



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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):

<u>42 Topsfield Road</u>	<u>Boxford</u>	<u>01921</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>33</u>	<u>42.39°32.364N</u>	<u>70.59°24.684W</u>
f. Assessors Map/Plat Number	d. Latitude	e. Longitude
	<u>01/16/1 and 2</u>	
	g. Parcel /Lot Number	

2. Applicant:

<u>Nathaniel</u>	<u>Higley</u>	
a. First Name	b. Last Name	
<u>Lillooet Farm</u>		
c. Organization		
<u>42 Topsfield Road</u>		
d. Street Address		
<u>Boxford</u>	<u>MA</u>	<u>01921</u>
e. City/Town	f. State	g. Zip Code
<u>508-494-0466</u>	<u>lillooetcheesery@gmail.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Mary</u>	<u>Rimmer</u>	
a. First Name	b. Last Name	
<u>Rimmer Environmental Consulting, LLC</u>		
c. Company		
<u>30 Green Street</u>		
d. Street Address		
<u>Newburyport</u>	<u>MA</u>	<u>01950</u>
e. City/Town	f. State	g. Zip Code
<u>978-463-9226</u>	<u>978-463-8716</u>	<u>rimmerenv@verizon.net</u>
h. Phone Number	i. Fax Number	j. Email address

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

<u>110</u>	<u>42.50</u>	<u>67.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boxford

City/Town

A. General Information (continued)

6. General Project Description:

Relocation of existing barn including temporary wetland fill for stream crossing, and installation of dry hydrant for fire suppression.

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)

310 CMR 10.53(3)(a) Work on land to be used primarily for raising of animals including sheep

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

a. County

34008

c. Book

b. Certificate # (if registered land)

207

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.



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boxford

City/Town

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.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input checked="" type="checkbox"/> Bank	38' temporary 1. linear feet	38' 2. linear feet
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	205 (temporary) 1. square feet	205 2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	_____ 1. square feet _____ 3. cubic yards dredged	_____ 2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	_____ 1. square feet _____ 3. cubic feet of flood storage lost	_____ 2. square feet _____ 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.



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boxford

City/Town

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	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet	

4. 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. Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boxford

City/Town

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**

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.



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boxford

City/Town

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

- (c) MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhosp/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/nhosp/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.



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boxford

City/Town

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.



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boxford

City/Town

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.

Lillooet Cheesery

a. Plan Title

ASB Design Group, LLC

b. Prepared By

8-6-15

d. Final Revision Date

Sheets C1-C4

f. Additional Plan or Document Title

Thad Berry

c. Signed and Stamped by

1"=20'

e. Scale

8-6-15

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:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Boxford
City/Town

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.

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

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:

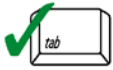
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

42 Topsfield Road Boxford
 a. Street Address b. City/Town
\$42.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Nathaniel Higley
 a. First Name b. Last Name
Lillooet Farm
 c. Organization
42 Topsfield Road
 d. Mailing Address
Boxford MA 01921
 e. City/Town f. State g. Zip Code
508-494-0466 lillooetcheesery@gmail.com
 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
Cat 1 G. Agriculture	1	110	110
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			110
Step 6/Fee Payments:			
Total Project Fee:			110
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.)

**Notice of Intent
Lilloet Cheesery
42 Topsfield Road
Boxford, MA**

1.0 Project Location

The proposed project site is located on the north side of Topsfield Road. The site presently contains a single family home and barn, a small pond, meadows and extensive woodlands. It is bounded by residential land to the west, north and east and by Topsfield Road to the south. The project location is indicated in Figures 1 and 2 below.

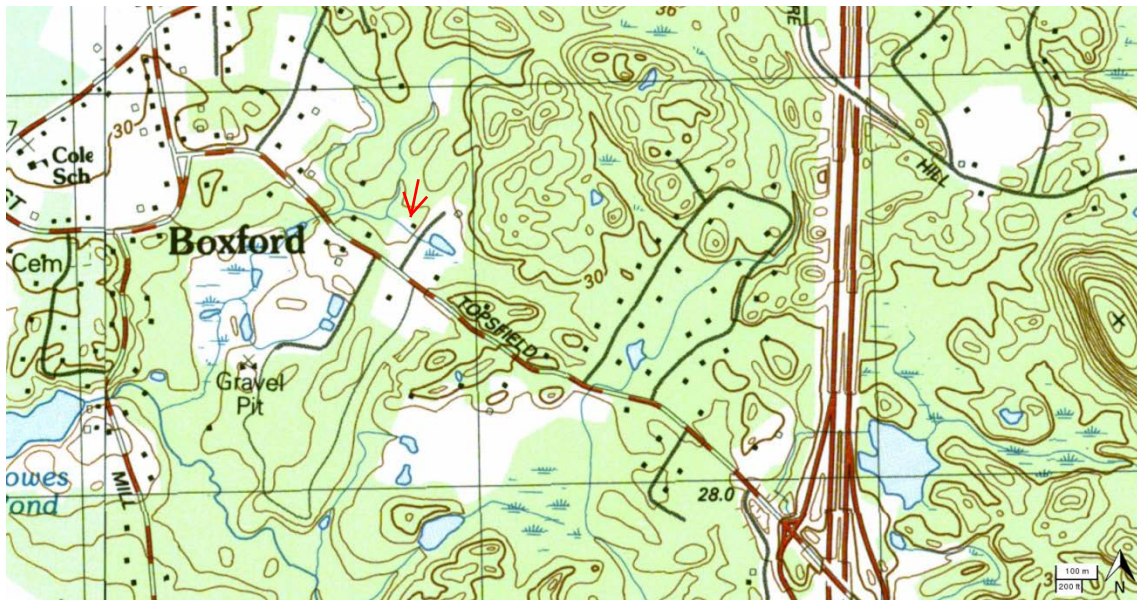


Fig. 1: USGS Locus

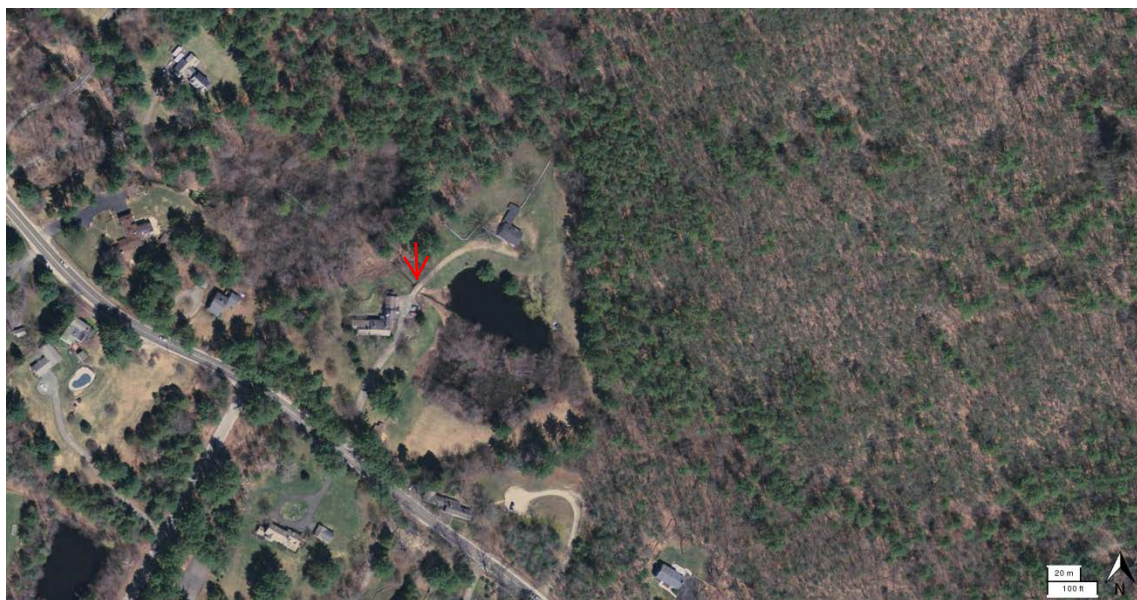


Fig. 2: 2013 Orthophoto (massGIS)

2.0 Project Description

Lillooet Farm is being developed to raise sheep for the purpose of making cheese. The project is proposed as an agricultural limited project pursuant to 310 CMR 10.53(3)a. The project consists of the following elements:

- Relocation of existing 30' x 40' barn to the front of the property with a new addition. The remaining existing barn structure will be demolished.
- Construction of a new cheesery with attached barn to house sheep in the location of the current barn. The new structure will be constructed outside the 100' buffer zone to the existing wetland resource area.
- Construction of a temporary wetland crossing downstream of an existing culvert to facilitate the moving of the barn. The temporary fill areas for the barn moving are shown in red on sheets C3 and C4.
- Installation of new gas, power and communications and new gravel drives and parking areas to service the cheesery and the relocated barn.
- Installation of a new dry-hydrant for fire protection. This work includes construction of a grass pull-off area for the fire pump truck.
- Construction of a new septic system and well for the Cheesery. This work will be located outside the 100' buffer zone to the existing wetland resource area.

The existing 80 x 40 foot barn on the property was constructed in the 1930's and remains in very good condition. A 30 x 40 section of this barn is proposed to be relocated to the southern portion of the lot and the remaining portion of the barn is proposed to be demolished. A new barn will be constructed in its place, but entirely outside the 100-foot buffer zone to wetland resources that will house sheep as well as the cheesery. A small gravel parking lot and utilities to serve the new barn will be located partially within the buffer zone to the pond.

There is a small pond with a wooden culverted outlet under the existing driveway. The relocation of the barn will require temporary widening of the driveway at this location to allow the building to safely pass the crossing. This will require the temporary alteration to approximately 205 square feet of wetland resources including the intermittent stream channel, its banks and a narrow fringe of Bordering Vegetated Wetland.



Photo 1: View of proposed crossing location

This impact is necessary because the vehicle required to move the barn has a 24' wide wheel base and the barn is 30' wide when placed on the moving platform, while the current width of the culvert crossing is only 17 feet. To provide the proper width for a 24-foot wide wheel base the existing culvert will need to be widened by 14.2 feet. This work is expected to be completed during low or no-flow conditions. Sheet C5 provides details for this work.

The following is the proposed sequence for completion of the culvert widening:

- Dismantle existing wood rail fence
- Trim existing vegetation and remove trimming debris.
- Place erosion control fabric into the existing channel and staple in place
- Place 6-inch ADS perforated pipe on the erosion control fabric from the culvert outlet and extend to limits shown on Sheet C5.
- Place 12-inches of $\frac{3}{4}$ " washed stone over the 6" ADS perforated pipe.
- Place erosion control fabric over $\frac{3}{4}$ " washed stone and remaining surface area to be impacted by filling. Staple in place.
- Install a row of staked hay bales and begin placement of clean fill, compacted at 12-inc lifts using a plate compactor.
- Continue installation of additional rows of hay bales to construct a temporary hay bale wall and place fill to final elevation of 3 feet+/- . Stake each row of hay bales into the bales below and into the compacted fill.
- Place steel plates on fill for wheel load bearing.
- Install erosion controls at new location for barn.
- After the barn has been relocated remove all fill, pipe, stone and erosion control fabric.
- Snap rake the disturbed area and seed any disturbed soil with a native grass seed mix.
- Reinstall wood rail fence.

The new location for the relocated barn will be in the southwest portion of the site near the street and an addition is proposed on the south and west sides. It will be used primarily to house farm equipment. Minor grading is required to create a level area for the structure. A portion of the barn, grading, parking area and screening plants will be located within the 100-foot buffer zone to wetlands associated with an intermittent stream and associated wetlands located along the westerly property boundary. All of the work will be located at least 25 feet from existing wetlands and the barn itself will be more than 75 feet from wetlands.

A 4 x 4 concrete pad with bollards is proposed to be installed adjacent to the driveway north of the stream crossing to support a dry hydrant. The hydrant will be equipped with an 8-inch fire line installed in the pond. There is no available water supply or hydrant near the project site, so the applicant proposes to install a dry hydrant adjacent to the pond.

3.0 Wetland Resource Areas

Wetland resources were delineated by Leah Basbanes of Basbanes Wetland Consulting. A report describing wetland delineation methods and results is attached.

4.0 Other Resources

The project site is not located within Estimated Habitat of Rare Wetlands Wildlife or Priority Habitat and does not contain any certified vernal pools as determined by reference to the most recently available data from the Mass. Division of Fisheries and Wildlife – Natural Heritage and Endangered Species Program (NHESP) available on MassGIS.

5.0 Project Impacts and Mitigation Measures

The proposed project is expected to result in temporary impacts to wetland resources including an estimated 205 square feet at the crossing location for installation of temporary fill. The buffer zone impacts are estimated to include 1,286 square feet of temporary impact within existing lawn areas associated with the crossing. Other work including construction of the cheesery building and hydrant area total 16,764 square feet of work within the buffer zone. A full table of wetland and buffer zone impacts is provided on the attached site plan sheet C4.


All impacts will be restored upon completion of work. Any disturbance to the pond shore bank will be restored to pre-construction conditions and seeded to minimize erosion. Best Management Practices and erosion control measures are described in the attached Project Data Report prepared by ASB Design.

TOWN OF BOXFORD
ABUTTER LIST

PARCELS 33-1-16, 33-1-16.1 and 33-1-16.2 ~ 42 TOPSFIELD ROAD ~ CONSERVATION COMMISSION 250'

Map/Lot	Location	Owner	Owner2	Owner Address	Owner City/Town	Owner State	Zip Code
(29-03-25)	BARE HILL RD OFF	BTA/BOLT INC		P O BOX 95	BOXFORD	MA	01921
(29-03-23-8)	12 KATES LN	CANTALUPO JOHN D JR	CANTALUPO LAURIE E	12 KATES LN	BOXFORD	MA	01921
(29-03-23-12)	11 KATES LN	CARR THOMAS G JR	CARR MICHELE M	11 KATES LN	BOXFORD	MA	01921
(33-02-11)	47 TOPSFIELD RD	CAVALLARO HEINZ PAMELA TR	P & S REALTY TRUST	47 TOPSFIELD ROAD	BOXFORD	MA	01921
(33-01-19)	26 TOPSFIELD RD	CLARK DAVIS E TE	KATHLEEN W CLARK	26 TOPSFIELD RD	BOXFORD	MA	01921
(33-02-09-1)	43 TOPSFIELD RD	CONNORS KEVIN J TE	CONNORS CYNTHIA A	43 TOPSFIELD RD	BOXFORD	MA	01921
(33-01-02)	3 CREST CIR	DELAY CHRISTOPHER	DELAY MARY D	3 CREST CIR	BOXFORD	MA	01921
(29-03-03)	10 CROSS RD	DIBENEDETTO NICHOLAS J	DIBENEDETTO DANA	10 CROSS RD	BOXFORD	MA	01921
(33-01-13)	TOPSFIELD RD	ESSEX COUNTY GREENBELT ASSOC		82 EASTERN AVE	ESSEX	MA	01929
(33-01-14)	56 TOPSFIELD RD	GAGLIONE JOSEPH TE	GAGLIONE LISA	56 TOPSFIELD RD	BOXFORD	MA	01921
(33-02-5&8)	33 TOPSFIELD RD	KINNAIRD MALCOLM	KINNAIRD JUSTINE R	33 TOPSFIELD RD	BOXFORD	MA	01921
(33-01-15)	48 TOPSFIELD RD	KRAUSE JOSHUA S	KRAUSE ALLISON	48 TOPSFIELD RD	BOXFORD	MA	01921
(33-01-04)	2 CREST CIR	LAHEY PATRICIA		2 CREST CIR	BOXFORD	MA	01921
(33-01-17)	34 TOPSFIELD RD	MERRILL KARA E		34 TOPSFIELD RD	BOXFORD	MA	01921
(33-01-16-1)	42 TOPSFIELD RD	LILLOOET FARM, LLC		52 ATHENS STREET	BOSTON	MA	02127
(33-01-16-2)	42 TOPSFIELD RD	LILLOOET FARM, LLC		52 ATHENS STREET	BOSTON	MA	02127
(33-01-16)	42 TOPSFIELD RD	LILLOOET FARM, LLC		52 ATHENS STREET	BOSTON	MA	02127
(29-03-11)	DEPOT RD	LILLOOET FARM, LLC		52 ATHENS STREET	BOSTON	MA	02127
(33-01-28)	24 TOPSFIELD RD	PATTERSON DANIEL K TE	PATTERSON DIANNA A	24 TOPSFIELD RD	BOXFORD	MA	01921
(33-01-18)	28 TOPSFIELD RD	TOKAREV STANISLAV O TE	TOKAREV OLGA V	28 TOPSFIELD RD	BOXFORD	MA	01921
(33-02-06)	TOPSFIELD RD	TOWN OF BOXFORD	BOY SCOUT PARK	7A SPOFFORD RD	BOXFORD	MA	01921
(33-02-37)	51 TOPSFIELD RD	TROAKE KAREN C - TRUSTEE	J&K TROAKE FAMILY TRUST	51 TOPSFIELD RD	BOXFORD	MA	01921
(33-01-03)	5 CREST CIR	WERNER KAREN M		5 CREST CIR	BOXFORD	MA	01921
(29-03-23-20)	38A PINEHURST DR	WHITNEY JEAN C TRUSTEE	KAJE REALTY TRUST	69 WASHINGTON ST	NEWBURYPORT	MA	01950

CERTIFIED COPY


JULY 22, 2015