



**SCANLAN**  
**ENGINEERING LLC**

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#1034

October 16, 2020

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

Re: Notice of Intent Application  
Jones Residence – 4 Chapman Way, Boxford.

Dear Commission Members:

On behalf of the applicant John E. Jones, Scanlan Engineering LLC is submitting this Notice of Intent application for the Construction of a Garage and Breezeway onto the Existing Dwelling, and the Expansion and Repaving of the Driveway. Enclosed are one original and one electronic copy of the Notice of Intent and supporting documents, as well as the Town Filing Fees and the Legal Notice Authorization.

The limits of the Bordering Vegetated Wetlands were delineated by William Manuell of Wetlands & Land Management, Inc. August of 2020. A portion of the project, including the breezeway, garage, relocation of shed and a portion of the expanded driveway will occur in the buffer zone. Demolition of the existing carport and a portion of the existing pavement will also occur in the buffer zone.

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: John E. Jones (Applicant)  
File #1034

Enclosures

**Project Description:**

This Notice of Intent Application is for the construction of a Breezeway and Garage, and the Expansion to and Repaving of the Existing Driveway at the property located at 4 Chapman Way, Boxford, MA. The construction is proposed within the 100 foot buffer zone of a Bordering Vegetated Wetland (BVW).

**Existing Conditions:**

The site is located at 4 Chapman Way in Boxford MA. It is a neighborhood of single family residential dwellings. The property has an existing dwelling with a connected carport, and is located on Lowe Pond.

The resource area on-site consists of Bordering Vegetated Wetlands. The proposed project is located just beyond 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).

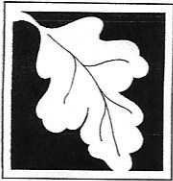
**Proposed Work:**

The proposed work includes construction of an attached (8'x20') breezeway and a (20'x36') garage, off of the existing dwelling. The existing driveway is proposed to be expanded, to access the garage, and is proposed to be repaved. Additionally, the existing (8'x12') shed is proposed to be relocated, as shown on the site plan. The construction of the breezeway and garage, a portion of the driveway expansion and repaving, the relocation of the shed and re-grading will occur within the 100 foot buffer zone. The removal of the existing carport and a portion of the existing driveway will also occur in the buffer zone. The proposed increase of impervious area, on site, is approximately 650 s.f.

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. Construction of site improvements.
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):

4 Chapman Way a. Street Address	Boxford b. City/Town	01921 c. Zip Code
Latitude and Longitude:	d. Latitude	e. Longitude
Map 25 Block 1 f. Assessors Map/Plat Number	Lot 2 g. Parcel /Lot Number	

2. Applicant:

John E. a. First Name	Jones b. Last Name	
c. Organization		
4 Chapman Way d. Street Address		
Boxford e. City/Town	MA f. State	01921 g. Zip Code
978-356-0072 h. Phone Number	skip.jones@verizon.net j. Email Address	i. Fax Number

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

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

4. Representative (if any):

James a. First Name	Scanlan b. Last Name	
Scanlan Engineering LLC c. Company		
PO Box 906 d. Street Address		
Georgetown e. City/Town	MA f. State	01833 g. Zip Code
978-372-3440 h. Phone Number	jim@scanlanengineering.com j. Email address	978-891-3888 i. Fax Number

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

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

## A. General Information (continued)

6. General Project Description:

Construction of a Garage & Breezeway, and Expansion to and Repaving of the Existing Driveway in the Buffer Zone of a Bordering 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 South

a. County

32078

c. Book

b. Certificate # (if registered land)

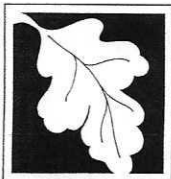
350

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

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### 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):	
	<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:

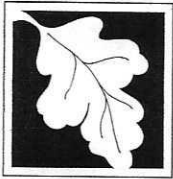
a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

5. Has an alternatives analysis been done and is it attached to this NOI?  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.



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

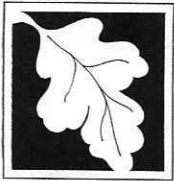
Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

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 BWV	b. square feet of Salt Marsh

5.  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

- 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

MassGIS 2020  
 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 \_\_\_\_\_  
percentage/acreage

(b) outside Resource Area \_\_\_\_\_  
percentage/acreage

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

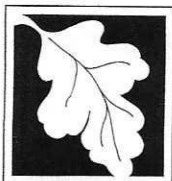
- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

(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/nhesp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhesp/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/nhesp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhesp/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](mailto: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](mailto: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.

Permit Site Plan to Accompany a Notice of Intent, 4 Chapman Way, Boxford MA

a. Plan Title

Scanlan Engineering LLC

James B Scanlan

b. Prepared By

c. Signed and Stamped by

October 14, 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:

1006

2. Municipal Check Number

10/14/2020

3. Check date

1005

4. State Check Number

10/14/2020

5. Check date

John E.

6. Payor name on check: First Name

Jones

7. Payor name on check: Last Name



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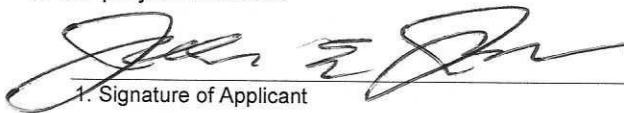
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## F. Signatures and Submittal Requirements

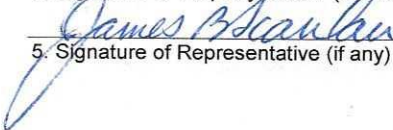
I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the 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

10/14/2020  
2. Date

3. Signature of Property Owner (if different)

  
5. Signature of Representative (if any)

10/16/2020  
4. Date  
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:

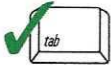
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

4 Chapman Way Boxford  
 a. Street Address b. City/Town  
 1005 \$42.50  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

John E. Jones  
 a. First Name b. Last Name  
 \_\_\_\_\_  
 c. Organization  
 4 Chapman Way  
 d. Mailing Address  
 Boxford MA 01921  
 e. City/Town f. State g. Zip Code  
 978-356-0072 skip.jones@verizon.net  
 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
Construction of Garage - Cat 1	1	110.00	110.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Step 5/Total Project Fee:** 110.00

**Step 6/Fee Payments:**

Total Project Fee:	<u>110.00</u>
State share of filing Fee:	<u>42.50</u>
City/Town share of filling Fee:	<u>67.50</u>
	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.

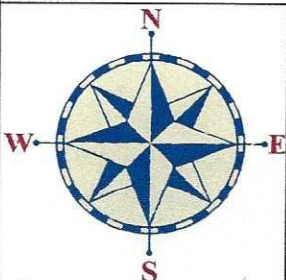
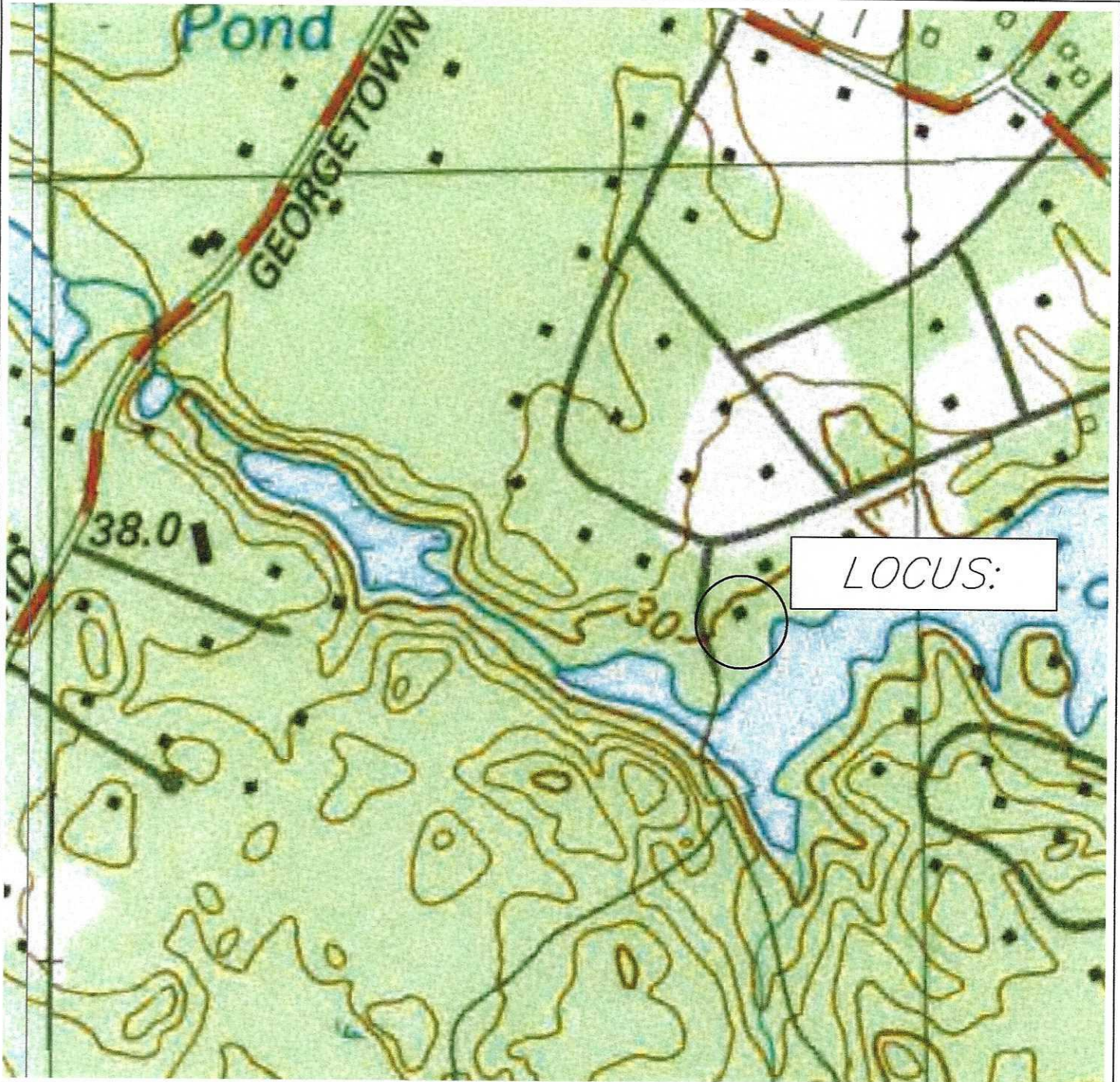
Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- 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.)

# USGS TOPOGRAPHIC PLAN

from MassGIS Website



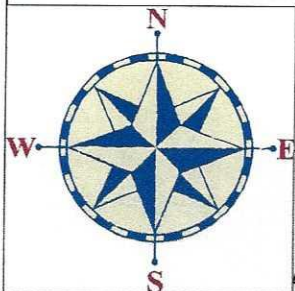
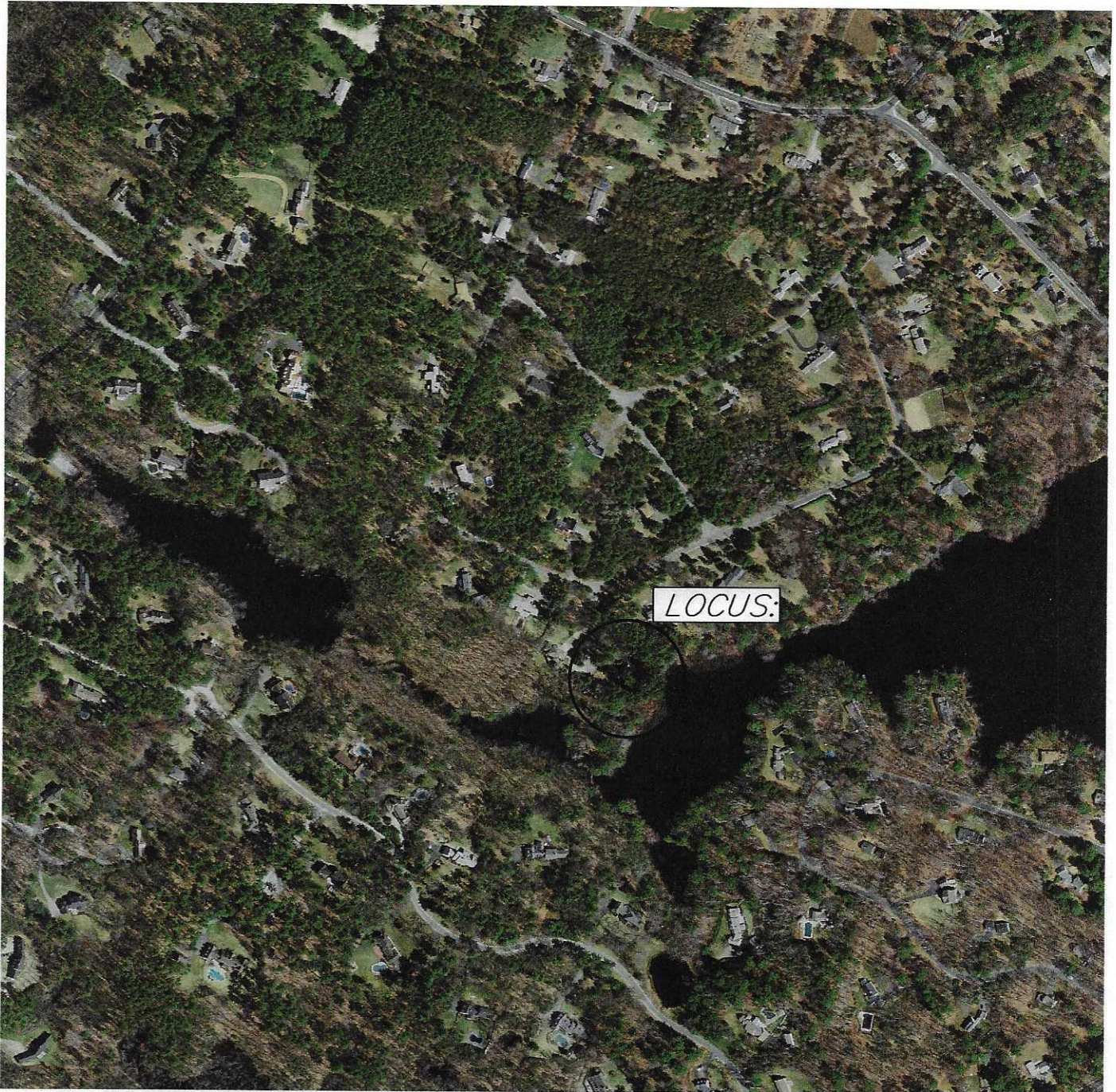
## FIGURE 1

Jones Property  
4 Chapman Way  
Boxford, MA 01921

Scale: 1"=500'  
9/8/2020

# AERIAL VIEW

from MassGIS Website



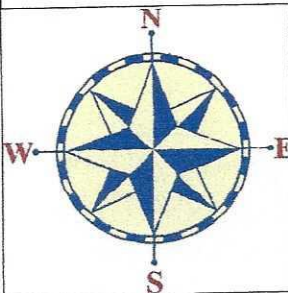
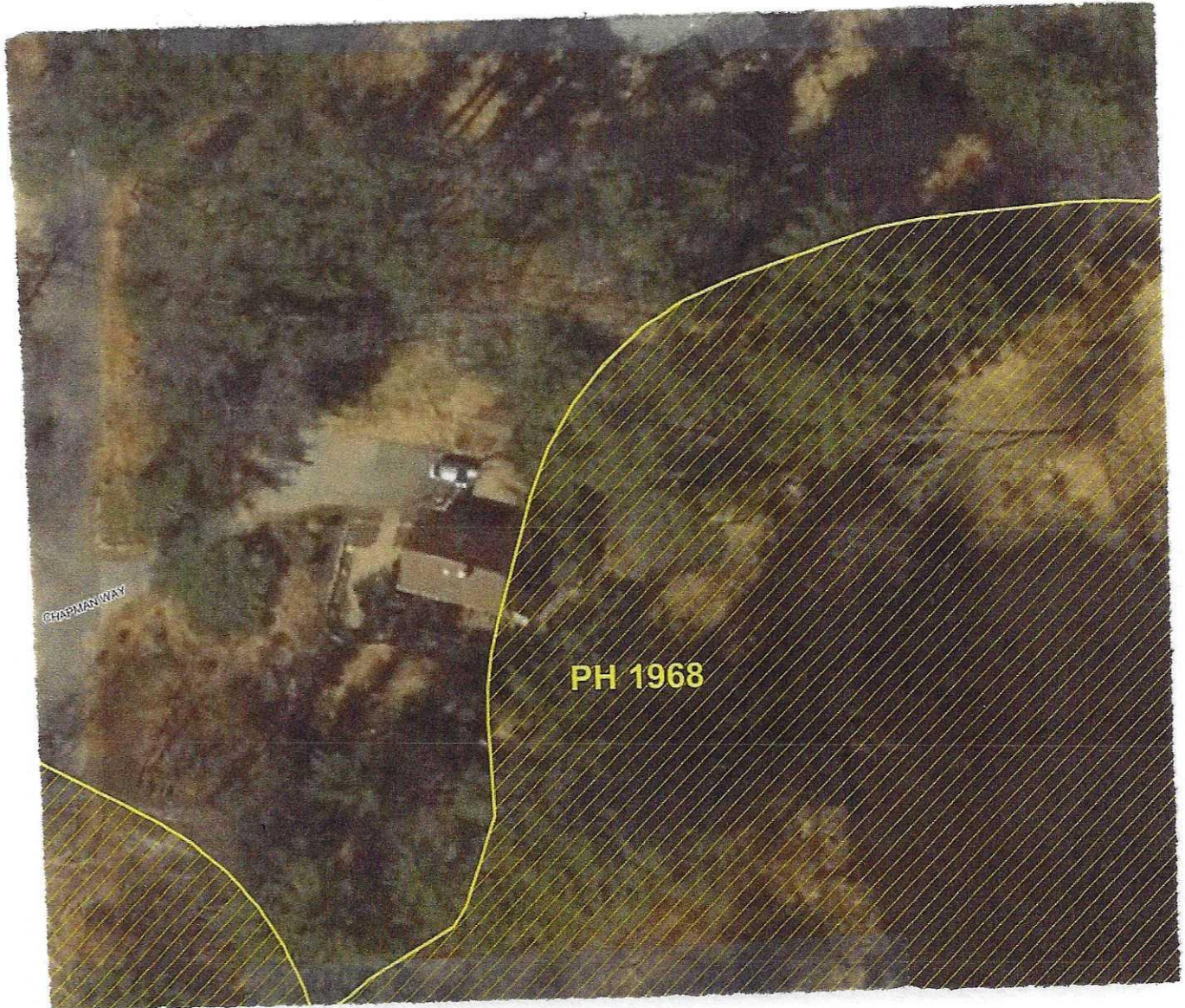
## LOCUS PLAN

Jones Property  
4 Chapman Way  
Boxford, MA 01921

Scale: 1"=500'  
9/8/2020

# Natural Heritage Endangered Species Program

from MassGIS Website



## LOCUS PLAN

Jones Property  
4 Chapman Way  
Boxford, MA 01921

Scale: NTS  
9/8/2020





MAP SCALE 1" = 500'



**NATIONAL FLOOD INSURANCE PROGRAM**

PANEL 0261F

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

PANEL 261 OF 600  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BOXFORD, TOWN OF	250078	0261	F
TOPSFIELD, TOWN OF	250106	0261	F

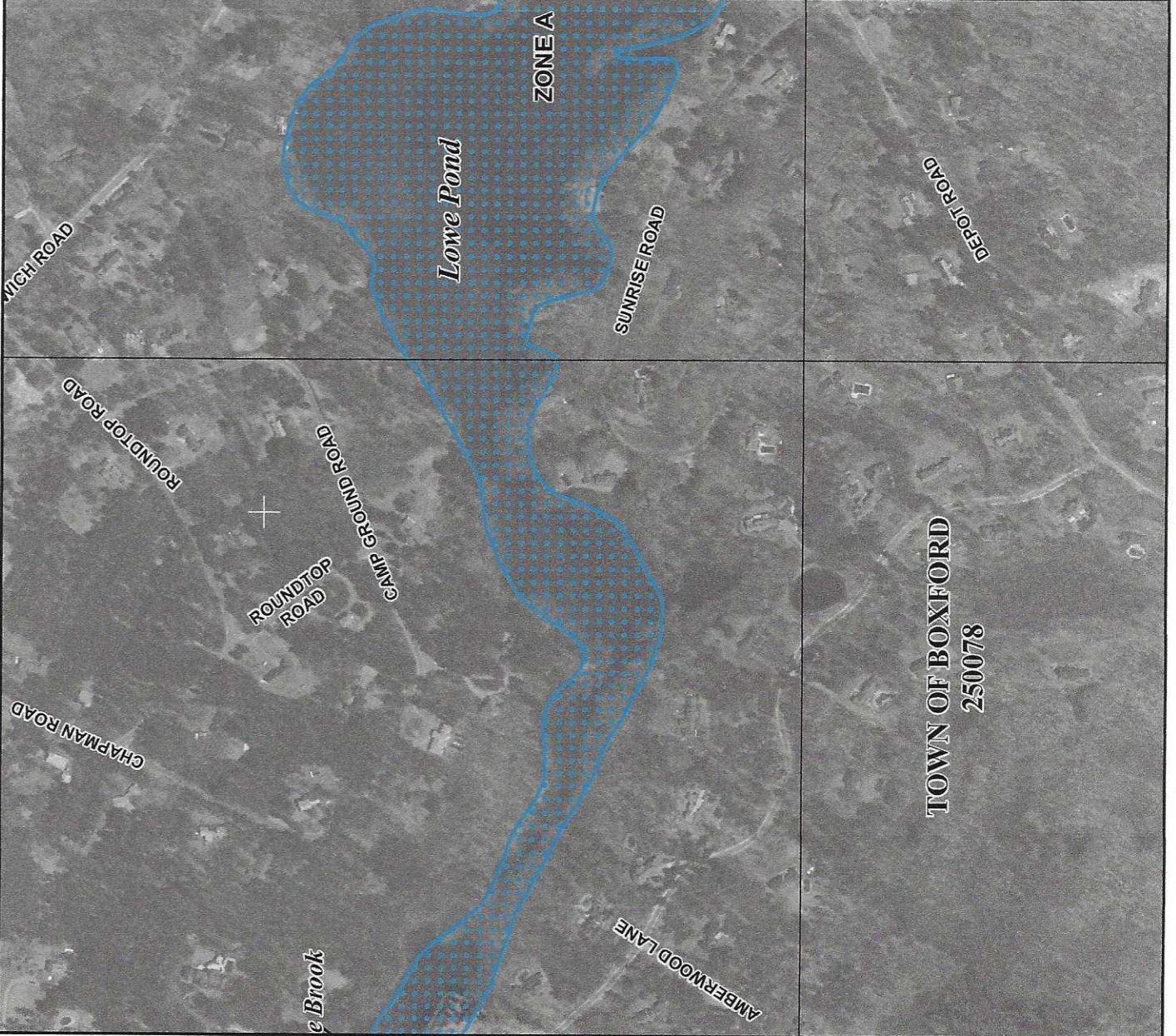
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
25009C0261F  
EFFECTIVE DATE  
JULY 3, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	Code	Appraised Value	Assessed Value
JONES JOHN E 4 CHAPMAN WAY BOXFORD, MA 01921 Additional Owners:					RESIDENTL RES LAND RESIDENTL	1010 1010 1010	130,200 336,500 500	130,200 336,500 500
<b>SUPPLEMENTAL DATA</b>								
Other ID: 250102-000267-02								
Account #: Pond								
Use Change: Affordable H								
Lot Split: Historic Dis								
Sale Quest R: New Lot								
Cons. Restr: In Law								
GIS ID: M_241751_936259 ASSOC PID#								

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	
JONES JOHN E WHITTLE JOHN G TE	32078/ 350 5876/0300	01/02/2013 06/15/1972	U	I	299,000	10	
<b>PREVIOUS ASSESSMENTS (HISTORY)</b>							
		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		2020	1010	117,200	2018	1010	108,600
		2020	1010	320,700	2018	1010	320,700
		2020	1010	500	2018	1010	500
<b>Total:</b>							467,200

**EXEMPTIONS**

Year	Type	Description	Amount	Code	Number	Amount	Comm. Int.
<b>OTHER ASSESSMENTS</b>							
<b>ASSESSING NEIGHBORHOOD</b>							
Tracing							
<b>NOTES</b>							

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card) 125,400  
 Appraised XF (B) Value (Bldg) 4,800  
 Appraised OB (L) Value (Bldg) 500  
 Appraised Land Value (Bldg) 336,500  
 Special Land Value 0  
 Total Appraised Parcel Value 467,200  
 Valuation Method: C  
 Adjustment: 0  
**Net Total Appraised Parcel Value 467,200**

**BUILDING PERMIT RECORD**

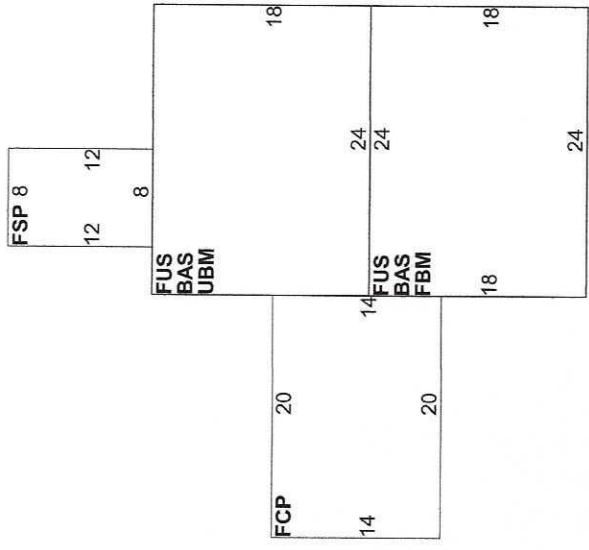
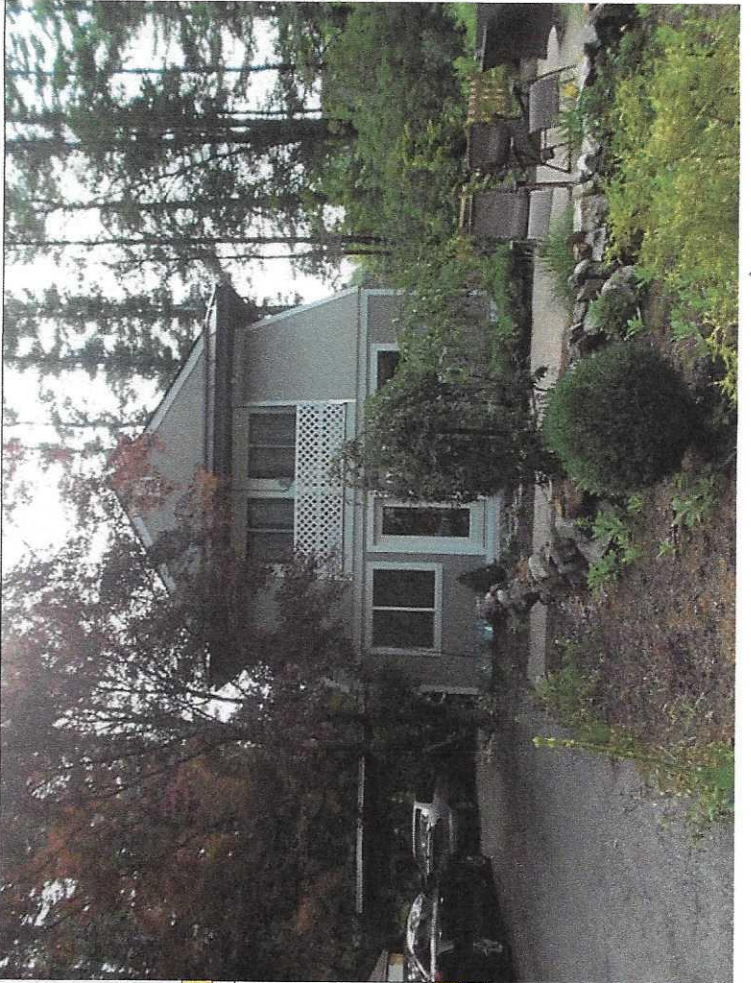
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
13-144	07/17/2013	RS	Residential	17,000		100	12/19/2013	SIDING/WINDOWS

B #	Use Description	Zone	D	Front Depth	Units	Unit Price	Acres		ST.	Notes-Adj	S Adj	Land Value
							Factor	Disc				
1	1010 Single Fam MDL-01	RA			87,120 SF	3.11	1.0500	5	1.0000	1.00	PD11	1.15
1	1010 Single Fam MDL-01				1.05 AC	8,900.00	1.0000	0	1.0000	1.00		0.00
<b>LAND LINE VALUATION SECTION</b>											3,05	AC
<b>Total Card Land Units:</b>											3,05	AC
<b>Parcel Total Land Area:</b>											3.05	AC
<b>Total Land Value:</b>											336,500	

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	VISIT/ CHANGE HISTORY			
									Type	IS	ID	Cd.
07/13/2018	07/18/2017	SS	KH	14	Field review							
02/11/2013	02/11/2013	KH	KH	40	Cyclical - Measure + List							
02/11/2013	02/11/2013	KH	KH	58	Abatement Review							
07/26/2012	07/26/2012	SS	SS	47	Sale - Measure + List							
				14	Field review							

**VISION**

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd. Ch.	Element	Description								
Style	06		Conventional								
Model	01		Residential								
Grade	03		LOW COST								
Stories	2		2 Stories								
Occupancy	1		MIXED USE								
Exterior Wall 1	I3		Pre-Fab Wood								
Exterior Wall 2											
Roof Structure	03		Gable/Hip								
Roof Cover	09		Enam Mtl Shing								
Interior Wall 1	05		Drywall/Sheet								
Interior Wall 2											
Interior Flr 1	12		Hardwood								
Interior Flr 2	14		Carpet								
Heat Fuel	04		Electric								
Heat Type	07		Electr Basebrd								
AC Type	01		None								
Total Bedrooms	03		3 Bedrooms								
Total Bthrms	1										
Total Half Baths	1										
Total Xtra Fixtrs	7										
Total Rooms	02		Average								
Bath Style	02		Modern								
Kitchen Style	02										
<b>COST/MARKET VALUATION</b>											
Adj. Base Rate:		90.09									
Net Other Adj:		185,495									
Replace Cost		4,550.00									
AYB		190,045									
Dep Code		A									
Remodel Rating											
Year Remodeled											
Dep %		34									
Functional Obslnc		0									
External Obslnc		0									
Cost Trend Factor		1									
Condition											
% Complete		66									
Overall % Cond		125,400									
Apprais Val		0									
Dep % Ovr											
Dep Ovr Comment											
Misc Imp Ovr		0									
Misc Imp Ovr Comment											
Cost to Cure Ovr		0									
Cost to Cure Ovr Comment											
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>											
Code	Description	Sub	Sub Description	L/B Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PATI	PATIO-AVG			L	5.00	2017		0		75	500
FPL3	2 STORY CHI			B	7,500.00	1979		1		50	3,800
FPO	EXTRA FPL O			B	2,000.00	1979		1		50	1,000
<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value					
BAS	First Floor	864	864	864	90.09	77,838					
FBM	Basement, Finished	0	432	151	31.49	13,604					
FCP	Carport	0	280	56	18.02	5,045					
FSP	Porch, Screen, Finished	0	96	38	35.66	3,423					
FUS	Upper Story, Finished	864	864	864	90.09	77,838					
UBM	Basement, Unfinished	0	432	86	17.93	7,748					
<b>Ttl. Gross Liv/Lease Area:</b>		1,728	2,968	2,059		190,045					



# Town of Boxford

07/27/2020



1:1,200

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	Easements
Roads	Interstate	Major Road	Local Road
Floodplain	100-Year Floodplai	500-Year Floodplai	Wetlands
Drainage Outfall	Hydrographic Features	Road Right of Way	Streams

2  
8/29

#1034

2013010200126 Bk:32078 Pg:350  
01/02/2013 10:05 DEED Pg 1/2

MASSACHUSETTS EXCISE TAX  
Southern Essex District ROD  
Date: 01/02/2013 10:05 AM  
ID: 938631 Doc# 20130102001260  
Fee: \$1,363.44 Cons: \$299,000.00

**DEED**

WE, JOHN G. WHITTLE and MARY E. WHITTLE, husband and wife, of Boxford, Essex County, Massachusetts, for consideration of Two Hundred Ninety-nine Thousand and xx/100 (\$299,000.00) Dollars paid, grant to JOHN E. JONES,

of

WITH QUITCLAIM COVENANTS,

the land in said Boxford fronting on and under Lowe Pond, being shown as Lot No. 2 on "Plan of Land in Boxford, prepared for William E. Dorman, Robert B. Parkhurst, Surveyor, Boxford, Massachusetts, dated May 1962 and recorded in Essex South District Registry of Deeds, (with Deed of William E. Dorman and Andrew Lorant et ux, Book 5053, Page 548) filed as No. 200 of 1963, and more particularly bounded and described as follows:

Beginning at a stake in the stone wall Southeasterly of the junction of Chapman Road and Camp Ground Road; thence running

SOUTHWESTERLY by the stone wall five hundred thirty (530) feet more or less to a point where the brook crosses the road known as Chapman Lane; thence turning and running

by land shown on said Plan as Lot No. 3, by three courses, two hundred (200) feet more or less; one hundred twenty (120) feet more or less; and two hundred nine (209) feet more or less; thence turning and running

by land shown on said Plan as Lot No. 1, by three courses one hundred twelve (112) feet, one hundred twenty feet (120) feet and three hundred (300) feet each more or less, to the point of beginning.

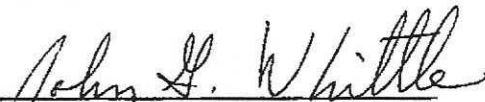
Said lot containing a total of 3.05 acres, more or less, of which 2 acres, more or less, are Northwesterly of and above the line shown on said Plan as the approximate high water line of Lowe Pond.

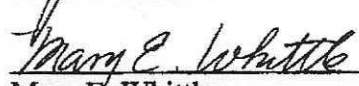
**BOX 88**

Being the same premises conveyed to us by deed of Mark R. Burns dated June 14, 1972 and recorded with said Registry of Deeds in Book 5876, Page 300.

We hereby declare, under the penalties of perjury, that we are presently married to one another and hereby release and terminate any and all estates of homestead in and to the property conveyed herein.

WITNESS our hands and seals this 7<sup>th</sup> day of December, 2012.

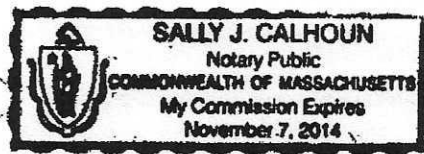
  
\_\_\_\_\_  
John G. Whittle

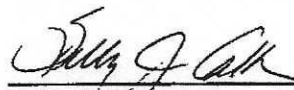
  
\_\_\_\_\_  
Mary E. Whittle

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 7<sup>th</sup> day of December, 2012, before me, the undersigned notary public, personally appeared John G. Whittle and Mary E. Whittle, proved to me through satisfactory evidence of identification, which were their Massachusetts driver's licenses, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.



  
\_\_\_\_\_  
Sally J. Calhoun  
Notary Public  
My Commission Expires:  
November 7, 2014

Property Address: 4 Chapman Way  
Boxford, MA 01921

Return to:

TOWN OF BOXFORD  
ABUTTER LIST

PARCEL # 25-1-2 - 4 CHAPMAN WAY - CONSERVATION COMMISSION 250' PLUS LOWES POND DIRECT ABUTTERS

PARCEL ID	PARCEL ADDRESS	OWNER 1	OWNER 2	MAILING ADDRESS	CITY/TOWN	STATE	ZIP CODE
25-01-01	SUNRISE RD	TOWN OF BOXFORD		7A SPOFFORD RD	BOXFORD	MA	01921
25-01-02	4 CHAPMAN WAY	JONES JOHN E		4 CHAPMAN WAY	BOXFORD	MA	01921
25-01-03	28 CAMP GROUND RD	MURRAY JAMES E TE	WONG CORA A	28 CAMP GROUND RD	BOXFORD	MA	01921
25-01-04	22 CAMP GROUND RD	WLADKOWSKI HENRY J & L H TR	22 CAMP GROUND RD NOM TRUST	22 CAMP GROUND RD	BOXFORD	MA	01921
25-01-05	16 CAMP GROUND RD	HOLDEN PHILIP J	ALICE B HOLDEN	16 CAMP GROUND RD	BOXFORD	MA	01921
25-01-06	10 CAMP GROUND RD	BURNS WILLIAM F TE	NANCY MATHESON BURNS	10 CAMP GROUND RD	BOXFORD	MA	01921
25-01-09	120 IPSWICH RD	KUENZIG JOHN F TE	KUENZIG SONIA L	120 IPSWICH RD	BOXFORD	MA	01921
25-01-10	114 IPSWICH RD	MCGRATH STEPHEN P TE	MCGRATH TARA	114 IPSWICH RD	BOXFORD	MA	01921
25-01-11	112 IPSWICH RD	MOORE TIMOTHY J TE	CYNTHIA R MOORE	112 IPSWICH RD	BOXFORD	MA	01921
25-01-12	106 IPSWICH RD	HELLER MATTHEW D TR	HELLER SHARON KENDALL TR	106 IPSWICH RD	BOXFORD	MA	01921
25-02-16	24 ROUND TOP RD	CARTER BRUCE A JT	CAROL M CARTER	24 ROUND TOP RD	BOXFORD	MA	01921
25-02-17	40 CHAPMAN RD	BITIN BRUNO		40 CHAPMAN RD	BOXFORD	MA	01921
25-03-24-1	3 CHAPMAN WAY	DI NANNO ANTHONY C	DI NANNO LESLIE ANN	3 CHAPMAN WAY	BOXFORD	MA	01921
25-03-24	39 CHAPMAN RD	YATES BARBARA M TR	MARANDOLA FAMILY TR	39 CHAPMAN RD	BOXFORD	MA	01921
25-03-27	36 BOREN LN	HOWE CHRISTOPHER PAUL	HOWE KELLY ANNE	36 BOREN LN	BOXFORD	MA	01921
25-03-28	38 BOREN LN	TARBOX DAVID A	DIBURRO THOMAS V	38 BOREN LN	BOXFORD	MA	01921
25-03-29	44 BOREN LN	ANDRIOTAKIS JAMES L	ANDRIOTAKIS LISA L	44 BOREN LN	BOXFORD	MA	01921
25-03-30	48 BOREN LN	PHILLIP L MCMANUS	MEGHAN E MCMANUS	48 BOREN LN	BOXFORD	MA	01921
25-03-31	56 BOREN LN	MASTERSON JEFFREY J	MASTERSON TRACI L	56 BOREN LN	BOXFORD	MA	01921
25-03-44	SUNRISE RD	TOWN OF BOXFORD		7A SPOFFORD RD	BOXFORD	MA	01921
25-06-01	22 POND ST	NEWELL JR F D & C M TR	NEWELL NOMINEE TRUST	575 OSGOOD ST	N ANDOVER	MA	01845
25-06-02	20 POND ST	DIBELLA SAVATORE P	DIBELLA KAREN A	20 POND ST	BOXFORD	MA	01921
25-06-03	18 POND ST	CONTE SAMUEL J TRUSTEE	THE 18 POND ST RLTY TR	PO BOX 131	BOXFORD	MA	01921
25-06-04	16 POND ST	WHITTEMORE DENNIS B TR	WHITTEMORE ELIZABETH F TR	16 POND ST	BOXFORD	MA	01921
25-06-05	12 POND ST	LONG SUSAN TR	12 POND STREET REALTY TR	12 POND ST	BOXFORD	MA	01921
25-06-06	6 POND ST	MAGUIRE JR WAYNE R T	JANICE H MAGUIRE	6 POND ST	BOXFORD	MA	01921

**CERTIFIED COPY**



OCTOBER 14, 2020

PAGE 1 of 2

**TOWN OF BOXFORD  
ABUTTER LIST**

**PARCEL # 25-1-2 - 4 CHAPMAN WAY - CONSERVATION COMMISSION 250' PLUS LOWES POND DIRECT ABUTTERS**

25-06-07	4 POND ST	ANGELINI NANCY	ANGELINI CYNTHIA & PIO	4 POND ST	BOXFORD	MA	01921
25-06-08	122 DEPOT RD	STOVER JASON	STOVER JENNIFER	122 DEPOT RD	BOXFORD	MA	01921
25-06-09	112 DEPOT RD	REI NUNO M TR	REI MARY-JANE TR	112 DEPOT RD	BOXFORD	MA	01921
25-06-10	60 SUNRISE RD	HAVEY ARTHUR W TE	MARIE VIRGINIA ABBIA	60 SUNRISE RD	BOXFORD	MA	01921
25-06-11-A	54 SUNRISE RD	CASTRO DOUGLAS AREVALO		54 SUNRISE RD	BOXFORD	MA	01921
25-06-11-B	54 SUNRISE RD	CASTRO DOUGLAS AREVALO		54 SUNRISE RD	BOXFORD	MA	01921
25-06-11	54 SUNRISE RD	CASTRO DOUGLAS AREVALO		54 SUNRISE RD	BOXFORD	MA	01921
25-06-12	48 SUNRISE RD	DELGUIDICE JOSEPH T	JOAN SEDITA	48 SUNRISE RD	BOXFORD	MA	01921
25-06-13	42 SUNRISE RD	GIRON CARLOS		42 SUNRISE RD	BOXFORD	MA	01921
25-06-14	36 SUNRISE RD	CHRISTOPHER DONALD FRENCH	MELANIE ROBIN JOHNSON	36 SUNRISE RD	BOXFORD	MA	01921
25-06-15	32 SUNRISE RD	DEFOSSEZ STEVEN M	DEFOSSEZ LINDA J	32 SUNRISE RD	BOXFORD	MA	01921
25-06-16	30 SUNRISE RD	TALLAKSEN GARY	TALLAKSEN TUCKER J & DANIELLE J	30 SUNRISE RD	BOXFORD	MA	01921
25-06-17-1	28 SUNRISE RD	SAVITSKY DAVID A	SAVITSKY I-CHIN SAYULI	28 SUNRISE RD	BOXFORD	MA	01921

CERTIFIED COPY

