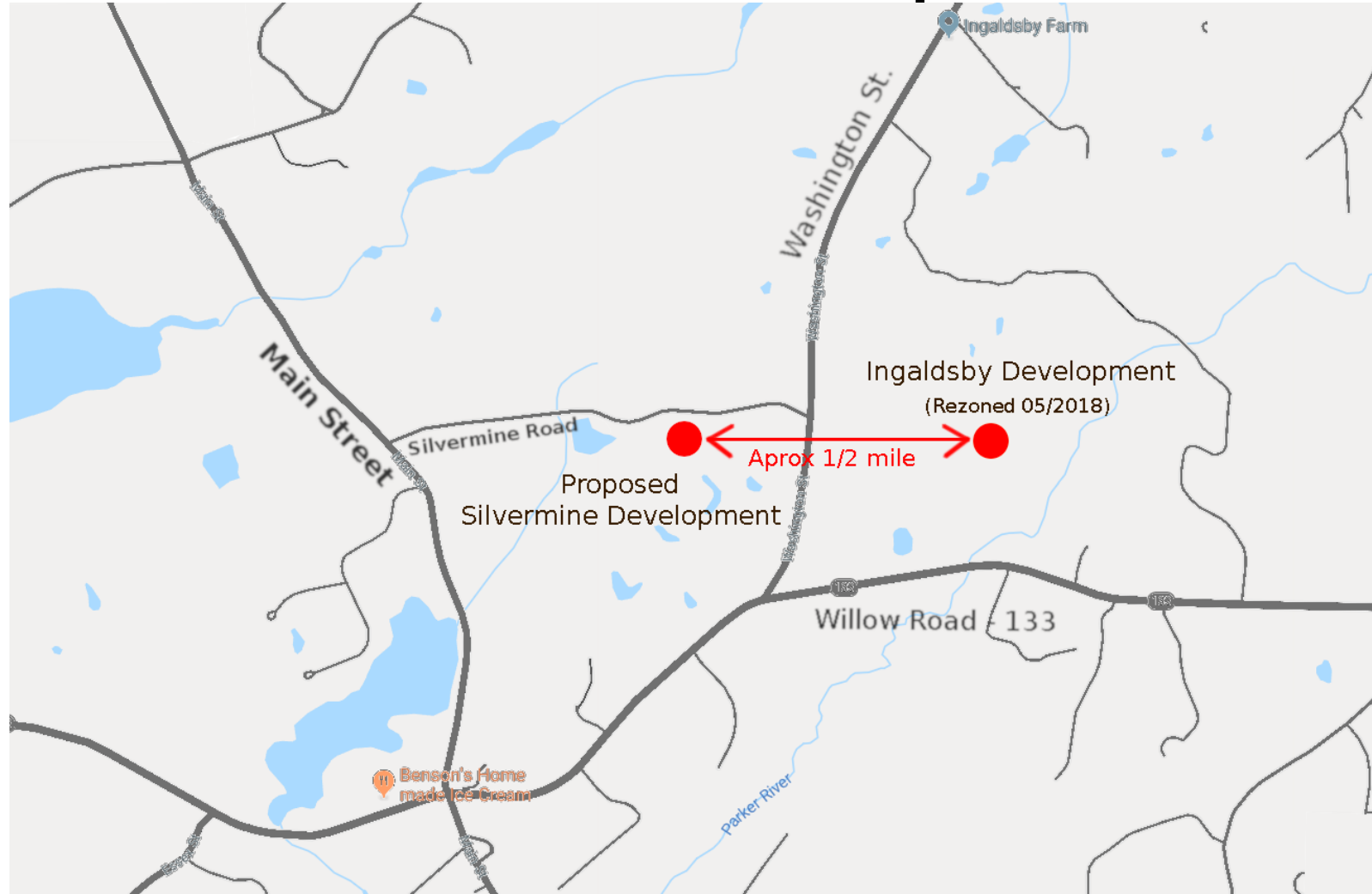


# Locus Map



# The Site is Inappropriate for an EHD District

- Priority Habitat - MassWildlife Natural Heritage Endangered Species Program
- Inhospitable to Seniors
- Incompatible with Neighborhood
- Safety Issues (Separate Presentation)



Boxford

599 Main Street/  
Silvermine Road  
Boxford, MA





May 12, 2017



1:2,560

1 inch = 213.33 feet



-  CVP
-  DEP Wetlands (Linear)
-  DEP Wetlands (Poly)
-  Property Boundary

**Oxbow Associates, Inc.**  
Wetlands Delineation and Permitting  
Wetlands Studies - Hydrology  
Wetland Plant Studies  
P.O. BOX 871  
ACTON, MASSACHUSETTS 01705  
PHONE: (978) 625-1800  
FAX: (978) 625-1802  
WEB: [www.oxbowassociates.com](http://www.oxbowassociates.com)



Figure 1: CVP 2056 viewed from northern edge



Figure 4: CVP 1396 viewed from wetland flag G4, to the east



Figure 3: CVP 1397 viewed from wetland flag D9, to the southwest



Figure 2: CVP 2250 viewed from wetland flag C8, to the north

“Populations . . . demographically unstable and threatened by habitat fragmentation and associated factors”







“Road mortality is not easily mitigated”

# Building Zone



# 1-2 tons of Salt per storm



# Boxford Health Code supplement to 310 CMR 15.

201-9-A: **No component** of a subsurface sanitary sewage disposal system may be located **within 50 feet** of a wetland resource area.



From: Ann McMenemy

To: Leddick, Jesse (FWE)

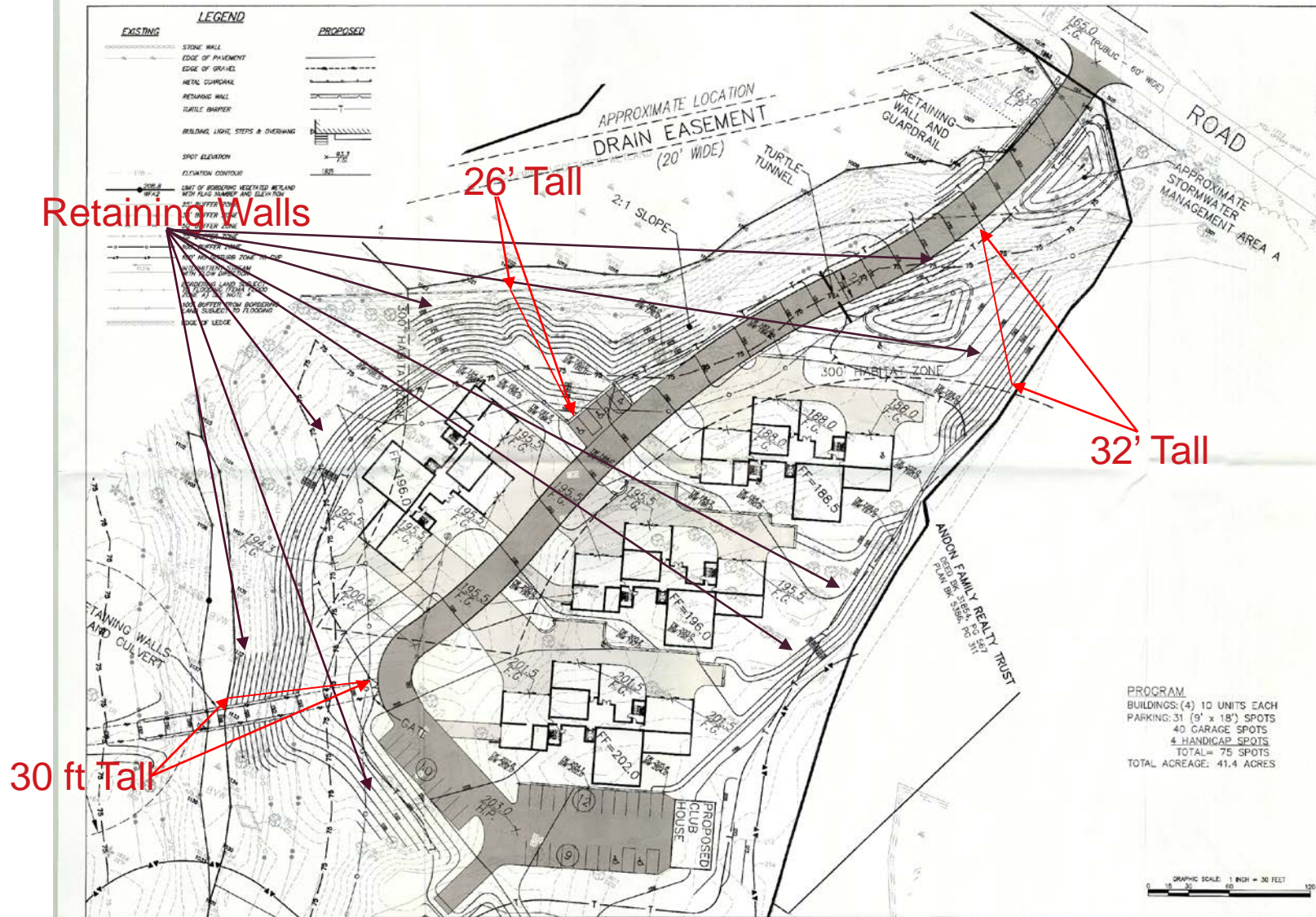
Cc: Tom Frangos;

jeff.londres@

butler@.com; Vaclav V.

Talacko

Subject: 599 Main St. Boxford project



CONCEPTUAL 40B  
DEVELOPMENT  
PLAN

BIC 3-4 203

599 Main Street  
Boxford, Massachusetts 01921

ASBESTOS

<u>MAP</u>	<u>BLOCK</u>	<u>LOTS</u>
40	1	29 & 30

PREPARED FOR

Thomas  
A.  
Frangos

599 Main Street  
Boxford, Massachusetts 01921

**HANCOCK**  
**ASSOCIATES**

Civil Engineers

Land Surveyors

Wetland Scientists

185 CENTRE STREET, CAMPO, WA 91923  
VOIC (378) 777-3050, FAX (918) 774-7815  
WWW.ANCOHASSOCIATES.COM

PROGRESS	
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[illegible]

NO.	BY	APP	DATE	CODE/REVISION DESCRIPTION
DATE:	10/22/2018	003824	BY:	OLE
SCALE:	AS SHOWN	DRAWN BY:		1/8"
APPROVED BY:	OLE	CHECK BY:		OLE

## CONCEPT PLAN

DOI: 10.1002/eqe.2203  
 Received 6/1/2018; accepted 2/20/2019

UAG 20168 Road concept2.dwg

LAYOUT:	30 scale (2)
SHEET:	1 of 1

**C-2**

PROJECT NO.:	20168
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# “Seeing Is Believing”



# Conclusion:

- Inhospitable & inappropriate site for an elderly housing development
- Intense development will destroy & compromise vulnerable natural resources and habitats
- The location of the proposed SV is