
Appraised Value \$191,800

Outbuildings

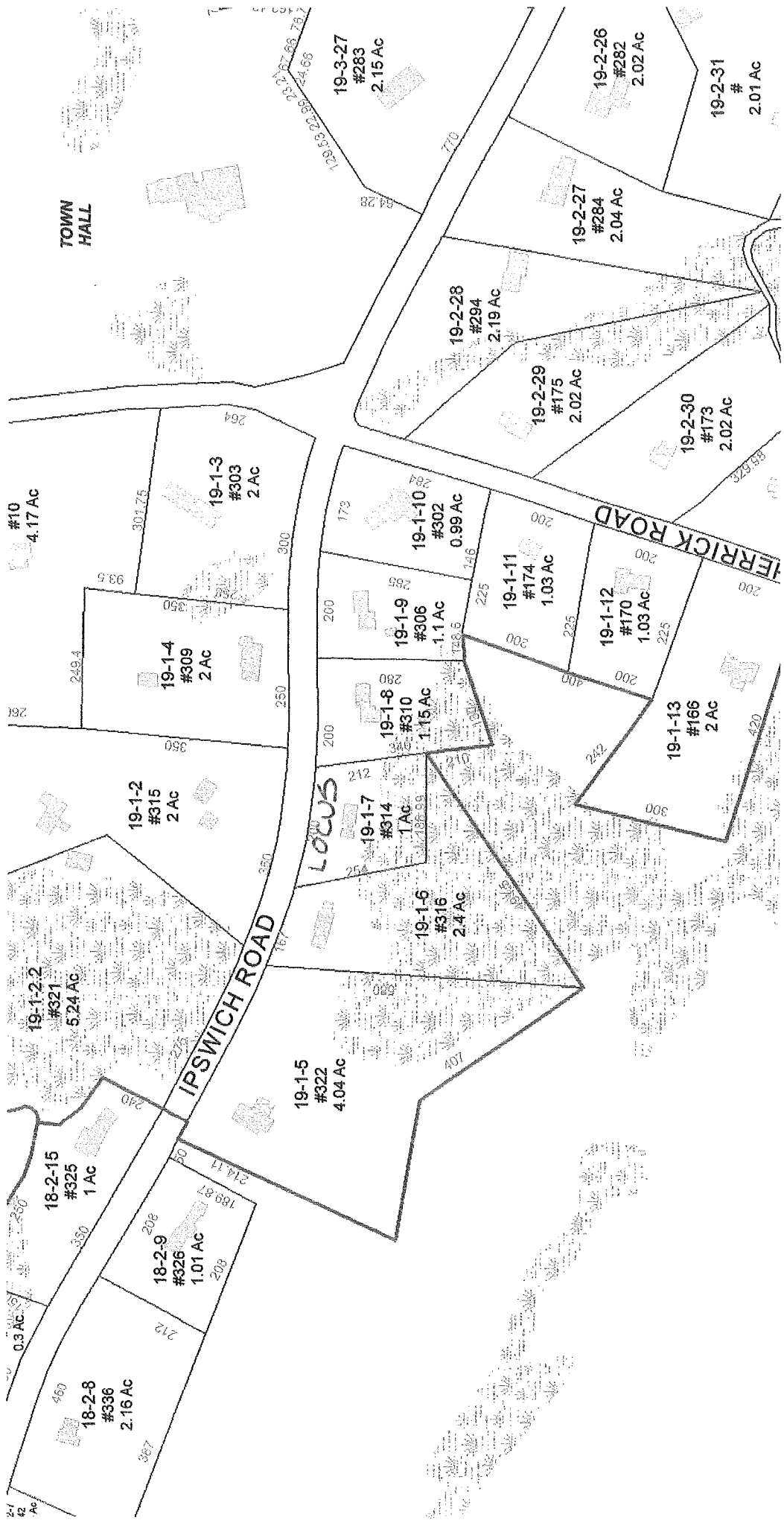
Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$80,700	\$191,800	\$272,500
2013	\$80,700	\$191,800	\$272,500
2012	\$82,400	\$204,000	\$286,400

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$80,700	\$191,800	\$272,500
2013	\$80,700	\$191,800	\$272,500
2012	\$82,400	\$204,000	\$286,400

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2-1
42
Ac

0.3 AC

18-2-15
#325
1 AC

19-1-2-2
#321
5.24 AC

19-1-2
#315
2 AC

19-1-4
#309
2 AC

#10
4.17 AC

19-1-3
#303
2 AC

TOWN
HALL

18-2-8
#336
2.16 AC

18-2-9
#326
1.01 AC

19-1-5
#322
4.04 AC

19-1-6
#316
2.4 AC

19-1-7
#314
1 AC

19-1-8
#310
1.15 AC

19-1-9
#306
1.1 AC

19-1-10
#302
0.99 AC

19-1-11
#174
1.03 AC

19-1-12
#170
1.03 AC

19-1-13
#166
2 AC

19-2-28
#294
2.19 AC

19-2-29
#175
2.02 AC

19-2-27
#284
2.04 AC

19-2-26
#282
2.02 AC

19-2-31

2.01 AC

19-3-27
#283
2.15 AC

RA 28

IPSWICH ROAD

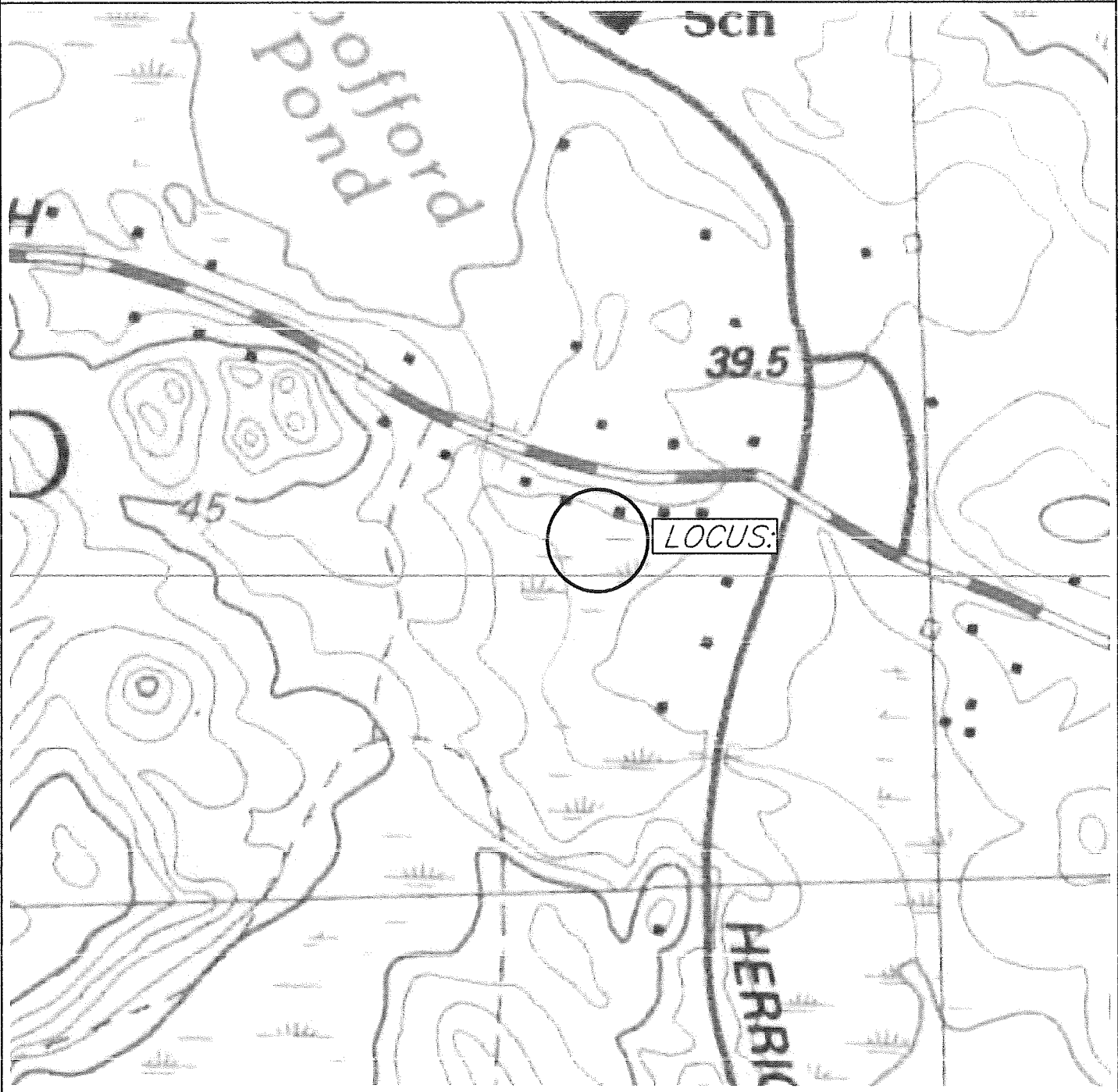
HERRICK ROAD

LOUIS

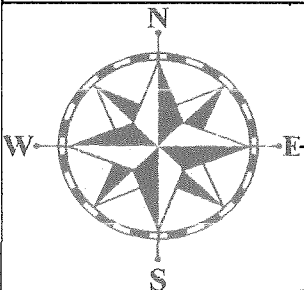
RA 26

USGS TOPOGRAPHIC PLAN

from MassGIS Website



LOCUS PLAN



Hatch Property
314 Ipswich Road
Boxford, MA 01921

Scale: 1"=500'
Date: 8/5/15
SE#0680

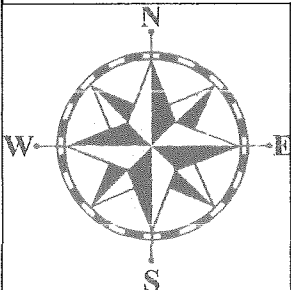
AERIAL VIEW

from MassGIS Website



LOCUS:

LOCUS PLAN

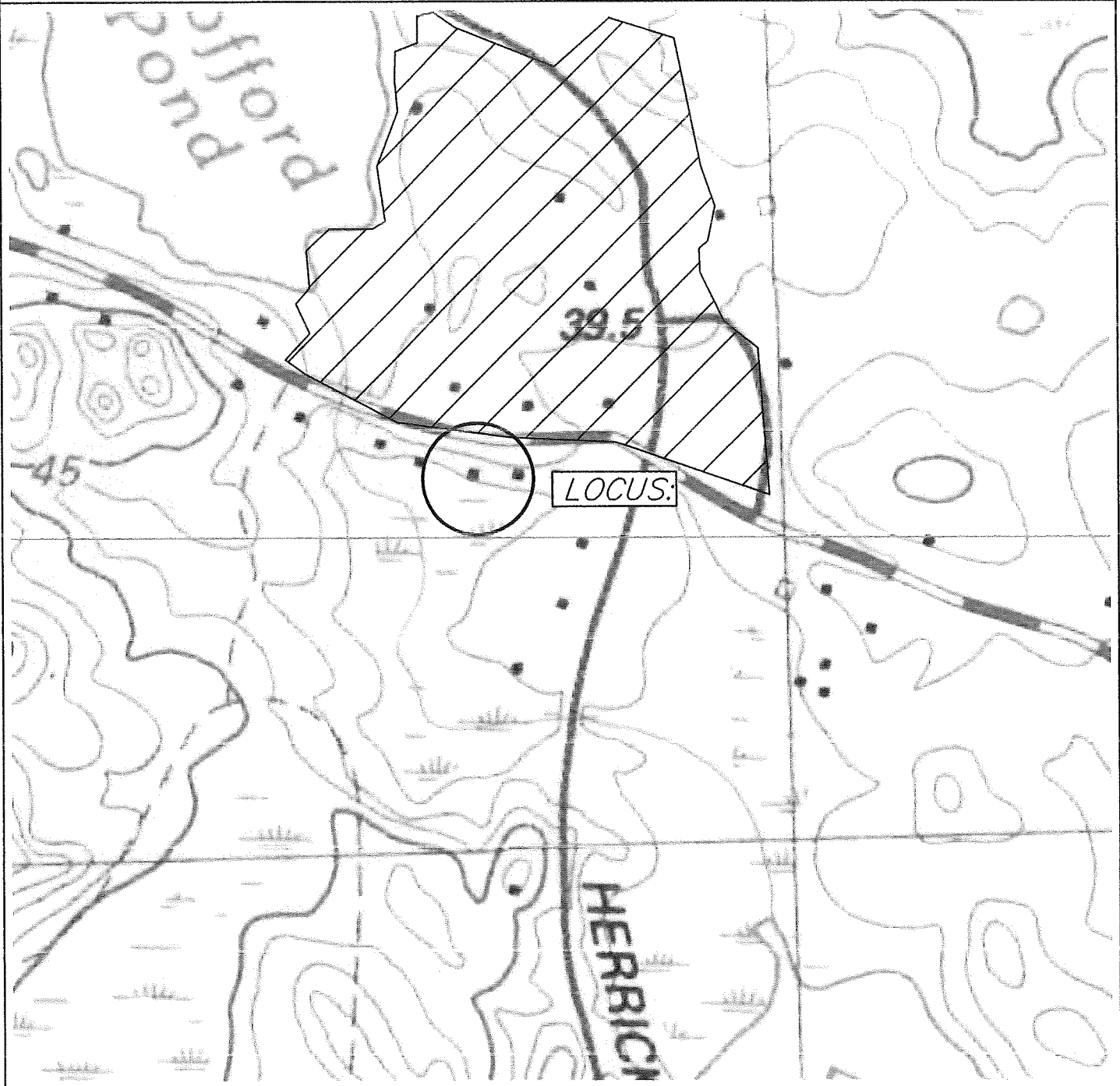


Hatch Property
314 Ipswich Road
Boxford, MA 01921

Scale: 1"=500'
Date: 8/5/15
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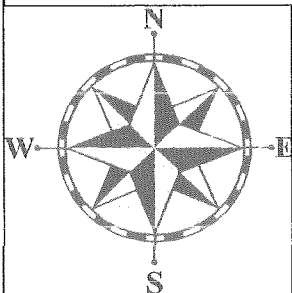
Natural Heritage Endangered Species Program

from MassGIS Website



LOCUS

LOCUS PLAN



*Hatch Property
314 Ipswich Road
Boxford, MA 01921*

*Scale: 1"=500'
Date: 8/5/15
SE#0680*