

HANCOCK ASSOCIATES

Notice of Intent

255 Main Street

Boxford, Massachusetts

5 May 2016

Prepared for: Joseph Boccelli

Prepared by: Hancock Associates

Submitted to: Boxford Conservation Commission

Find Attached:

- Notice of Intent
- NOI Fee Transmittal Form
- Copy of Local Bylaw Check
- Request for Certified Abutter's List
- Certified Abutter's List (14 April 2016)
- Locus Map
- Permit Site Plan (Pages 1-5)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
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

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):

255 Main Street Boxford 01921
 a. Street Address b. City/Town c. Zip Code

Latitude and Longitude: _____
 d. Latitude e. Longitude

23 1/12.1 & 12.3
 f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

Joseph Boccelli
 a. First Name b. Last Name

Central Development LLC
 c. Organization

222 Central Street
 d. Street Address

Saugus MA 01906
 e. City/Town f. State g. Zip Code

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

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

Applicant is Owner
 a. First Name b. Last Name

_____ c. Organization

_____ d. Street Address

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

_____ h. Phone Number i. Fax Number j. Email address

4. Representative (if any):

John Dick
 a. First Name b. Last Name

Hancock Associates
 c. Company

185 Centre Street
 d. Street Address

Danvers MA 01923
 e. City/Town f. State g. Zip Code

978-777-3050 978-774-7816 jdick@hancockassociates.com
 h. Phone Number i. Fax Number j. Email address

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

\$1,000 - Local Bylaw Only \$1,000
 a. Total Fee Paid b. State Fee Paid c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

Maintenance of existing siltation fences, sedimentation basins, and other erosion control practices. Site preparation which may have lead to runoff into wetland resource area, including the finishing of stabilization measures.

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:

Southern Essex

a. County

33687

c. Book

b. Certificate # (if registered land)

384

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.



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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. Designated Port Areas Indicate size under Land Under the Ocean, below

b. Land Under the Ocean _____
1. square feet

2. cubic yards dredged

c. Barrier Beach Indicate size under Coastal Beaches and/or Coastal Dunes below

d. Coastal Beaches _____
1. square feet

2. cubic yards beach nourishment

e. Coastal Dunes _____
1. square feet

2. cubic yards dune nourishment

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
----------------------	------------------------------------	--------------------------------------

f. Coastal Banks _____
1. linear feet

g. Rocky Intertidal Shores _____
1. square feet

h. Salt Marshes _____
1. square feet

2. sq ft restoration, rehab., creation

i. Land Under Salt Ponds _____
1. square feet

2. cubic yards dredged

j. Land Containing Shellfish _____
1. square feet

k. 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. 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



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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

14 April 2016

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.2.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/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.



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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, §
- 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.

Permit Site Plan - Pages 1-5

a. Plan Title

KMR/JPC

b. Prepared By

26 April 2016

d. Final Revision Date

Vaclav V. Talacko

c. Signed and Stamped by

1" = 30'

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:

641

2. Municipal Check Number

4 May 2016

3. Check date

4. State Check Number

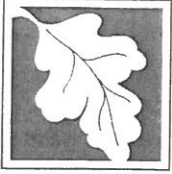
Joseph

6. Payor name on check: First Name

5. Check date

Boccelli

7. Payor name on check: Last Name



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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.

<p><u>Joseph A. Boull</u> 1. Signature of Applicant</p> <p><u>Joseph A. Boull</u> 3. Signature of Property Owner (if different)</p> <p><u>HANCOCK ASSOC.</u> 5. Signature of Representative (if any)</p>	<p><u>5-4-16</u> 2. Date</p> <p><u>5-4-16</u> 4. Date</p> <p><u>05/14/16</u> 6. Date</p>
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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.



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NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important:
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A. Applicant Information

1. Location of Project:

255 Main Street Boxford
 a. Street Address b. City/Town

 c. Check number d. Fee amount

2. Applicant Mailing Address:

Joseph Boccelli
 a. First Name b. Last Name
Central Development LLC
 c. Organization
222 Central Street
 d. Mailing Address
Saugus MA 01906
 e. City/Town f. State g. Zip Code

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

3. Property Owner (if different):

Applicant is Owner
 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).

JOSEPH A BOCCELLI 03-12
31 CEDAR ST.
N READING, MA 01864

53-179/113

641

DATE 5-4-16

PAY TO THE
ORDER OF

Town of Bourne

\$ 1,000.⁰⁰/₁₀₀

One thousand and ⁰⁰/₁₀₀

DOLLARS

 Security Features
Includes
Details on Back

 Eastern Bank

Boston, MA 02110
easternbank.com
1-800-EASTERN

MEMO

Joseph A Boccelli

MP

⑆0⑆1⑆30⑆798⑆ 0405⑆16⑆1902⑆ 064⑆



TOWN OF BOXFORD

Office of the Assessor
7A Spofford Road, Boxford, MA 01921
Tel: (978) 887-6000 Ext. 504 Fax: (978) 887-3546

REQUEST FOR CERTIFIED ABUTTER'S LIST
Fee: \$25.00

Please complete the information below and submit to the Assessor's Office.

Parcel ID #: Map 23 Parcel 1/12.1 & 12.3

Property Location: 255 Main Street

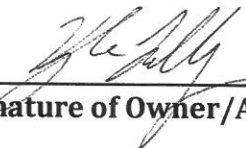
Owner Name: Joseph Bacelli

Mailing Address: 222 Central Street, Saugus, MA 01906

Requested by: Kyle Lally
(Name)

Telephone Number: 978-766-8887

Date: 14 April 2016


Signature of Owner/Authorized Representative

Abutter's List to be prepared for:

- | | |
|---|--|
| <input type="checkbox"/> Board of Health | <input checked="" type="checkbox"/> Conservation Commission |
| <input type="checkbox"/> Planning Board | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Other: _____ | |

For Assessors Use Only:

Date completed: _____ **Payment Received** _____ **Initials:** _____

TOWN OF BOXFORD
 ABUTTER LIST
 PARCELS 23-1-12.1 and 23-1-12.3 ~ MAIN STREET ~ CONSERVATION COMMISSION 250'

Map/Lot	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
(23-01-11.2)	253 MAIN ST	ARNONE HAYLEY D	ARONE JOSEPH M	253 MAIN ST	BOXFORD	MA	01921
(23-01-22)	279 MAIN ST	AYLWARD ALFRED D	CARMEN AYLWARD	P.O. BOX 261	BOXFORD	MA	01921
(23-01-12.4)	283 MAIN ST	BORYLO KATHRYN N		283 MAIN ST	BOXFORD	MA	01921
(23-01-12.1)	MAIN ST	CENTRAL DEVELOPMENT LLC		222 CENTRAL STREET	SAUGUS	MA	2107
(23-01-12.3)	MAIN ST	CENTRAL DEVELOPMENT LLC		222 CENTRAL STREET	SAUGUS	MA	2107
(23-01-11.4)	251 MAIN ST	CINCOTTA ANTHONY W		251 MAIN ST	BOXFORD	MA	01921
(23-01-20)	250 MAIN ST	MCCRANE SUSAN A		250 MAIN ST	BOXFORD	MA	01921
(23-01-15.6)	MAIN ST	MEEHAN NEIL	MEEHAN EBBA	282 MAIN ST	BOXFORD	MA	01921
(23-01-15.8)	282 MAIN ST	MEEHAN NEIL S	SALVOR MEEHAN EBBA	282 MAIN ST	BOXFORD	MA	01921
(23-01-19)	252 MAIN ST	MOON JAMES J	MOON DIANE H	252 MAIN ST	BOXFORD	MA	01921
(23-01-23)	MAIN ST	TOWN OF BOXFORD	CONS COMM	7A SPOFFORD RD	BOXFORD	MA	01921
(23-01-16.2)	14 BENNETT RD	TURLEY A SHARON	HARPIN WILLIAM C	14 BENNETT RD	BOXFORD	MA	01921

CERTIFIED COPY

Jan Silva
 April 14, 2016