

Engineering Land Services, LCC

P.O.Box 41
West Newbury, MA 01985
Tel: 978-815-6744 & Fax: 978-462-6800
Email: MASSPLSRG@AOL.COM

PROJECT NARRATIVE

June 16, 2021

Town of Boxford
Conservation Commission
7A Spofford Road
Boxford, MA 01921

RE: #57 Stonecleave Road, Boxford, MA 01921 - Applicant: Christine Hoxha

Dear Members,

Christine Hoxha, the applicant, is proposing to replace an existing failed sanitary disposal system located on (Tax Map 31, Block 01, Lot 14 consisting of 54,299 s.f..) which is located at 57 Stonecleave Road and is also located in the Natural Heritage and Endangered Species Program Area. The proposed replacement use would be for a single family 4 bedroom dwelling

The wetlands were delineated by Norse Environmental Services, Inc. with wetlands flags 1A – 9A located on the subject property. The septic system is to be located in rear and the septic system design is currently under review by the Board of Health. The system will be elevated above the existing grade and the design is a pump system with Presby Enviro-Septic soil absorption system. The existing dwelling has a private well on site for water service. The proposed erosion control (staked haybales) will be installed prior to any construction activities for the site to protect the existing wetlands (B.V.W.).

Any questions or concerns, please feel free to contact our firm.

Sincerely,



Robert M. Grasso, PLS, SE

Engineering Land Services, LLC

P.O.Box 41
West Newbury, MA 01985
Tel: 978-815-6744 & Fax: 978-462-6800
Email: MASSPLSRG@AOL.COM

Date: June 16, 2021

RE: Owner: Christine Hoxha
57 Stonecleave Road
Boxford, MA 01921
Tax Map 31 Block 01 Lot 14
Sanitary Disposal System Upgrade Plan - dated 06-15-2021

In accordance with Boxford Conservation Commission Regulations – Notification to Abutters for the Application filed with the Town of Boxford Conservation Commission, you are hereby notified of the following:

- A. Applicant: Christine Hoxha
- B. The applicant has filed a Sanitary Disposal System Upgrade Plan with the Town of Boxford Conservation Commission requesting the replacement/construction of a existing Sanitary Disposal System.
- C. The address of the property where the activity is proposed is 57 Stonecleave Road.
- D. Copies of Plans may be examined at the Boxford Conservation Commission, #7A Spofford Road, Boxford, MA 01921, Telephone (978) 887-6000 Ext 181.
- E. Information regarding the date, time and place of the public hearing may be obtained from the Boxford Conservation Commission by calling (978) 887-6000. A public hearing is currently scheduled for July 15, 2021 at #7A Spofford Road at 7:00 p.m. You may contact the Boxford Conservation Commission and it will be posted at the Boxford Town Hall at least 48 hours in advance.
- F. Copies of the Sanitary Disposal System Upgrade Plan may be obtained from the applicant's representative by calling 978-462-6800 from 9am thru 1pm on Mondays - Thursdays.

57 STONECLEAVE RD

Location 57 STONECLEAVE RD

Mblu 31/ 01/ 14/ /

Acct#

Owner HOXHA CHRISTINE L

Assessment \$563,600

Appraisal \$563,600

PID 2312

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$277,300	\$286,300	\$563,600

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$277,300	\$286,300	\$563,600

Owner of Record

Owner HOXHA CHRISTINE L
Co-Owner
Address 57 STONECLEAVE RD
 BOXFORD, MA 01921

Sale Price \$1
Certificate
Book & Page 37623/0036
Sale Date 06/27/2019
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HOXHA CHRISTINE L	\$1		37623/0036	1A	06/27/2019
HOXHA GEORGE	\$579,900		25473/0053	00	03/17/2006
LAMB WILLIAM D TE	\$0		7892/0532		08/29/1985

Building Information

Building 1 : Section 1

Year Built: 1972
Living Area: 2,725
Replacement Cost: \$382,078
Building Percent Good: 68

DE 2
Property address: 57 Stonecleave Rd Boxford MA 01983

MD8

QUITCLAIM DEED

I, George Hoxha, in consideration of and pursuant to the terms of a divorce as set forth in an Agreement dated May 10, 2019 and a Judgment of Divorce Nisi, dated May 10, 2019, on file with the papers as Docket No. _ES18D1014DR in Essex Probate and Family Court, grant to Christine L. Hoxha individually, of 57 Stonecleave Road, Boxford, MA WITH QUITCLAIM COVENANTS, the following property:

The land in Boxford and North Andover, Essex County, Commonwealth of Massachusetts, being shown as Lot 17 on a plan entitled "Definitive Plan Stonecleave Road, Boxford, Mass." Ardon Farm Realty Trust, Owner, dated March 15, 1967, b Hayes Engineering, Inc., recorded in Essex Registry of Deeds, Southern District, Plan Book 109, Plan 7, and bounded and described as follows:

- SOUTHWESTERLY by line of Stonecleave Road as shown on said plan 250 feet;
- SOUTHWESTERLY by other land now or formerly of Wills and Eriksson, 313.67;
- WESTERLY by land of Marjorie V. Kittredge as shown on said plan, 351.47 feet; and
- NORTHEASTERLY by Lot 16 as shown on said plan, 437.64 feet.

Containing 2.2 acres according to said plan; by any of said measurements more or less or however otherwise said premises may be bounded and described.

Together with the rights to use said Stonecleave Road for all purposes for which streets and way are commonly used in the Town of Boxford in common with all others lawfully entitled thereto.

Said premises are conveyed subject to restrictions as referred to in instrument recorded with Essex South District Registry of Deeds Book 5963, Page 106 and recorded with Essex North District Registry of Deeds in Book 1215, Page 500, insofar as they are applicable and presently in force.

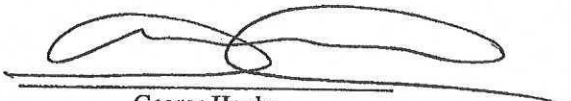
Said premises are conveyed subject to easements to New England Telephone and Telegraph Company and Massachusetts Electric Company recorded with Essex South District Registry of Deeds Book 5463, Page 33 and Book 5475, Page 345, insofar as they are applicable and presently in force.

Said premises are conveyed subject to Order of Conditions recorded with Essex South District Registry of Deeds Book 5815, Page 419 and Book 5962, Page 787, insofar as they are applicable and presently in force.

Being the same premises conveyed to us by deed of William D. Lamb and Marcia I. Lamb dated

December 12, 2005 and recorded with Essex South District Registry of Deeds in Book 25473, Page 53 and also recorded with Essex North District Registry of Deeds in Book _____, Page _____.

Witness my hand and seal this 27th day of June, 2019.

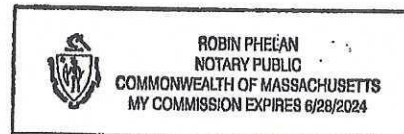

George Hoxha

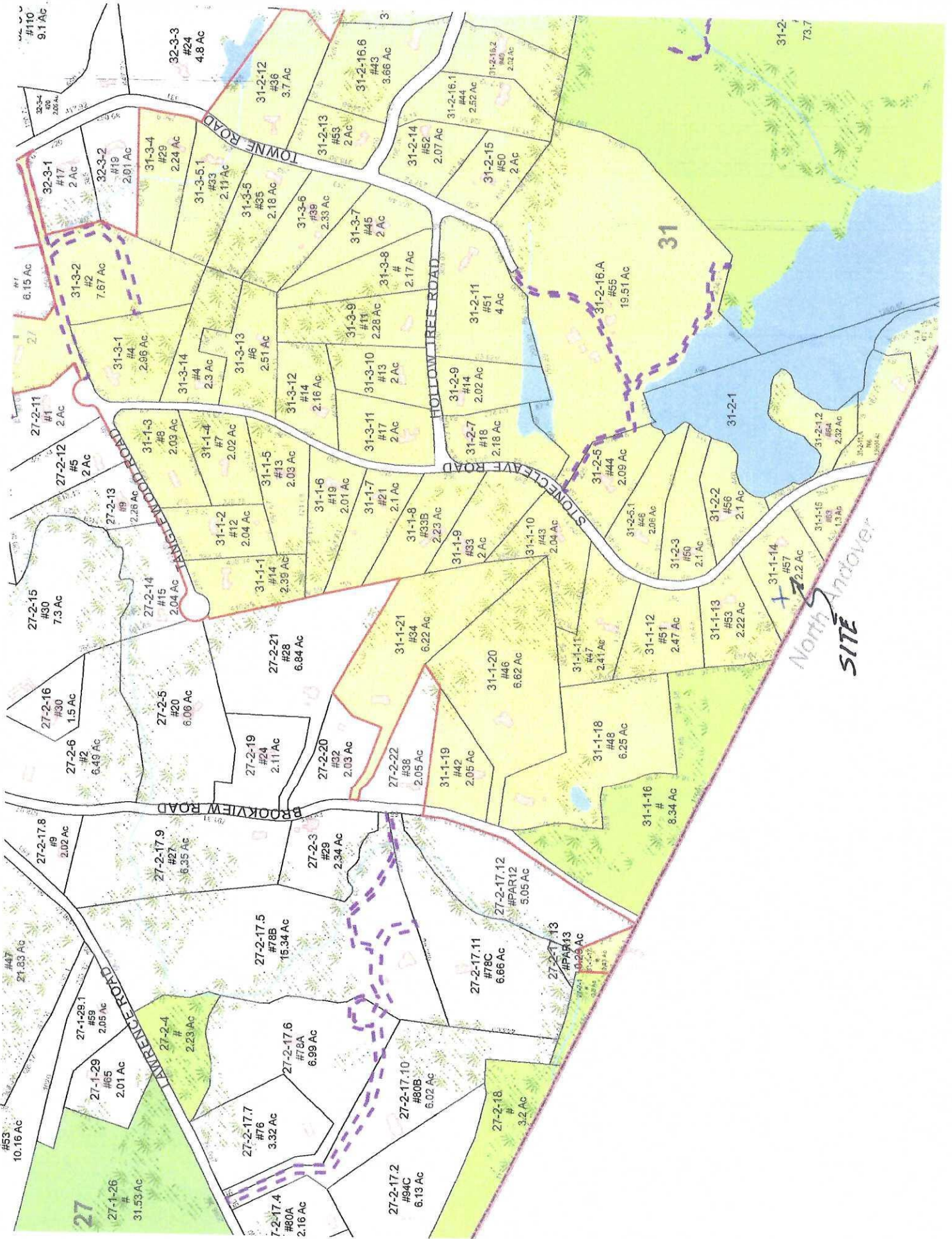
COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss.

On this 27th day of June, 2019, before me, the undersigned notary public, personally appeared George Hoxha, who is personally known to me or proved to me through satisfactory evidence of identification, which was/were _____ (license) passport, etc.), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Robin Phegan
Notary Public
My Commission expires:





North Andover
SITE

TOWN OF BOXFORD ABUTTER LIST

57 STONECLEAVE ROAD
 PARCEL ID# 31-01-14
 CONSERVATION COMMISSION 250 FT'

Parcel ID	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
31-01-12	51 STONECLEAVE RD	MUDGETT MARK K TE	MUDGETT ELIZABETH E	51 STONECLEAVE RD	BOXFORD	MA	01921
31-01-13	53 STONECLEAVE RD	MARTIN H THOMAS TE	DIANNE M MARTIN	53 STONECLEAVE RD	BOXFORD	MA	01921
31-01-14	57 STONECLEAVE RD	HOXHA CHRISTINE L		57 STONECLEAVE RD	BOXFORD	MA	01921
31-01-15	63 STONECLEAVE RD	RILEY ALBERT C TR	RILEY BARBARA A TR	63 STONECLEAVE RD	BOXFORD	MA	01921
31-01-16	BROOKVIEW RD	WINDRUSH FARM THERAPEUTIC EQUITATIC		479 LACY STREET	NORTH ANDOVER	MA	01845
31-02-01	STONECLEAVE RD	ESSEX COUNTY GREENBELT ASSOC		82 EASTERN AVE	ESSEX	MA	01929
31-02-01-2	64 STONECLEAVE RD	GEBEL SHEILA CARNISH	GEBEL RONALD BRENTON	64 STONECLEAVE RD	BOXFORD	MA	01921
31-02-11-A	66 STONECLEAVE RD	COTE MATTHEW	SKARULIS TERESA	66 STONECLEAVE RD	BOXFORD	MA	01921
31-02-02	56 STONECLEAVE RD	BRUNS DANIEL J TR	BRUNS JEAN B TR	56 STONECLEAVE RD	BOXFORD	MA	01921
31-02-03	50 STONECLEAVE RD	MILLER CHRISTOPHER J TE	MILLER CAROLYN J	50 STONECLEAVE RD	BOXFORD	MA	01921

Lisa Benecke
CERTIFIED COPY
 6/2/2021

Step 1: Where should your map be centered?

Enter a place name or address to find maps available in your area of interest.

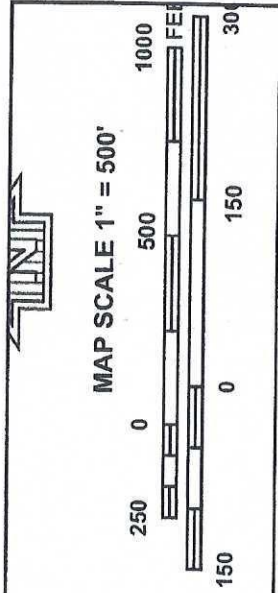
q 57 Stonecleave Road, Boxford, Massachusetts 01921, United States

x





57 Stoneleave Road, Boxford, MA 01921



NATIONAL FLOOD INSURANCE PROGRAM

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

PANEL 0242F

PANEL 242 OF 600
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

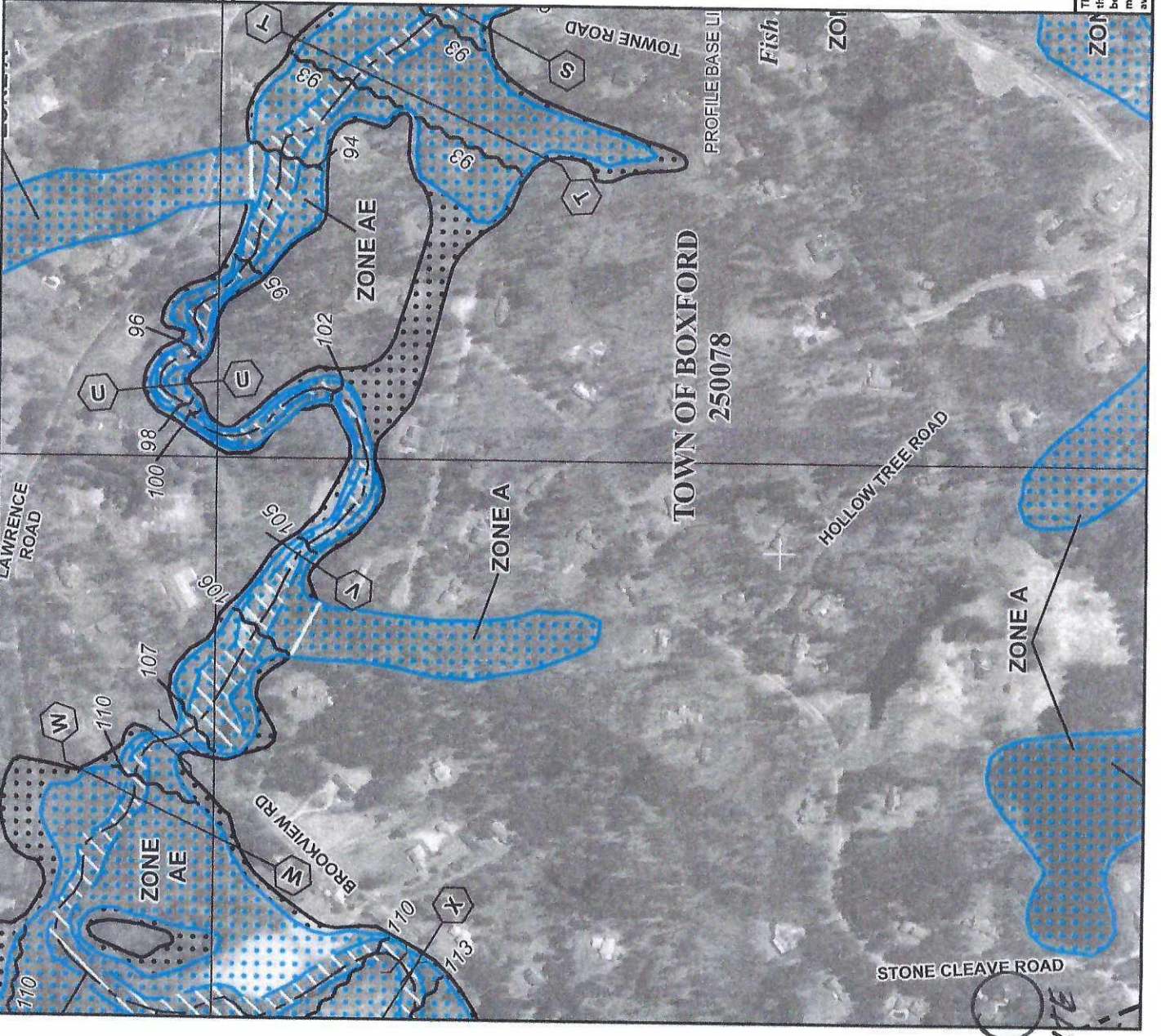
CONTAINS:	
COMMUNITY	SUFFIX
BOXFORD, TOWN OF	F
NORTHANDOVER,	F
TOWN OF	F

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.

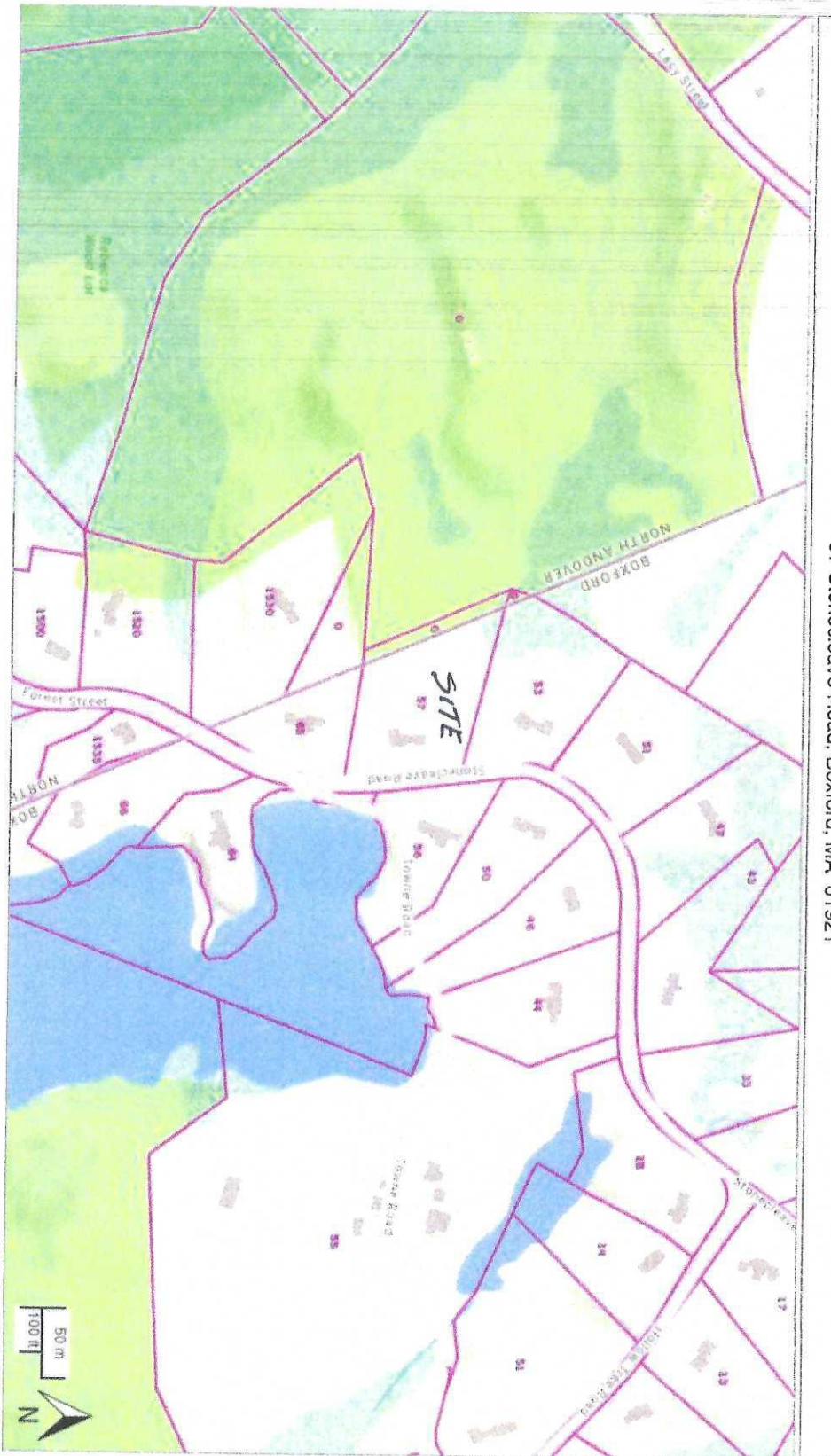
MAP NUMBER
25009C0242F

EFFECTIVE DATE
JULY 3, 2012

Federal Emergency Management Agency



This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



Tax Parcels for Query

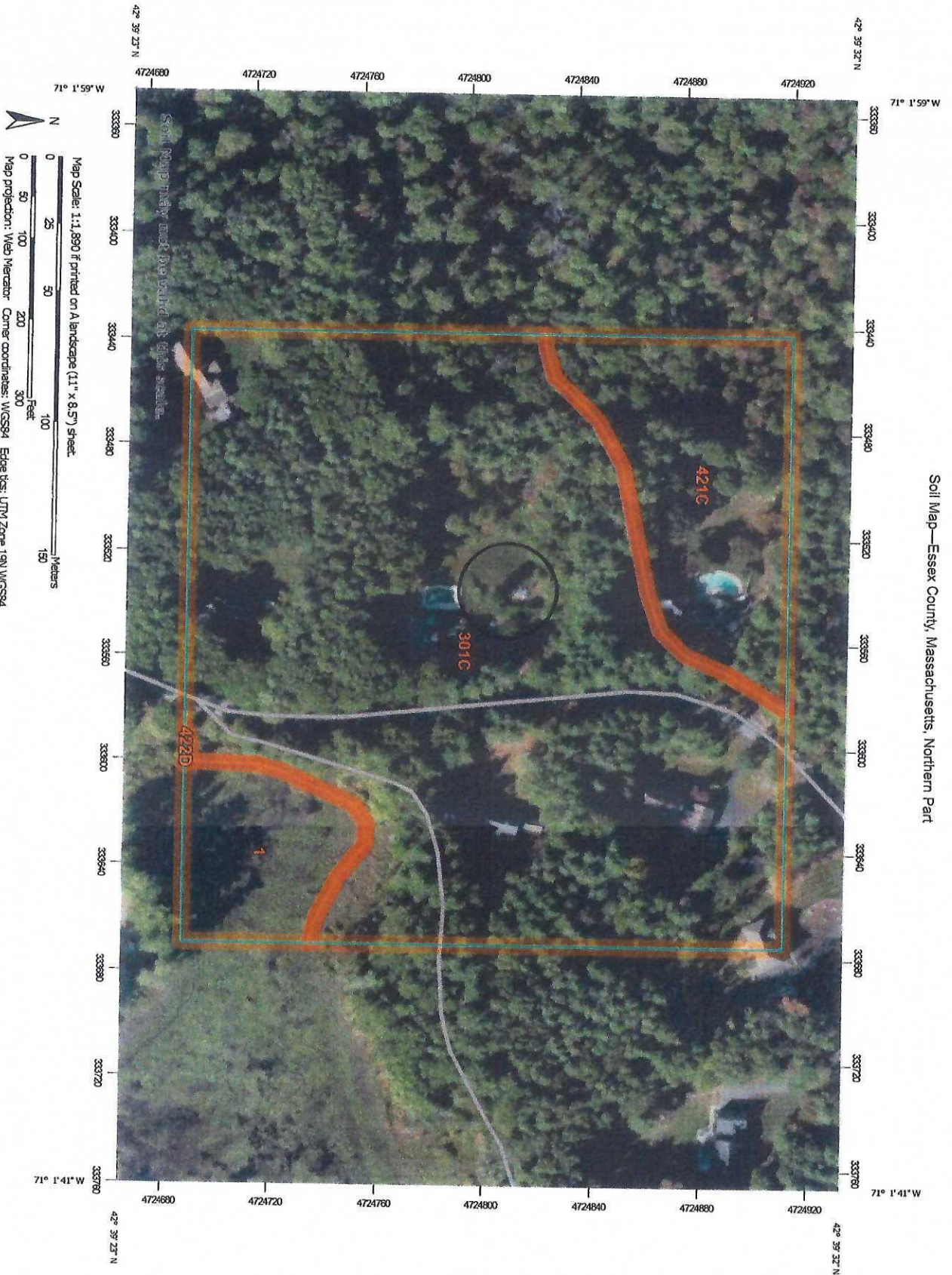
Detailed Features

Tax Parcels for Display

Structures

MassGIS Storage/Database/Map

Soil Map—Essex County, Massachusetts, Northern Part



Map Unit Legend



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Water	0.9	7.3%
301C	Monauk fine sandy loam, 8 to 15 percent slopes, very stony	9.9	78.9%
421C	Canton fine sandy loam, 8 to 15 percent slopes, very stony	2.0	15.7%
422D	Canton fine sandy loam, 15 to 35 percent slopes, extremely stony	0.0	0.1%
Totals for Area of Interest		12.9	100.0%

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

Applicant: Engineering Land Services, L.C. **Prepared by:** Maureen Herald **Project location:** 57 Stonecleave Road - Boxford **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:** SP-1 **Transect Number:** **Date of Delineation:** 5-21-21

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 (<i>Acer rubrum</i>)	60%	75%	Y	Fac*
White Pine (<i>Pinus strobus</i>)	20%	25%	Y	FacU
SHRUBS:				
Tartarian honeysuckle (<i>Lonicera tatarica</i>)	70%	100%	Y	FacU
HERBACEOUS:				
Cinnamon Fern (<i>Osmunda cinnamomea</i>)	15%	100%	Y	FacW*

*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:** 2

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: 310C

soil type mapped: Montauk Soil

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"	10YR 4/4	

Remarks:

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 \geq 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: Engineering Land Services, L.C. **Prepared by:** Maureen Herald **Project location:** 57 Stonecleave Road - Boxford **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:** SP-2 **Transect Number:** **Date of Delineation:** 4-29-21

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 (<i>Acer rubrum</i>)	60%	75%	Y	Fac*
White Pine (<i>Pinus strobus</i>)	20%	25%	Y	FacU
SHRUBS:				
Tartarian honeysuckle (<i>Lonicera tatarica</i>)	25%	36%	Y	FacU
Glossy Buckthorn (<i>Rhamnus frangula</i>)	45%	64%	Y	Fac*
HERBACEOUS:				
Cinnamon Fern (<i>Osmunda cinnamomea</i>)	45%	100%	Y	FacW*

*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: 3 **Number of dominant non-wetland indicator plants:** 2

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: 301C

soil type mapped: Montauk Soil

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"	10YR 3/2	7.5YR 5/6

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 \geq 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	