



SCANLAN
ENGINEERING LLC

#1005

March 29, 2020

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

Re: Notice of Intent Application
Baldassare Residence – 15 Lantern Lane, Boxford, MA 01921

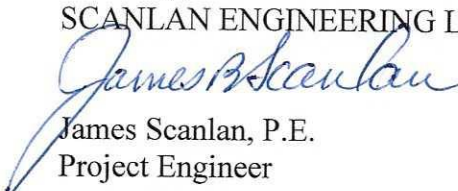
Dear Commission Members:

On behalf of the applicant Holly Baldassare, Scanlan Engineering LLC is submitting this Notice of Intent application for the installation of the septic system upgrade, installation of landscaping walls and plantings, repairs to the existing gravel driveway, and installation of a new well to serve the property. Enclosed are one original and an electronic copy of the Notice of Intent filing and supporting documents.

The limits of the Bordering Vegetated Wetlands were delineated by Julie Vondrak, in February of 2020. The proposed project includes installation of a septic tank, pump chamber and grading, installation of landscaping walls and plantings, replacement of the existing gravel driveway, and installation of a new well 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: Holly Baldassare (Applicant)
File #1005

Enclosures

Project Description:

This Notice of Intent Application is for the Upgrade of the Subsurface Sewage Disposal System serving the dwelling at 15 Lantern Lane in 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. The installation of landscaping walls, and a new well is also to be installed within the buffer zone to a BVW.

Existing Conditions:

The site is located at 15 Lantern Lane Boxford, MA. It is a neighborhood of single family residential dwellings. The property has an existing five-bedroom dwelling (under renovation), which has a septic system currently in failure.

The resource area on-site consists of Bordering Vegetated Wetlands. A portion of the lot is 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 portion of a septic system upgrade within the 100 foot buffer zone to a Bordering Vegetated Wetland. Installation of a septic tank, pump chamber, and grading will be occurring within the buffer zone. Abandonment or removal of the existing system will also be occurring in the buffer zone. Installation of landscaping walls with plantings, updating the existing gravel driveway, tree removal and installation of a new well will also be occurring within the buffer zone.

The proposed area of excavation within the Buffer Zone is approximately 4000 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 proposed removal of five(5) trees (as shown on plans).

The erosion control shall consist of siltation fence installed as shown on the plans, and hay-bales surrounding 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

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Boxford

City/Town

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



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

A. General Information

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

15 Lantern Lane

a. Street Address

Boxford

b. City/Town

01921

c. Zip Code

Latitude and Longitude:

Map 28 Block 2

f. Assessors Map/Plat Number

d. Latitude

e. Longitude

Lot 6

g. Parcel /Lot Number

2. Applicant:

Holly

a. First Name

Baldassare

b. Last Name

c. Organization

3 Wildwood Road

d. Street Address

Danvers

e. City/Town

MA

f. State

01923

g. Zip Code

(781) 492-2167

h. Phone Number

i. Fax Number

hollybaldassare@jbarrettrealty.com

j. Email Address

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

(978) 891-3888

i. Fax Number

jim@scanlanengineering.com

j. Email address

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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A. General Information (continued)

6. General Project Description:

Septic system upgrade, construction of landscaping walls with plantings, repairs to the existing gravel driveway, tree removal and installation of new well.

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 38101

c. Book

b. Certificate # (if registered land)

Page 533

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

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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.

<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 _____	2. square feet _____
	3. cubic yards dredged _____	

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

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

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

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

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

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

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



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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 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

MassGIS (latest)

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 0 ac
percentage/acreage

(b) outside Resource Area 0.1+/- Acres
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:

North Shore - Hull to New Hampshire border:

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

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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Bureau of Resource Protection - Wetlands

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

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

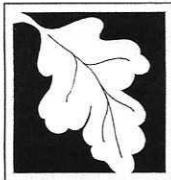
- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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.

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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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.

Site Plan to Accompany a Notice of Intent 15 Lanter Lane Boxford MA

a. Plan Title

Scanlan Engineering

James Scanlan, P.E.

b. Prepared By

c. Signed and Stamped by

March 29, 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:

193

2. Municipal Check Number

4/1/2020

3. Check date

195

4. State Check Number

4/1/2020

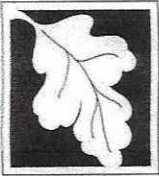
5. Check date

Holly

6. Payor name on check: First Name

Baldassare

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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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.

X *Nolly M Baldassar*

1. Signature of Applicant

4/1/2020

2. Date

X *Nolly M Baldassar*

3. Signature of Property Owner (if different)

4/1/2020

4. Date

Chris Kaulan

5. Signature of Representative (if any)

4/1/2020

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:

15 Lantern Lane Boxford
 a. Street Address b. City/Town
 195 \$42.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Holly Baldassare
 a. First Name b. Last Name

 c. Organization
 3 Wildwood Road
 d. Mailing Address
 Danvers MA 01923
 e. City/Town f. State g. Zip Code
 (781) 492-2167 hollybaldassare@jbarrettrealty.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.

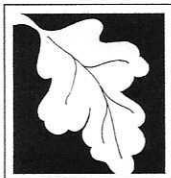
Step 2/Number of Activities: Identify the number of each type of activity.

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
Work on a Single Family Lot	1	110.00	\$110.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

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

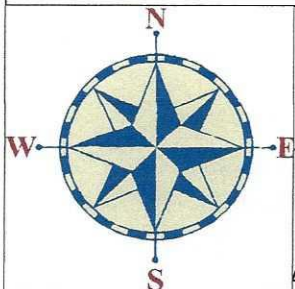
To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

AERIAL VIEW

from MassGIS Website



LOCUS:



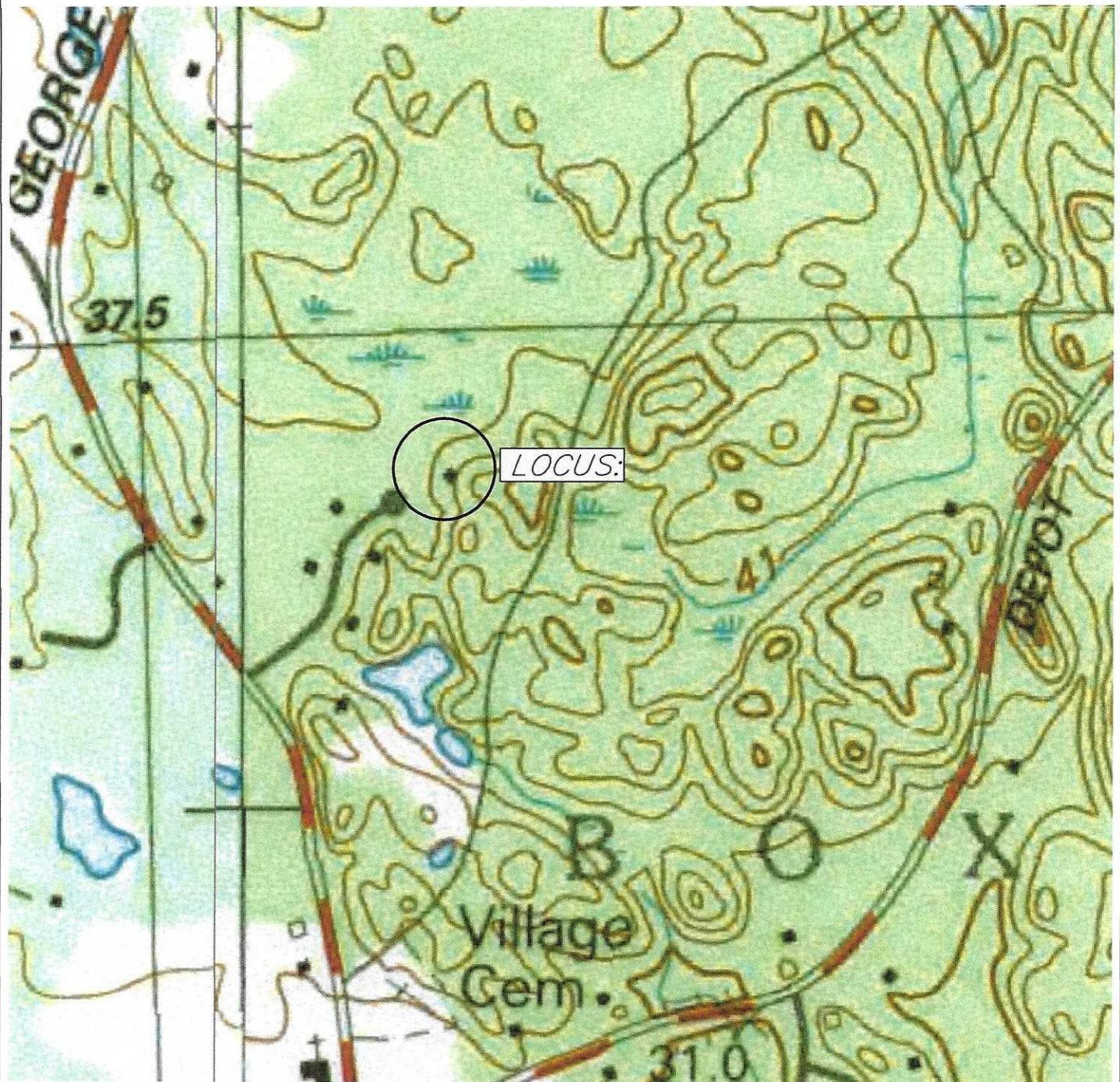
LOCUS PLAN

Baldassare
15 Lantern Lane
Boxford, MA 01921

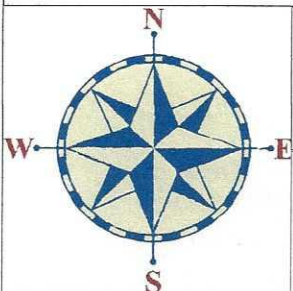
Scale: 1"=500'
Date: 3/9/2020
SE#1005

USGS TOPOGRAPHIC PLAN

from MassGIS Website



LOCUS PLAN

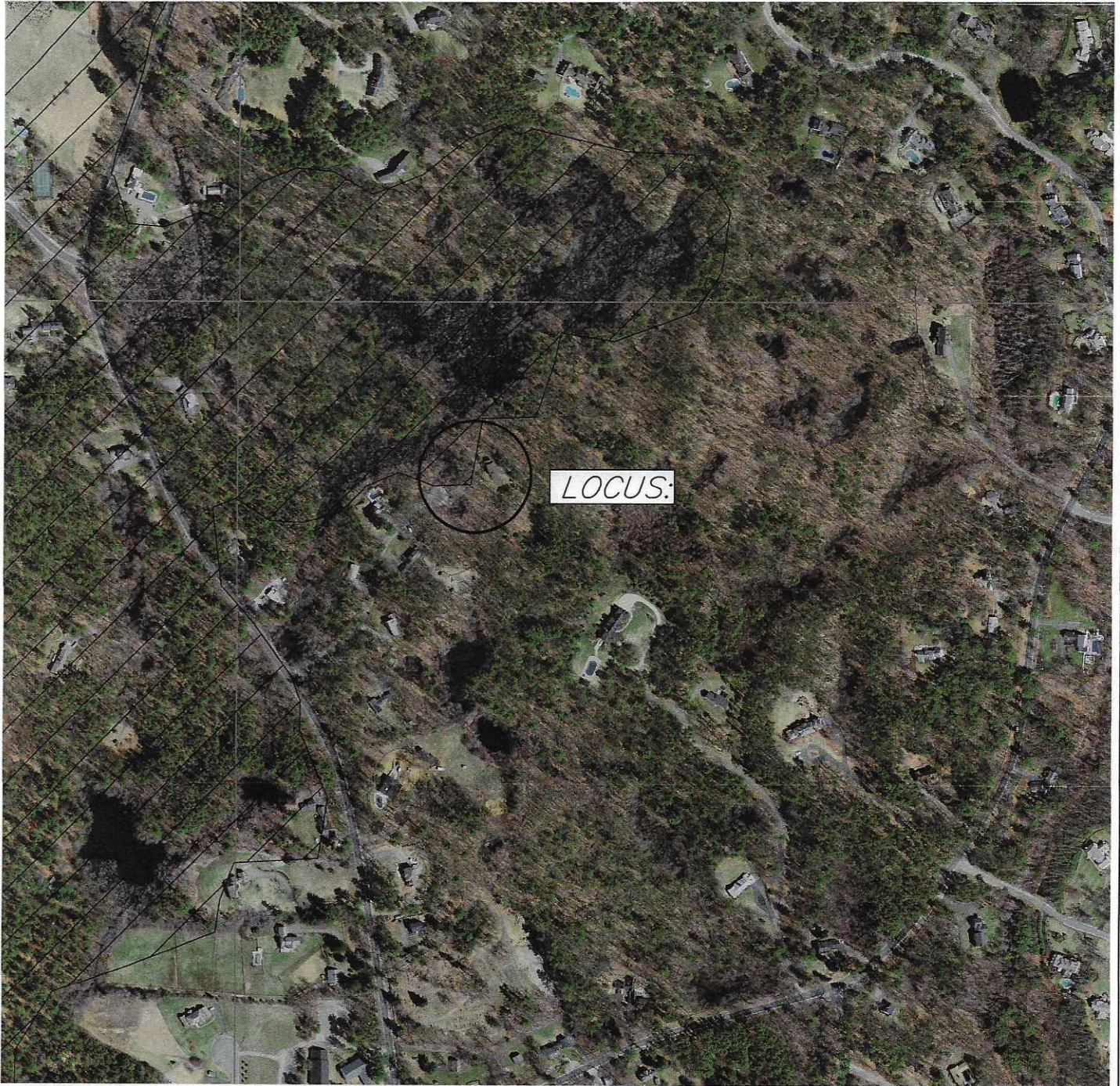


Baldassare
15 Lantern Lane
Boxford, MA 01921

Scale: 1"=500'
Date: 3/9/2020
SE#1005

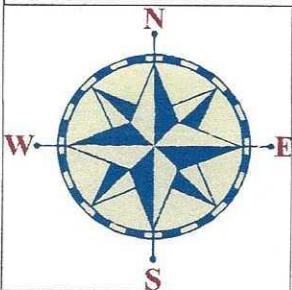
Natural Heritage Endangered Species Program

from MassGIS Website



LOCUS:

LOCUS PLAN

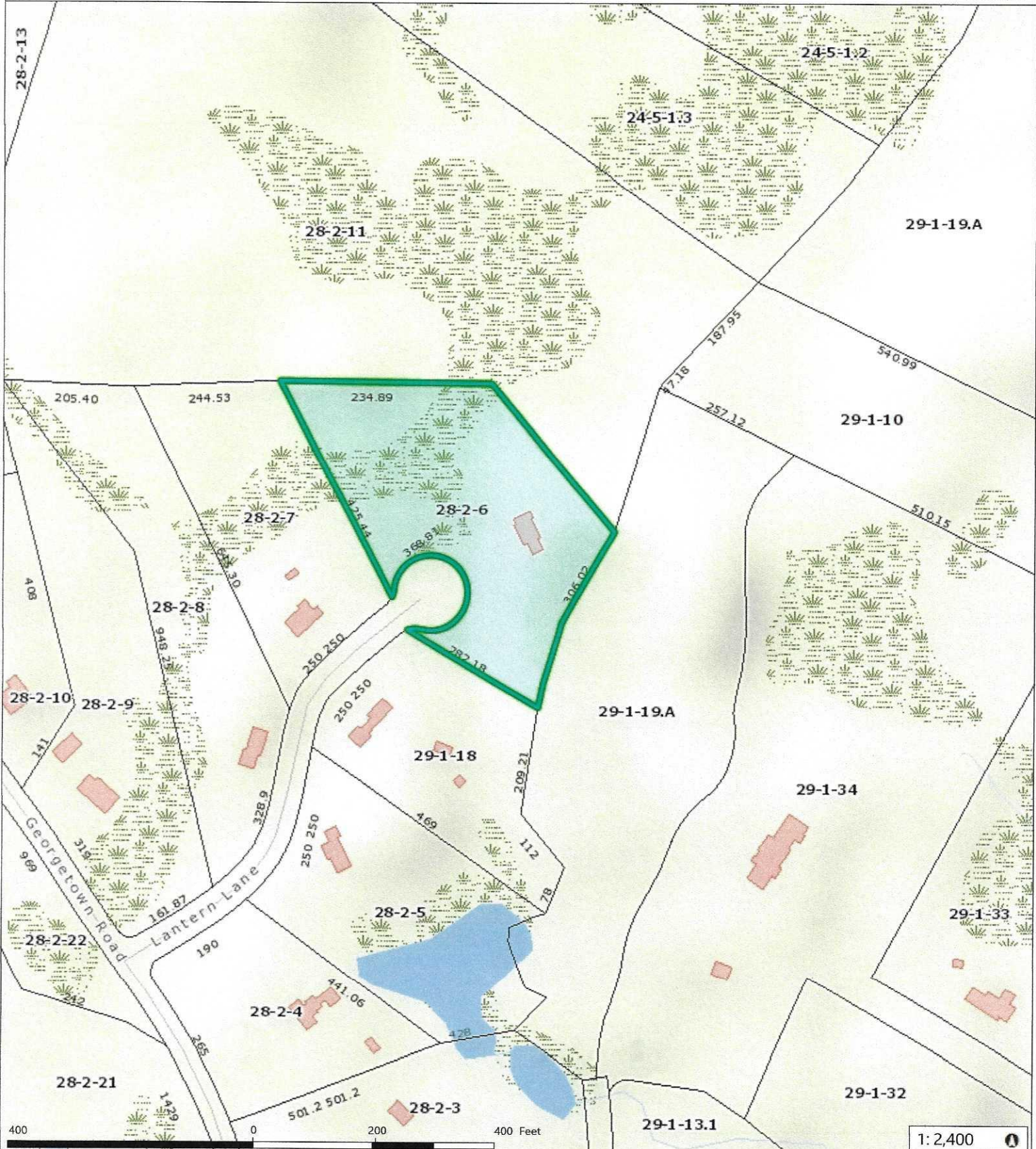


Baldassare
15 Lantern Lane
Boxford, MA 01921

Scale: 1"=500'
Date: 3/9/2020
SE#1005

Town of Boxford

03/30/2020



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the Town of Boxford & MassGIS/MassGIS.
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Legend	
	Municipal Boundary
	Major Road
	Local Road
	Interstate
	Building Footprints
	Parcels
	Hydrographic Features
	Streams
	Wetlands
	Parcel Dimensions
	Roads

15 LANTERN LN

Location 15 LANTERN LN

Mblu 28/02/06/1

Acct#

Owner BALDASSARE HOLLY

Assessment \$481,400

Appraisal \$481,400

PID 2061

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$184,700	\$296,700	\$481,400

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$184,700	\$296,700	\$481,400

Owner of Record

Owner BALDASSARE HOLLY
Co-Owner
Address 3 WILDWOOD ROAD
 DANVERS, MA 01923

Sale Price \$310,000
Certificate
Book & Page 38101/0533
Sale Date 12/11/2019
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BALDASSARE HOLLY	\$310,000		38101/0533	00	12/11/2019
SOUHLERIS P & SEYMOUR D TRS	\$245,000		34006/0368	1U	04/27/2015
SULLIVAN EDWARD F	\$1		33419/0165	1A	07/21/2014
SULLIVAN EDWARD F TE	\$0		5000/0141		10/18/1962

Building Information

Building 1 : Section 1

Year Built: 1962
Living Area: 1,936
Replacement Cost: \$272,501

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	\$4,800	1

Land

Land Use

Use Code 1010
 Description Single Fam MDL-01
 Zone RA
 Neighborhood
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 3.37
 Frontage 0
 Depth 0
 Assessed Value \$296,700
 Appraised Value \$296,700

Outbuildings

Outbuildings		Legend
No Data for Outbuildings		

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$184,700	\$296,700	\$481,400
2019	\$179,800	\$283,000	\$462,800
2018	\$154,700	\$283,000	\$437,700

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$184,700	\$296,700	\$481,400
2019	\$179,800	\$283,000	\$462,800
2018	\$154,700	\$283,000	\$437,700

tb 5



MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 12/11/2019 12:43 PM
ID: 1333237 Doc# 20191211001850
Fee: \$1,413.60
Cons: \$310,000.00

3

QUITCLAIM DEED

We, **PETER SOUHLERIS and ROBERT BERRY**, as Trustees of the **15 LANTERN LANE REALTY TRUST**, under Declaration of Trust dated April 22, 2015, as evidenced by a Trustee's Certificate recorded pursuant to MGL Ch 184, Section 35, with the Essex South District Registry of Deeds at Book 34006, Page 366, for consideration paid, and in full consideration of **Three Hundred Ten Thousand and 00/100 (\$310,000.00) Dollars** grant to **HOLLY BALDASSARE**, individually, of 3 Wildwood Road, Danvers, Essex County, Massachusetts,

with QUITCLAIM COVENANTS

The land with the buildings and improvements thereon in Boxford, Essex County, Massachusetts, bounded and described as follows:

Being shown as Lot 4 on a plan entitled "Plan of Lantern Lane Subdivision, Boxford, Mass, Feb. 10, 1959, Owner and Subdivider, Boxford Highland, Inc., Engineer Raymond C. Pressey, Inc." recorded in the Essex South Registry of Deeds, in Plan Book 92, Plan 36 and containing 147,000 square feet of land, more or less, according to said Plan.

Said premises are conveyed subject to two (2) Fifty Foot (50') easements for future roads as located and shown on said Plan and to a Twenty Foot (20') drainage easement as located and shown on said Plan.

Said premises are conveyed together with the right to use the roads and ways laid out on said Plan in common with others entitled thereto for all the purposes for which public roads may be used.

We, the Grantors named herein, do hereby voluntarily release any and all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and certify under the pains and penalties of perjury that there are no other persons or person entitled to any homestead rights to the within premises.

For Grantor's title see Deed recorded with the Essex South Registry of Deeds in Book 34006, Page 368.

Property Address: 15 Lantern Lane, Boxford, Massachusetts