



SCANLAN
ENGINEERING LLC

#1040

October 12, 2020

Mr. Ross Povenmire
Conservation Agent
Boxford Conservation Commission
7A Spofford Road
Boxford, MA 01921

Re: Notice of Intent Application
Vigneault Residence – 223B Main Street, Boxford.


Dear Commission Members:

On behalf of the applicant Michael Vigneault, Scanlan Engineering LLC is submitting this Notice of Intent application for the installation of a septic system upgrade. Enclosed are one original and one electronic copy of the Notice of Intent and supporting documents.

The limits of the Bordering Vegetated Wetlands were delineated by Julie Vondrak, in September of 2020. The proposed project includes installation of a portion of a leaching area, and grading within the Buffer Zone of a Bordering Vegetated Wetland.

Please schedule this matter for your earliest meeting. I plan on attending the hearing to present the project and answer any questions that you may have.

Sincerely,
SCANLAN ENGINEERING LLC


James Scanlan, P.E.
Project Engineer

Cc: Michael Vigneault (Applicant)
File #1040
Enclosures

Project Description:

This Notice of Intent Application is for the Upgrade of the Subsurface Sewage Disposal System serving the dwelling at 223B Main Street, Boxford, MA. The existing septic system has been found to be in failure and the proposed system upgrade will place a portion of the septic system within the 100 foot buffer zone of a Bordering Vegetated Wetland(BVW). The upgrade will include replacement of the entire septic system.

Existing Conditions:

The site is located at 223B Main Street in Boxford MA. It is a neighborhood of single family residential dwellings. The property has an existing three-bedroom dwelling which has a septic system currently in failure. The site is served by an on-site well.

The resource area on-site consists of Bordering Vegetated Wetlands. The proposed project is not located in the Estimated Habitat of Rare Wildlife as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published on MassGIS website (see additional information).

Proposed Work:

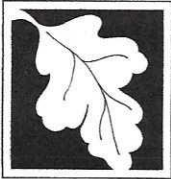
The proposed work is for a septic system upgrade, in which a portion of the leaching area, and grading, is within the 100 foot buffer zone to a Bordering Vegetated Wetland. The project includes the replacement of the entire septic system, including installation of a septic tank, pump chamber, leaching area and associated grading. Only a portion of the leaching area and associated grading is within the 100 foot buffer zone. Abandonment or removal of a portion of the existing system will also be occurring in the buffer zone.

The proposed area of excavation within the Buffer Zone is approximately 1750 square feet, and shall extend down to ensure each component is installed at the appropriate elevation. The proposed system is located in a disturbed area consisting of lawn. There is no proposed removal of vegetation.

The erosion control shall consist of a siltation barrier installed as shown on the plans, and hay-bales available to surround stockpiled materials during heavy rain events. The erosion control barriers shall be cleared of any accumulated siltation, as needed.

The sequence of the proposed project is as follows:

1. Placement of Erosion Control as shown on plan.
2. Installation of proposed Septic System.
3. Removal of all extra materials from site.
4. Removal of Erosion Control system.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boxford

City/Town

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
Boxford Wetlands Protection Bylaw, Town Code Ch. 192 & 37!

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>223B Main Street</u> a. Street Address	<u>Boxford</u> b. City/Town	<u>01921</u> c. Zip Code
<u>Latitude and Longitude:</u>	<u>d. Latitude</u>	<u>e. Longitude</u>
<u>Map 23 Block 1</u> f. Assessors Map/Plat Number	<u>Lot 5.2</u> g. Parcel /Lot Number	

2. Applicant:

<u>Michael</u> a. First Name	<u>Vigneault</u> b. Last Name
<u>c. Organization</u>	
<u>223B Main Street</u> d. Street Address	
<u>Boxford</u> e. City/Town	<u>MA</u> f. State
<u>978-505-1950</u> h. Phone Number	<u>01921</u> g. Zip Code
<u>i. Fax Number</u>	<u>michael.vigneault@gmail.com</u> j. Email Address

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

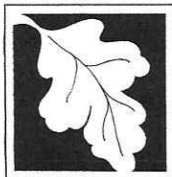
<u>a. First Name</u>	<u>b. Last Name</u>
<u>c. Organization</u>	
<u>d. Street Address</u>	
<u>e. City/Town</u>	<u>f. State</u>
<u>g. Zip Code</u>	
<u>h. Phone Number</u>	<u>i. Fax Number</u>
<u>j. Email address</u>	

4. Representative (if any):

<u>James</u> a. First Name	<u>Scanlan</u> b. Last Name
<u>Scanlan Engineering, LLC</u> c. Company	
<u>PO Box 906</u> d. Street Address	
<u>Georgetown</u> e. City/Town	<u>MA</u> f. State
<u>(978) 372-3440</u> h. Phone Number	<u>01833</u> g. Zip Code
<u>i. Fax Number</u>	<u>jim@scanlanengineering.com</u> j. Email address

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

<u>\$110.00</u> a. Total Fee Paid	<u>\$42.50</u> b. State Fee Paid	<u>\$67.50</u> c. City/Town Fee Paid
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Boxford Wetlands Protection Bylaw, Town Code Ch. 192 & 37:

A. General Information (continued)

6. General Project Description:

Septic System Upgrade within the buffer zone to a Bordering Vegetated Wetland

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial | 4. <input type="checkbox"/> Dock/Pier |
| 5. <input type="checkbox"/> Utilities | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation |
| 9. <input type="checkbox"/> 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 CMR 10.24(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 County South

a. County

Book 35709

c. Book

b. Certificate # (if registered land)

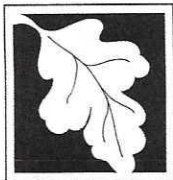
Page 16

d. Page Number

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

- 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.
- 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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Bureau of Resource Protection - Wetlands

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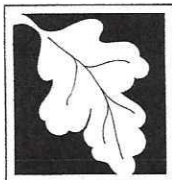
City/Town

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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 _____
<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland _____	
	2. Width of Riverfront Area (check one):	
	<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only	
	<input type="checkbox"/> 100 ft. - New agricultural projects only	
	<input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	6. Was the lot where the activity is proposed created prior to August 1, 1996? <input type="checkbox"/> Yes <input type="checkbox"/> No	
3. <input type="checkbox"/> 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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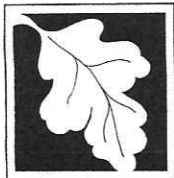
City/Town

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. <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 Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. 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

8/1/2017

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*

1. Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

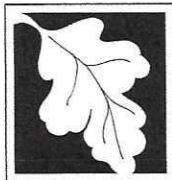
2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(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:

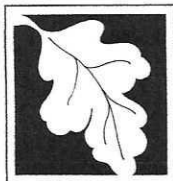
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

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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Boxford Wetlands Protection Bylaw, Town Code Ch. 192 & 37!

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.

Subsurface Sewage Disposal System Upgrade 223B Main Street Boxford MA

a. Plan Title

Scanlan Engineering LLC.

James Scanlan, P.E.

b. Prepared By

c. Signed and Stamped by

October 1, 2020

1" = 20'

d. Final Revision Date

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:

684

10/15/2020

2. Municipal Check Number

3. Check date

685

10/15/2020

4. State Check Number

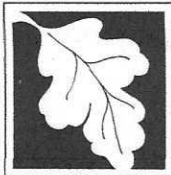
5. Check date

Michael

Vigneault

6. Payor name on check: First Name

7. Payor name on check: Last Name



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Boxford Wetlands Protection Bylaw, Town Code Ch. 192 & 371

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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.

Michael Vignatt
1. Signature of Applicant

10/15/2020
2. Date

3. Signature of Property Owner (if different)

4. Date

James Scanlon
5. Signature of Representative (if any)

10/15/2020
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:

223B Main Street Boxford
 a. Street Address b. City/Town
 685 42.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Michael Vigneault
 a. First Name b. Last Name

 c. Organization
 223B Main Street
 d. Mailing Address
Boxford MA 01921
 e. City/Town f. State g. Zip Code
978-505-1950 michael.vigneault@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

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

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.



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
Cat 1 - Septic Upgrade	1	\$110.00	\$110.00

Step 5/Total Project Fee: \$110.00

Step 6/Fee Payments:

Total Project Fee:	\$110.00
State share of filing Fee:	42.50
City/Town share of filing Fee:	67.50
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	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.

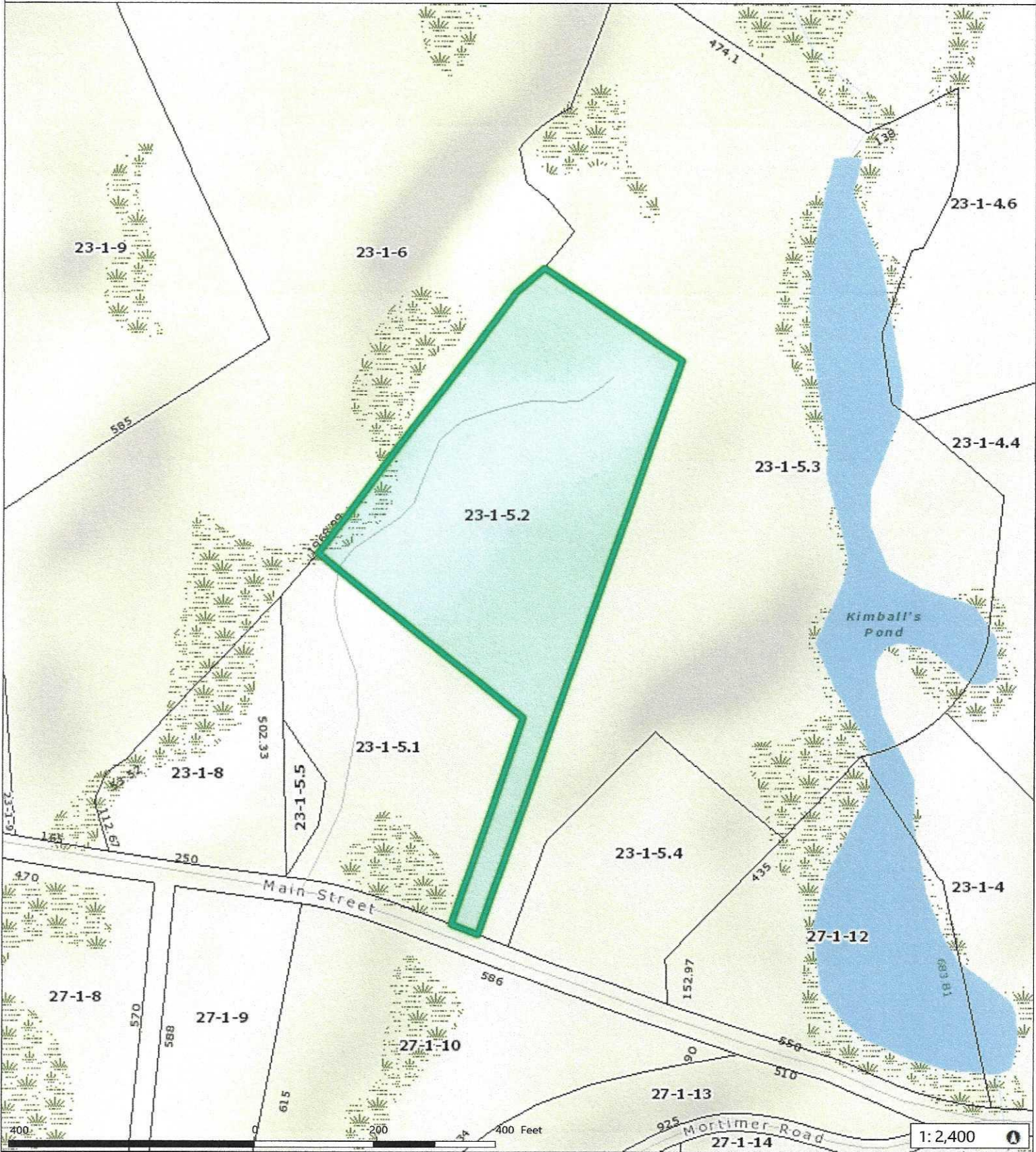
Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- 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.)

Town of Boxford

10/19/2020



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the Town of Boxford & MassGIS/MassGIS.
 MVPC AND THE TOWN OF BOXFORD MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE TOWN OF BOXFORD AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.



Legend			
Municipal Boundary	Parcels	Parcel Dimensions	Roads
Local Road	Hydrographic Features	Streams	Wetlands
			Interstate
			Major Road

TOPO.	UTILITIES	STRT./ROAD	LOCATION	Code	Appraised Value	Assessed Value
VIGNEAULT, MICHAEL R TR				1010	308,800	308,800
VIGNEAULT, KAREN L TR				1010	284,900	284,900
223B MAIN ST						
SUPPLEMENTAL DATA						
Other ID:	Pond					
Account #	2315.2-003059-02					
Use Change	Affordable H					
Lot Split	Historic Dis					
Sale Quest R	New Lot					
Cons. Restri	In Law					
GIS ID: M_238801_936212	ASSOC PID#					

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
VIGNEAULT, MICHAEL R TR	35709/ 16	03/01/2017	U	I	100	1A
VIGNEAULT, MICHAEL R	19111/ 224	08/23/2002	Q	I	459,900	0
GIOIA DONNA	15328/ 270	12/15/1998	Q	I	335,000	00
EDDY NORMAN W	12380/ 395	01/14/1994	U	V	78,000	1G
DUSTIN, DAMON J. TE	5480/ 116	09/29/1967	U	V	0	0
Total:					593,700	Total:

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm. Int.
Total:					593,700	Total:

OTHER ASSESSMENTS

Year	Type	Description	Code	Amount	Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/SUB	NBHD Name	Street Index Name	Batch
0001/A			

NOTES

FORMERLY #213
 XTRA FIXT=DBL SINK VANITY
 HANDI-CAP RAMP FRONT EW06
 17-406 COMP PER BI

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
8950		NC		1	09/22/1993	100	09/22/1993	foundation
8950C	11/21/2017	NC	Residential	175,000	09/22/1993	100	09/22/1993	new home
12-183	08/28/2012	RS	Roofing	4,500	01/25/2018	100	01/25/2018	GROUND MTD GENE
05-167	09/06/2005	RF	Addition	14,350	08/30/2012	100	08/30/2012	STRIP AND REROOF
00-245	11/06/2000	AD	Residential	148,305	10/04/2006	100	10/04/2006	12x24 br add+kit reno
		RS		2,500		100		shed

LAND LINE VALUATION SECTION

B Use #	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A. Disc	Acre Disc	C. Factor	ST. Idx	Notes-Adj	S Adj Fact	Spec Calc	Spec Use	Adj. Unit Price	Land Value
1	1010 Single Fa m	MDL-01	RA			261,360	SF	1.09	1.0000	4	1.0000	1.00	0.00	1.00			1.09	284,900
Total Card Land Units: 6.00 AC Parcel Total Land Area: 6 AC Total Land Value: 284,900																		

CURRENT ASSESSMENT

Code	Appraised Value	Assessed Value
1010	308,800	308,800
1010	284,900	284,900
Total	593,700	593,700

PREVIOUS ASSESSMENTS (HISTORY)

Yr. Code	Assessed Value	Yr. Code	Assessed Value	Yr. Code	Assessed Value
2020 1010	310,200	2018 1010	256,400		
2020 1010	271,800	2018 1010	271,800		
2020 1010	271,800	2018 1010	271,800		
Total:	582,000	Total:	528,200		

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	306,300
Appraised XF (B) Value (Bldg)	2,500
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	284,900
Special Land Value	0
Total Appraised Parcel Value	593,700
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	593,700

VISIT/CHANGE HISTORY

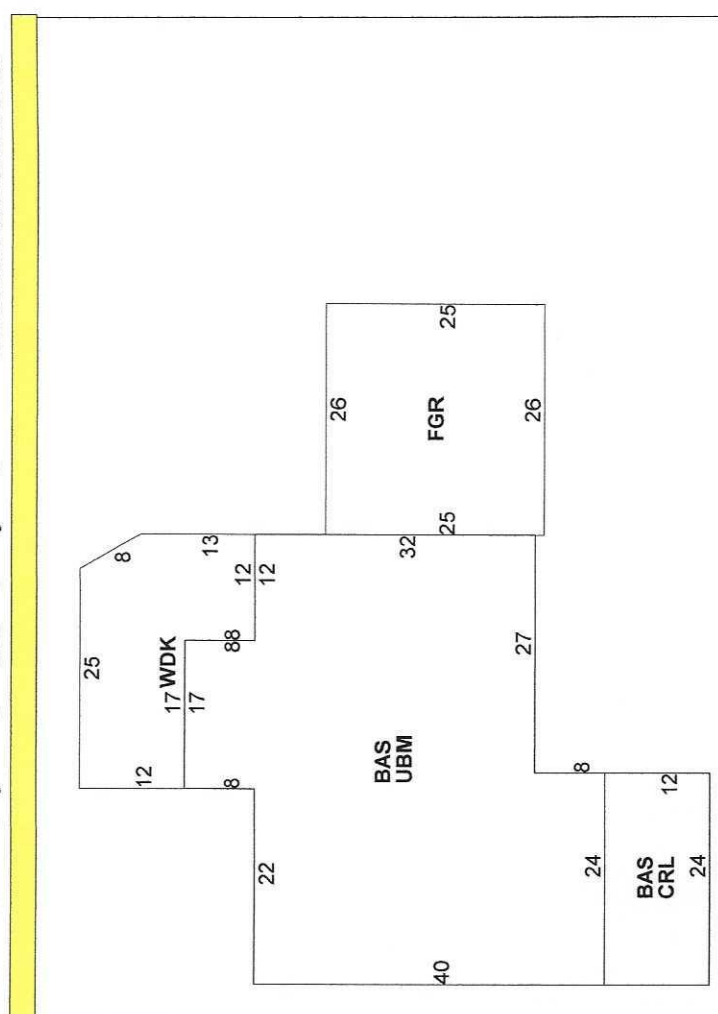
Permit ID	Issue Date	Type	Date	IS	IS	ID	Ca.	Purpose/Result
8950	07/09/2018		07/09/2018			SS	14	Field review
8950C	07/26/2012		07/26/2012			SS	14	Field review
12-183	01/25/2018		01/25/2018			FR	41	Cyclical - Measure/Left C
05-167	08/30/2012		08/30/2012			EW	00	Measur+Listed
00-245	10/10/2002		10/10/2002			GU	59	Reval Review

VISION

104
 BOXFORD, MA

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd. Ch.	Element	Description
Style	01	Ranch	
Model	01	Residential	
Grade	04	BELOW AVE	
Stories	1	1 Story	
Occupancy	1		
Exterior Wall 1	11	Clapboard	
Exterior Wall 2	25	Vinyl Siding	
Roof Structure	03	Gable/Hip	
Roof Cover	03	Asph/F Gls/Cmp	
Interior Wall 1	05	Drywall/Sheet	
Interior Wall 2			
Interior Flr 1	12	Hardwood	
Interior Flr 2	14	Carpet	
Heat Fuel	03	Gas	
Heat Type	05	Hot Water	
AC Type	03	Central	
Total Bedrooms	03	3 Bedrooms	
Total Bthrms	3		
Total Half Baths	0		
Total Xtra Fixtrs	1		
Total Rooms	5		
Bath Style	02	Average	
Kitchen Style	02	Modern	

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)														
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Apr	Value
FPL	FIREPLACE	B	1	3,000.00	2001	1	1	100				2,500		
BUILDING SUB-AREA SUMMARY SECTION														
	Living Area		2,248											
BAS	First Floor		2,248											277,849
CRL	Crawl space		0											0
FGR	Garage, Finished		0											24,102
UBM	Basement, Unfinished		0											48,451
WDK	Deck, Wood		0											6,922
Totl. Gross Liv/Lease Area:			2,248											369,053



EDK
2


SO. ESSEX #52 Bk:35709 Pg:16
03/01/2017 08:45 DEED Pg 1/2

QUITCLAIM DEED

We, Michael R. Vigneault and Karen L. Vigneault, husband and wife, both of 223B Main Street, Boxford, Massachusetts,

for nominal consideration paid of less than One Hundred (\$100.00) Dollars,

grant to Michael R. Vigneault and Karen L. Vigneault, as Trustees of the VIGNEAULT FAMILY HOLDING TRUST, under Trust Instrument dated February 24, 2017, with a mailing address of 223B Main Street, Boxford, Massachusetts 01921. See Trust Certificate recorded herewith.

with quitclaim covenants

That certain parcel of land, and buildings thereon, in Boxford, County of Essex, Commonwealth of Massachusetts, bounded and described as follows:

A certain parcel of land shown as Lot 2 on a plan of land entitled "Plan of Land in Boxford, Mass. Subdivided by Damon J. Jane C. Dustin" Scale 1" = 40', dated February 20m, 1991, Thomas B. Neve, R.L.S. & R.P.E., recorded in the South Essex Registry of Deeds, Plan Book 267, Plan 67, to which plan reference can be made for a more particular description.

Lot 2 contains 6.00 acres, more or less, subject to and with the benefit of the "Exit Woods Road" as shown on said plan and as further designated as a "30' Wide Common Driveway and Utility Easement" and further defined by a covenant dated 04-21-93 and recorded in the South Essex Registry of Deeds in Book 11842, Page 510.

Subject to and together with the benefit of all easements, restrictions, covenants, conditions and rights of record as the same may be now in force and applicable.

No title work requested or performed in connection with this transfer.


Being the same premises conveyed to the Grantors by deed of Donna Gioia, dated August 21, 2002, and recorded with said Essex South District Registry of Deeds in Book 19111, Page 224.

Return Document to:
Peter E. Bernardin, Esq.
THE BERNARDIN LAW FIRM, PC
100 Cummings Center, Suite 217C
Beverly, Massachusetts 01915


Property Address: 223B Main Street, Boxford, Massachusetts 01921

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Witness our hands and seals this 24th day of February, 2017.



Michael R. Vigneault




Karen L. Vigneault

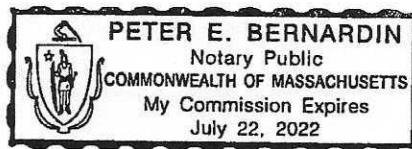
COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 24th day of February, 2017, before me, the undersigned notary public, personally appeared Michael R. Vigneault and Karen L. Vigneault, who proved to me through satisfactory evidence of identification, which was [] photographic identification with signature issued by a federal or state governmental agency, [] oath or affirmation of a credible witness, [] personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily, for the purpose stated, and that they have the authority to act in that capacity.

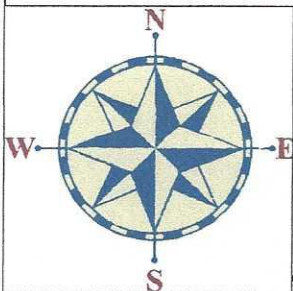
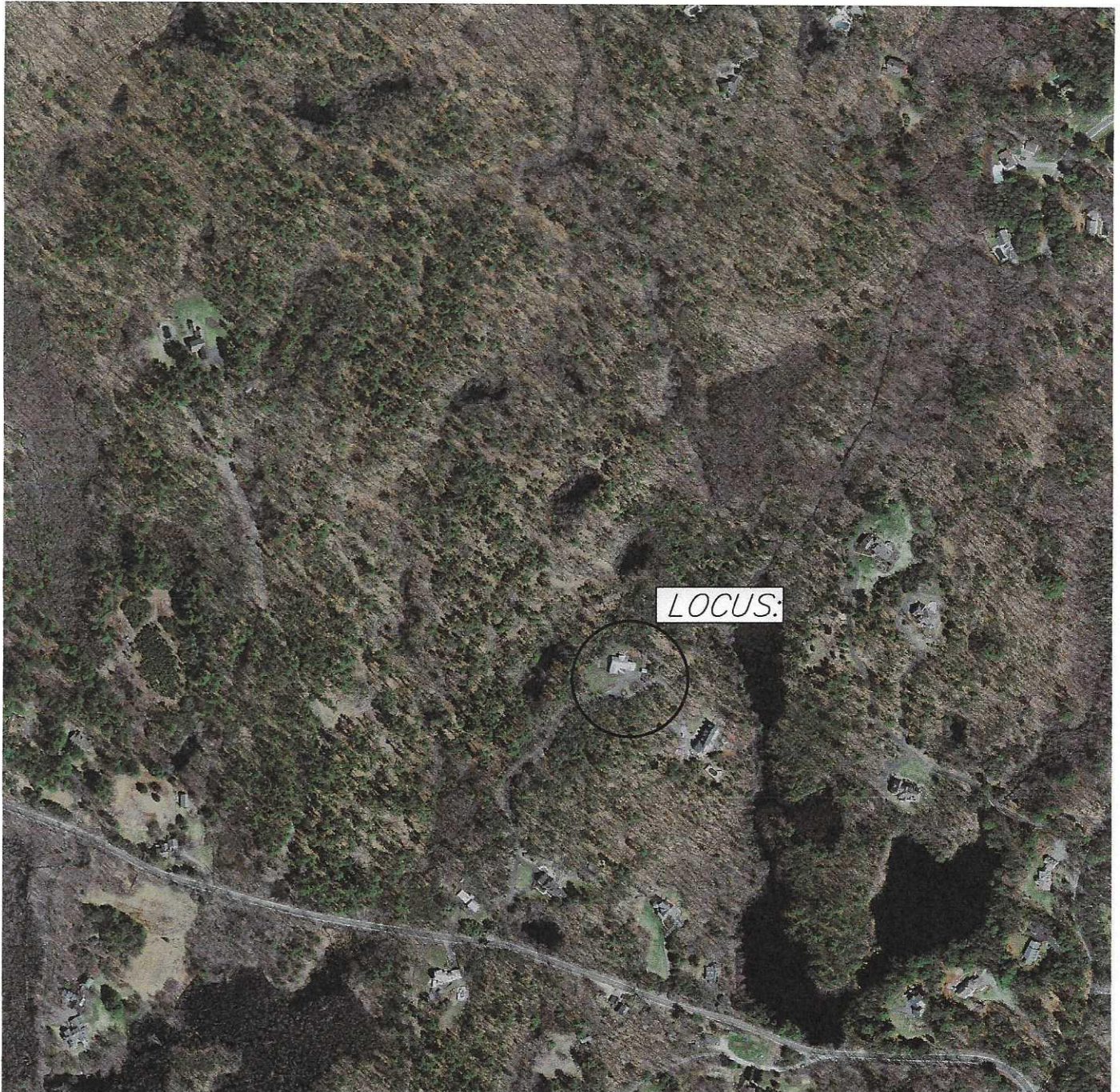


Name: Peter E. Bernardin
Notary Public
My Commission Expires: 7/22/22



AERIAL VIEW

from MassGIS Website



LOCUS PLAN

*Vigneault Property
223B Main Street
Boxford, MA 01985*

*Scale: 1"=500'
October 12, 2020*

223B Main Street, Boxford, NHESP Maps



MassDOT Roads Street Names

- Major MassDOT Routes
- Interstate Highways
- US Roads
- State

Massachusetts Towns

NHESP Estimated Habitats of Rare Wildlife

NHESP Priority Habitats of Rare Species

2013-2014 Color Orthos (USGS)

Orthos 2019
2019 Color Orthos (USGS)

MAP DATE: 8/1/17

USGS TOPOGRAPHIC PLAN

from MassGIS Website

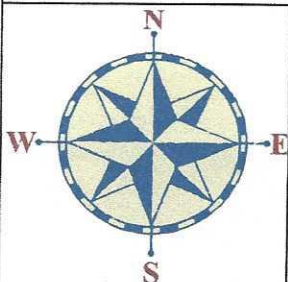
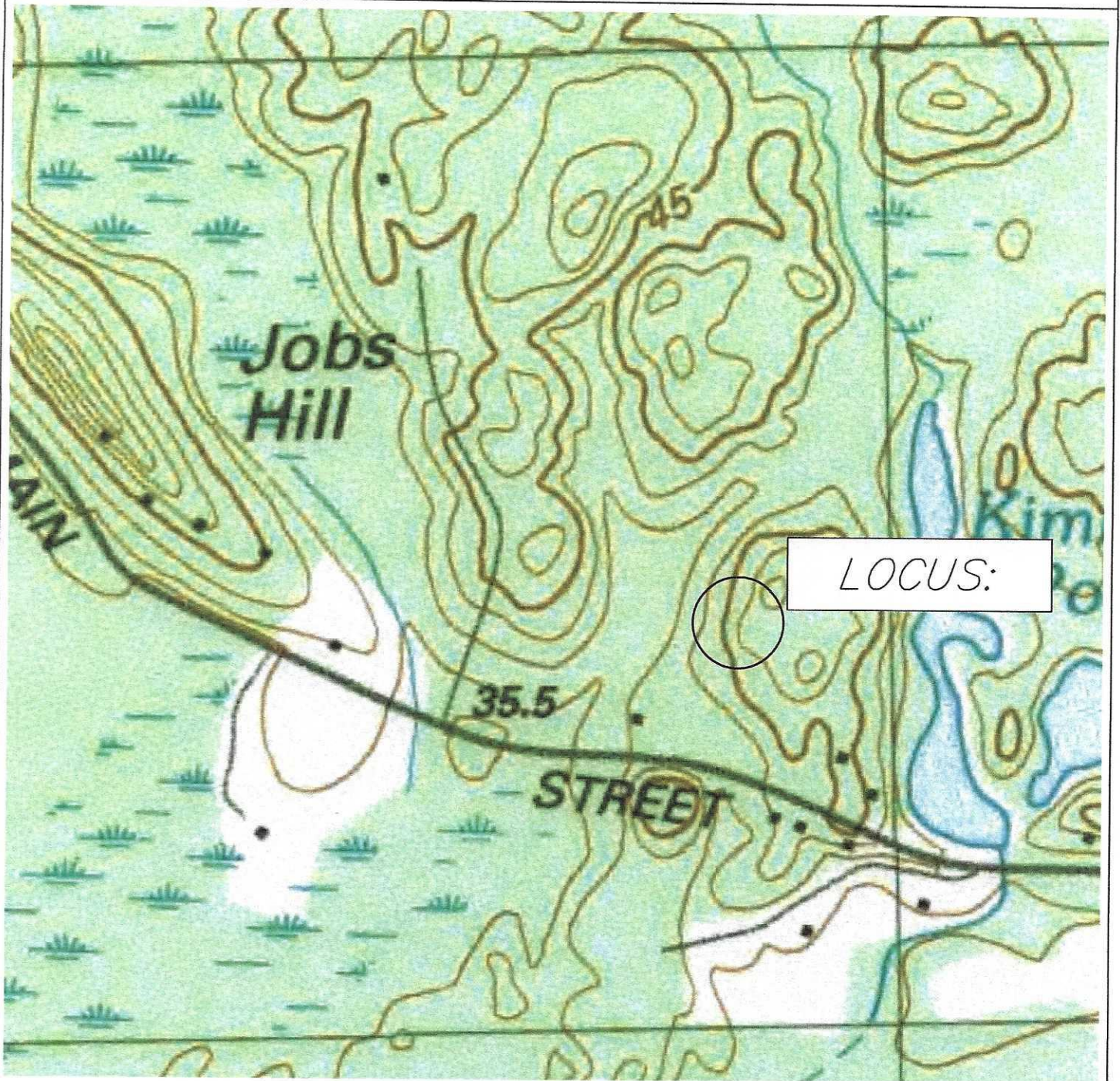


FIGURE 1

Vigneault Property
223B Main Street
Boxford, MA 01985

Scale: 1"=500'
October 12, 2020