

The Morin-Cameron

GROUP, INC.

July 20, 2022

Conservation Commission
7A Spofford Road
Boxford, MA 01921

Re: Notice of Intent - 44 Great Pond Drive
Owner/Applicant: Geoffrey Christanday

Dear Commission Members:

Please find attached a Notice of Intent application for proposed improvements at the above referenced property. The proposed project involves the construction of an addition with stairs to a roof deck, relocation of an existing walkway and the relocation of an existing hot tub on an existing patio (no proposed increase in the existing patio). Resource areas located on the property include bordering vegetated wetlands associated with Baldpate Pond, Zone A 100 year floodplain and Natural Heritage Priority Habitats of Rare Species.

By examining the plan, you can see the location of the bordering vegetated wetland (BVW) associated with Baldpate Pond delineated by DeRosa Environmental Consulting, Inc., the graphic limit of the Zone A 100 Year Flood Plain based on the FEMA maps, the waters edge of the pond, the limit of the Estimated Habitats of Rare Wildlife (which appears to follow the edge of pond) and the limit of the Priority Habitats of Rare Species. All proposed work is at the rear of the dwelling, photos of the rear yard are attached to this letter.

Pursuant to the Boxford Wetlands Regulations the 100 Year Flood Plain is a resource area therefore all applicable setbacks shall be taken from the wetland or the 100 year flood plain, whichever is further up slope. In this case the graphic location of the Zone A 100 year flood plain governs. By examining the plan, you can see that the graphic location of the Zone A taken from the FEMA maps is approximately 18 feet higher in elevation than the wetlands adjacent to Baldpate Pond. Obviously, this is not the case so we evaluated the elevations of the berm where the power lines are located on the outlet (east) side of Baldpate Pond. We determined the lowest elevation along the berm to be elevation 94.3 feet. A detail of the berm is shown on the plan. Based on our survey it appears the Baldpate Pond outlet is a series of culverts with the power line berm acting as an overflow weir. There is no evidence that water from the pond has overtopped the berm, to be on the conservative side we estimated the 100 year flood plain elevation to be approximately at elevation 94.5 feet. The proposed addition is approximately 79 feet to this flood elevation which complies with your 75 foot No Build requirement. There are no proposed grade changes within the graphic location of the Zone A floodplain.

It appears since no work is proposed within Estimated Habitats of Rare Wildlife the Notice of Intent application does not need to be submitted to Natural Heritage. However, there is a footnote on page 5 of 9 of WPA Form 3 – Notice of Intent (NOI) that states “Some projects not in Estimated Habitat may

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be located in Priority Habitat, and require NHESP review." This footnote however is associated with section C.1.c. of the NOI application which you would not get to if you stated in C.1.a. that you were not within Estimated Habitat of Rare Wildlife which the proposed project is not. We attempted to contact Natural Heritage to verify if this application should be submitted to Natural Heritage since we are proposing work within Priority Habitats of Rare Species but have not heard back from them yet; to be on the conservative side we will forward a copy of the NOI to Natural Heritage for review. Since the project is located within existing maintained lawn/landscaped or previously developed area with no increase proposed in the lawn or landscaped areas the project is exempt from the requirements of a MESA filing per 321 CMR 10.14 (4).

Once our existing conditions survey was complete, we did notice that the existing site is non-compliant to your current setback regulations. Per your local regulations properties developed after May 19, 1994 must meet the minimum setback distances shown in the Minimum Setback Distance Chart in your regulations. It appears the foundation for this dwelling was installed on or around June 1995. In accordance with the Minimum Setback Distance Chart no work is allowed within 100 feet of Baldpate Pond. By examining the plan, you will see there is a patio, a wall and small lawn area within 100 feet of Baldpate Pond. There is also a path to the pond but that appears to be an allowed use. Mr. Christanday purchased the property as is in August 2019. We believe the work within 100 feet of Baldpate Pond was performed when the original Building Permit was issued in 1995. The proposed addition was re-designed to ensure that the addition meets the 100 foot setback from the pond. We are requesting that the Commission allow for the relocation of the walkway within 100 feet of the pond within an area that is already maintained lawn. We are also requesting that the Commission allow the existing non-compliant items within 100 feet of the pond to remain (i.e.: patio, wall, hot tub, garden and lawn area). The existing conditions do not appear to have any impact on the pond and the relocation of the walkway should not have an impact as there is a vegetated buffer between the new walkway and the pond.

We look forward to meeting with the Commission to discuss the proposed project at your meeting scheduled for August 4, 2022. If you have any questions prior to the meeting please do not hesitate to contact me.

Sincerely,

THE MORIN-CAMERON GROUP, INC.



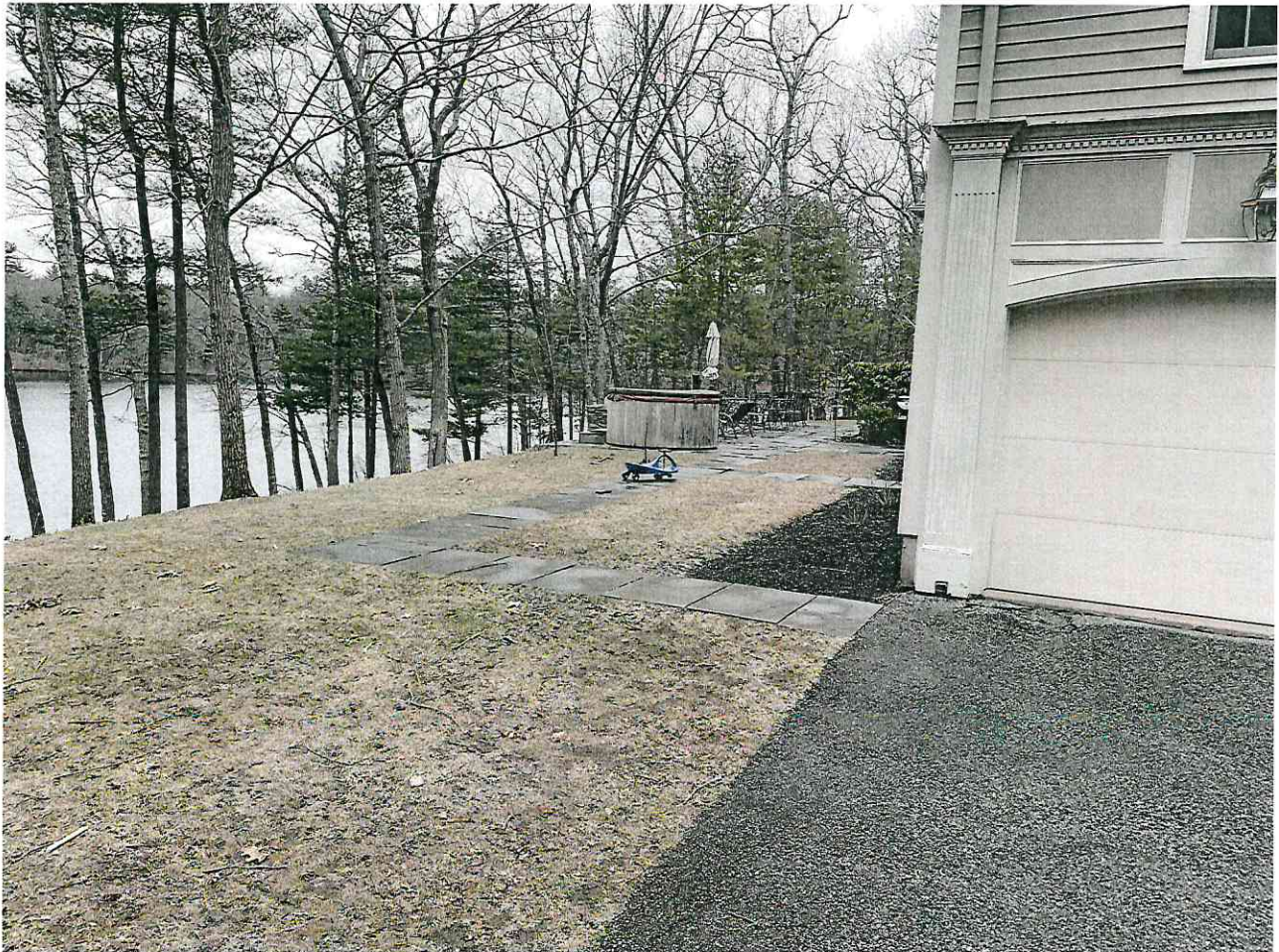
John M. Morin, PE
President

JMM/kmm

Attachments











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 &
Under the Town of Boxford's Wetlands Protection Bylaw

A. General Information

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.

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

44 Great Pond Drive

a. Street Address

Boxford

b. City/Town

01921

c. Zip Code

Latitude and Longitude:

42.69725N

d. Latitude

-71.00015W

e. Longitude

Map 19, Block 3

f. Assessors Map/Plat Number

Lot 16.28

g. Parcel /Lot Number

2. Applicant:

Geoffrey

a. First Name

Christanday

b. Last Name

c/o The Morin-Cameron Group, Inc.

c. Organization

66 Elm Street

d. Street Address

Danvers

e. City/Town

MA

f. State

01923

g. Zip Code

978-777-8586

h. Phone Number

i. Fax Number

John@morincameron.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):

John M.

a. First Name

Morin

b. Last Name

The Morin-Cameron Group, Inc.

c. Company

66 Elm Street

d. Street Address

Danvers

e. City/Town

MA

f. State

01923

g. Zip Code

978-777-8586

h. Phone Number

i. Fax Number

John@morincameron.com

j. Email address

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

\$685.00

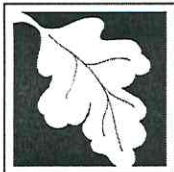
a. Total Fee Paid

\$42.50

b. State Fee Paid

\$642.50

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

The proposed project involves the construction of an addition with stairs to a roof deck, relocation of an existing walkway and the relocation of an existing hot tub on an existing patio (no proposed increase in the existing patio). The project also includes after the fact permitting for an existing patio, wall, hot tub, garden and lawn area. Proposed and existing work is within 100 feet of Baldpate Pond and within the 100 foot buffer zone to the determined Zone A floodplain.

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 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:

- a. County _____
- b. Certificate # (if registered land) LC Doc #604730
- c. Book _____
- 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

WPA Form 3 – Notice of Intent

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.

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. Riverfront Area

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.



**Massachusetts Department of Environmental Protection
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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

- 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

Mass GIS 2022*
 b. Date of map

*Proposed project located within Priority Habitats of Rare Species (PH 2036)

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	0
	percentage/acreage
(b) outside Resource Area	1.8% / 0.041
	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 <https://www.mass.gov/mass-endangered-species-act-mesa-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.

7016 3010 0001 0201 9656

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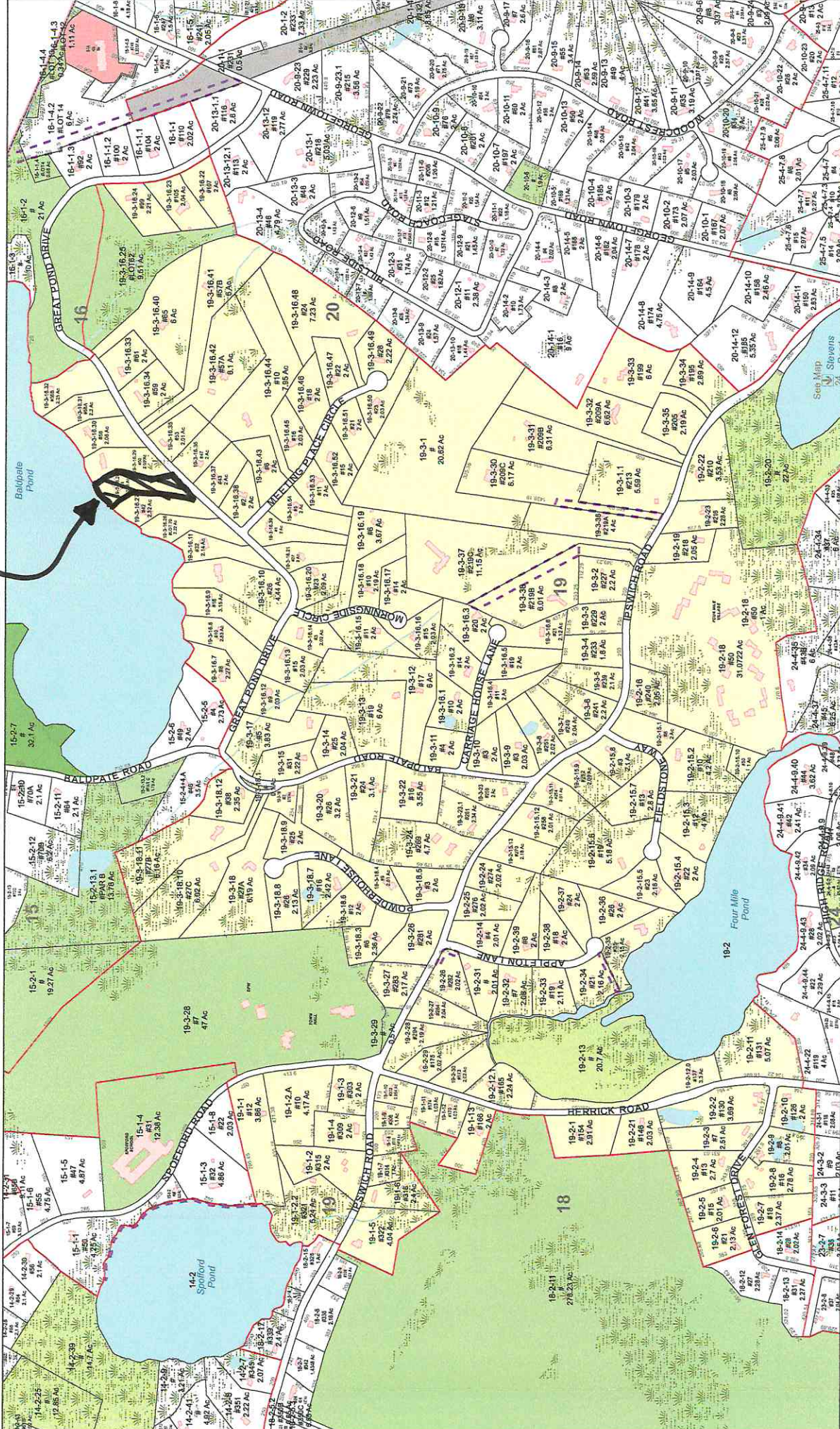
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Certified Mail Fee	\$	4.00
Extra Services & Fees (check box, add fee as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	3.25
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$	2.40
Total Postage and Fees	\$	9.65



Sent To Natural Heritage & Endangered Species Program
 Street and Apt. No., or P.O. Box No. Div. of Fisheries & Wildlife
 City, State, ZIP+4® 1 Rabbit Hill Road
 Westborough, MA 01581

SITE



Legend

- Adjacent Maps
- Water
- Commercial Land Use
- Home Boundaries
- High Boundaries
- County
- Estimate
- Building Footprint
- Topography/Drainage



**Town of Boxford
Property Parcel Maps
19**



Notes

This map is for informational purposes only. It is not a warranty of any kind. The information is provided for your reference only. The information is not to be used for any legal or financial purposes. The information is not to be used for any other purpose. The information is not to be used for any other purpose. The information is not to be used for any other purpose.

**Merrimack Valley
Planning Commission**

100 Main Street, Boxford, VT 05608
Phone: 802.452.1234
Fax: 802.452.1234
www.merrimackvalleyplanning.com

Map Prepared On: January 1, 2021



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Bureau of Resource Protection - Wetlands

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

(c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).
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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

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.

c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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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.

Site Development Plan, 44 Great Pond Drive, Boxford, MA (Assessor's Map 19, block 3, Lot 16.28) prepared for Geoffrey Christanday

The Morin-Cameron Group, Inc.

John M. Morin, PE

b. Prepared By

c. Signed and Stamped by

June 13, 2022

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:

3227

7/20/2022

2. Municipal Check Number

3. Check date

3233

7/20/2022

4. State Check Number

5. Check date

The Morin-Cameron Group, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name

Location: 44 Great Pond Drive, Boxford

Brookline Bank
53-7148/2113

3233

The Morin-Cameron Group, Inc.
66 Elm Street
Danvers, MA 01923

7/20/2022

PAY TO THE
ORDER OF

Commonwealth of Massachusetts

\$ 42.50

Forty-two & -----

50/100

DOLLARS

MEMO

DiGirolamo #4049 - NOI fee

Kathleen M. Molino
AUTHORIZED SIGNATURE



The Morin-Cameron Group, Inc.
66 Elm Street
Danvers, MA 01923

Brookline Bank
53-7148/2113

3227

07/20/2022

PAY TO THE
ORDER OF

Town of Boxford

\$ 642.50

Six hundred forty-two and -----

50/100

DOLLARS

MEMO

DiGirolamo #4049 - NOI

Kathleen M. Molino
AUTHORIZED SIGNATURE



The Morin-Cameron Group, Inc.

3233



Massachusetts Department of Environmental Protection
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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.

Kathleen Molina, as authorized

1. Signature of Applicant

7/21/2020

2. Date

3. Signature of Property Owner (if different)

Kathleen Molina, The Morin-Cameron Group, Inc.

5. Signature of Representative (if any)

4. Date

7/21/2020

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:

44 Great Pond Drive Boxford
 a. Street Address b. City/Town
 3233 \$42.50
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Geoffrey Christanday
 a. First Name b. Last Name
 c/o The Morin-Cameron Group, Inc.
 c. Organization
 66 Elm Street
 d. Mailing Address
 Danvers MA 01923
 e. City/Town f. State g. Zip Code
 978-777-8586 John@morincameron.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

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
Category 1.a.	1	\$110.00	\$110.00
Town Fee: Category 1	1	\$475.00	\$475.00
Boundary verification: (A1-A10 = 227' - 100' = 127')	1	\$100.00	\$100.00
Step 5/Total Project Fee:			\$685.00

Step 6/Fee Payments:

Total Project Fee:	\$685.00
State share of filing Fee:	\$42.50
City/Town share of filling Fee:	\$642.50
	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.)

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

(to be submitted to Mass. DEP and the Conservation Commission
when filing a Notice of Intent)

I, Kathleen Molina of The Morin-Cameron Group, Inc., hereby certify under the pains and penalties of perjury that on **July 21, 2022** I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent was filed under the Massachusetts Wetlands Protection Act by **Geoffrey Christanday** with the Town of **Boxford** Conservation Commission on **July 21, 2022** for property located at **44 Great Pond Drive (Assessors Map 19, Block 3, Lot 16.28)**.

The form of the notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.

Kathleen Molina

Kathleen Molina
The Morin-Cameron Group, Inc.
66 Elm Street
Danvers, MA 01923

7/21/2022

Date

**Notification to Abutters Under the
Massachusetts Wetland Protection Act**

In accordance with the second paragraph of Massachusetts General Laws, Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the applicant is: **Geoffrey Christanday**
- B. The applicant has filed a **Notice of Intent** with the Conservation Commission for the municipality of **Boxford** seeking permission to remove, fill, dredge or alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, Section 40).
- C. The address of the lot where the activity is proposed: **44 Great Pond Drive**
- D. Copies of the Application may be examined & obtained at the **Conservation Office, 7A Spofford Road** between the hours of **8:30am** and **2pm** on the following days of the week **Monday-Thursday**. For more information call: **978-887-6000**
- E. Information regarding the date, time and place of the public hearing may be obtained from the **Conservation Office** by calling this number: **978-887-6000** between the hours of **8:30am** and **2pm** on the following days of the week: **Monday-Thursday**.

NOTE: Notice of the public hearing, including its date, time and place, will be published at least five (5) days in advance in the *Eagle Tribune*.

NOTE: Notice of the public hearing, including its date, time and place will be posted in the City or Town Hall not less than forty-eight (48) hours in advance.

NOTE: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act.

To contact MassDEP Northeast Region call: 978-694-3200

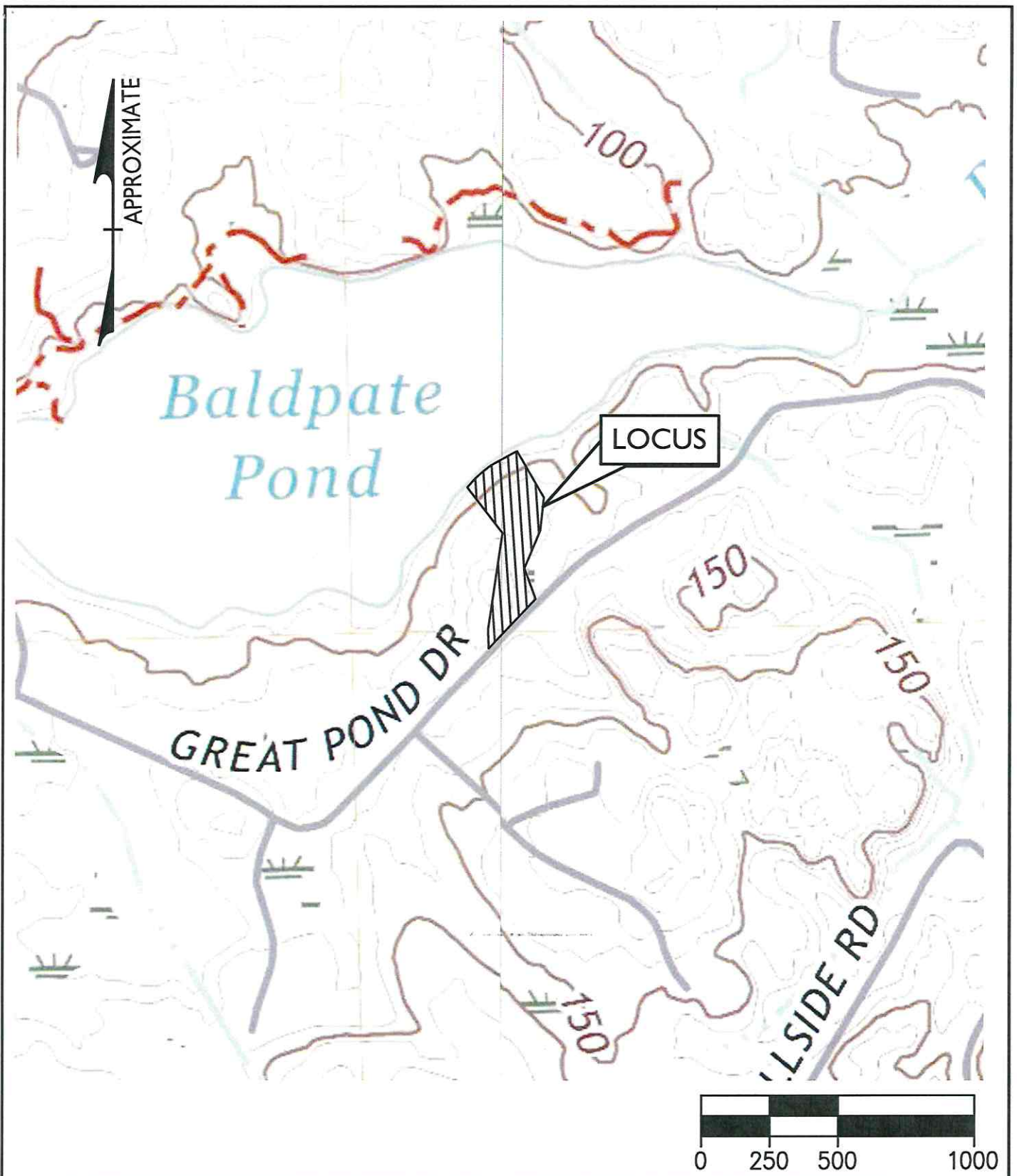
19-03-16-28 - 44 GREAT POND DRIVE, BOXFORD ABUTTERS LIST
 CONSERVATION COMMISSION 250' + PONDS

Parcel ID	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
15-02-05	4 GREAT POND DR	MUCHLER HOLLY M	MUCHLER BENJAMIN J	4 GREAT POND DR	BOXFORD	MA	01921
15-02-06	49 BALDPATE RD	TYLER LIVING TRUST	TYLER DAVID W ETUX TRS	49 BALDPATE RD	BOXFORD	MA	01921
15-02-07	BALDPATE RD	COMMONWEALTH OF MA	STATE FOREST	100 CAMBRIDGE ST	BOSTON	MA	02115
16-01-02	GREAT POND DR	TOWN OF BOXFORD		7A SPOFFORD RD	BOXFORD	MA	01921
16-01-03	GREAT POND DR	TOWN OF GEORGETOWN	BOARD OF SELECTMEN	1 LIBRARY ST	GEORGETOWN	MA	01833
19-03-16-10	26 GREAT POND DR	DWYER JOHN D JR	DWYER SUSAN J	26 GREAT POND DR	BOXFORD	MA	01921
19-03-16-11	32 GREAT POND DR	MYERS, MARIAN	MYERS, GEORGE	32 GREAT POND DR	BOXFORD	MA	01921
19-03-16-26	LOT 70 GREAT POND DR	SUZANNE M PAPIN REVOCABLE TRUST	PAPIN SUZANNE M TR	42 GREAT POND DR	BOXFORD	MA	01921
19-03-16-27	42 GREAT POND DR	GERARD A & SUZANNE M REVOCABLE TRUST	PAPIN GERARD A & SUZANNE M TRS	42 GREAT POND DR	BOXFORD	MA	01921
19-03-16-28	44 GREAT POND DR	CHRISTANDAY GEOFFREY SAMUEL		44 GREAT POND DR	BOXFORD	MA	01921
19-03-16-29	50 GREAT POND DR	BESSNOW ROMAN E TR	BESSNOW AMY C TR	50 GREAT POND DR	BOXFORD	MA	01921
19-03-16-30	56 GREAT POND DR	TINGLE BROOKS E JT	HAYES KRISTEN A	56 GREAT POND DR	BOXFORD	MA	01921
19-03-16-31	58A GREAT POND DR	FITZGERALD WAYNE J & ALISA A TRS	FITZGERALD FAMILY TRUST	58A GREAT POND DR	BOXFORD	MA	01921
19-03-16-32	58B GREAT POND DR	KINNALLY VICTORIA STAIRS TR	VICTORIA STAIRS KINNALLY TRUST	58B GREAT POND DR	BOXFORD	MA	01921
19-03-16-35	53 GREAT POND DR	BESSIN GEOFFREY S	BESSIN SHANNON E	53 GREAT POND DR	BOXFORD	MA	01921
19-03-16-36	47 GREAT POND DR	AIKINS KAYLA & JOSEPH TR	THE AIKINS FAMILY TRUST	47 GREAT POND DR	BOXFORD	MA	01921
19-03-16-37	43 GREAT POND DR	CREA, RICHARD P JR	CREA, LINDSEY M	43 GREAT POND DR	BOXFORD	MA	01921
19-03-16-38	2 MEETING PLACE CIR	BENSON ELEANOR M TE	BENSON GERARD D	2 MEETING PLACE CIR	BOXFORD	MA	01921
19-03-16-7	8 GREAT POND DR	ELLARD JAMES V	ELLARD HEIDI F	8 GREAT POND DR	BOXFORD	MA	01921
19-03-16-8	10 GREAT POND DR	HANSON CHRISTOPHER M	HANSON CHRISTINE L	10 GREAT POND DR	BOXFORD	MA	01921
19-03-16-9	16 GREAT POND DR	BELKA SEAN M TR	BELKA ANNE COAN TR	16 GREAT POND DR	BOXFORD	MA	01921

CERTIFIED COPY
 4/6/2022

CERTIFIED COPY

Matthew Dupont



THE MORIN-CAMERON GROUP, INC.

66 ELM STREET, DANVERS, MA 01923

P | 978.777.8586

WWW.MORINCAMERON.COM

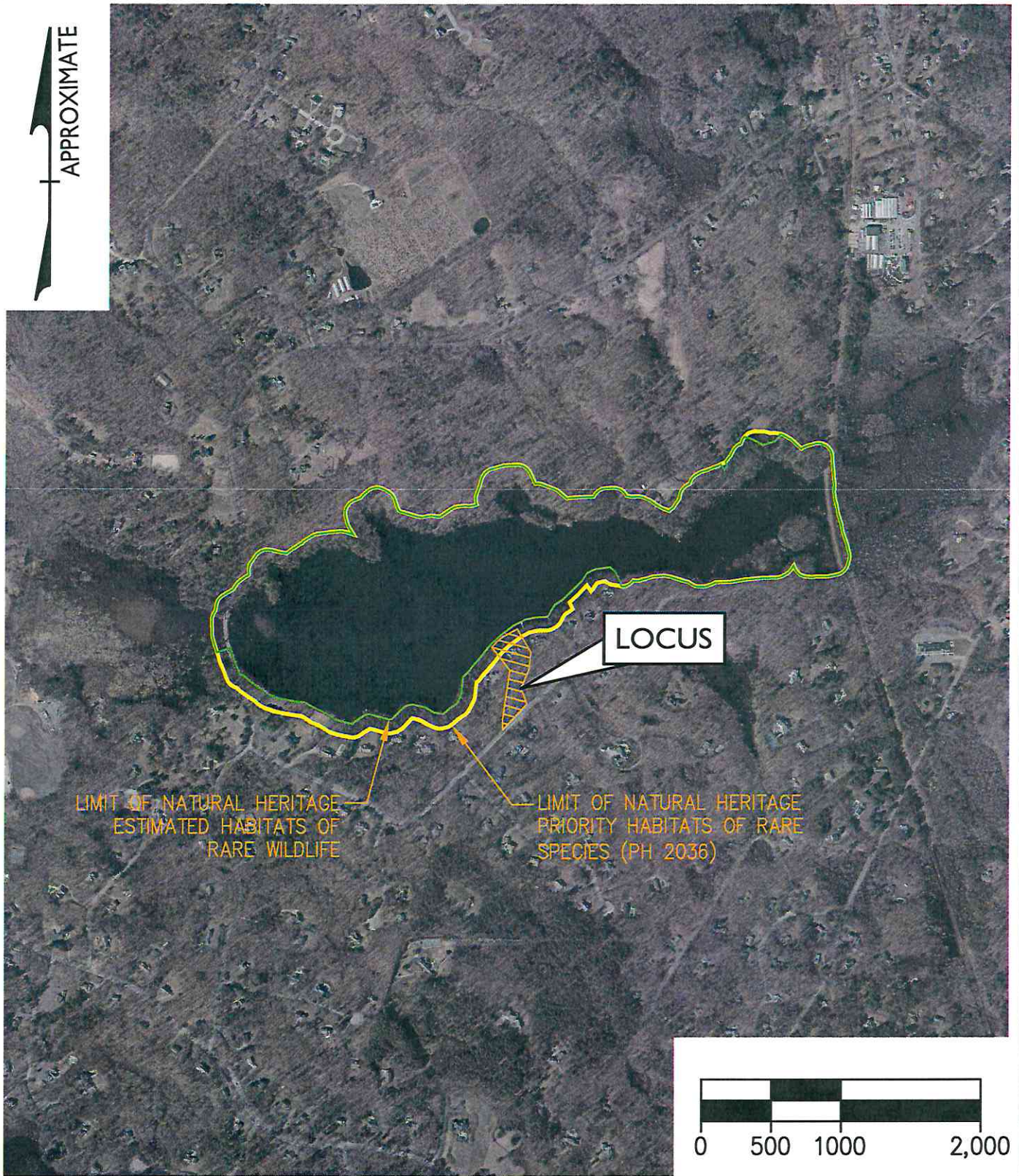
44 GREAT POND DR
IN
BOXFORD, MA

DATE: JUNE 19, 2022

SCALE: 1" = 500'

USGS MAP

APPROXIMATE



THE MORIN-CAMERON GROUP, INC.

66 ELM STREET, DANVERS, MA 01923

P | 978.777.8586

WWW.MORINCAMERON.COM

44 GREAT POND DR
IN
BOXFORD, MA

DATE: JULY 19, 2022

Scale: 1" = 1,000'

NHESP MAP