

April 5, 2017

Conservation Commission
7A Spofford Road
Boxford, MA 01921

Re: 45 Batchelder Road
Owner/Applicant: Robert Sterner

Dear Commission Members:

Please find enclosed a Notice of Intent application for the above referenced property. The property owners are proposing to build an addition onto the existing dwelling; the addition will be for an accessory in-law apartment and a third garage bay. An extension of the existing driveway to the third garage bay is proposed. Also as part of the project the owners would like to build a patio at the rear of the dwelling and add a door into the west side of the existing garage with associated walkway. The project also involves the removal of a portion of an existing concrete walkway. Work is proposed within the 200 foot Riverfront Area, within the 100 foot buffer zone of bordering and isolated wetlands and within 100 feet of a vernal pool. The majority of the property is located within estimated habitat of rare wildlife. The project is not an exempt activity from MESA review so a filing with Natural Heritage is being submitted. There are no trees proposed to be removed as part of this project, all work is located within existing lawn or maintained landscaped areas.

The proposed project is located within the 200 foot Riverfront Area associated with Pye Brook, all proposed work is located greater than 100 feet from the mean annual high water/bank full line. The lot was created in May 1980 and the house was built in 1986. Since the lot was created prior to October 6, 1997 the Conservation Commission may allow the alteration of up to 5,000 sf or 10% of the Riverfront Area within the lot. The total Riverfront Area on the lot is approximately 181,000 sf, total proposed alteration within the 200 foot Riverfront Area is 1,600 sf +/- or 0.9% of the Riverfront Area on the lot. Since the lot was created prior to August 1, 1996 and the project is associated with the construction or expansion of a single family house the area under consideration for practicable alternatives is limited to the lot. The location of the addition was chosen to maximize the setback from the brook. The owners originally wanted to locate the addition to the west side of the garage, once the location of the brook was determined we informed the owners they needed to look at other alternatives as far from the brook as possible. The addition was relocated to the east side of the garage providing the greatest setback to the brook while still maintaining the intent of the addition. The addition size was minimized to provide a modest living space for the in-law apartment of approximately 800 sf and to allow one additional standard size parking space for the garage. Locating the addition anywhere else would not accommodate the proposed function of the addition. Based on the limited back yard space the owners wanted to create a more useable space with a proposed patio. The patio was not designed with conventional square corners; the edges of the proposed patio were removed in an effort to minimize disturbance. Minimal expansion to the paved driveway is proposed to gain access to the proposed additional garage bay. The soils on the site are well drained with deep estimated seasonal high water tables. Soil testing conducted in the front yard confirmed the well drained soils and deep water tables. Runoff from the proposed addition and patio will discharge onto gentle sloping grassed terrain which will promote infiltration.

Since the project is located within existing lawn or maintained landscape areas and no trees are proposed to be removed, the project complies with the Discretionary Cutting Area requirements of the Boxford Wetland Protection Regulations. All efforts have been made to comply with the Minimum Setback Distance Chart found in the Boxford Wetland Regulations. Based on the location of the existing structure and the wetland resource areas it is not possible to comply with all required setbacks. Below is a summary of the requested reliefs:

1. The proposed addition is 71 feet from the edge of an isolated wetland. A setback of 75 feet from the isolated wetland is required.
2. The proposed pavement expansion is located 67 feet at its closest point to the limit of the potential vernal pool. A setback of 100 feet from the vernal pool is required.

The Boxford Wetlands Protection Regulations allows the Commission to consider approving work within the minimum setback table distances if the following conditions have been met:

- Conversion of lawn or other significantly altered land to a structure requiring a building permit when said structure is accessory to an existing single-family dwelling legally in existence as of May 19, 1994. The applicant must provide evidence that the work proposed within the buffer zone, closer than the tabulated minimum setback distances, will not result in the alteration of any wetlands resource area.

This lot was created in 1980 and the existing dwelling was built in 1986. It is assumed that the lot was developed in 1986 at the time the dwelling was built. Because of the location of the existing dwelling the minimum setbacks cannot be met for the proposed addition and pavement expansion. Soils on the site are well drained with deep water tables verified with soil testing performed in the front yard. All proposed work is located within existing maintained lawn or landscaped areas. The minimal increase in impervious coverage should have no effect on the wetland resource areas. The well drained soils and gentle sloping terrain will provide infiltration of surface runoff.

We believe that the project, as proposed, will not result in any adverse impacts to the wetland resource areas or Pye Brook. We look forward to meeting with the Commission to discuss the proposed project.

If you should have any questions prior to the meeting please do not hesitate to contact our office.

Sincerely,

THE MORIN-CAMERON GROUP, INC.



John M. Morin, PE
Principal

JMM/kmm

Enclosures

cc: Robert Sterner

Boxford Conservation Commission
Application Checklist-Notice of Intent (NOI)

This checklist is designed to assist the applicant in preparing a complete Notice of Intent application. One completed copy of the checklist should be submitted with the application. One (1) original and (7) copies of the NOI forms, plans and appurtenant data listed below are required to be submitted for a complete application

The following are required as part of a complete NOI application and are attached:

- Attached** Completed Notice of Intent form (available from the Conservation Office or at <http://www.mass.gov/dep/appkits/wpaform3.pdf>). (Note: A copy of a complete NOI must also be mailed to the MassDEP NERO, 205B Lowell Street, Wilmington, MA 01887.)
- Attached** Site Plan. See next page for required elements of plan.
- Attached** List of abutters within 250' of the project parcel(s) (and all pond abutters if applicable), prepared and certified by the Town Assessor's Office. (Note: A notice of public hearing will be prepared by the Conservation office and provided to the applicant when the application is submitted. At the public hearing, the applicant must provide evidence that the notice was mailed to each of the persons on the certified abutters list.)
- Attached** A copy of a check made out in the correct amount to the Department of Environmental Protection and a copy of a completed State Wetlands Fee Transmittal Form. (Note: the applicant is responsible for mailing this check along with a completed State Wetlands Fee Transmittal Form to the DEP "Lockbox" at Box 4062, Boston MA 02211.)
- Attached** A check for local filing fees made out in the correct amount to the "Town of Boxford".
- Attached** **N/A** Proof of mailing or proof of hand delivery to the Natural Heritage and Endangered Species Program, if applicable.
- Attached** **N/A** Evidence that all other Boxford Bylaw permit applications relevant to the project have been filed, if applicable (e.g., Board of Health, Zoning Board of Appeals). Please list all other Bylaw permit filings: ZBA Special Permit for accessory apartment (find attached)

The following must be shown on the site plan attached to the application:

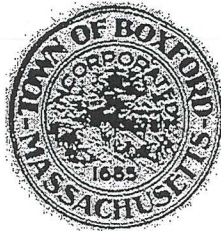
- Shown** All appropriate plan requirements listed in Section 375-5(A)(1)(b) of the Town of Boxford Wetland Protection Bylaw Regulations.
- Shown** The signature and stamp of a Registered Professional Land Surveyor, Registered Sanitarian, or Registered Professional Engineer, and the identity of the firm/person that delineated the wetland resource area..
- Shown** Boundaries of all wetland resource areas (e.g., bordering vegetated wetland, bordering land subject to flooding). All demarcation flags must be located by survey in the field and shown on the plan.
- Shown** All wetland resource area setback lines (e.g., 100' Limit of Jurisdiction, 200' Riverfront, 25' No Disturb, 75' No Build).
- Shown** Existing contour information and proposed grading.
- Shown** Existing site conditions and proposed changes including structures, pavement, landscaping, underground utilities and building overhangs. (Note: it may be necessary to show areas outside of the limits of jurisdictional wetland area in order to provide adequate information for the Commission to properly review the project.)
- Shown** All erosion / sedimentation control measures.
- * **Shown** Pre- and post-development overstory tree line within jurisdictional area, and a calculation of the percent removal of overstory trees within the "discretionary cutting area" (see Section 375-4(A) and Section 375-98(D)(2) of the Boxford Wetlands Protection Regulations).

***No trees proposed to be removed.**

Applications subject to the DEP Stormwater Management Policy must include the following: *(The plan and supporting documentation must also be mailed to the DEP Northeast Office and the Boxford DPW)*

N/A

- Attached** Completed DEP Stormwater Management Form.
- Attached** Stormwater & flood calculations using the Cornell Atlas rainfall estimates, prepared by a Professional Engineer.
- Attached** Operations and Maintenance Plan.
- Attached** A stormwater management plan showing stormwater management features highlighted in separate colors, per section 375-5(A)(1)(d) of the Boxford Wetlands Protection Bylaw Regulations.



TOWN OF BOXFORD

ZONING BOARD OF APPEALS

7 A Spofford Road

Boxford, MA 01921

Tel 978-887-6000 Ext. 162 - Fax 978-887-1236

INSTRUCTIONS FOR FILING SPECIAL PERMIT-VARIANCE-APPEAL

Fill out forms completely and submit to Town Clerk by **12:00 noon** on the deadline date.

March 27, 2017. The meeting date for this deadline is April 27, 2017.
(deadline date) (meeting date)

The following must be submitted along with original set for the Town Clerk.

ORIGINAL TO TOWN CLERK & NINE (9) SETS ADDITIONAL AS FOLLOWS- (1) FOR FILE (6) ZBA MEMBERS (1) PLANNING BOARD LIAISON MEMBER AND (1) PLANNING BOARD ADMINISTRATOR-[TOTAL FOR TOWN =10 SETS] (make an extra set for yourself) COPIES OF ALL NECESSARY FORMS LISTED BELOW MUST BE SUBMITTED IN COMPLETE SETS.

- Certified list of abutters (300') (from Assessor's Office) 978-887-6000 (504)
- Plan of land
- Copy of title or deed
- Full plan of proposed project (see ZBA regulations for more details)
- Check for postage with form for abutters, members & surrounding towns **\$164.34**
- Check for application fee in the amount of **\$200.00**
- Authorization form for public notice for hearing in Tri-Town Transcript
- n/a - Denial form from Inspector of Buildings (as applicable)
- n/a - Maintenance agreement and safety sign-off clearance form
(if filing for special permit for shared driveway)

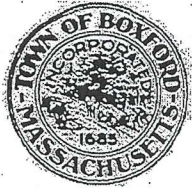
After filing application, your legal ad will be done and a copy mailed to you. Your public hearing will be located at the Boxford Town Hall- Meeting Rm #1 or as otherwise posted.

Planning Board Recommendation: All applicants are required to meet with the Planning Board to allow the Planning Board to prepare the required recommendation to the Zoning Board of Appeals. Applications pursuant to ZBL §196-13(B)(11)(h) [garage space for more than three (3) vehicles] and ZBL§196-13(C) [accessory apartments] may appear before the Planning Board prior to the first ZBA hearing so long as the legal ad has been published and abutters have received required notice. Please be aware that for matters other than garage space for more than three (3) vehicles and accessory apartments, you will need to schedule a meeting with the Planning Board after your first hearing so they can review your application for a recommendation to the Zoning Board of Appeals.

After all evidence is received and the hearing is closed the decision will be issued and filed with the Town Clerk. You will be notified by mail with a stamped copy. There is a twenty (20) day appeal period and then you may get the decision from Town Clerk's Office and bring to the Essex Registry of Deeds to be recorded. Copies of the recording from the Registry must be submitted to the Zoning Board of Appeals/Inspector of Buildings offices.

APPLICATION REVIEWED BY ZBA SECRETARY: _____
(signature with date)

PLEASE NOTE: TOWN CLERK WILL NOT STAMP UNLESS FIRST REVIEWED BY ZBA OFFICE FOR FULL COMPLETION.



**Boxford Zoning Board of Appeals
Public Hearing Application**

(ZONING BOARD USE ONLY)

ZBA CASE # _____

PUBLIC HEARING DATE _____

(TOWN CLERK STAMP ONLY)

1. Information of Project Applicant and Property Owner

Applicant Name Robert & Patricia Sterner and Janet McGinley

Street Address 45 Batchelder Road

Town/City Boxford State MA

Telephone Number 413-695-1929

Property Owner Name Robert & Patricia Sterner and Janet McGinley

Address 45 Batchelder Road

Town/City Boxford State MA

Telephone Number 413-695-1929

FILING FEE

\$200.00 special permit/appeal

\$250.00 variance

40b COMPREHENSIVE

\$500.00 plus \$50.00 per individual unit

\$250.00 plus \$25.00 per individual unit
for Local Initiative Program

2. Property Location of this Application

Street Address 45 Batchelder Road

Map 24 Block 4 Lot 37

Deed to the Property Book 35453 Page 403 Date 11/18/2016 (or registered in Land Registry District)

Certificate No. Book _____ Page _____ Date _____

Land Court Plan No. Book _____ Page _____ Date _____

3. Purpose of Applicant and Description of Project

Purpose of Application: Special Permit Variance Appeal of Building Inspector Comprehensive

Applicable Section(s) of Boxford Zoning Bylaw 196-13(C)

Reason for Request and Description of Project Property owners wish to construct an addition for an accessory apartment which requires a Special Permit from the Zoning Board of Appeals.

**Boxford Zoning Board of Appeals
Public Hearing Application**

4. Zoning District

Zoning Districts in which the property lies: R-A B-1 B-2 M C O Historic Elderly Housing
 Pond Watershed Overlay Wireless Communication Services Floodplain

5. Conformity of Site and Use

Date lot was created May 1980

Date structure was built 1986

Does the property, structure and/or use conform to the current Boxford Zoning Bylaw? Yes

If not, describe the non-conformity (ie: lot size, setbacks, use, etc.) _____

Additional Submittal Requirements

All applications shall include the applications requirements identified in §382-3 (B)(2) Plans and Specifications, of the Boxford Zoning Board of Appeals Rules and Regulations.

Applications for a Comprehensive Permit shall also include the application requirements identified in §382-4 of the Boxford Zoning Board of Appeals Rules and Regulations.

In addition, specify submittal requirements are identified in the Zoning Bylaw for the following applications:

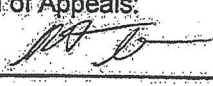
Section 196-22 - Wireless Communications Services District

Section 196-30 - Site Plans

Section 196-33 - Soil Stripping

I hereby request a hearing before the Boxford Zoning Board of Appeals:

Applicant's Signature

Janet M. Sealy 

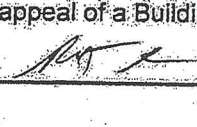
Date 3/23/17

3/24/17

The following signature is needed if the property owner is not the applicant.

I am aware of the submittal of the application (not required if an appeal of a Building Inspector's decision):

Property Owner's Signature

Janet M. Sealy 

Date 3/23/17

3/24/17

TOWN OF BOXFORD
ABUTTER LIST

PARCEL #24-4-37 ~ 45 BATCHELDER ROAD ~ ZBA 300'

Map/Lot	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
(24-04-35)	43B BATCHELDER RD	AUBREY ARLENE F		43B BATCHELDER RD	BOXFORD	MA	01921
(19-02-15-10)	50 FOUR MILE VILLAGE	BOXFORD FRIENDSHIP FOUNDATION		50 FOUR MILE VILLAGE	BOXFORD	MA	01921
(19-02-18-E)	50 FOUR MILE VILLAGE	BOXFORD FRIENDSHIP FOUNDATION		50 FOUR MILE VILLAGE	BOXFORD	MA	01921
(19-02-18)	50 FOUR MILE VILLAGE	BOXFORD FRIENDSHIP FOUNDATION		50 FOUR MILE VILLAGE	BOXFORD	MA	01921
(24-04-09-37)	58 HIGH RIDGE RD	DICKINSON JEFFREY	DICKINSON KRISTIE	58 HIGH RIDGE RD	BOXFORD	MA	01921
(24-04-09)	54 HIGH RIDGE RD	FANNING ROBERT R & NANCY E TRS	THE HIGH RIDGE ROAD RE TRUST	54 HIGH RIDGE RD	BOXFORD	MA	01921
(24-04-01)	8 BATCHELDER RD	HARRIS, ROGER & KIMBERLY TRS	BATCHELDER RD R E TR	8 BATCHELDER RD	BOXFORD	MA	01921
(24-04-46)	HIGH RIDGE RD	HIGH RIDGE PROP OWNERS		PO BOX 54	BOXFORD	MA	01921
(24-04-09-40)	44 HIGH RIDGE RD	KINNEY KATHRYN S TR	KINNEY RAYMOND J JR TR	44 HIGH RIDGE RD	BOXFORD	MA	01921
(24-04)	44 BATCHELDER RD	KOSTAS CHRISTOPHER I	KOSTAS JOANNE	44 BATCHELDER RD	BOXFORD	MA	01921
(24-04-39)	36 BATCHELDER RD	O'BRIEN RICHARD F	O'BRIEN KATHRYN E	36 BATCHELDER RD	BOXFORD	MA	01921
(24-04-34)	37 BATCHELDER RD	SPIRO GREGG	SPIRO JANE B	37 BATCHELDER RD	BOXFORD	MA	01921
(24-04-37)	45 BATCHELDER RD	STERNER ROBERT & PATRICIA	MCGINLEY JANET M	45 BATCHELDER RD	BOXFORD	MA	01921
(24-04-02)	HIGH RIDGE RD	WALLS DAVID M	WALLS VALERIE C	66 HIGH RIDGE RD	BOXFORD	MA	01921
(24-04-09-39)	48 HIGH RIDGE RD	WALTER GLEN V TR	WALTER ELIZABETH G TR	48 HIGH RIDGE RD	BOXFORD	MA	01921
(24-04-36)	43A BATCHELDER RD	YEATON ROBERT P	JOLINE M YEATON	43A BATCHELDER RD	BOXFORD	MA	01921

CERTIFIED COPY

Jane Silva

MARCH 21, 2017

3

P.22

QUITCLAIM DEED

We, Robert Sterner and Janet McGinley, of Boxford, Essex County, Massachusetts,
for consideration paid of One Dollar, (\$1.00) hereby grant to

Robert Sterner and Patricia Sterner,
an undivided one-half interest, as Husband and Wife, Tenants by the Entirety; and to
45 BATCHELDER RD., BOXFORD

Janet M. McGinley, an undivided one-half interest, Individually,
45 BATCHELDER RD., BOXFORD

Between them as Joint Tenants With Right Of Survivorship, and not as Tenants In
Common,

with quitclaim covenants

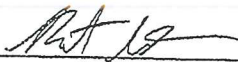
The land with all buildings thereon on Batchelder Road in Boxford, Essex County,
Massachusetts, being shown as Lot 10A and Lot 10B on a plan entitled "Plan of Land in
Boxford, Ma prepared for Wild Meadow Trust", dated December 15, 1981 by Hancock
Survey Associates, Inc., which plan is recorded in Essex South District Registry of
Deeds in Plan Book 173, Plan 6. Lot 10A contains 6.05 acres of land, more or less,
according to said plan, and Lot 10B contains .20 acres of land, more or less, according to
said plan.

Being the same premises conveyed to the herein named grantor(s) by deed recorded with
Essex County Registry of Deeds herewith.

The Grantors hereby reserve and retain any and all rights of homestead in the property
conveyed herein.

PROPERTY ADDRESS: 45 Batchelder Road, Boxford, MA

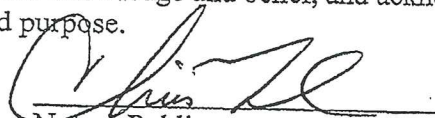
Witness my hand and seal this 18 day of Nov., 2016.


Robert Sterner

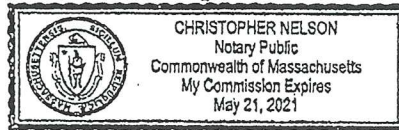
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

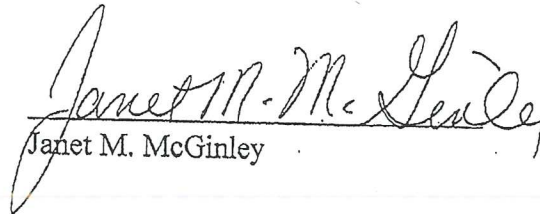
On this 18 day of ~~October~~^{Nov.}, 2016, before me, the undersigned notary public, personally appeared Robert Sterner, proved to me through satisfactory evidence of identification, which was MA DL, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief, and acknowledged to me that he/she signed it voluntary for its stated purpose.


Notary Public

My Commission Expires:



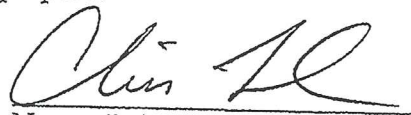
Witness my hand and seal this 18 day of Nov., 2016.


Janet M. McGinley

COMMONWEALTH OF MASSACHUSETTS

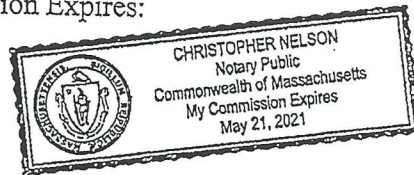
Middlesex, ss.

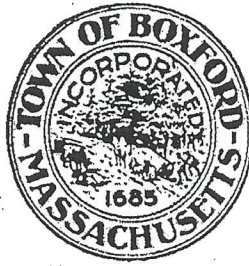
On this 18 day of ~~October~~ ^{Nov.}, 2016, before me, the undersigned notary public, personally appeared Janet McGinley, proved to me through satisfactory evidence of identification, which was MA DL, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his/her knowledge and belief, and acknowledged to me that he/she signed it voluntary for its stated purpose.



Notary Public

My Commission Expires:





ZONING BOARD OF APPEALS

APPLICANT'S INFORMATION

Name: Robert & Patricia Sterner

Address: 45 Batchelder Road

Boxford, MA 01921

POSTAGE FEE

In accordance with Article X, Section 196-49 of the Zoning by-law of the Town of Boxford, you are required to pay the postage costs for the abutter notification of your application and decision.

The following is the formula used for determining the postage costs for each application:

Number of Certified Abutters

(including applicant & representative)

Notice of Hearing

$$\underline{15} \times 6.56 = \underline{\$98.40}$$

Number of Surrounding Towns & MVPC

$$9 \times \$6.56 = \$59.04$$

Number of Certified Abutters

(including applicant & representative)

Notice of Decision

$$\underline{15} \times .46 = \underline{\$6.90}$$

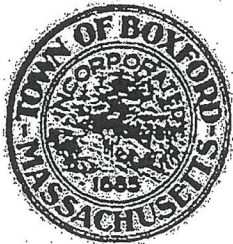
TOTAL AMOUNT OWED FOR POSTAGE FEE

\$ 164.34

Please remit a check payable to the Town of Boxford, for the total amount owed for postage. Also, please be advised that your postage fee must be paid for, prior to a meeting date being scheduled. Thank you.

Sincerely,

Paula Lia Fitzsimmons,
Chair



Zoning Board of Appeals

Effective July 1, 1997, applicants of the Zoning Board of Appeals will be billed directly by the Community Newspaper Company for the publication of their legal notice. In order for the newspaper to bill you, please provide the following information:

PLEASE PRINT

Name Robert & Patricia Sterner and Janet McGinley

Mailing Address 45 Batchelder Road

City/Town Boxford State MA Zip Code 01921

Daytime phone number 413-695-1929

Evening phone number _____

AUTHORIZATION FOR PUBLICATION

I hereby authorize the Community Newspaper Company to bill me directly for the publication of my legal notice in the Tri Town Transcript.

Janet McGinley
Signature

3/23/17
Date

3/23/17

3/24/17

The Morin-Cameron Group, Inc.
66 Elm Street
Danvers, MA 01923

First Ipswich Bank
Rowley, MA 01969
53-471/113

2028

3/24/17

PAY TO THE
ORDER OF

Town of Boxford

\$ 200.00

Two hundred and

00/100

DOLLAR

MEMO

Sterner 3515 - ZBA Special Permit fee

Kathleen M. Morin
AUTHORIZED SIGNATURE

The Morin-Cameron Group, Inc.

2028

The Morin-Cameron Group, Inc.
66 Elm Street
Danvers, MA 01923

First Ipswich Bank
Rowley, MA 01969
53-471/113

2030

3/24/17

PAY TO THE
ORDER OF

Town of Boxford

\$ 164.34

One hundred sixty-four and

34/100

DOLLAR

MEMO

Sterner 3515 - ZBA Special Permit postage fee

Kathleen M. Morin
AUTHORIZED SIGNATURE

The Morin-Cameron Group, Inc.

2030



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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boxford

City/Town

WPA Form 3 – Notice of Intent

**Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& Under the Town of Boxford Wetlands Protection Bylaw**

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):

45 Batchelder Road Boxford 01921
a. Street Address b. City/Town c. Zip Code

Latitude and Longitude: d. Latitude e. Longitude
Map 24, Block 4 Lot 37
f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

Robert & Patricia Sterner
a. First Name b. Last Name

c/o The Morin-Cameron Group, Inc.
c. Organization

66 Elm Street
d. Street Address

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

978-777-8586 978-774-3488 john@morincameron.com
h. Phone Number i. Fax Number j. Email Address

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

Robert & Patricia Sterner and Janet M. McGinley
a. First Name b. Last Name

45 Batchelder Road
d. Street Address

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

978-777-8586 978-774-3488 john@morincameron.com
h. Phone Number i. Fax Number j. Email address

4. Representative (if any):

John Morin
a. First Name b. Last Name

The Morin-Cameron Group, Inc.
c. Company

66 Elm Street
d. Street Address

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

978-777-8586 978-774-3488 john@morincameron.com
h. Phone Number i. Fax Number j. Email address

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

\$665.00 \$70.00 \$595.00
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
& Under the Town of Boxford Wetlands Protection Bylaw

A. General Information (continued)

6. General Project Description:

The proposed project involves the construction of an addition, construction of additional paved driveway, construction of a walkway, construction of a patio and the removal of a portion of an existing walkway. Work is proposed within the 200 foot Riverfront Area, within the 100 foot buffer zone of bordering and isolated wetlands and within 100 feet of a vernal pool. There are no trees proposed to be removed as part of this project, all work is located within existing lawn or maintained landscape areas.

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

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

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

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

2. Limited Project Type

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

8. Property recorded at the Registry of Deeds for:

Essex South

a. County

35453

c. Book

b. Certificate # (if registered land)

403

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
& Under the Town of Boxford Wetlands Protection Bylaw

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.

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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
& Under the Town of Boxford Wetlands Protection Bylaw

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 Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

- 2008
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
0.6% / 0.037 acres

(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.





U.S. Postal Service™ 3515 NO1
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

WESTBOROUGH MA 01581

OFFICIAL USE

7014 0510 0000 4344 6601

Postage	\$3.75	2.45	0923
Certified Fee		\$2.75	
Return Receipt Fee (Endorsement Required)		3 \$0.00	
Restricted Delivery Fee (Endorsement Required)		2.75 \$0.00	
Total Postage & Fees	\$2.75	\$8.55	



Sent To: Natural Heritage & Endangered Species Program
 Street, Apt. No., or PO Box No.: Div. of Fisheries & Wildlife
 City, State, ZIP+4: 1 Rabbit Hill Road
 Westborough, MA 01581



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& Under the Town of Boxford Wetlands Protection Bylaw

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.



MassDEP File Number

Document Transaction Number

Boxford

City/Town

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& Under the Town of Boxford Wetlands Protection Bylaw

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.

Site Plan of Land, 45 Batchelder Road, Boxford prepared for Robert & Patricia Sterner

a. Plan Title

The Morin-Cameron Group, Inc.

John M. Morin

b. Prepared By

c. Signed and Stamped by

March 31, 2017

1" = 50'

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:

2036

4/5/17

2. Municipal Check Number

3. Check date

2037

4/5/17

4. State Check Number

5. Check date

The Morin-Cameron Group, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name

The Morin-Cameron Group, Inc.

66 Elm Street
Danvers, MA 01923

First Ipswich Bank
Rowley, MA 01969
53-471/113

2036

4/5/17

PAY TO THE
ORDER OF

Town of Boxford

\$ 595.00

Five hundred ninety-five and -----

00/100

DOLLARS

MEMO

Sterner 3515 - NOI fee

Kathleen M. Molina
AUTHORIZED SIGNATURE

Location: 45 Batchelder Road, Boxford

The Morin-Cameron Group, Inc.

66 Elm Street
Danvers, MA 01923

First Ipswich Bank
Rowley, MA 01969
53-471/113

2037

4/5/17

PAY TO THE
ORDER OF

Commonwealth of Massachusetts

\$ 70.00

Seventy and -----

00/100

DOLLARS

MEMO

Sterner 3515 - NOI Fee

Kathleen M. Molina
AUTHORIZED SIGNATURE

Location: 45 Batchelder Road, Boxford

The Morin-Cameron Group, Inc.

66 Elm Street
Danvers, MA 01923

First Ipswich Bank
Rowley, MA 01969
53-471/113

2035

4/5/17

PAY TO THE
ORDER OF

Commonwealth of Massachusetts

\$ 300.00

Three hundred and -----

00/100

DOLLARS

MEMO

Sterner 3515 - NOI Fee
mesa fee

Kathleen M. Molina
AUTHORIZED SIGNATURE



WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
& Under the Town of Boxford Wetlands Protection Bylaw

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.

Kathleen Molina, as authorized

1. Signature of Applicant

4/6/17

2. Date

3. Signature of Property Owner (if different)

Kathleen Molina, as authorized

5. Signature of Representative (if any)

4. Date

4/6/17

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:

45 Batchelder Road Boxford
 a. Street Address b. City/Town
2037 \$70.00
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Robert & Patricia Sterner
 a. First Name b. Last Name
c/o The Morin-Cameron Group, Inc.
 c. Organization
66 Elm Street
 d. Mailing Address
Danvers MA 01923
 e. City/Town f. State g. Zip Code
978-777-8586 978-774-3488 john@morincameron.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

Robert & Patricia Sterner and Janet McGinley
 a. First Name b. Last Name
 c. Organization
45 Batchelder Road
 d. Mailing Address
Boxford MA 01921
 e. City/Town f. State g. Zip Code
 h. Phone Number i. Fax Number j. Email Address

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

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.

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

(to be submitted to Mass. DEP and the Conservation Commission
when filing a Notice of Intent)

I, Kathleen Molina of The Morin-Cameron Group, Inc., hereby certify under the pains and penalties of perjury that on **April 6, 2017** I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent was filed under the Massachusetts Wetlands Protection Act by **Robert & Patricia Sterner** with the Town of **Boxford** Conservation Commission on **April 6, 2017** for property located at **45 Batchelder Road (Assessors Map 24, Block 4, Lot 37)**.

The form of the notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.

Kathleen Molina

Kathleen Molina
The Morin-Cameron Group, Inc.
66 Elm Street
Danvers, MA 01923

4-6-17

Date

**Notification to Abutters Under the
Massachusetts Wetland Protection Act**

In accordance with the second paragraph of Massachusetts General Laws, Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the applicant is: **Robert & Patricia Sterner**
- B. The applicant has filed a **Notice of Intent** with the Conservation Commission for the municipality of **Boxford** seeking permission to remove, fill, dredge or alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, Section 40).
- C. The address of the lot where the activity is proposed: **45 Batchelder Road**
- D. Copies of the Application may be examined & obtained at the **Conservation Office, 7A Spofford Road** between the hours of **8:30am** and **2pm** on the following days of the week **Monday-Thursday**. For more information call: **978-887-6000**
- E. Information regarding the date, time and place of the public hearing may be obtained from the **Conservation Office** by calling this number: **978-887-6000** between the hours of **8:30am** and **2pm** on the following days of the week: **Monday-Thursday**.

NOTE: Notice of the public hearing, including its date, time and place, will be published at least five (5) days in advance in the **Tri-Town Transcript**.

NOTE: Notice of the public hearing, including its date, time and place will be posted in the City or Town Hall not less than forty-eight (48) hours in advance.

NOTE: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act.

To contact MassDEP Northeast Region call: 978-694-3200

TOWN OF BOXFORD
ABUTTER LIST

PARCEL #24-4-37 ~ 45 BATCHELDER ROAD ~ Conservation Commission 250' plus Four Mile Pond Abutters

Map/Lot	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
(24-04-35)	43B BATCHELDER RD	AUBREY ARLENE F		43B BATCHELDER RD	BOXFORD	MA	01921
(19-02-15-10)	50 FOUR MILE VILLAGE	BOXFORD FRIENDSHIP FOUNDATION		50 FOUR MILE VILLAGE	BOXFORD	MA	01921
(19-02-18-E)	50 FOUR MILE VILLAGE	BOXFORD FRIENDSHIP FOUNDATION		50 FOUR MILE VILLAGE	BOXFORD	MA	01921
(19-02-18)	50 FOUR MILE VILLAGE	BOXFORD FRIENDSHIP FOUNDATION		50 FOUR MILE VILLAGE	BOXFORD	MA	01921
(24-04-09)	54 HIGH RIDGE RD	FANNING ROBERT R & NANCY E TRS	THE HIGH RIDGE ROAD RE TRUST	54 HIGH RIDGE RD	BOXFORD	MA	01921
(24-04-01)	8 BATCHELDER RD	HARRIS, ROGER & KIMBERLY TRS	BATCHELDER RD R E TR	8 BATCHELDER RD	BOXFORD	MA	01921
(24-04-46)	HIGH RIDGE RD	HIGH RIDGE PROP OWNERS		PO BOX 54	BOXFORD	MA	01921
(24-04-09-40)	44 HIGH RIDGE RD	KINNEY KATHRYN S TR	KINNEY RAYMOND J JR TR	44 HIGH RIDGE RD	BOXFORD	MA	01921
(24-04)	44 BATCHELDER RD	KOSTAS CHRISTOPHER I	KOSTAS JOANNE	44 BATCHELDER RD	BOXFORD	MA	01921
(24-04-39)	36 BATCHELDER RD	O'BRIEN RICHARD F	O'BRIEN KATHRYN E	36 BATCHELDER RD	BOXFORD	MA	01921
(24-04-34)	37 BATCHELDER RD	SPIRO GREGG	SPIRO JANE B	37 BATCHELDER RD	BOXFORD	MA	01921
(24-04-37)	45 BATCHELDER RD	STERNER ROBERT & PATRICIA	MCGINLEY JANET M	45 BATCHELDER RD	BOXFORD	MA	01921
(24-04-02)	HIGH RIDGE RD	WALLS DAVID M	WALLS VALERIE C	66 HIGH RIDGE RD	BOXFORD	MA	01921
(24-04-09-39)	48 HIGH RIDGE RD	WALTER GLEN V TR	WALTER ELIZABETH G TR	48 HIGH RIDGE RD	BOXFORD	MA	01921
(24-04-36)	43A BATCHELDER RD	YEATON ROBERT P	JOLINE M YEATON	43 A BATCHELDER ROAD	BOXFORD	MA	01921

19-2 FOUR MILE POND ABUTTERS

(19-02-19)	218 IPSWICH RD	ANNUNZIATO DAVID JT	ANNUNZIATO DIANE	P O BOX 101	BOXFORD	MA	01921
(19-02-23)	216 IPSWICH RD	APOSTOLOPOULOS CHARLES	APOSTOLOPOULOS MARIA E	216 IPSWICH RD	BOXFORD	MA	01921
(24-04-35)	43B BATCHELDER RD	AUBREY ARLENE F		43B BATCHELDER RD	BOXFORD	MA	01921
(19-02-15-10)	50 FOUR MILE VILLAGE	BOXFORD FRIENDSHIP FOUNDATION		50 FOUR MILE VILLAGE	BOXFORD	MA	01921
(19-02-18-E)	50 FOUR MILE VILLAGE	BOXFORD FRIENDSHIP FOUNDATION		50 FOUR MILE VILLAGE	BOXFORD	MA	01921
(19-02-18)	50 FOUR MILE VILLAGE	BOXFORD FRIENDSHIP FOUNDATION		50 FOUR MILE VILLAGE	BOXFORD	MA	01921
(19-02-20)	IPSWICH RD	BTA/BOLT INC		P O BOX 95	BOXFORD	MA	01921
(19-02-13)	HERRICK RD	BTA/BOLT INC		P O BOX 95	BOXFORD	MA	01921
(19-02-15-4)	22 FIELDSTONE WAY	CASEY DEBORAH		22 FIELDSTONE WAY	BOXFORD	MA	01921

MARCH 21, 2017
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TOWN OF BOXFORD
ABUTTER LIST

PARCEL #24-4-37 ~ 45 BATCHELDER ROAD ~ Conservation Commission 250' plus Four Mile Pond Abutters

(19-02-15-3)	12 FIELDSTONE WAY	CROSS FRANCES M	DEMIO CAROLA TR	15 FREMONT ST	WINTHROP MA	02152
(19-02-15-6)	19 FIELDSTONE WAY	DALEY SUSAN H	BELL JOHN R	19 FIELDSTONE WAY	BOXFORD MA	01921
(19-02-36)	26 APPLETON LN	DUPUIS RICHARD	DUPUIS KELLI	26 APPLETON LN	BOXFORD MA	01921
(24-04-09)	54 HIGH RIDGE RD	FANNING ROBERT R & NANCY E TRS	THE HIGH RIDGE ROAD RE TRUST	54 HIGH RIDGE RD	BOXFORD MA	01921
(24-04-09-43)	28 HIGH RIDGE RD	FLYNN DANIEL J	SUSAN I FLYNN	28 HIGH RIDGE RD	BOXFORD MA	01921
(24-04-09-45)	18 HIGH RIDGE RD	FOURNIER GREGORY P		18 HIGH RIDGE RD	BOXFORD MA	01921
(24-04-22)	119 HERRICK RD	FRANCIS LEE	FRANCIS MEGAN	119 HERRICK RD	BOXFORD MA	01921
(24-04-23)	117 HERRICK RD	HAIGH GEOFFREY T	ANANIUSA HAIGH	117 HERRICK RD	BOXFORD MA	01921
(19-02-34)	21 APPLETON LN	HALL JEFFREY C	HALL MARGARET E	21 APPLETON LN	BOXFORD MA	01921
(19-02-33)	19 APPLETON LN	HALL WILLIAM T	DUMAS JENNIFER	19 APPLETON LN	BOXFORD MA	01921
(24-04-09-40)	44 HIGH RIDGE RD	KINNEY KATHRYN S TR	KINNEY RAYMOND J JR TR	44 HIGH RIDGE RD	BOXFORD MA	01921
(19-02-12-0)	137 HERRICK RD	KIRSHMAN GAYE		137 HERRICK RD	BOXFORD MA	01921
(24-04)	44 BATCHELDER RD	KOSTAS CHRISTOPHER I	KOSTAS JOANNE	44 BATCHELDER RD	BOXFORD MA	01921
(24-04-09-44)	22 HIGH RIDGE RD	LANDER SCOTT W	LANDER CATHERINE J	22 HIGH RIDGE RD	BOXFORD MA	01921
(19-02-15-2)	10 FIELDSTONE WAY	MC AVENEY ROBERT E	MC AVENEY LORIE A	10 FIELDSTONE WAY	BOXFORD MA	01921
(24-04-09-42)	34 HIGH RIDGE RD	MEEUWSEN KENDALL J	MEEUWSEN JOYCE L	34 HIGH RIDGE ROAD	BOXFORD MA	01921
(19-02-15-1)	8 FIELDSTONE WAY	NETLAND GREGORY A	HOLLIDAY KIMBERLY A	8 FIELDSTONE WAY	BOXFORD MA	01921
(24-04-09-41)	42 HIGH RIDGE RD	OLIVEIRA PAUL	ELLIS-OLIVEIRA LISA	42 HIGH RIDGE RD	BOXFORD MA	01921
(19-02-16)	240 IPSWICH RD	SAWYER JR CHARLES	HOYT CHERYL L	240 IPSWICH RD	BOXFORD MA	01921
(19-02-35)	35 APPLETON LN	SILVERMAN JOAN TR	SILVERMAN REALTY TRUST	35 APPLETON LN	BOXFORD MA	01921
(19-02-15-5)	23 FIELDSTONE WAY	SMITH TIMOTHY M	SMITH KELLY K	23 FIELDSTONE WAY	BOXFORD MA	01921
(19-02-12-1)	165 HERRICK RD	SPINETTI WILLIAM	SPINETTI HEATHER	165 HERRICK RD	BOXFORD MA	01921
(24-04-34)	37 BATCHELDER RD	SPIRO GREGG	SPIRO JANE B	37 BATCHELDER RD	BOXFORD MA	01921
(24-04-37)	45 BATCHELDER RD	STERNER ROBERT & PATRICIA	MCGINLEY JANET M	45 BATCHELDER RD	BOXFORD MA	01921
(24-04-09-39)	48 HIGH RIDGE RD	WALTER GLEN V TR	WALTER ELIZABETH G TR	48 HIGH RIDGE RD	BOXFORD MA	01921
(19-02-11)	131 HERRICK RD	WEIZMAN EHUD	WEIZMAN ZEHAVA	5 MEAD CIRCLE	LEXINGTON MA	02420
(24-04-09-25)	126 HIGH RIDGE RD	DIVENUTI ARTHUR TR	DIVENUTI MARY JACQUELYN TR	126 HIGH RIDGE RD	BOXFORD MA	01921
(24-04-09-33)	78 HIGH RIDGE RD	DUNCAN DAVID S	DUNCAN MARY G	78 HIGH RIDGE RD	BOXFORD MA	01921

MARCH 21, 2017
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TOWN OF BOXFORD
ABUTTER LIST

PARCEL #24-4-37 ~ 45 BATCHELDER ROAD ~ Conservation Commission 250' plus Four Mile Pond Abutters

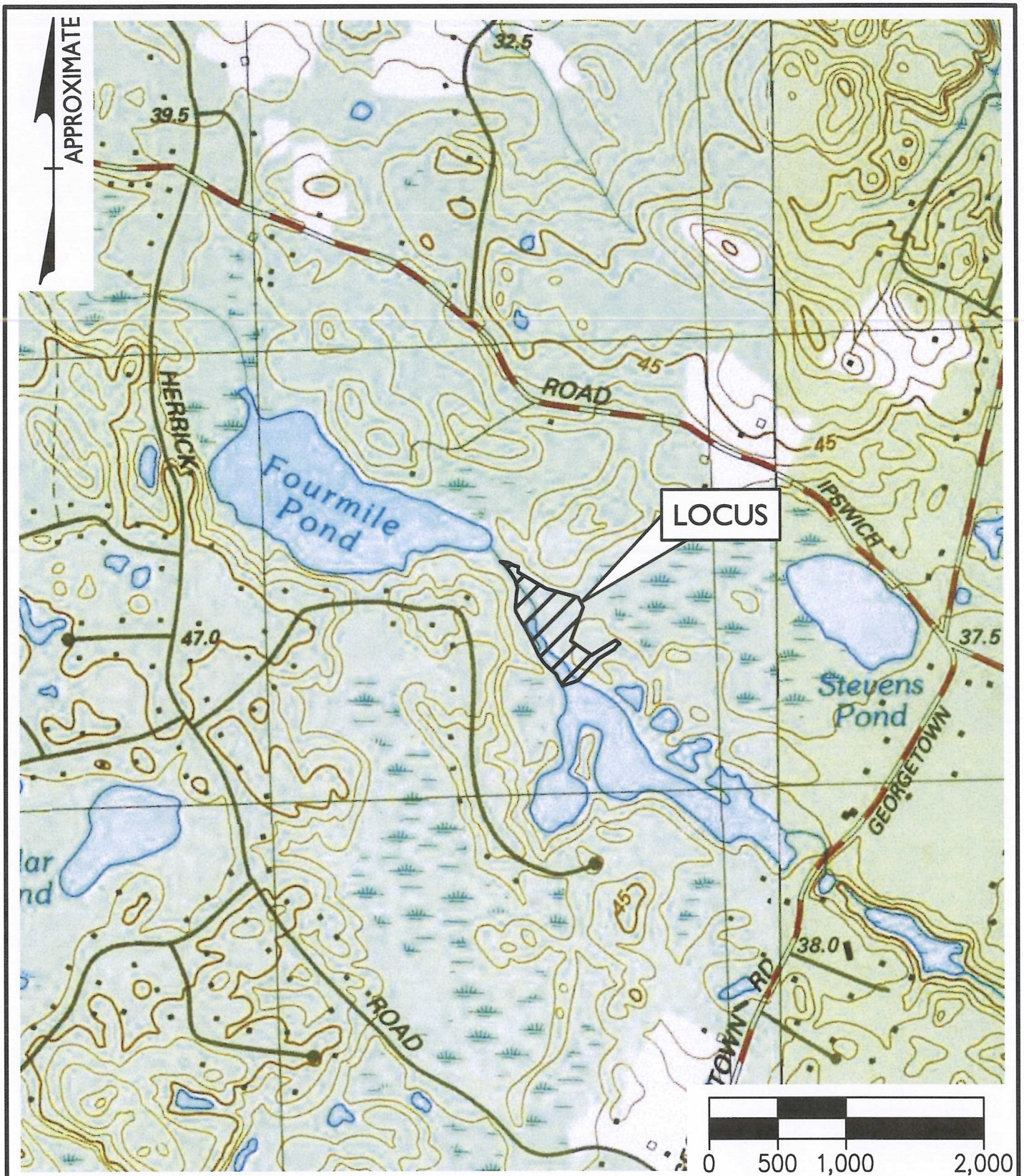
(24-04-09-31)	90 HIGH RIDGE RD	FLANAGAN C JANE	90 HIGH RIDGE RD	BOXFORD MA	01921
(24-04-47)	GEORGETOWN RD	HARRIS JOAN M TR	BATCHELDER RD R E TR	BOXFORD MA	01921
(24-04-01)	8 BATCHELDER RD	HARRIS, ROGER & KIMBERLY TRS	BATCHELDER RD R E TR	BOXFORD MA	01921
(24-04-09-34)	74 HIGH RIDGE RD	HAYNES SCOTT W	HAYNES LILA	BOXFORD MA	01921
(24-04-46)	HIGH RIDGE RD	HIGH RIDGE PROP OWNERS	PO BOX 54	BOXFORD MA	01921
(24-04-09-28)	104 HIGH RIDGE RD	JIMENEZ JAVIER	JIMENEZ DEBORAH A	BOXFORD MA	01921
(24-04-41)	32 BATCHELDER RD	KANTER JILL D	SPIVAK MARK S	BOXFORD MA	01921
(24-04-05)	102 GEORGETOWN RD	LOSEE GRIDLEY M JR	LOSEE ELIZABETH C	BOXFORD MA	01921
(24-04-04)	108 GEORGETOWN RD	LUMMUS DANIEL S	108 GEORGETOWN RD	BOXFORD MA	01921
(24-04-09-27)	108 HIGH RIDGE RD	MAGUIRE NORMAN K TR	MAGUIRE RICHELLE M TR	BOXFORD MA	01921
(24-04-09-26)	120 HIGH RIDGE RD	MASSARO JOSEPH R	PO BOX 263	BOXFORD MA	01921
(24-04-09-32)	86 HIGH RIDGE RD	MC INTOSH RICHARD S	86 HIGH RIDGE RD	BOXFORD MA	01921
(25-04-13)	118 GEORGETOWN RD	MILLER CLARK W TR	118 GEORGETOWN RD	BOXFORD MA	01921
(24-04-39)	36 BATCHELDER RD	O'BRIEN RICHARD F	36 BATCHELDER RD	BOXFORD MA	01921
(24-04-43)	20 BATCHELDER RD	PRIMEAU K MARK	20 BATCHELDER RD	BOXFORD MA	01921
(24-04-09-36)	64 HIGH RIDGE RD	ROMITO FRANK	64 HIGH RIDGE RD	BOXFORD MA	01921
(24-04-40)	34 BATCHELDER RD	SERVIZIO CARL J	34 BATCHELDER RD	BOXFORD MA	01921
(24-04-09-29)	100 HIGH RIDGE RD	SMITH REID H & MARTHA W TRS	100 HIGH RIDGE ROAD TRUST	BOXFORD MA	01921
(24-04-42)	24 BATCHELDER RD	STERIO JAMES F TRUSTEE	24 BATCHELDER RD	BOXFORD MA	01921
(24-04-09-35)	66 HIGH RIDGE RD	WALLS DAVID M	66 HIGH RIDGE RD	BOXFORD MA	01921
(24-04-02)	HIGH RIDGE RD	WALLS DAVID M	66 HIGH RIDGE RD	BOXFORD MA	01921
(24-04-36)	43A BATCHELDER RD	YEATON ROBERT P	43A BATCHELDER ROAD	BOXFORD MA	01921

CERTIFIED COPY

Jan DeLuna

MARCH 21, 2017

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USGS MAP
45 BATCHELDER ROAD
IN
BOXFORD, MA

DATE: MARCH 31, 2017

SCALE: 1" = 1,000'

FIGURE #1