



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

WPA Form 3 – Notice of Intent

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

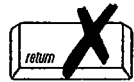
MassDEP File Number

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):

11A LAKE SHORE ROAD

a. Street Address

BOXFORD

b. City/Town

01921

c. Zip Code

Latitude and Longitude:

42.73232

d. Latitude

-71.06285

e. Longitude

TAX MAP 03 BLOCK 01

f. Assessors Map/Plat Number

LOT 13

g. Parcel /Lot Number

2. Applicant:

DENNIS

a. First Name

MCMANUS

b. Last Name

ARP INVESTMENTS, INC.

c. Organization

24 CALDWELL FARM

d. Street Address

NEWBURY

e. City/Town

MA

f. State

01922

g. Zip Code

978-290-1821

h. Phone Number

i. Fax Number

dennismcmanus@reotr.com

j. Email Address

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

DENNIS

a. First Name

MCMANUS

b. Last Name

ARP INVESTMENTS, INC.

c. Organization

24 CALDWELL FARM

d. Street Address

NEWBURY

e. City/Town

MA

f. State

01922

g. Zip Code

978-290-1821

h. Phone Number

i. Fax Number

dennismcmanus@reotr.com

j. Email address

4. Representative (if any):

ROBERT

a. First Name

GRASSO

b. Last Name

ENGINEERING LAND SERVICES, LLC

c. Company

P.O.BOX 41

d. Street Address

WEST NEWBURY

e. City/Town

MA

f. State

01985

g. Zip Code

978-815-6744

h. Phone Number

978-462-6800

i. Fax Number

MASSPLSRG@AOL.COM

j. Email address

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

\$110x1.5(RA)=165 +
 \$200(LOCAL)

\$70.00

b. State Fee Paid

\$95.00 + \$200.00(LOCAL)
 c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

REPLACEMENT OF AN EXISTING SANITARY DISPOSAL SYSTEM FOR A EXISTING SINGLE FAMILY DWELLING.

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

35756

c. Book

b. Certificate # (if registered land)

324

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.

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 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input checked="" 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: 96,741 square feet

4. Proposed alteration of the Riverfront Area:

<u>1,800</u>	<u>350</u>	<u>1,450</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

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

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

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

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



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

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

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

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



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- 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*

- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
- Assessor's Map or right-of-way plan of site
- 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, § 105)?
 a. Yes No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 a. Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 1. Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. A portion of the site constitutes redevelopment
 3. Proprietary BMPs are included in the Stormwater Management System.
 b. No. Check why the project is exempt:
 1. Single-family house
 2. Emergency road repair
 3. Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

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

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

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

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



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D. Additional Information (cont'd)

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

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

CONSERVATION SITE PLAN

a. Plan Title

ENGINEERING LAND SERVICES, LLC

STANTON W. BIGELOW

b. Prepared By

c. Signed and Stamped by

05-30-2017

1" = 20'

d. Final Revision Date

e. Scale

05-30-2017

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:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



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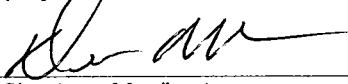

BOXFORD

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.

	5-30-17
1. Signature of Applicant	2. Date
	5-30-17
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any)	6. Date

For Conservation Commission:

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

For MassDEP:

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

Other:

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

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



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

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



A. Applicant Information

1. Location of Project:

11A LAKE SHORE ROAD

a. Street Address

BOXFORD

b. City/Town

\$70.00

d. Fee amount

c. Check number

2. Applicant Mailing Address:

DENNIS

a. First Name

MCMANUS

b. Last Name

ARP INVESTMENTS, INC.

c. Organization

24 CALDWELL FARM

d. Mailing Address

NEWBURY

e. City/Town

MA

f. State

01922

g. Zip Code

978-290-1821

h. Phone Number

i. Fax Number

dennismcmanus@reotr.com

j. Email Address

3. Property Owner (if different):

DENNIS

a. First Name

MCMANUS

b. Last Name

ARP INVESTMENTS, INC.

c. Organization

24 CALDWELL FARM

d. Mailing Address

NEWBURY

e. City/Town

MA

f. State

01922

g. Zip Code

978-290-1821

h. Phone Number

i. Fax Number

dennismcmanus@reotr.com

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).



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NOI Wetland Fee Transmittal Form
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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
REPLACEMENT OF A EXISTING SANITARY DISPOSAL SYSTEM	CAT 1	\$110.00	\$110.00+(RA)55

Step 5/Total Project Fee: \$165.00

Step 6/Fee Payments:

Total Project Fee:	\$165.00
State share of filing Fee:	a. Total Fee from Step 5 \$70.00
City/Town share of filing Fee:	b. 1/2 Total Fee less \$12.50 \$95.00 + \$200(LLOCAL) 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.)

ARP INVESTMENTS INC
24 CALDWELL FARM
PO BOX 11
BYFIELD, MA 01922
PH. 978-357-3030

1210

53-8390/2113

Date 5-30-17

CHECK ARMOR

PAY to the
order of

Comm of Mass

\$ 70.00

Seventy & 00/100

Dollars

Align
CREDIT UNION

Connecting all your banking needs LOWELL MASSACHUSETTS 01851

FOR 11A Lake Shore Rd - Box 102, MA

[Signature]

⑈001210⑈ ⑆211383901⑆ 812960 3⑈

ARP INVESTMENTS INC
24 CALDWELL FARM
PO BOX 11
BYFIELD, MA 01922
PH. 978-357-3030

1211

53-8390/2113

Date 5-30-17

CHECK ARMOR

PAY to the
order of

Town of Bedford

\$ 95.00

Ninety five & 00/100

Dollars

Align
CREDIT UNION

Connecting all your banking needs LOWELL MASSACHUSETTS 01851

FOR 11A Lake Shore Rd Bedford

[Signature]

⑈001211⑈ ⑆211383901⑆ 812960 3⑈

ARP INVESTMENTS INC
24 CALDWELL FARM
PO BOX 11
BYFIELD, MA 01922
PH. 978-357-3030

1212

53-8390/2113

Date 5-30-17

CHECK ARMOR

PAY to the
order of

Town of Bedford

\$ 200.00

Two hundred & 00/100

Dollars

Align
CREDIT UNION

Connecting all your banking needs LOWELL MASSACHUSETTS 01851

FOR Local Fee

[Signature]

⑈001212⑈ ⑆211383901⑆ 812960 3⑈



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

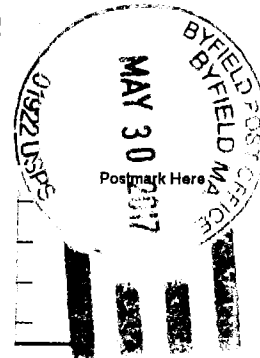
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.

This for

From:
- Engineering Land Services, LLC
- P.O. BOX 41
- WEST NEWBURY, MA 01985

To:

D.E.P.
P.O. BOX 4062
BOSTON, MA 022



PS Form 3842, April 2007 (with changes)



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

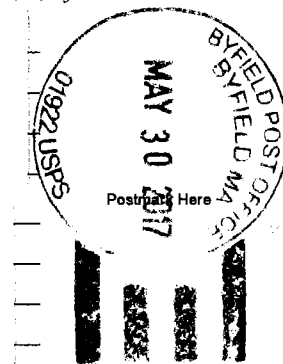
This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.

This for

From:
Engineering Land Services, LLC
P.O. BOX 41
WEST NEWBURY, MA 01985

To:

D.E.P. - NORTHEAST OFFICE
205.-LOWELL STREET
WILMINGTON, MA 01887



P

TOWN OF BOXFORD
 ABUTTER LIST

PARCEL #03-01-13 ~ 11A LAKE SHORE ROAD ~ CONSERVATION COMMISSION 250'

Map/Lot	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
(03-01-12)	21A LAKE SHORE RD	ALEXANDER DOUGLAS	MOON ELIZABETH	21A LAKE SHORE RD	BOXFORD	MA	01921
(03-01-13)	11A LAKE SHORE RD	ARP INVESTMENTS INC		24 CALDWELL FARM	BYFIELD	MA	01922
(03-01-14)	11B LAKE SHORE RD	BOUCHER GILES A	BOUCHER KIMBERLY J	11B LAKE SHORE RD	BOXFORD	MA	01921
(03-01-07)	25 LAKE SHORE RD	D'ATTILIO LINDA K		25 LAKE SHORE RD	BOXFORD	MA	01921
(03-01-06)	16 LAKE SHORE RD	DICKINSON MARK R		30 RIVERCREST DR	WEST NEWBURY	MA	01985
(03-01-02)	LAKE SHORE RD	DRESSER CHADWICK K	EIRICH LEIGH ANN	33 POLLARD RD	PLAISTOW	NH	03865
(03-01-05)	LAKE SHORE RD	HAVERHILL CITY OF	WATER TREATMENT PLANT	131 AMESBURY RD	HAVERHILL	MA	01830
(03-01-15)	11C LAKE SHORE RD	LACEY JR EDWARD P		PO BOX 108	BOXFORD	MA	01921
(03-01-03)	LAKE SHORE RD	YASTREMSKI NANCY B		22 LAKE SHORE RD	BOXFORD	MA	01921
(03-01-04)	22 LAKE SHORE RD	YASTRZEMSKI NANCY B		22 LAKE SHORE RD	BOXFORD	MA	01921
(03-01-11)	21B LAKE SHORE RD	YURKUS ROBERT A	YURKUS SUSAN M	21B LAKE SHORE RD	BOXFORD	MA	01921

CERTIFIED COPY



May 24, 2017

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: _____.

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).

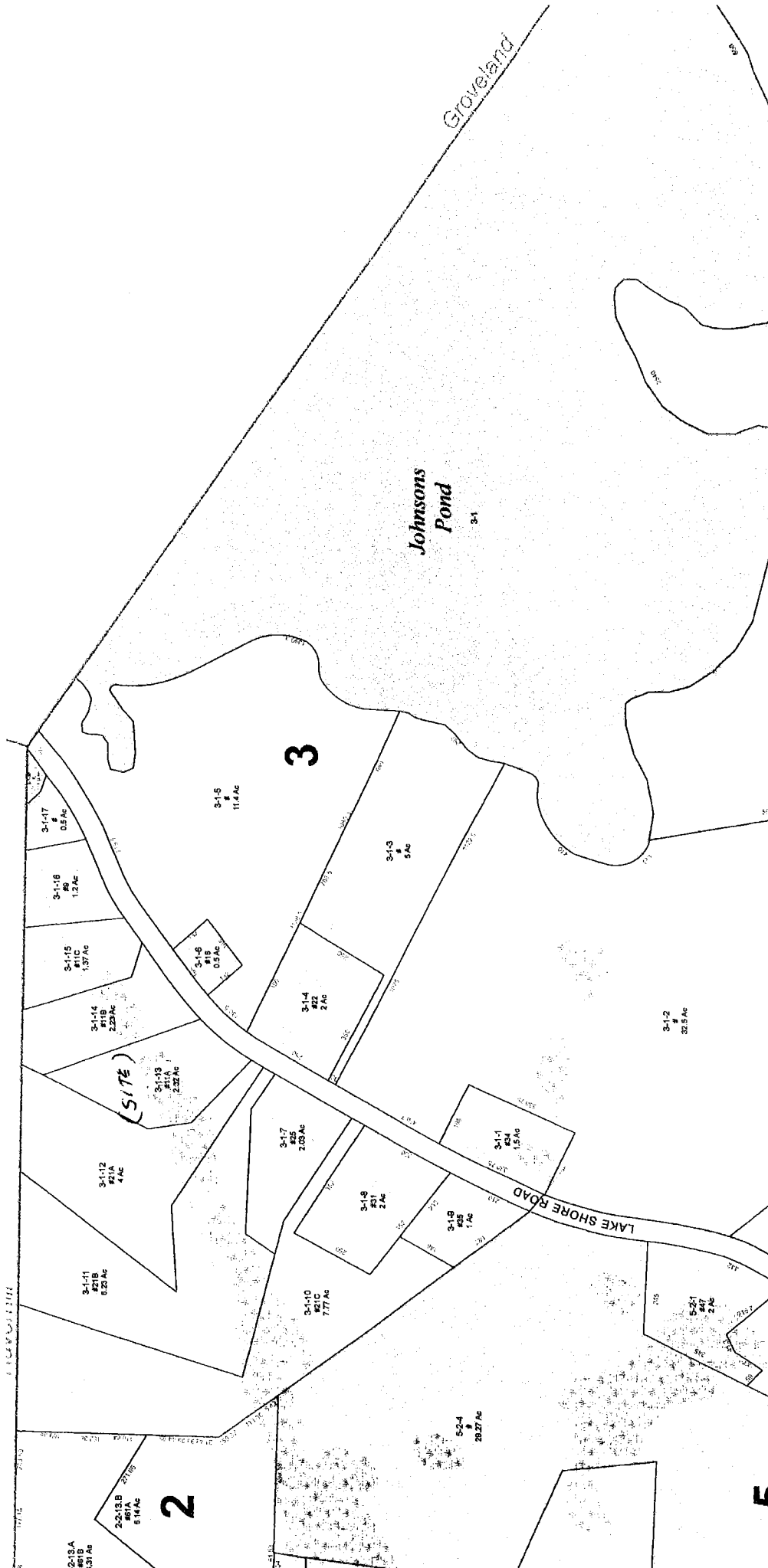
Applications subject to the DEP Stormwater Management Policy must include the following: *(The plan and supporting documentation must also be mailed to the DEP Northeast Office and the Boxford DPW)*

- 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.

3/17/2011
 Boxford ConsCom fees adopted 3/17/2011

Fee Category	Fee subcategory	Former Fee	Fee adopted 3/17/2011
Request for Determination of Applicability		\$50.00	\$100.00
Notice of Intent	Addition/Alteration	\$100.00	\$200.00
	New Single Family House	\$400.00	\$1,000.00
	Each Crossing (road intermittent)	\$400.00	\$1,000.00
	Each Crossing (road perennial)	\$400.00	\$2,000.00
	Each Crossing (driveway perennial)	\$400.00	\$1,000.00
	Each Crossing (driveway intermittent)	\$400.00	\$400.00
	Subdivisions (first 1500' of road, +2\$/lf after)	\$1,500.00	\$3,000.00
	Wetland Resource Alteration	.50 sq ft	.50 sq ft
	Bank Alteration	.50 lin ft	.50 lin ft
	Boundary Verification (\$25/100' after 100')	\$25/100' after	\$50/100' after
ANRAD (\$100 + \$25/100' after 100')		\$100+\$25/	\$200+\$50/
Certificate of Compliance (w/ 1 yr)		\$50.00	\$50.00
Certificate of Compliance (after 1 yr)		\$50.00	\$100.00
Partial Certificate of Compliance		\$50.00	\$50.00
Amended Order of Conditions		\$50.00	\$400.00
Extension Permit		\$100.00	\$150.00
Standard Request for Written Project Status		\$100.00	\$100.00
Expedited Request for Written Project Status		\$200.00	\$200.00
Affidavit		\$100.00	\$200.00
Determination of Negligible Impact		\$50.00	\$50.00
Emergency Certification		\$0.00	\$50.00
Site Visit without Application (non-owner)		\$25.00	\$50.00
Site Visit without Application (owner)		\$25.00	\$25.00
Soil Policy Fee		\$0.00	\$50.00

*



11A LAKE SHORE RD

Location 11A LAKE SHORE RD

Mblu 03/ 01/ 13/ /

Acct#

Owner GIBSON MARGARET A

Assessment \$369,400

Appraisal \$369,400

PID 84

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$121,000	\$248,400	\$369,400

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$121,000	\$248,400	\$369,400

Owner of Record

Owner GIBSON MARGARET A
Co-Owner KULDA GEORGE
Address 11A LAKE SHORE RD
BOXFORD, MA 01921

Sale Price \$100
Certificate
Book & Page 24257/ 556
Sale Date 05/05/2005
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GIBSON MARGARET A	\$100		24257/ 556	1A	05/05/2005
KULDA GEORGE	\$475,000		24139/ 451	1A	04/04/2005
GIBSON MARGARET A	\$0		7976/0411		10/29/1985

Building Information

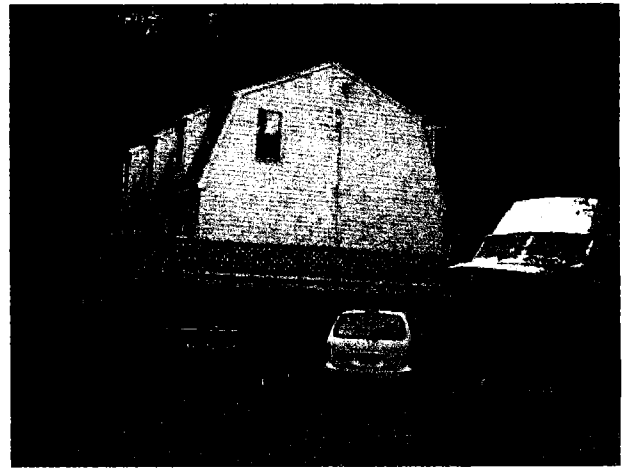
Building 1 : Section 1

Year Built: 1987
Living Area: 1,824
Replacement Cost: \$161,389
Building Percent Good: 75
Replacement Cost Less Depreciation: \$121,000

Building Attributes

Field	Description
Style	Colonial
Model	Residential
Grade:	LOW COST
Stories:	2
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Modern

Building Photo



(<http://images.vgsi.com/photos/BoxfordMAPhotos//\00\00\35/>)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	912	912
FUS	Upper Story, Finished	912	912
UBM	Basement, Unfinished	912	0
WDK	Deck, Wood	656	0
		3,392	1,824

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Land Line Valuation

Use Code	1010	Size (Acres)	2.32
Description	Single Fam MDL-01	Frontage	0
Zone	RA	Depth	0
Neighborhood		Assessed Value	\$248,400
Alt Land Appr Category	No	Appraised Value	\$248,400

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$121,000	\$248,400	\$369,400
2016	\$112,300	\$248,400	\$360,700
2015	\$112,200	\$248,400	\$360,600

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$121,000	\$248,400	\$369,400
2016	\$112,300	\$248,400	\$360,700
2015	\$112,200	\$248,400	\$360,600

5

PC.2

SO. ESSEX #535 Bk: 35756 Pg: 324
03/24/2017 03:37 DEED Pg 1/4

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 03/24/2017 03:37 PM
ID: 1175538 Doc# 20170324005350
Fee: \$1,459.20
Cons: \$320,000.00

QUITCLAIM DEED

We, Margaret A. Gibson, being married of Boxford, Massachusetts and Karen A. Deranian and George Scott Kulda, Co-Conservators for George Kulda aka George F. Kulda, Jr., pursuant to Middlesex Probate Court Docket Nos. MI14P0668GD and MI14P0669M, for consideration paid and in full consideration of **Three Hundred Thousand and 00/100 Dollars (\$320,000.00)**, grant to ARP Investments, Inc., a Nevada Corporation with an address of 24 Caldwell Farm, Byfield, MA 01922,

with Quitclaim Covenants,

The land with the buildings thereon situated in the Town of Boxford, Massachusetts, on Lakeshore Road, particularly known as Lot #5, shown on plan entitled "Plan of Land in Boxford and Haverhill, Mass.," showing Brookside Properties", prepared for Reynold B. Nippe, St., Scale 1" = 100' dated March 4, 1985 and revised March 7, 1985, and recorded with the Essex South District Registry of Deeds in Book 195, Page 81. Said parcel is bounded and described as follows:

Beginning at a point in a stonewall on the northerly side of Lakeshore Road, said point being the most southwesterly point of Lot #5;

Thence turning and running northeasterly along Lot #4, 272.12 feet to a point;

Thence turning and running southeasterly along Lot#6, 469.99 feet to a point in a stonewall at Lakeshore Road;

Thence turning and running southwesterly by a stone wall at Lakeshore Road, in four courses, 54.88 feet, 63.44 feet, 80.52 feet and 51.16 feet, respectively to a point of the beginning.

Containing 2.22 acres, more or less.

Subject to and with the benefit of a Common Driveway Easement and Electric Utility Easement as shown on a plan entitled, "Plan of Land in Boxford and Haverhill, Mass.," "Brookside Properties", shown common driveway easement and electric utility easements prepared for Rosewood VI Real Estate Trust, Scale: 1" = 60' dated October 21, 1985, drawn by Thomas E. Neve Associates, Inc. of Topsfield, Mass.

Subject to and with the benefit of a Common Driveway Maintenance Agreement recorded at Book 7972, Page 240.


Box 122

Property Address: 11A Lake Shore Road, Boxford, MA 01921

Grantors hereby release any and all right, title and homestead interest in and to said premises and state under the pains and penalties of perjury that there are no other person entitled to claim the benefit of the estate of homestead in said premises.

Being the same premises conveyed to the within Grantors by deed of George Kulda, dated March 31, 2005 and recorded with the Essex South Registry of Deeds at Book 24257 Page 556.

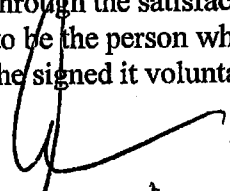
EXECUTED as a sealed instrument on this 21st day of March, 2017.

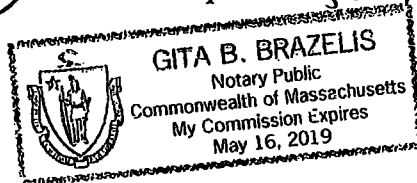

Margaret A. Gibson

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 21st day of March, 2017, before me, the undersigned Notary Public, personally appeared Margaret A. Gibson, proved to me through the satisfactory evidence of identification, being Mrs. Gibson, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public Gita B. Brazelis
My Commission expires: 5/16/2019



EXECUTED as a sealed instrument on this 24 day of March, 2016.

Karen Deranian for George Kulda

George Kulda aka George F. Kulda, Jr.
by Karen A. Deranian
Co-Conservator for George Kulda a/ka
George F. Kulda, Jr.

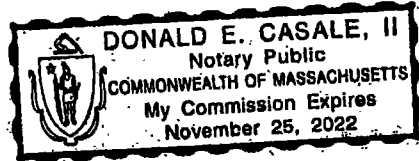
COMMONWEALTH OF MASSACHUSETTS

Essex, ss.


On this 24 day of March, 2017, before me, the undersigned Notary Public, personally appeared Karen A. Deranian, Co-Conservator for George Kulda aka George F. Kulda, Jr., proved to me through the satisfactory evidence of identification, being IL Driver License, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Signature]

Notary Public
My Commission expires: 11/25/2022



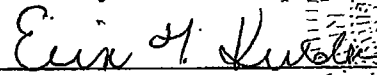
EXECUTED as a sealed instrument on this 21st day of March, 2016.

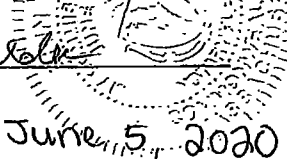

George Kulda aka George F. Kulda, Jr,
by George Scott Kulda
Co-Conservator for George Kulda a/k/a
George F. Kulda, Jr.

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 21st day of March, 2017, before me, the undersigned Notary Public, personally appeared George Scott Kulda, Co-Conservator for George Kulda aka George F. Kulda, Jr., proved to me through the satisfactory evidence of identification, being MA. License, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Notary Public
My Commission expires: June 5, 2020



PLAN OF LAND
IN

Boxford & Haverhill, Mass.
SHOWING
"Brookside Properties"
PREPARED FOR
REYNOLD B. NIPE SR.

337 LINEBROOK ROAD, IPSWICH, MASSACHUSETTS
MARCH 4, 1988
SCALE: 1"=100'

JOSEPH FALZONE
OWNERS TO WEST STREET
SEVERLY PARK, MASS. AND
GELSEA, MASS.

ASSESSORS' TAX MAP:
BOXFORD - MAP 3, LOT 7
HAVERHILL - MAP 715, LOT 7B

ZONING -
BOXFORD - RA - RESIDENCE-AGRICULTURAL
HAVERHILL - SC - SPECIAL CONSERVATION

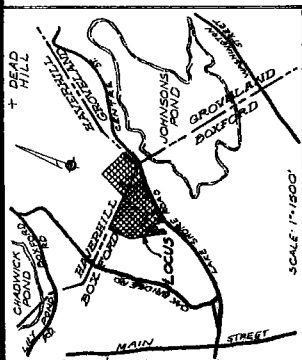
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW IS NOT REQUIRED.

PLANNING BOARDS
HAVERHILL GROVELAND

DATE: 3/18/88

NOTE: LOTS #1, #3, #4, #5, #6, #9, #10
SHALL NOT HEREAFTER BE SUBDIVIDED,
REDUCED IN AREA, OR CHANGED IN SIZE
OR SHAPE ONCE A DWELLING IS LOCATED
ON SAID LOTS.

DATE: 3/18/88

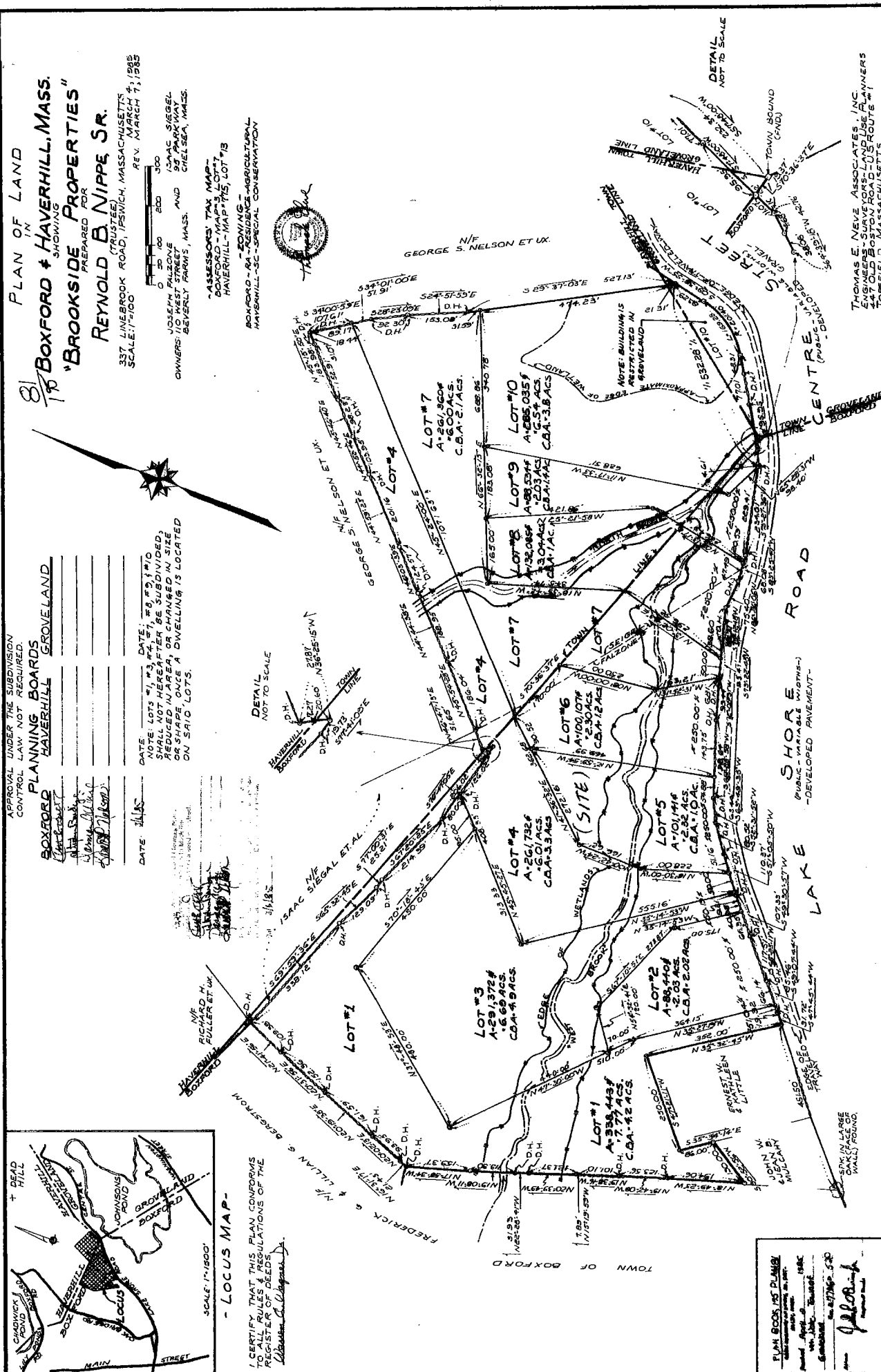


LOCUS MAP -

I CERTIFY THAT THIS PLAN CONFORMS
TO ALL RULES & REGULATIONS OF THE
REGISTER OF DEEDS
Deborah C. Chapman, Jr.



THOMAS E. NEVE ASSOCIATES, INC.
ENGINEERS - SURVEYORS - LAND USE PLANNERS
100 STATE STREET
IPSWICH, MASSACHUSETTS



PLAN BOOK, NOT PLUMB
DATE: 3/18/88
DRAWN BY: J. NEVE
CHECKED BY: J. NEVE
DATE: 3/18/88
SCALE: 1"=100'

PLAN OF LAND

BOXFORD & HAVERHILL, MASS.
"BROOKSIDE PROPERTIES"
 SHOWING COMMON DRIVEWAY EASEMENTS & ELECTRIC UTILITY EASEMENTS
 PREPARED FOR
ROSEWOOD VI REAL ESTATE TRUST
 35 BOSTON POST ROAD, WEST, MARLBOROUGH, MASS.
 SCALE: 1"=60'

OWNER: ROSEWOOD VI REAL ESTATE TRUST
 "ASSESSORS' TAX MAP"
 BOXFORD - MAP #3, LOT #1
 HAVERHILL - MAP #175, LOT #19
 ZONING - RA - RESIDENCE, AGRICULTURAL
 HAVERHILL - SC - SPECIAL CONSERVATION

0 30 60 120 180

NOTE: LOTS #3-A, #4-A, #7-A SHALL NOT HEREAFTER BE SUBDIVIDED, REDUCED IN AREA OR RE-DEVELOPED IN ANY MANNER. ANY DWELLING IS LOCATED ON SAID LOTS.

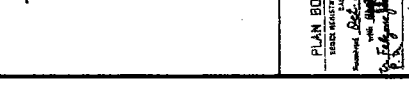
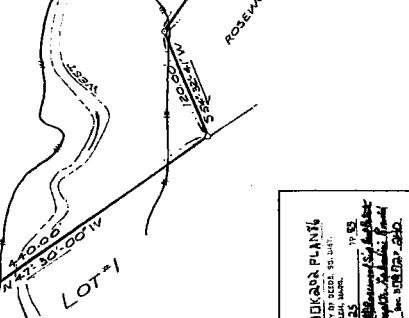
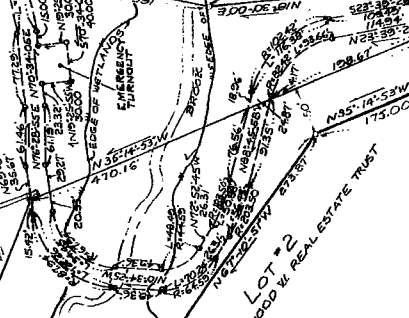
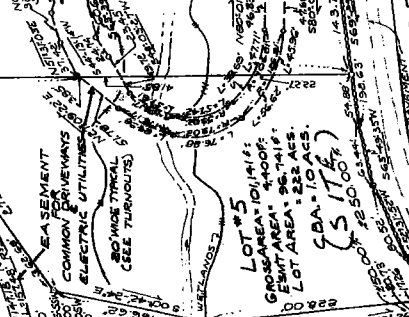
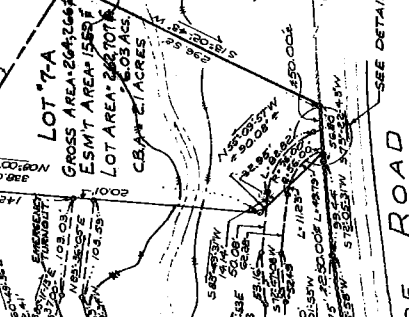
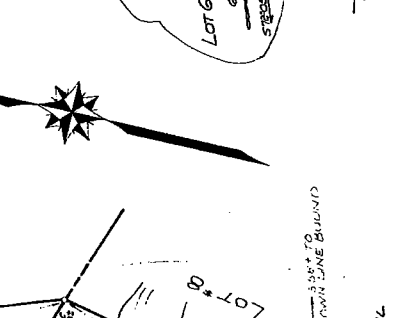
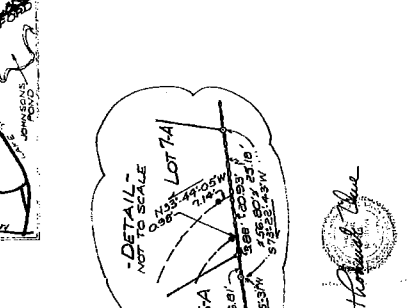
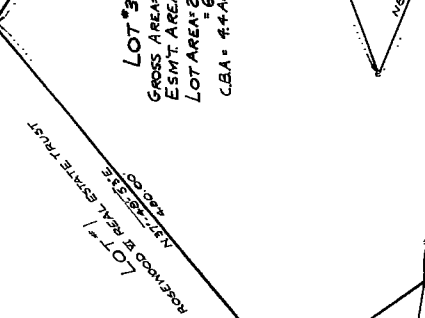
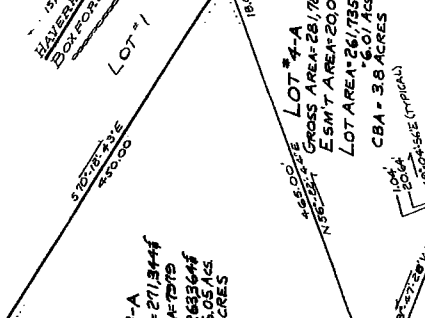
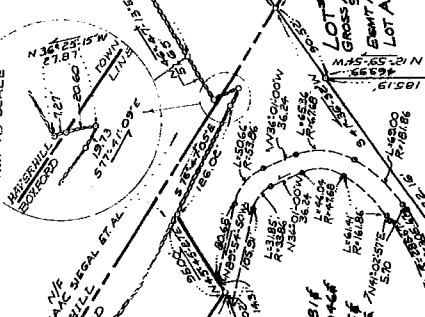
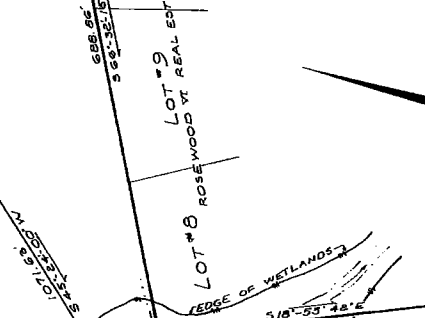
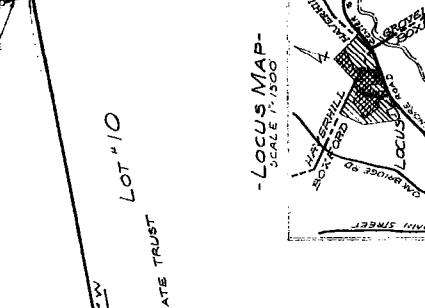
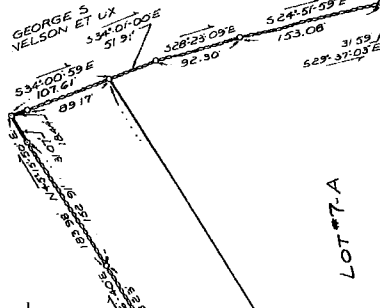
NOTE: SPECIAL PERMITS FOR COMMON DRIVEWAY EASEMENTS FOR COMMON AND LOTS #3-A, #4-A, #7-A HAVE BEEN GRANTED BY THE BOARD OF HEALTH AND ZONING OFFICIALS OF THE TOWN OF HAVERHILL, MASS. ON 10/17/1985. ANY CHANGES TO THIS PLAN ARE SHOWN ON THIS PLAN AS LOTS #1, #3-A, #4-A, #5, #6, #7-A.

HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED BY THE TOWN OF HAVERHILL, MASS. ANY CHANGES TO THIS PLAN ARE SHOWN ON THIS PLAN AS LOTS #1, #3-A, #4-A, #5, #6, #7-A.

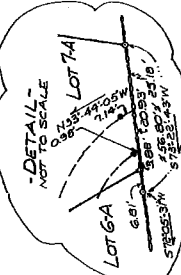
CHAPTER 980 ACTS OF 1966
 REGISTERED LINES

1) REFER TO PLAN RECORDED IN PLAN BOOK #195, PAGE #81, ESSEX SOUTH DISTRICT REGISTRY OF DEEDS.
 2) REFER TO PLAN RECORDED AS ESSEX SOUTH DISTRICT REGISTRY OF DEEDS.

8/6
 202



-LOCUS MAP-
 SCALE 1"=1500'

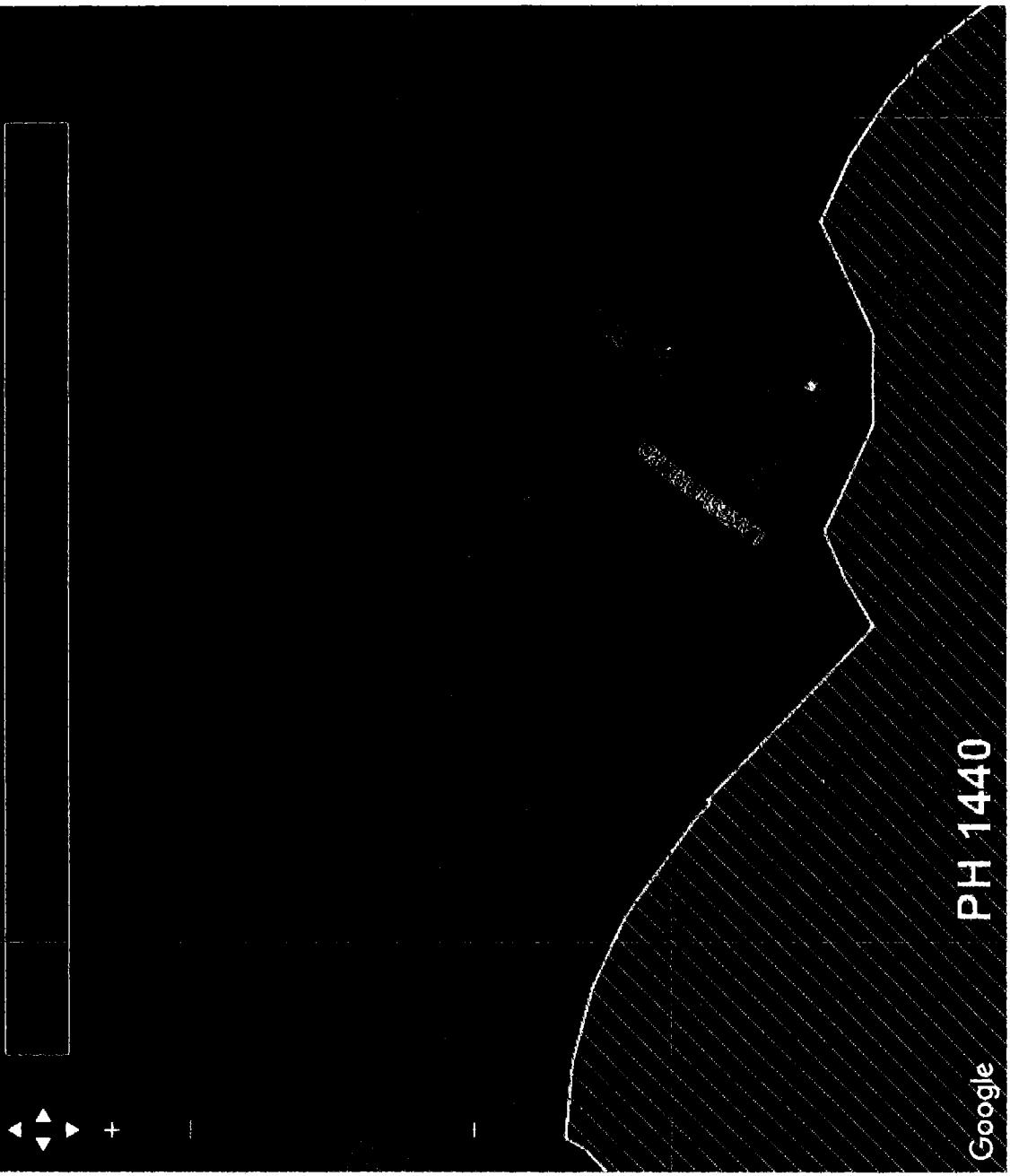


THOMAS E NEVE ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND USE PLANNERS
 227 OLD BOSTON ROAD, U.S. ROUTE #1
 TOPSFIELD, MASSACHUSETTS 01968

PLAN BOOK# 195, PAGE 81
 ESSEX SOUTH DISTRICT REGISTRY OF DEEDS, 10/17/1985
 MAP #3, LOT #1
 HAVERHILL MAP #175, LOT #19

THOMAS E NEVE ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND USE PLANNERS
 227 OLD BOSTON ROAD, U.S. ROUTE #1
 TOPSFIELD, MASSACHUSETTS 01968

I CERTIFY THAT THIS PLAN CONFORMS TO ALL THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
 10/17/85
 Thomas E Neve, Jr.
 Surveyor



Available Data Layers

Search data layers

- Tiled Layers
- State Facilities
- Census 1990
- Census 2000
- Census 2010
- Coastal and Marine Features
- Conservation / Recreation
- Cultural Resources
- Environmental Monitoring (testing/monitoring sites)
- Images
- Index (orids/tiling schemes for certain layers)

Active Data Layers

- Check all Uncheck all Remove a
- NavTeq MA Other Streets Names
- Major MassDOT Routes
- Massachusetts Towns
- NHESP Estimated Habitats of Rare Wildlife

Legend









- NavTeq MA Other Streets Names
- Major MassDOT Routes
- Interstate Highways**
- US Roads**
- State**
- Massachusetts Towns
- NHESP Estimated Habitats of Rare Wildlife
- NHESP Priority Habitats of Rare Species

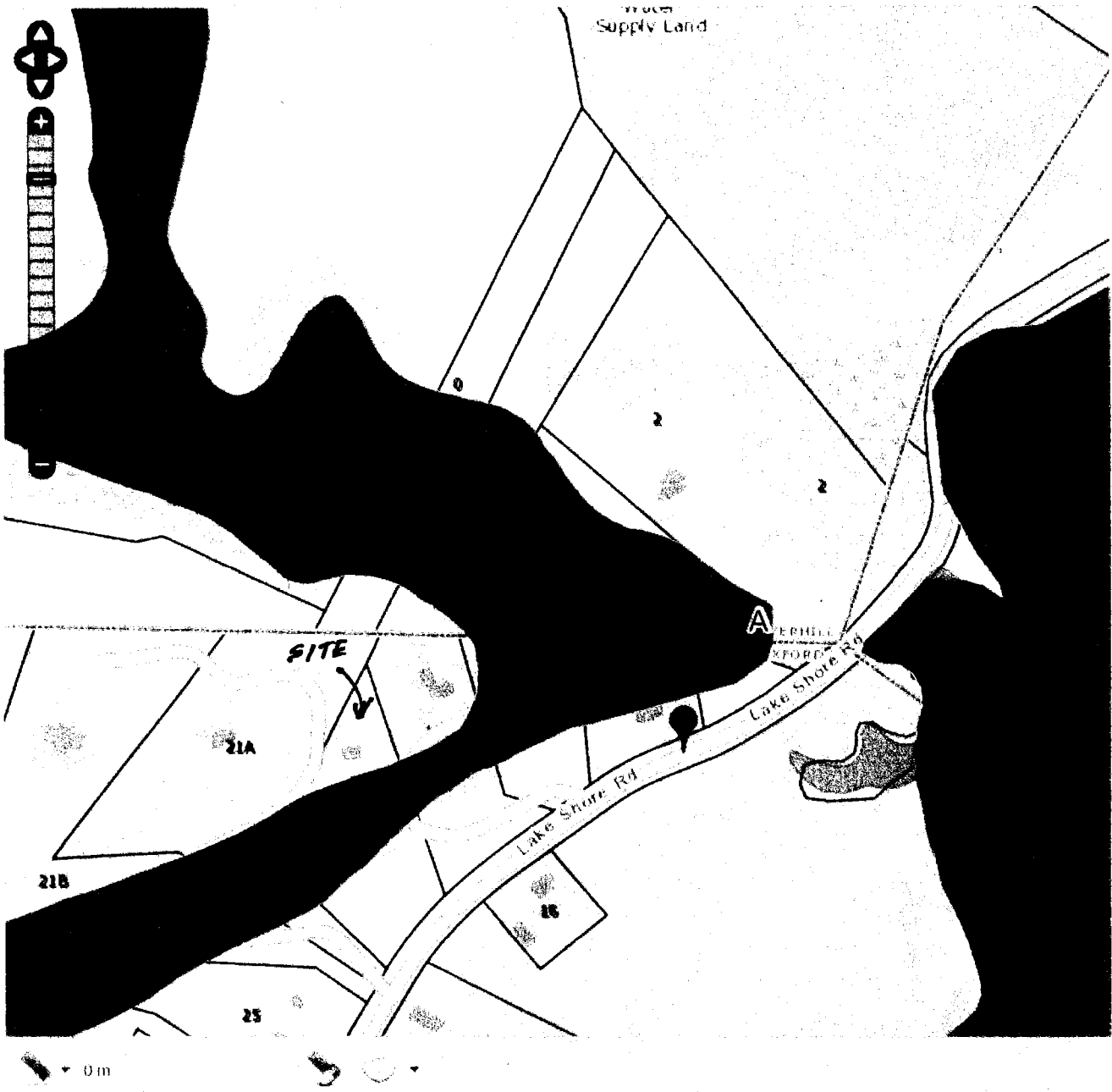
Basemaps

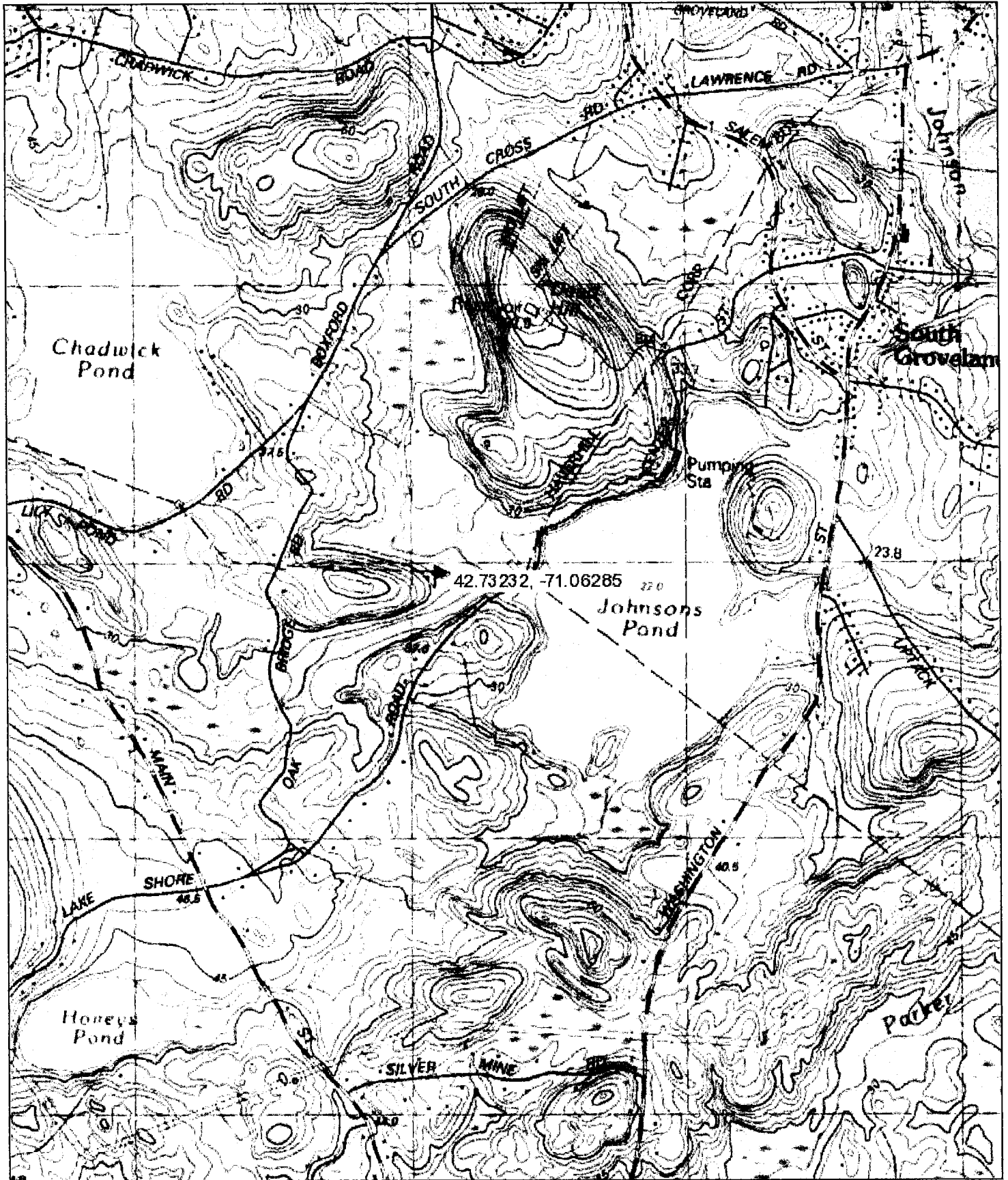
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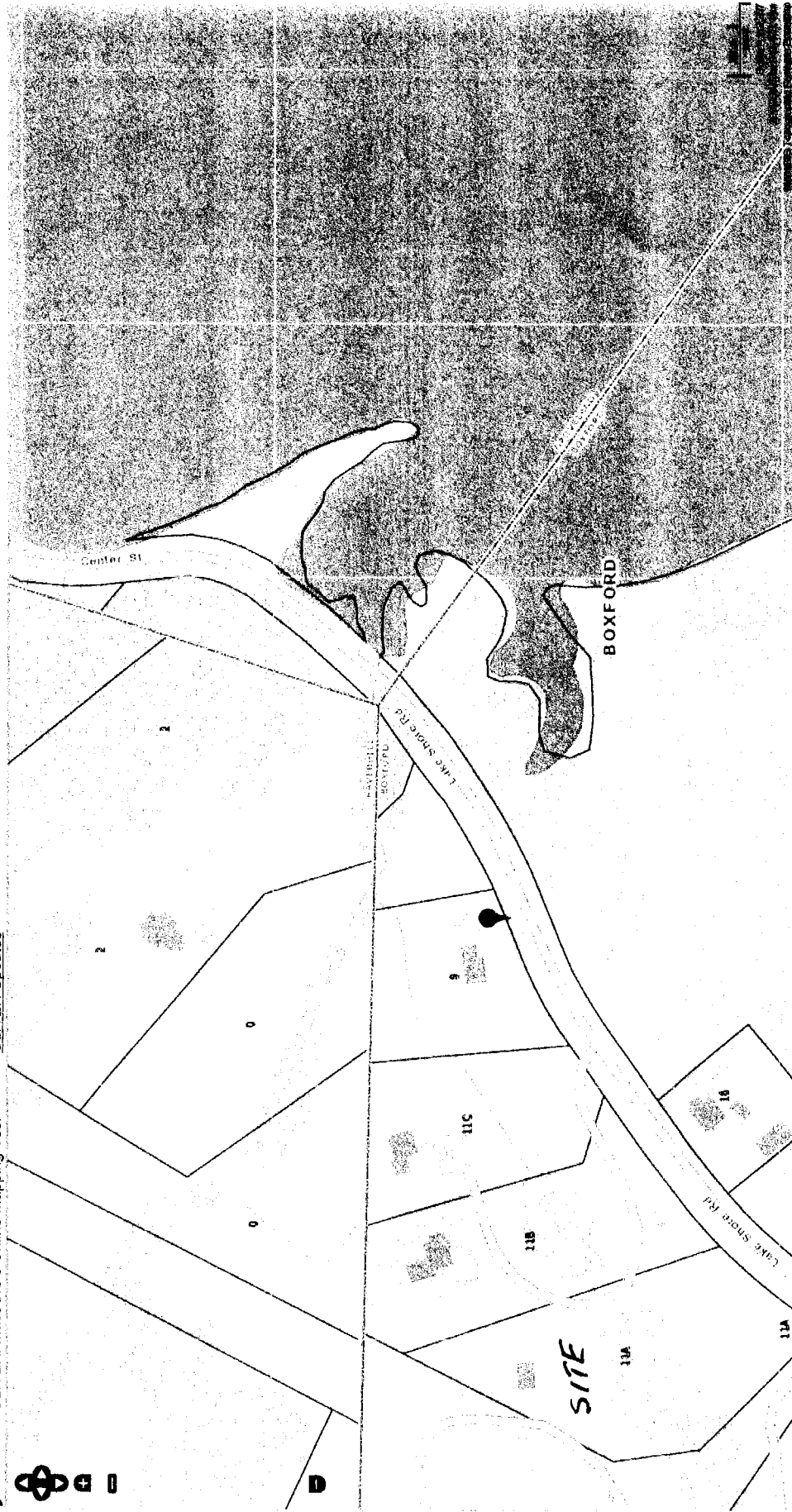
 OLIVER: MassGIS's Online Mapping Tool

OLIVER Updates

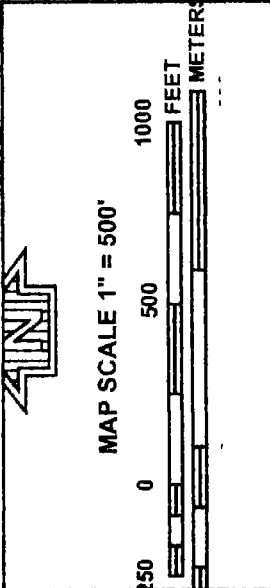
       11A LAKE SHORE ROAD, BC    Zoom to a town







Basemaps



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0231F

FIRM
FLOOD INSURANCE RATE MAP
ESSEX COUNTY,
MASSACHUSETTS
(ALL JURISDICTIONS)

PANEL 231 OF 600
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BOXFORD, TOWN OF	250672	0231	F
GEORGETOWN, TOWN OF	250681	0231	F
GROVELAND, TOWN OF	250643	0231	F
HAVENHILL, CITY OF	250665	0231	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
25009C0231F
EFFECTIVE DATE
JULY 3, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: Dennis McManus **Prepared by:** Steven Eriksen **Project Location:** 11A Lake Shore Road - Boxford **DEP File No.:** _____

Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

Section I. Vegetation **Observation Plot Number:** SP-1 **Transect Number:** **Date of Delineation:** 3/30/2017

A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
TREES:				
Red Maple (Acer rubrum)	35%	58%	Y	Fac*
Willow (Salix x subsericea)	20%	33%	Y	FacW*
White Pine (Pinus strobus)	5%	9%	N	FacU
SHRUBS:				
Honeysuckle (Lonicera x bella)	5%	33%	Y	FacU-
Willow (Salix x subsericea)	5%	33%	Y	FacW*
Red Maple (Acer rubrum)	5%	34%	Y	Fac*

HERBACEOUS:

None

*Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.
If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.
 MA DEP;3/95

Vegetation conclusion:

Number of dominant wetland indicator plants: 4 **Number of dominant non-wetland indicator plants:** 1

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? **Yes** **No**

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? Yes No

title/date: Web Soil Survey

map number: 6A, 307E

soil type mapped: Scarboro & Paxton

hydric soil inclusions:

Are field observations consistent with soil survey? Yes No

Remarks:

2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
Ap	0-9"	10YR 2/2	
Bw	9-18"	2.5Y 3/3	

Remarks: No Redox

3. Other:

Conclusion: Is soil hydric? Yes No

Other Indicators of Hydrology: (check all that apply and describe)

Site inundated: _____

Depth to free water in observation hole: _____

Depth to soil saturation in observation hole: _____

Water marks: _____

Drift lines: _____

Sediment deposits: _____

Drainage patterns in BVW: _____

Oxidized rhizospheres: _____

Water-stained leaves: _____

Recorded data (stream, lake, or tidal gauge; aerial photo; other): _____

Other: _____

Vegetation and Hydrology Conclusion		yes	no
Number of wetland indicator plants			
≥ number of non-wetland indicator plants		X	
Wetland hydrology present:			
Hydric soil present			X
Other indicators of hydrology present:			X
Sample location is in the BVW			X

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: Dennis McManus **Prepared by:** Steven Eriksen **Project Location:** 11A Lake Shore Road - Boxford **DEP File No.:** _____

Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

Section I. Vegetation **Observation Plot Number:** SP-2 **Transect Number:** _____ **Date of Delineation:** 3/30/2017

A. Sample Layer and Plant Species (by common/scientific name) **B. Percent Cover (or basal area)** **C. Percent Dominance** **D. Dominant Plant (yes or no)** **E. Wetland Indicator Category***

TREES:

White Pine (*Pinus strobus*)
 Shag-Bark Hickory (*Carya ovata*)
 Beech (*Fagus grandifolia*)

70%
 15%
 15%

Y
 N
 N

FacU
 FacU-
 Fac+*

SHRUBS:

Beech (*Fagus grandifolia*)
 Red Maple (*Acer rubrum*)

50%
 50%

Y
 Y

Fac+*
 Fac*

HERBACEOUS:

None

*Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.
 If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.
 MA DEP:3/95

Vegetation conclusion:

Number of dominant wetland indicator plants: 2

Number of dominant non-wetland indicator plants: 1

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? Yes No

Location: 11A Lake Shore Road - Boxford

Client: Dennis McManus

Observation: SP-2

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? Yes No

title/date: Web Soil Survey

map number: 6A, 307E

soil type mapped: Scarboro & Paxton

hydric soil inclusions:

Are field observations consistent with soil survey? Yes No

Remarks:

2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
Ap	0-10"	10YR 2/2	
Bw	10-20"	2.5Y 3/3	

Remarks:

3. Other:

Conclusion: Is soil hydric? Yes No

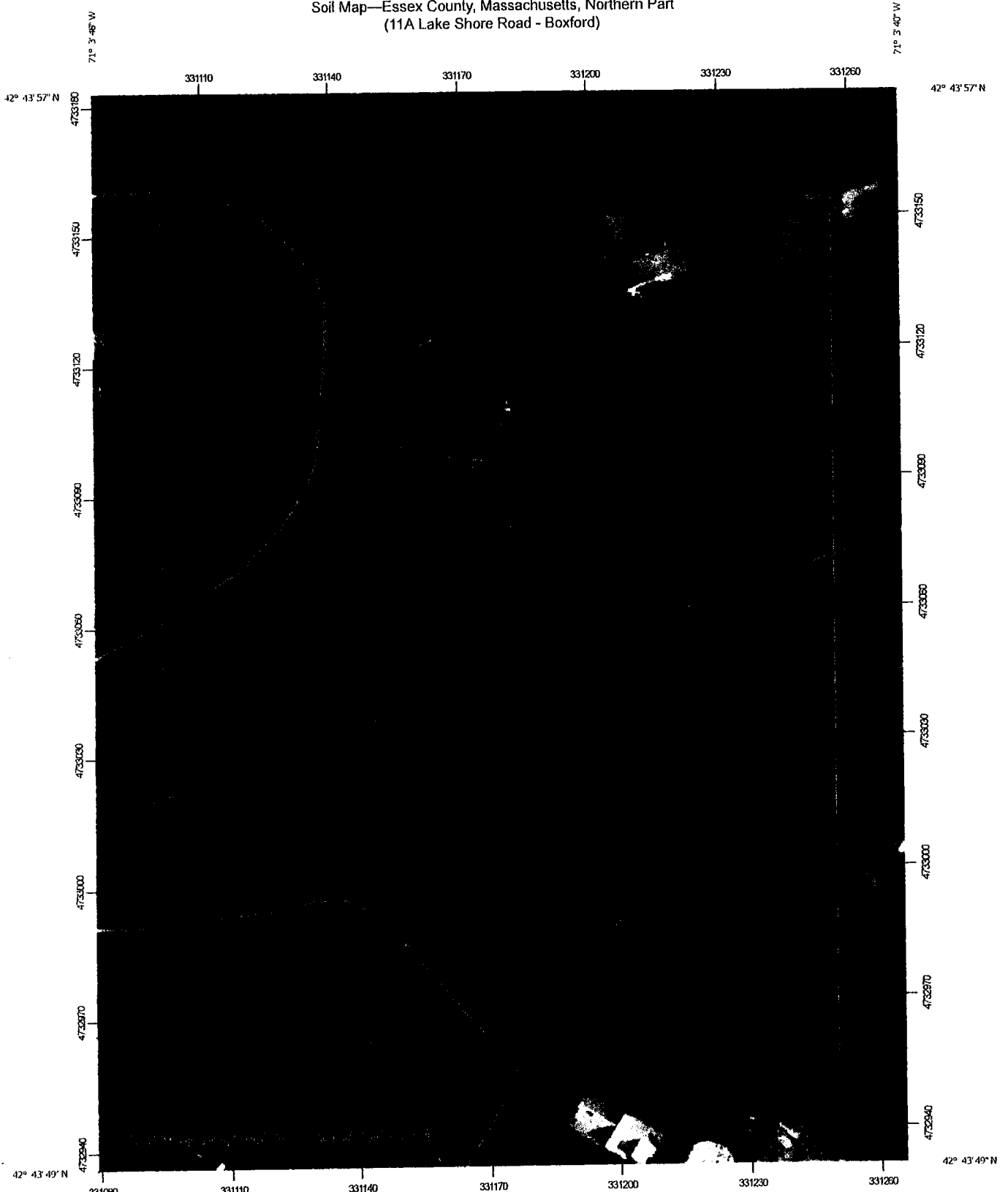
Delineating Bordering Vegetated Wetlands

Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: _____
- Depth to free water in observation hole: _____
- Depth to soil saturation in observation hole: _____
- Water marks: _____
- Drift lines: _____
- Sediment deposits: _____
- Drainage patterns in BVW: _____
- Oxidized rhizospheres: _____
- Water-stained leaves: _____
- Recorded data (stream, lake, or tidal gauge; aerial photo; other): _____
- Other: _____

Vegetation and Hydrology Conclusion	yes	no
Number of wetland indicator plants ≥ number of non-wetland indicator plants	X	
Wetland hydrology present: Hydric soil present	X	
Other indicators of hydrology present:	X	
Sample location is in the BVW	X	

Soil Map—Essex County, Massachusetts, Northern Part
(11A Lake Shore Road - Boxford)



Map Scale: 1:1,200 if printed on A portrait (8.5" x 11") sheet.

0 15 30 60 90 Meters

0 50 100 200 300 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



Map Unit Legend

Essex County, Massachusetts, Northern Part (MA605)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6A	Scarboro mucky fine sandy loam, 0 to 3 percent slopes	2.4	31.2%
254B	Merrimac fine sandy loam, 3 to 8 percent slopes	1.2	15.7%
254D	Merrimac fine sandy loam, 15 to 25 percent slopes	2.3	30.4%
306C	Paxton fine sandy loam, 8 to 15 percent slopes, very stony	0.6	8.0%
307E	Paxton fine sandy loam, 25 to 35 percent slopes, extremely stony	1.1	14.6%
Totals for Area of Interest		7.6	100.0%

ANALYSIS OF ALTERNATIVES

PROJECT: Replacement of Existing On-Site Sewage Disposal System at 11A Lake Shore Road, Boxford, MA

PURPOSE: Supporting Notice of Intent (Transmittal Number X275269) Form 3, for Installation of Replacement Sanitary Disposal System to Service Existing Four-Bedroom House within Riverfront Area (Sec. B.2.f. of Notice of Intent Form 3)

ALTERNATIVES ANALYZED:

1. Do Nothing
2. Replace Existing Soil Absorption System (SAS) in its present location

DISCUSSION:

The Proposed Project consists of siting a new SAS in the highest (northernmost) corner of the existing residential lot, at the only point on the site where it can be separated at least 150 feet from the River Bank, which has been established as the delineated Edge of Bordering Vegetated Wetland upstream of an existing 72" wide by 12" deep culvert under an existing common driveway. This involves the replacement of existing septic tank with a new 1,500-gallon septic tank and a 1,000-gallon pump chamber in the area that is within 100 feet of the Bank, and installation of force main and vent piping, as well as the SAS with 40-mil poly-liner and concrete brick masonry retaining wall surround, beyond 100 feet but within 200 feet of the Bank.

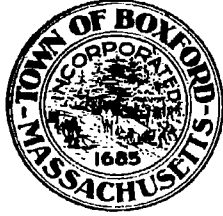
The Town of Boxford has a regulatory setback requirement that any system designed in soils with a percolation rate of less than 5 minutes per inch (in this case less than 2 minutes per inch) must be set back at least 150 feet from the delineated edge of wetland resource areas, which is the setback the Proposed Project was able to meet. A second wetland area, on adjacent property located in the City of Haverhill, also presents a 150-foot setback line that comes within 20 feet of the northern limit of the proposed SAS, making the Proposed Project location the only way to meet the local Board of Health By-law requirement.

The Do Nothing Alternative, or failing to upgrade the existing septic system, would result in the existing residence being declared uninhabitable, contrary to the intent and purpose of Title 5. If there is any feasible way to provide an on-site sewage disposal system that can meet Title 5 requirements, even if there are variances allowed by the approving authority, it must be allowed. The existing SAS, when subjected to a Title 5 Inspection, was found to be failing due to ponding of effluent back into the distribution box, requiring its replacement before an occupancy permit could be issued by the local Building Inspector. Therefore, the Do Nothing Alternative, resulting in uninhabitable premises, would be less desirable than the Proposed Project, both for the owner and for the community.

The alternative of replacing the existing SAS in its present location, likewise, would be less desirable than the Proposed Project, in that it would result in an SAS that would be closer, by over 35 feet, to the Bank than the system that is proposed in the submitted design. More to the point, this would result in a system that fails to meet the Boxford Board of Health regulations by that same 35 feet, a variance that

can and should be avoided, as it is by the Proposed Project. The Proposed Project also improves the setback from abutting property well by 10 feet, and allows use of undisturbed natural soil for treated wastewater infiltration, as opposed to soil matrix mixing that commonly occurs when removing existing SAS from the site. Often, systems that are replacements in-place have shorter life expectancies due to this mixing.

The site, as presented, has a relatively complex relationship with the wetland resource areas that divide it practically down the middle. There is a Zone A area that has been delineated on the enclosed System Location Plan, as was transcribed from the Flood Insurance Rate Maps for the site (FEMA Panel Nos. 25009C 0231F and 25009C 0227F), which corresponds closely to the Bank/BVW upstream of the culvert crossing. However, this Zone A reaches upland of the existing Bank/BVW line on the downstream side of the culvert crossing, and while the residences on the site and on abutting properties are sited above the Zone A area, the existing residence two properties to the east of the site is sited within the Zone A area. A second Zone A area is located north of the project site, in Haverhill, and the two Zone A reaches meet some 2,000 feet to the east, at the northwest shoreline of Johnson's Pond. By siting the Proposed Project at its optimal location, at the highest possible elevation on the site and as far removed as possible from both Zone A areas, the design provides protection of these downstream properties, which are at hazard of flooding in extreme hydrologic conditions, from potential for contamination.



TOWN OF BOXFORD
MASSACHUSETTS
01921

BOXFORD CONSERVATION COMMISSION

NOTICE OF PUBLIC HEARING

You are hereby notified that a **Public Hearing** will be held at the Town Hall, 7A Spofford Road on **June 15, 2017** at 7:30 or such other time when posted to consider the

Notice of Intent

By Applicant: **ARP Investments, Inc. c/o Dennis McManus**
for the property located at: **11A Lake Shore Road, Assessor's Map 3, Block 1, Lot 13**

To replace an existing sanitary disposal system for an existing single family dwelling.

This is a joint hearing under the requirements of MGL Ch. 131, Sec. 40, as amended, and Boxford's Wetlands Protection Bylaw and Regulations. Plans are available at the Commission's office at 7A Spofford Road from 9am-1pm Mon.-Thur. For accommodations call (978) 887-6000, ext. 506.

For the Commission,
Ross Povenmire, Conservation Director