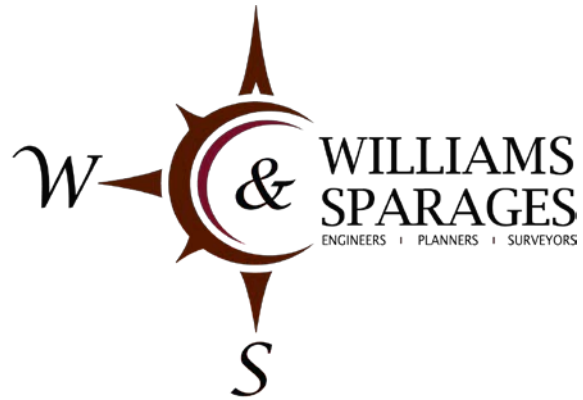


Project No. **BOXF-0065A**

August 20, 2020

Boxford Conservation Commission
Attn: Ross Povenmire, Director
7A Spofford Road
Boxford, MA 01921



Subject: Amendment Request
85 Pinehurst Drive
MassDEP File Number: 114-1285

Dear Ross,

As you are aware, our office filed a Notice of Intent application on behalf of the former owner, Fabio Gomes, to permit activities within jurisdictional areas of the Massachusetts Wetlands Protection Act and the Town of Boxford Wetlands Protection Bylaw on the above referenced parcel.

On November 12, 2019 an Order of Conditions (OOC) was issued approving the project.

The property recently sold and the new owners have asked our office to assist them with the filing of a request to amend the OOC to incorporate some changes that they would like to make to the project. Below is a summary of the proposed revisions:

- The footprint of the patio is proposed to be expanded on the house side of the proposed swimming pool to allow the placement of a spa.
- The patio is proposed to be expanded on the wetland side of the swimming pool to allow more room for seating around the pool.
- The proposed fence footprint was expanded on the northeast side of the property to expand it to the edge of the existing trail.
- Three (3) Spruce trees are proposed to be planted in the 25 foot no disturb zone as mitigation for the removal of some additional vegetation.
- The Black Cherry and Twin Oak trees that the prior owner was planning on keeping are proposed to be removed.



It turns out that the plantings that the prior owner installed in the “buffer zone enhancement areas” were invasive species that he transplanted from the wooded portions of the site. It appears that they are glossy buckthorn and honeysuckle shrubs. The new owners are aware and understand that they will need to install the plantings that were required in the prior OOC. In addition to the planting of invasive species the new owners have found numerous other items on the property that were not constructed properly.

We look forward to presenting this information at your next scheduled public hearing. If you should have any questions regarding this information, please do not hesitate to contact our office.

Sincerely,

WILLIAMS & SPARAGES LLC



Greg J. Hochmuth, RS, PWS, CWS
Project Manager

cc: MassDEP NERO
Ryan Nikitas



AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

(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 August 21, 2020 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 request to amend the Order of Conditions under the Wetlands Protection Act and Boxford Wetlands Protection Bylaw by Ryan Nikitas was filed with the Boxford Conservation Commission on August 20, 2020 for property located at 85 Pinehurst Drive.

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

8/20/2020

Date

TOWN OF BOXFORD

ABUTTER LIST

PARCEL # 33-03-13 - 85 PINEHURST DRIVE - CONSERVATION COMMISSION 250'

PARCEL ID	PARCEL ADDRESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP CODE
33-02-14	87B TOPSFIELD RD	MCCORMICK KEITH W	MCCORMICK LESLEY A	87B TOPSFIELD RD	BOXFORD	MA	01921
33-02-15-3	3 LIVERMORE RD	LAURO CHERYL A	POTITO MARIO	3 LIVERMORE RD	BOXFORD	MA	01921
33-02-32	81 TOPSFIELD RD	ZERNICH KURT M	ZERNICH DEBRA E	81 TOPSFIELD RD	BOXFORD	MA	01921
33-02-33	87A TOPSFIELD RD	DRAPER TIMOTHY S JR	DRAPER KAREN M	87A TOPSFIELD RD	BOXFORD	MA	01921
33-02-34	79 TOPSFIELD RD	HENDRICKSON RAY E	HENDRICKSON KARYN L	79 TOPSFIELD RD	BOXFORD	MA	01921
33-03-01	5 PINEHURST DR	CAMPBELL RICHARD A J	JOAN M CAMPBELL	5 PINEHURST DR	BOXFORD	MA	01921
33-03-02	13 PINEHURST DR	OTTAVIANO LOUIS V	VILMA D OTTAVIANO	13 PINEHURST DR	BOXFORD	MA	01921
33-03-03	17 PINEHURST DR	VOTZE JANET C		17 PINEHURST DR	BOXFORD	MA	01921
33-03-12	75 PINEHURST DR	BENDER NANCY Z		75 PINEHURST DR	BOXFORD	MA	01921
33-03-13	85 PINEHURST DR	GOMES FABIO		85 PINEHURST DR	BOXFORD	MA	01921
33-04-02	80 PINEHURST DR	TSOUKALAS SCOTT	TSOUKALAS RENE	80 PINEHURST DR	BOXFORD	MA	01921
33-04-03	74 PINEHURST DR	FOSHAGE AUDREY J TR	FOSHAGE REALTY TRUST	74 PINEHURST DR	BOXFORD	MA	01921

CERTIFIED COPY



JULY 14, 2019

CAMPBELL RICHARD A J
JOAN M CAMPBELL
5 PINEHURST DR
BOXFORD, MA 01921

TSOUKALAS SCOTT
TSOUKALAS RENE
80 PINEHURST DR
BOXFORD, MA 01921

TE

ZERNICH KURT M TE
ZERNICH DEBRA E
81 TOPSFIELD RD
BOXFORD, MA 01921

DRAPER TIMOTHY S JR
DRAPER KAREN M
87A TOPSFIELD RD
BOXFORD, MA 01921

MCCORMICK KEITH W TE
MCCORMICK LESLEY A
87B TOPSFIELD RD
BOXFORD, MA 01921

LAURO CHERYL A JT
POTITO MARIO
3 LIVERMORE RD
BOXFORD, MA 01921

OTTAVIANO LOUIS V TE
VILMA D OTTAVIANO
13 PINEHURST DR
BOXFORD, MA 01921

VOTZE JANET C
17 PINEHURST DR
BOXFORD, MA 01921

HENDRICKSON RAY E
HENDRICKSON KARYN L
79 TOPSFIELD RD
BOXFORD, MA 01921

GOMES FABIO
85 PINEHURST DR
BOXFORD, MA 01921

BENDER NANCY Z
75 PINEHURST DR
BOXFORD, MA 01921

FOSHAGE AUDREY J TR
FOSHAGE REALTY TRUST
74 PINEHURST DR
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