



SCANLAN

ENGINEERING LLC

#0722

April 7, 2016

Mr. Ross Povenmire
Director of Conservation
Boxford Conservation Commission
7A Spofford Road
Boxford, MA 01921

Re: Notice of Intent Application
Lobdell Residence – 41 Andrews Farm Road Boxford, MA

Dear Commission Members:

On behalf of the applicant Leighton Lobdell, Scanlan Engineering LLC is submitting this Notice of Intent application for the installation of the 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 Bill Manuell, in March of 2016. The proposed project includes installation of a Septic Tank/Pump Vault, Waterloo Biofilter, pressurized leaching 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: Leighton Lobdell (Applicant)
File #0722
Enclosures

PO BOX 906-GEORGETOWN, MA 01833
(978) 372-3440
Web: scanlanengineering.com

Project Description:

This Notice of Intent Application is for the Upgrade of the Subsurface Sewage Disposal System serving the dwelling at 41 Andrews Farm Road in Boxford, MA. The existing septic system has been found to be in failure and the proposed system upgrade will be 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 41 Andrews Farm Road in Boxford, MA. It is a neighborhood of single family residential dwellings. The property has an existing two-bedroom dwelling which has a septic system currently in failure. The site is served by a community well.

The resource area on-site consists of Bordering Vegetated Wetlands. 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 within 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 Vault, Waterloo Biofilter, a pressurized septic leach field, as well as grading within the buffer zone. Abandonment or removal of the existing system will also be occurring in the buffer zone.

The proposed area of excavation within the Buffer Zone is approximately 1300 square feet, and shall extend down to ensure each component is installed at the appropriate elevation. The proposed system is located in a back yard area consisting of lawn. There is proposed removal of two trees, a 24" large pine (in the area of the septic field) and a smaller fruit tree in the front yard needed to be removed for system access.

The erosion control shall consist of siltation fence installed as shown on the plans, and hay-bales surrounding 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. Removal of Erosion Control system.



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& Boxford Wetlands 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):

41 Andrews Farm Road

a. Street Address

Boxford

b. City/Town

01921

c. Zip Code

Latitude and Longitude:

Map 38 Block 3

f. Assessors Map/Plat Number

d. Latitude

e. Longitude

Lot 32

g. Parcel /Lot Number

2. Applicant:

Leighton

a. First Name

Lobdell

b. Last Name

c. Organization

86 Bennett Hill Road

d. Street Address

Rowley

e. City/Town

MA

f. State

01969

g. Zip Code

(978)395-5637

h. Phone Number

i. Fax Number

ldlobdell@me.com

j. Email Address

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

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):

\$110.00

a. Total Fee Paid

\$42.50

b. State Fee Paid

\$67.50

c. City/Town Fee Paid



WPA Form 3 – Notice of Intent

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

MassDEP File Number

Document Transaction Number

Boxford

City/Town

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. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> 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 County South

a. County

28119

c. Book

b. Certificate # (if registered land)

80

d. Page Number

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

- 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.
- 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
& Boxford Wetlands Bylaw, Town Code c.192

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 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 _____	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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.



WPA Form 3 – Notice of Intent

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

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
& Boxford Wetlands Bylaw, Town Code c.192

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 2008 _____
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
& Boxford Wetlands Bylaw, Town Code c.192

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/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.



WPA Form 3 – Notice of Intent

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

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
& Boxford Wetlands Bylaw, Town Code c.192

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.

Subsurface Sewage Disposal System Upgrade 41 Andrews Farm Road Boxford MA

a. Plan Title

James Scanlan

James Scanlan

b. Prepared By

c. Signed and Stamped by

April 4, 2016

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:

#6024
2. Municipal Check Number

4/12/16
3. Check date

6025
4. State Check Number

4/12/16
5. Check date

SCANLAN ENGINEERING LLC
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

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

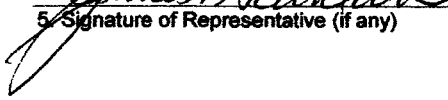
4/8/16

2. Date

3. Signature of Property Owner (if different)

4/11/16

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:

41 Andrews Farm Road Boxford
 a. Street Address b. City/Town

 c. Check number d. Fee amount

2. Applicant Mailing Address:

Leighton Lobdell
 a. First Name b. Last Name

 c. Organization
 86 Bennett Hill Road
 d. Mailing Address
 Rowley MA 01969
 e. City/Town f. State g. Zip Code
 (978)395-5637 Idlobdell@me.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
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:	a. Total Fee from Step 5 \$42.50
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 \$67.50
	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.)

SCANLAN ENGINEERING LLC
P.O BOX 906
GEORGETOWN, MA 01833

6023
53-7054/2113
04

APRIL 12, 2016
Date

Pay to the
Order of TOWN OF BOXFORD \$ 200.00

TWO HUNDRED AND NO/100 Dollars  Security Features Details on Back.

TD Bank
America's Most Convenient Bank®

41 ANDREWS FARM RD
For Cons Comm LOCAL PERMIT

James Scanlan MP


⑆211370545⑆ 8248197051⑆ 6023

SCANLAN ENGINEERING LLC
P.O BOX 906
GEORGETOWN, MA 01833

6024
53-7054/2113
04

APRIL 12, 2016
Date

Pay to the
Order of TOWN OF BOXFORD \$ 67.50

SIXTY SEVEN AND 50/100 Dollars  Security Features Details on Back.

TD Bank
America's Most Convenient Bank®

41 ANDREWS FARM RD
For Cons Comm STATE PERMIT

James Scanlan MP


⑆211370545⑆ 8248197051⑆ 6024

SCANLAN ENGINEERING LLC
P.O BOX 906
GEORGETOWN, MA 01833

6025
53-7054/2113
04

Date

Pay to the
Order of COMMONWEALTH OF MASSACHUSETTS \$ 42.50

FORTY-TWO AND 50/100 Dollars  Security Features Details on Back.

TD Bank
America's Most Convenient Bank®

41 ANDREWS FARM RD
For STATE PERMIT FEE

James Scanlan MP

⑆211370545⑆ 8248197051⑆ 6025

90-8

2008102800192 Bk:28119 Pg:80
10/28/2008 12:29 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX
Southern Essex District R00
Date: 10/28/2008 12:29 PM
ID: 662917 Doc# 20081028001920
Fee: \$1,379.40 Cons: \$302,500.00

QUITCLAIM DEED

EMC Mortgage Corporation, a corporation duly established under the laws of the State of Delaware, whose address is 2780 Lake Vista Drive, Lewisville, TX 75067-3884

For consideration paid, and in full consideration of **THREE HUNDRED TWO THOUSAND FIVE HUNDRED AND 00/100 (\$302,500.00) DOLLARS**

grants to **Leighton D. Lobdell**
of 51 High Street, Topsfield, MA 01963

with Quitclaim Covenants the following described premises:

The land with the buildings thereon shown as Lot 32 of a plan of land entitled "Plan of Land in Boxford, MA" recorded with said Registry of Deeds in Plan Book 283, Plan 63, to which plan reference is made for a more particular description of said Lot. Grantors hereby reserve the following fee in all ways shown on said plan, but grant to the Grantees, their executors and assigns a right to use said ways in common with others lawfully entitled thereto for all purposes for which public ways are used in the Town of Boxford. Said property now known and numbered as 41 Andrews Farm Road was formerly known and numbered as 135 Andrews Farm Road.


For title reference, see Foreclosure Deed recorded in the Essex County (Southern District) Registry of Deeds in Book 27514, Page 131.

This conveyance does not constitute a transfer of all or substantially all of the corporate assets of EMC Mortgage Corporation, in Massachusetts.

BOX 89

WITNESS the execution and the corporate seal of the corporation, this _____ day of October, 2008.

EMC Mortgage Corporation


By: Jeff Schmidt


**Authorized Signer of National Default
REO Services, a Delaware Limited
Liability Company dba First American
Asset Closing Services ("FAACS"), as
Attorney in fact and/or agent**

STATE OF California

Orange, ss.

October 23, 2008

Then personally appeared the above-named Jeff Schmidt, the
Vice President of EMC Mortgage Corporation and acknowledged the foregoing to
be the free act and deed of EMC Mortgage Corporation, before me,


Notary Public: Anthony Phan
My Commission Expires: June 4, 2009



41 ANDREWS FARM RD

Location 41 ANDREWS FARM RD

Mblu 38/ 03/ 32/ /

Acct#

Owner LOBDELL LEIGHTON D

Assessment \$286,600

Appraisal \$286,600

PID 2866

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$123,400	\$163,200	\$286,600

Assessment			
Valuation Year	Improvements	Land	Total
2016	\$123,400	\$163,200	\$286,600

Owner of Record

Owner LOBDELL LEIGHTON D
Co-Owner
Address 41 ANDREWS FARM RD
 BOXFORD, MA 01921

Sale Price \$302,500
Certificate
Book & Page 28119/ 80
Sale Date 10/28/2008
Instrument 1S

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LOBDELL LEIGHTON D	\$302,500		28119/ 80	1S	10/28/2008
WELLS FARGO BANK, N.A.	\$248,124		27514/ 131	1L	02/11/2008
GAROFALO JOHN D	\$337,000		23901/ 183		01/28/2005
SMITH STEVE JT	\$246,500		17494/ 67	0	08/01/2001
KIRK MATTHEW M TE	\$200,000		15289/ 166		12/01/1998

Building Information

Building 1 : Section 1

Year Built: 1993
Living Area: 1295
Replacement Cost: \$152,404
Building Percent Good: 81

Building Photo

Replacement Cost
Less Depreciation: \$123,400

Building Attributes	
Field	Description
Style	Cape Cod
Model	Residential
Grade:	BELOW AVE
Stories:	1.75
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	Central
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	6
Bath Style:	Average
Kitchen Style:	Modern



(<http://images.vgsi.com/photos/BoxfordMAPhotos/\00\00\13\12.jpg>)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	725	725
TQS	Three Quarter Story	520	416
FUS	Upper Story, Finished	154	154
FBM	Basement, Finished	725	0
FOP	Porch, Open, Finished	15	0
WDK	Deck, Wood	156	0
		2295	1295

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010

Land Line Valuation

Size (Acres) 0.17

Description Single Fam MDL-01
Zone RA
Neighborhood
Alt Land Appr No
Category

Frontage 0
Depth 0
Assessed Value \$163,200
Appraised Value \$163,200

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

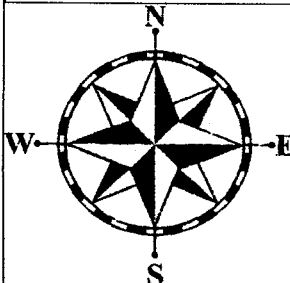
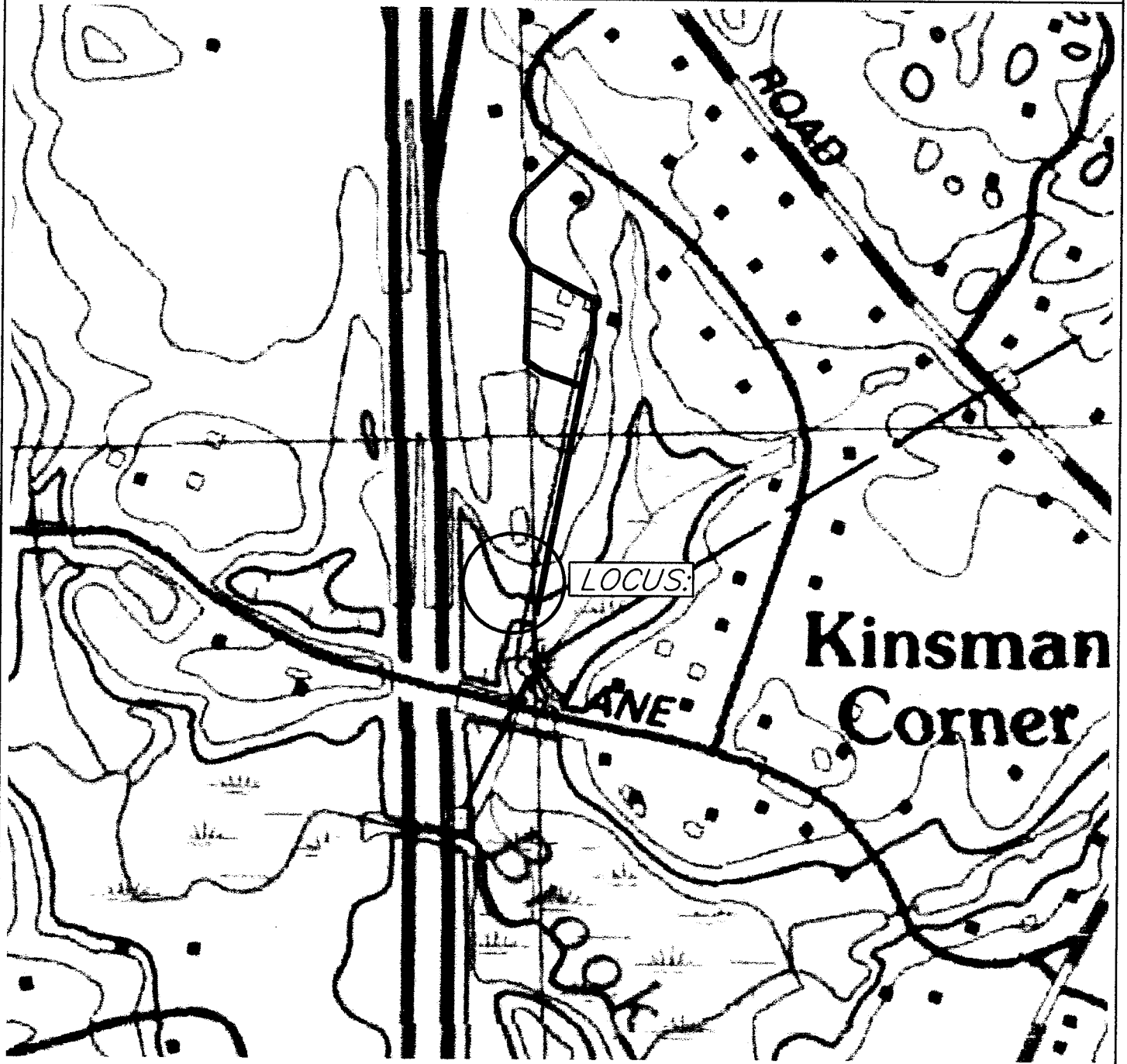
Appraisal			
Valuation Year	Improvements	Land	Total
2015	\$117,500	\$163,200	\$280,700
2014	\$106,800	\$141,300	\$248,100
2013	\$111,800	\$141,300	\$253,100

Assessment			
Valuation Year	Improvements	Land	Total
2015	\$117,500	\$163,200	\$280,700
2014	\$106,800	\$141,300	\$248,100
2013	\$111,800	\$141,300	\$253,100

(c) 2014 Vision Government Solutions, Inc. All rights reserved.

USGS TOPOGRAPHIC PLAN

from MassGIS Website



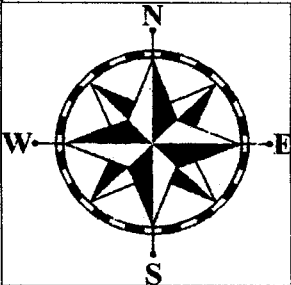
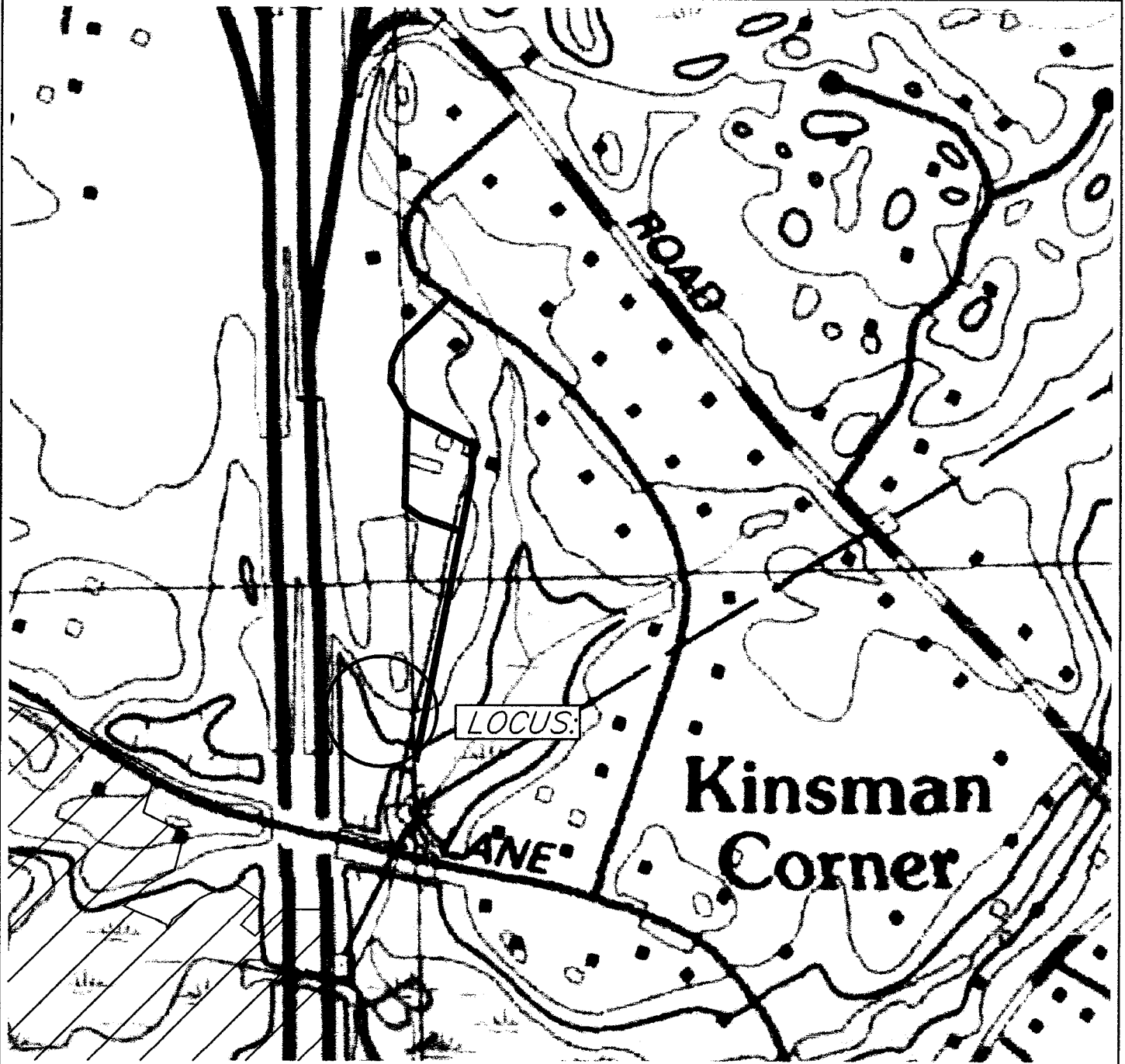
LOCUS PLAN

Lobdell Property
41 Andrews Farm Road
Boxford, MA 01921

Scale: 1"=500'
Date: 4/7/16
SE#0722

Natural Heritage Endangered Species Program

from MassGIS Website



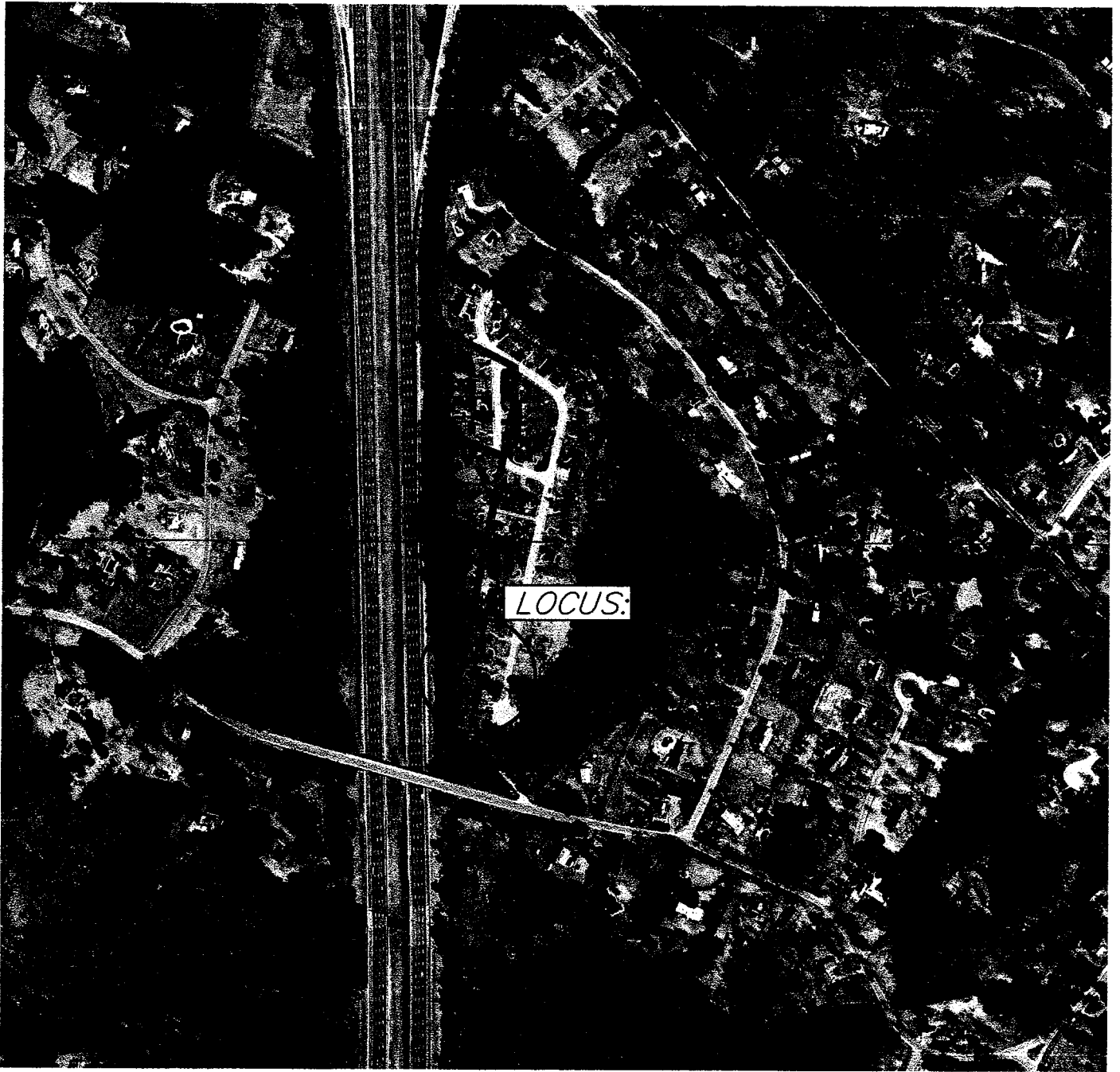
LOCUS PLAN

Lobdell Property
41 Andrews Farm Road
Boxford, MA 01921

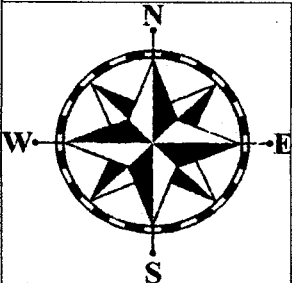
Scale: 1"=500'
Date: 4/7/16
SE#0722

AERIAL VIEW

from MassGIS Website



LOCUS



LOCUS PLAN

Lobdell Property
41 Andrews Farm Road
Boxford, MA 01921

Scale: 1"=500'
Date: 4/7/16
SE#0722