

# NOTICE OF INTENT

---

15 Lantern Lane  
Boxford, Massachusetts

September 21, 2021

**Owner/Applicant:**

Lukasz Swiech & Matthew Morin  
15 Lantern Lane  
Boxford, MA 01921

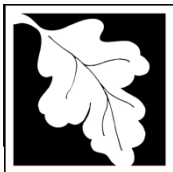
**Prepared By:**

Williams & Sparages LLC  
189 North Main Street, Suite 101  
Middleton, MA 01949  
Ph: 978-539-8088  
Fax: 978-539-8200  
[www.wsengineers.com](http://www.wsengineers.com)

**W&S Project No:**

BOXF-0068A





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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

---

MassDEP File Number

---

Document Transaction Number

---

Boxford

---

City/Town

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



**Note:**  
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

<u>15 Lantern Lane</u>	<u>Boxford</u>	<u>01921</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Latitude and Longitude:</u>	<u>N 42.66986</u>	<u>W 70.99713</u>
	d. Latitude	e. Longitude
<u>28/02/06</u>	<u>28/02/06</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Lukasz</u>	<u>Swiech</u>		
a. First Name	b. Last Name		
<u>15 Lantern Lane</u>			
c. Organization			
<u>Boxford</u>	<u>MA</u>	<u>01921</u>	
d. Street Address	e. City/Town	f. State	g. Zip Code
<u>857-383-1321</u>	<u>lj.swiech@gmail.com</u>		
h. Phone Number	i. Fax Number	j. Email Address	

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

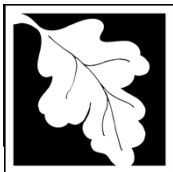
<u></u>	<u></u>	
a. First Name	b. Last Name	
<u></u>		
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Greg J.</u>	<u>Hochmuth</u>	
a. First Name	b. Last Name	
<u>Williams &amp; Sparages LLC</u>		
c. Company		
<u>189 North Main Street, Suite 101</u>		
d. Street Address		
<u>Middleton</u>	<u>MA</u>	<u>01949</u>
e. City/Town	f. State	g. Zip Code
<u>978-539-8088</u>	<u>978-539-8200</u>	<u>ghochmuth@wsengineers.com</u>
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$330.00</u>	<u>\$152.50</u>	<u>\$177.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Boxford
City/Town

## A. General Information (continued)

6. General Project Description:

To construct a driveway, detached garage, shed, and conduct landscaping improvements within 100 feet of Bordering Vegetated Wetlands and an Isolated Vegetated Wetland.

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.

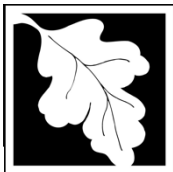
8. Property recorded at the Registry of Deeds for:

Essex	
a. County	b. Certificate # (if registered land)
39166	531
c. Book	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.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boxford  
City/Town

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

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

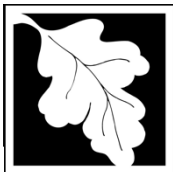
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
----------------------	-------------------------------	--

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

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

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

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



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Boxford
City/Town

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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	_____	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

4.  Restoration/Enhancement  
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

_____	_____
a. square feet of BVW	b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

_____	_____
a. number of new stream crossings	b. number of replacement stream crossings



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boxford

City/Town

## 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

- 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](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**

- 8/2021  
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	<u>0/0</u> percentage/acreage
(b) outside Resource Area	<u>4.3%/.14 acres</u> percentage/acreage

- Assessor's Map or right-of-way plan of site

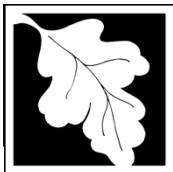
- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

- Project description (including description of impacts outside of wetland resource area & buffer zone)
- Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-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.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boxford  
City/Town

## C. Other Applicable Standards and Requirements (cont'd)

(c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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:

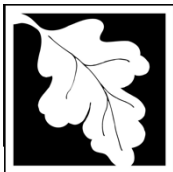
Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

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.

c.  Is this an aquaculture project?                      d.  Yes     No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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

**WPA Form 3 – Notice of Intent**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boxford

City/Town

**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**

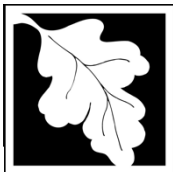
- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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.





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Boxford
City/Town

## 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.

Plan to Accompany a Notice of Intent

a. Plan Title

Williams & Sparages LLC

b. Prepared By

September 22, 2021

d. Final Revision Date

Richard L. Williams

c. Signed and Stamped by

1" = 20'

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:

154

2. Municipal Check Number

153

4. State Check Number

Lukasz

6. Payor name on check: First Name

9/21/2021

3. Check date

9/21/2021

5. Check date

Swiech

7. Payor name on check: Last Name

LUKASZ SWIECH  
186 HAVRE ST #7  
BOSTON, MA 02128

153  
53-13/110 MA  
26774

9/21/2021  
Date

Pay To The Order Of Commonwealth of Massachusetts \$ 152.50  
one hundred fifty-two dollars and fifty cents Dollars

**Bank of America**

ACH R/T 011000138

For State portion of state fee [Signature] MP

⑆0⑆1000⑆138⑆ 00466⑆1309⑆19⑆1⑆0⑆153

Harland Clarke

LUKASZ SWIECH  
186 HAVRE ST #7  
BOSTON, MA 02128

154  
53-13/110 MA  
26774

9/21/2021  
Date

Pay To The Order Of TOWN OF BOXFORD \$ 177.50  
one hundred seventy-seven dollars and fifty cents Dollars

**Bank of America**

ACH R/T 011000138

For town portion of state fee [Signature] MP

⑆0⑆1000⑆138⑆ 00466⑆1309⑆19⑆1⑆0⑆154

Harland Clarke

LUKASZ SWIECH  
186 HAVRE ST #7  
BOSTON, MA 02128

155  
53-13/110 MA  
26774

9/21/2021  
Date

Pay To The Order Of TOWN OF BOXFORD \$ 850.00  
eigh hundred fifty and 00/100 cents Dollars

**Bank of America**

ACH R/T 011000138

For Town bylaw fee [Signature] MP

⑆0⑆1000⑆138⑆ 00466⑆1309⑆19⑆1⑆0⑆155

Harland Clarke

LUKASZ SWIECH  
186 HAVRE ST #7  
BOSTON, MA 02128

156  
53-13/110 MA  
26774

9/21/2021  
Date

Pay To The Order Of Commonwealth of Massachusetts-NHESP \$ 300.00  
three hundred and 00/100 cents Dollars

**Bank of America**

ACH R/T 011000138

For Division of Fisheries and Wildlife fee [Signature] MP

⑆0⑆1000⑆138⑆ 00466⑆1309⑆19⑆1⑆0⑆156

Harland Clarke



**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

**F. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

*[Handwritten Signature]*

2. Date

*9/21/2021*

3. Signature of Property Owner (if different)

*[Handwritten Signature]*

4. Date

*9/21/2021*

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:**

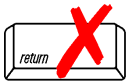
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

15 Lantern Lane Boxford  
 a. Street Address b. City/Town  
 153 \$152.50  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Lukasz Swiech  
 a. First Name b. Last Name  
 \_\_\_\_\_  
 c. Organization  
 15 Lantern Lane  
 d. Mailing Address  
 Boxford MA 01921  
 e. City/Town f. State g. Zip Code  
 857-383-1321 lj.swiech@gmail.com  
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

\_\_\_\_\_ \_\_\_\_\_  
 a. First Name b. Last Name  
 \_\_\_\_\_  
 c. Organization  
 \_\_\_\_\_  
 d. Mailing Address  
 \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_  
 e. City/Town f. State g. Zip Code  
 \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_  
 h. Phone Number i. Fax Number j. Email Address

**B. Fees**

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

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



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

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1a.	3	\$110.00	\$330.00
Boxford Bylaw Fee:	3	\$200.00	\$600.00
588 l.f. of Wetlands (5x\$50.00)			\$250.00
<b>Step 5/Total Project Fee:</b>			
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			\$330.00
State share of filing Fee:			\$152.50
City/Town share of filing Fee:			\$177.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee <b>less</b> \$12.50
			c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

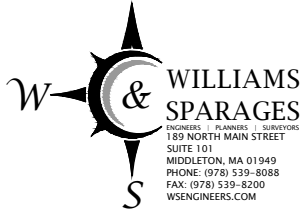
- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

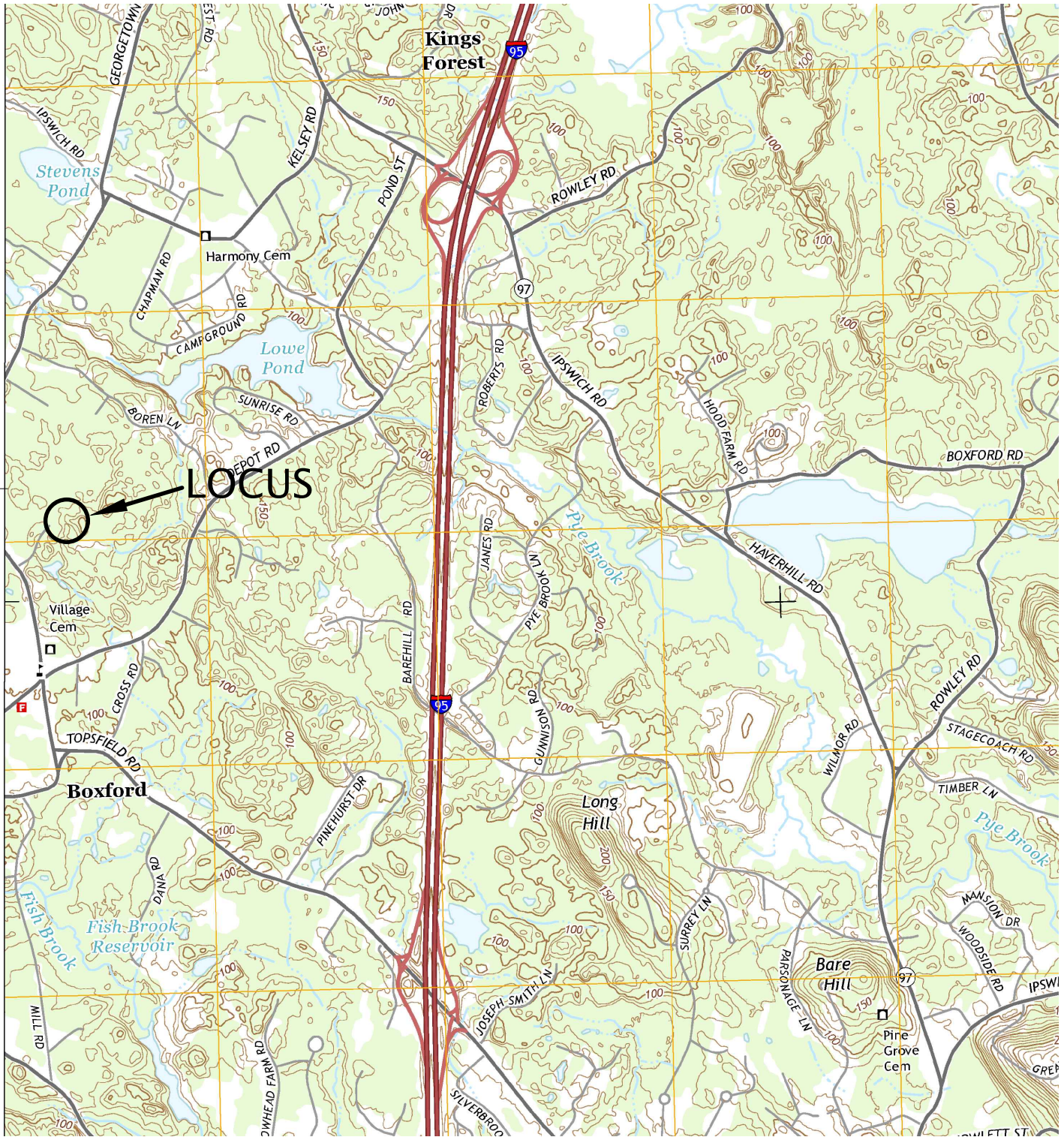
- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**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.)

WILLIAMS & SPARGES  
CIVIL ENGINEERING &  
LAND SURVEYORS



189 NORTH MAIN STREET  
SUITE 101  
MIDDLETON, MA 01949  
PHONE: (978) 539-8088  
FAX: (978) 539-8200



UNITED STATES GEOLOGIC SURVEY MAP  
GEORGETOWN, MASS QUAD  
SCALE: 1:25,000 (metric contours)

LOCUS MAP  
15 LANTERN LANE  
BOXFORD, MA 01921



**Introduction:**

The subject property is identified as Map 28, Block 2, Lot 6 and is otherwise known as 15 Lantern Lane. The lot is approximately 146,797 s.f. in size, and is developed with a single-family dwelling; which according to the Boxford Assessor's database, was constructed in 1962. The property is located in the Lantern Lane subdivision, which is located off Georgetown Road in the central portion of Boxford. The property is located at the end of Lantern Lane and is bounded by undeveloped land to the north and northeast. There is a large Bordering Vegetated Wetland (BVW) to the north west of the existing dwelling and a 6,676 s.f. Isolated Vegetated Wetland (IVW) to the southwest of the existing dwelling.

According to the NRCS Web Soil Survey, soils on the subject lot are mapped as (717C), Charlton-Hollis complex.

According to the current Division of Fisheries and Wildlife, Natural Heritage and Endangered Species Program (NHESP) Atlas, the property is partially mapped as Priority Habit of Rare Species or Estimated Habitats of Rare Wildlife, however is not mapped as an Area of Critical Environmental Concern.

**Proposed Activities:**

The applicant is proposing to extend the existing driveway to a new detached garage, to install a shed, and to conduct landscaping improvements within 100 feet of the BVW and IVW boundaries. There is currently no garage on the property and the parking is very limited.

The location of jurisdictional wetland resource areas and zoning setbacks limit the available options for siting the detached garage. In order to meet the 75-foot setback for structures requiring a building permit, detailed in § 375-98 of the Boxford Wetlands Protection Regulations, the garage is being proposed to the southeast of the existing dwelling, outside of the 75-foot no build zone from the IVW.

A small paved driveway is proposed to provide access to the detached garage. The driveway is proposed greater than 30 feet from the IVW and BVW as required by § 375-98 of the Boxford Wetlands Protection Regulations.

Approximately 2,800 s.f. of wooded buffer zone is proposed to be altered to construct the driveway and detached garage within the Discretionary Cutting Area. To total amount of overstory that is currently within the Discretionary Cutting Area amounts to



23,950 s.f., which brings the proposed overstory removal to 11.6%, which is below the 50% threshold detailed in §375-98 D. (2). Efforts were made to design the project so that alterations within the Discretionary Cutting Area were minimized to the maximum extent practicable.

A 12' x 16' (192 s.f.) shed is also being proposed to the north of the existing dwelling, within an existing maintained lawn area. The shed is proposed to sit on concrete blocks.

Landscaping improvements are also being proposed on the property that will help tie in the new driveway, garage, and shed.

**Jurisdictional Wetland Resource Areas:**

Bordering Vegetated Wetlands: The Bordering Vegetated Wetlands (BVW) were delineated on the subject property by Gregory J. Hochmuth in March 30, 2021. Wetland flags B1-B13 delineate the boundary of the BVW. The BVW is a toe of slope wetland for the most part with an abrupt change in vegetation and soils along the wetland edge (see attached wetland field data forms)

No BVW is proposed to be altered as a result of this application.

Isolated Vegetated Wetland – The Isolated Vegetated Wetland mentioned above is located to the south of the existing driveway and totals 6,676 s.f., which makes it a jurisdictional wetland resource area in Boxford. The main source of hydrology appears to be runoff from the roadway as well as seasonal high groundwater. The IVW was investigated this past spring to determine if it was functioning as a vernal pool and no evidence was found to support the area being a vernal pool.

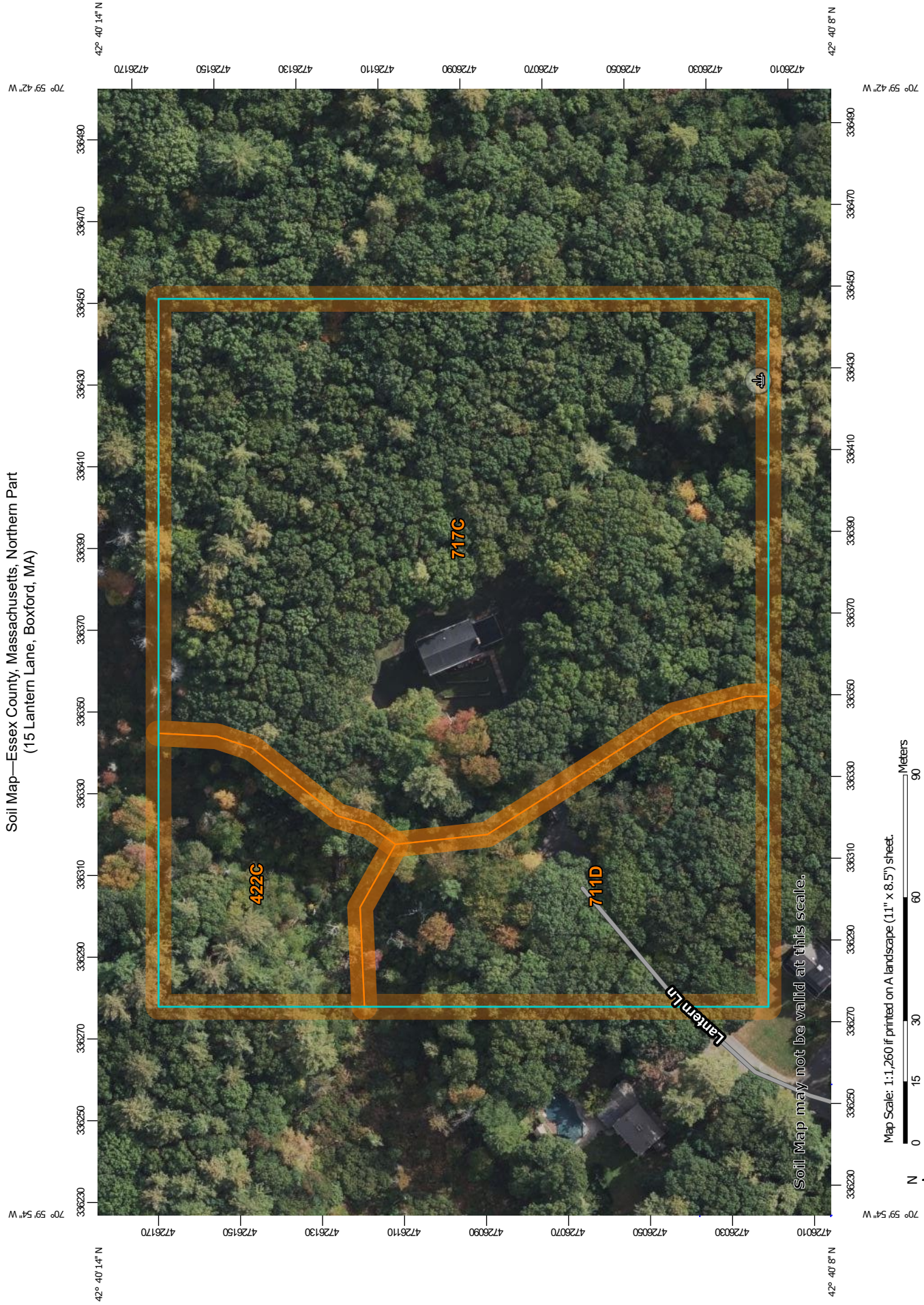
No IVW is proposed to be altered as a result of this application.

**Erosion Controls:**

Erosion Controls in the form of staked 12-inch mulch sock, backed with trenched silt fence, is proposed to be installed prior to construction and will remain in place until all work on site is stable. The location of the proposed erosion controls are shown on the accompanying plan.



Soil Map—Essex County, Massachusetts, Northern Part  
(15 Lantern Lane, Boxford, MA)



Map Scale: 1:1,260 if printed on A landscape (11" x 8.5") sheet.



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

## MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
  - Blowout
  - Borrow Pit
  - Clay Spot
  - Closed Depression
  - Gravel Pit
  - Gravelly Spot
  - Landfill
  - Lava Flow
  - Marsh or swamp
  - Mine or Quarry
  - Miscellaneous Water
  - Perennial Water
  - Rock Outcrop
  - Saline Spot
  - Sandy Spot
  - Severely Eroded Spot
  - Sinkhole
  - Slide or Slip
  - Sodic Spot
- Water Features**
  - Streams and Canals
- Transportation**
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background**
  - Aerial Photography
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Essex County, Massachusetts, Northern Part  
Survey Area Data: Version 16, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 13, 2020—Oct 18, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
422C	Canton fine sandy loam, 8 to 15 percent slopes, extremely stony	0.7	11.7%
711D	Charlton-Rock outcrop-Hollis complex, 15 to 25 percent slopes	1.4	21.3%
717C	Rock outcrop-Charlton-Hollis complex, 3 to 15 percent slopes	4.3	67.1%
<b>Totals for Area of Interest</b>		<b>6.4</b>	<b>100.0%</b>

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

Applicant: Lukasz Swiech Prepared by: Greg Hochmuth Project location: 15 Lantern Lane, Boxford, MA DEP File #: \_\_\_\_\_

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: WFA-5 Up		Transect Number: WFA-5 Upland	Date of Delineation: 3/30/2021
A. Sample Layer & 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*
<b>Tree</b>				
Red Maple – <i>Acer rubrum</i>	40%	40%	YES	FAC*
Yellow Birch – <i>Betula alleghaniensis</i>	20%	20%	YES	FAC*
White Oak – <i>Quercus alba</i>	40%	40%	YES	FACU-
<b>Shrubs</b>				
White Pine – <i>Pinus strobus</i>	30%	42%	YES	FACU
Highbush Blueberry – <i>Vaccinium corymbosum</i>	20%	28%	YES	FACW*
Witch Hazel – <i>Hamamelis virginiana</i>	20%	28%	YES	FAC-
<b>Ground Cover</b>				
Cinnamon Fern – <i>Osmunda cinnamomea</i>	20%	36%	YES	FACW*
Partridge Berry – <i>Mitchella repens</i>	15%	27%	YES	FACU
Princess Pine – <i>Lycopodium obscurum</i>	20%	36%	YES	UPL

\* 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.

## Vegetation conclusion

Number of dominant wetland indicator plants: 4

Number of dominant non-wetland indicator plants: 5

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

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.

## Section II. Indicators of Hydrology

### Hydric Soil Interpretation

#### 1. Soil Survey

Is there a published soil survey for this site? Yes  
 title/date: NRCs Web Soil Survey  
 map number:  
 soil type mapped: 717C – Rock outcrop-Charlton-Hollis complex  
 hydric soil inclusions: No

Are field observations consistent with soil survey? Yes

#### 2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
A	0-10	10YR3/2	
Bw	10-18	10YR5/6	

Remarks:

#### 3. Other:

Conclusion: Is soil hydric? No

#### Other Indicators of Hydrology: (check all that apply & 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 BWV: \_\_\_\_\_
- Oxidized rhizospheres: \_\_\_\_\_
- Water-stained leaves: \_\_\_\_\_
- Recorded Data (streams, lake, or tidal gauge; aerial photo; other):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- Other: \_\_\_\_\_

#### Vegetation and Hydrology Conclusion

Number of wetland indicator plants  
 ≥ # of non-wetland indicator plants

#### Wetland hydrology present:

Hydric soil present

Other indicators of hydrology present

#### Sample location is in a BWV

Submit this form with the Request for Determination of Applicability or Notice of Intent.

	Yes	No
Number of wetland indicator plants ≥ # of non-wetland indicator plants	—	X
Wetland hydrology present:		
Hydric soil present	—	X
Other indicators of hydrology present	—	X
Sample location is in a BWV	—	X

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

Applicant: Lukasz Swiech Prepared by: Greg Hochmuth Project location: 15 Lantern Lane, Boxford, MA DEP File #: \_\_\_\_\_

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: WFA-5 Wet		Transect Number: WFA-5 Wetland	Date of Delineation: 3/30/2021
A. Sample Layer & 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*
<b>Tree</b>				
Red Maple – <i>Acer rubrum</i>	40%	40%	YES	FAC*
Yellow Birch – <i>Betula alleghaniensis</i>	20%	20%	YES	FAC*
White Oak – <i>Quercus alba</i>	40%	40%	YES	FACU-
<b>Shrubs</b>				
White Pine – <i>Pinus strobus</i>	30%	42%	YES	FACU
Highbush Blueberry – <i>Vaccinium corymbosum</i>	20%	28%	YES	FACW*
Witch Hazel – <i>Hamamelis virginiana</i>	20%	28%	YES	FAC-
<b>Ground Cover</b>				
Cinnamon Fern – <i>Osmunda cinnamomea</i>	20%	28%	YES	FACW*
Sphagnum Moss – <i>Sphagnum</i>	25%	35%	YES	OBL*
Partridge Berry – <i>Mitchella repens</i>	15%	21%	YES	FACU
Princess Pine – <i>Lycopodium obscurum</i>	10%	14%	NO	UPL

\* 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.

## Vegetation conclusion

Number of dominant wetland indicator plants: 5

Number of dominant non-wetland indicator plants: 4

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? Yes

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.

## Section II. Indicators of Hydrology

### Hydric Soil Interpretation

#### 1. Soil Survey

Is there a published soil survey for this site? Yes  
 title/date: NRCS Web Soil Survey  
 map number:

soil type mapped: 717C – Rock outcrop-Charlton-Hollis complex  
 hydric soil inclusions: No

Are field observations consistent with soil survey? Yes

#### 2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
A	0-8	2.5Y2.5/1	10YR5/8
Bw	8-18	5Y5/2	10YR5/8

Remarks:

#### 3. Other:

Conclusion: Is soil hydric? Yes

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

- Site Inundated: \_\_\_\_\_
- Depth to free water in observation hole: 8"
- Depth to soil saturation in observation hole: 6"
- Water marks: \_\_\_\_\_
- Drift lines: \_\_\_\_\_
- Sediment Deposits: \_\_\_\_\_
- Drainage patterns in BWV: \_\_\_\_\_
- Oxidized rhizospheres: \_\_\_\_\_
- Water-stained leaves: \_\_\_\_\_
- Recorded Data (streams, lake, or tidal gauge; aerial photo; other):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- Other: Intermittent Stream

#### Vegetation and Hydrology Conclusion

Number of wetland indicator plants  
 ≥ # of non-wetland indicator plants

Yes No

X   

#### Wetland hydrology present:

Hydric soil present

X   

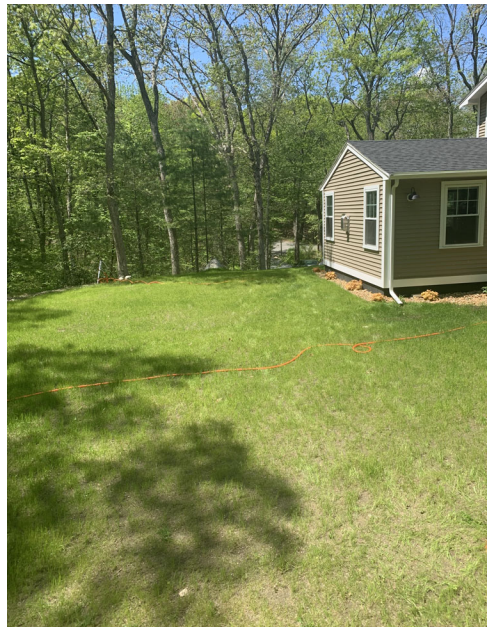
Other indicators of hydrology present

X   

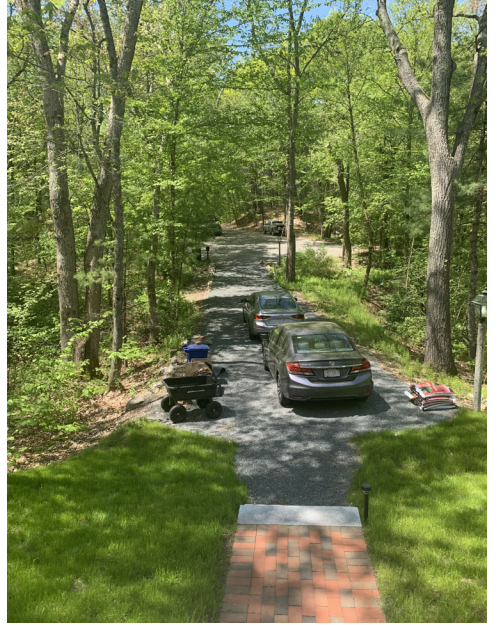
#### Sample location is in a BWV

X   

Submit this form with the Request for Determination of Applicability or Notice of Intent.







AFFIDAVIT OF SERVICE


Under the Massachusetts Wetlands Protection Act & Boxford Wetlands  
Protection Regulations

(To be submitted to the Massachusetts Department of Environmental Protection  
and the Conservation Commission when filing a Notice of Intent)

I, Gregory J. Hochmuth, hereby certify under the pains and penalties of perjury  
that on September 22, 2021 I gave notification to abutters in compliance with the  
second paragraph of Massachusetts General Law 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 Massachusetts Wetlands Protection Act by  
Lukasz Swiech & Matthew Morin with the Town of Boxford Conservation  
Commission on September 22, 2021 for property located at 15 Lantern Lane (Map  
28, Block 2, Parcel 6).

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.

  
\_\_\_\_\_  
Name

9/22/2021  
\_\_\_\_\_  
Date



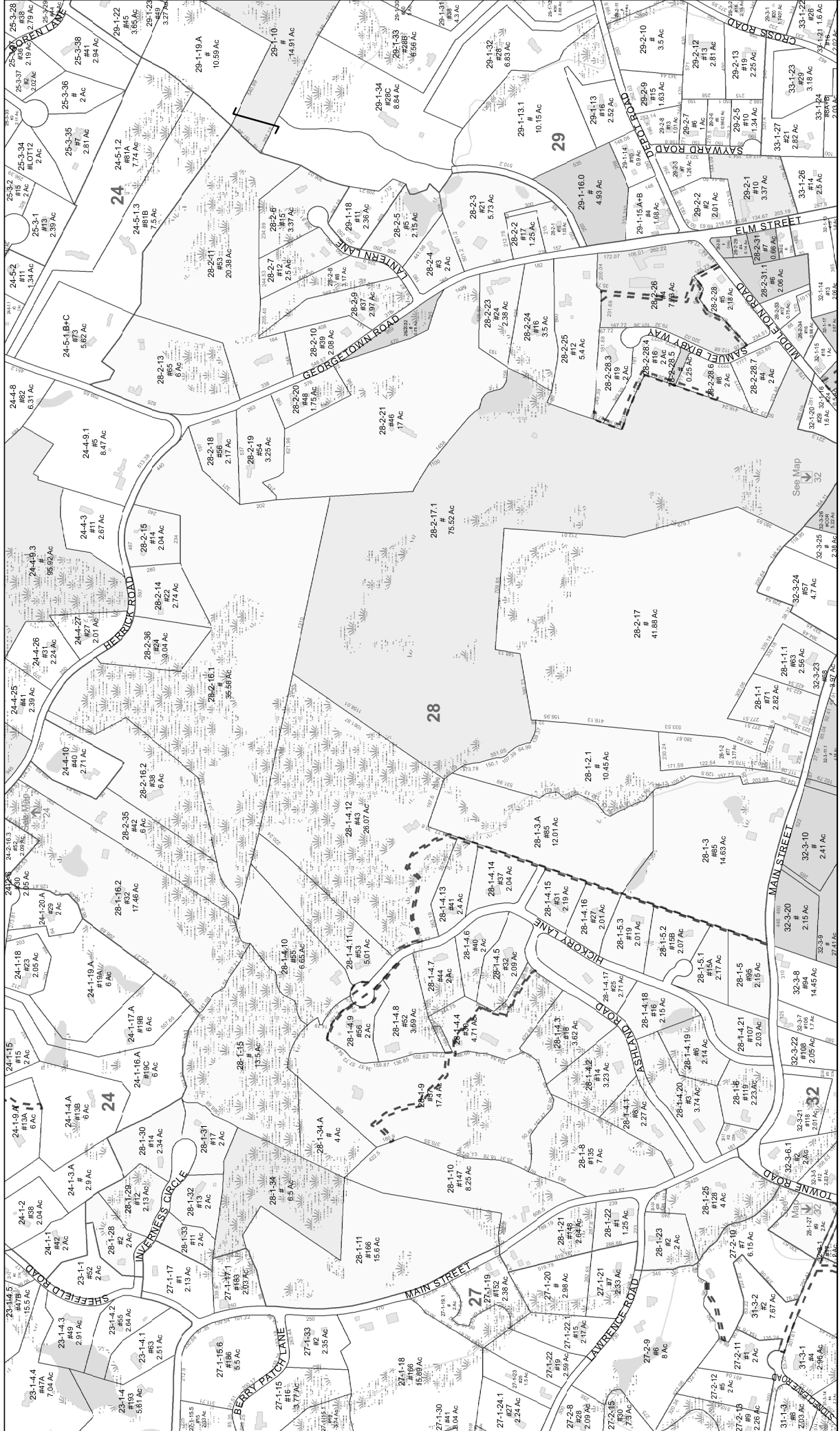
TOWN OF BOXFORD ABUTTER LIST

15 LANTERN LANE  
 PARCEL 28-02-06  
 CONSERVATION COMMISSION - 250FT'

Parcel ID	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
28-02-11	53 GEORGETOWN RD	LIBERACE BEATRIC TR	BL REALTY TRUST	53 GEORGETOWN RD	BOXFORD	MA	01921
28-02-05	5 LANTERN LN	REGAN TR, BRIAN CHRISTOPHER	REGAN TR, ADAM P & JOHN F	5 LANTERN LN	BOXFORD	MA	01921
28-02-06	15 LANTERN LN	SWIECH LUKASZ	MORIN MATTHEW	15 LANTERN LN	BOXFORD	MA	01921
28-02-07	12 LANTERN LN	SIMONELLI LEONARD A	SIMONELLI SAMANTHA M	12 LANTERN LN	BOXFORD	MA	01921
28-02-08	8 LANTERN LN	GENTILE ANTHONY C JR TE	GENTILE JANET M	8 LANTERN LN	BOXFORD	MA	01921
29-01-10	DEPOT RD OFF	BTA/BOLT INC		P O BOX 95	BOXFORD	MA	01921
29-01-18	11 LANTERN LN	STEINGISSER HENRY ALLAN	STEINGISSER GAIL	11 LANTERN LN	BOXFORD	MA	01921
29-01-19-A	CHAPMAN LN OFF	THOMPSON PHILIP	THOMPSON JANICE E	23 PROSPECT ST	GEORGETOWN	MA	01833
29-01-34	28C DEPOT RD	MOSER NATHAN G	MOSER PAULA G	28C DEPOT RD	BOXFORD	MA	01921

*Lisa Benecke*

CERTIFIED COPY  
 5/27/2021



**Legend**

- Systems
  - Waterlines
  - Commercial Land Use
  - Residential Land Use
  - State
  - County
  - Building Footprint
  - Topographic Features
- Adjacent Maps
  - Town Boundaries
  - Water Features
  - Utility Features
  - Enactments
  - Building Footprint
  - Topographic Features



See Map 32



**Town of Boxford  
Property Parcel Maps  
28**

**NOTES**

This map is for assessment purposes only. It is not a legal document. The information on this map is based on the most current information available to the Town of Boxford. The Town of Boxford is not responsible for any errors or omissions on this map. The Town of Boxford is not responsible for any damages or losses resulting from the use of this map. The Town of Boxford is not responsible for any actions taken based on this map. The Town of Boxford is not responsible for any actions taken based on this map.

**Merrimack Valley  
Planning Commission**

1000 Main Street, Boxford, VT 05750  
 Phone: 802-885-1234  
 Fax: 802-885-5678  
 Email: info@merrimackvalleyplanning.com