

Camp Wakanda Improvements

Request for Determination of Applicability

433 Main Street, Boxford, MA

**Town of Boxford
Conservation Commission
April 2022**

Prepared for:
YMCA of Greater Boston
316 Huntington Ave
Boston, MA
02115

BSC Project No. 89981.00



APRIL 20, 2022

Boxford Conservation Commission
7A Spofford Road
Boxford, MA 01921

RE: **Request for Determination of Applicability
Camp Wakanda Improvements
433 Main St., Boxford MA
YMCA of Greater Boston**

Dear Members of the Boxford Conservation Commission:

BSC Group, Inc. ("BSC") is filing this Request for Determination of Applicability ("RDA") on behalf of the YMCA of Greater Boston ("Applicant") for activities associated with access roadway and pathway maintenance at Camp Wakanda located 433 Main St, Boxford, MA. The existing access road and pathways have experienced significant erosion over the winter making them unsafe for the proposed June opening of the Camp.

The subject of this RDA includes the regrading of portions of the damaged gravel driveway and pathways located within the 100-foot Buffer Zone and 200-ft Riverfront Area (RFA) to Stiles Pond. Additionally, the work includes the hand removal of fallen leaf debris that has blocked the existing culverts crossing the roadway which has contributed to the erosion issues. This RDA is being submitted in accordance with the Town of Boxford Environmental Protection Bylaw (Chapter 192) and Wetlands Protection Regulations (Chapter 375). Activities are exempt under the Massachusetts Wetlands Protection Act (WPA) (M.G.L. Ch.131, S.40), and its implementing regulations (310 CMR 10.00). The location of the proposed activities is shown on the Environmental Resources (ER) Map and USGS Site Locus Map in **Attachment B**.

The proposed activities are part of a larger maintenance program to address short term and long-term solutions to address recurring erosion issues, general wear, and improving the Camper's experience. At this time, the short-term repair of portions of the roadway and pathways is required to provide safe access to the Camp and its amenity spaces so that Camp can open in June. The proposed repairs will involve a combination of regrading and supplementing the existing material with gravel, stone, and/or wood chips. The widening or expansion of the access roadway or pathways is not part of the short-term repairs proposed at this time. Long-term solutions along with other Camp improvements will be subject to a Notice of Intent to be filed at a later date.

Repair and resurfacing of existing roadways and pathways within 100-ft Buffer Zone to BVW and Inland Bank can be considered an exempt minor buffer zone activity under MA WPA (M.G.L. Ch. 131, S.40) and implementing regulations 310 CMR 10.02(2)(b)(p). This roadway maintenance exemption is not acknowledged in the Town of Boxford's Wetlands Protection Regulations (Chapter 375) or Wetlands Protection Bylaw (Chapter 192).

ENVIRONMENTAL RESOURCE AREAS

BSC conducted a site visit and wetland delineation on 3/14/2022 and 3/17/2022, and a desktop analysis of environmental constraints within proximity of the Project area using available GIS data layers and included MassDEP wetlands and hydrologic connections, the most recent FEMA National Flood Hazard Mapping, Natural Heritage and Endangered Species Program Priority and Estimated Habitat, Certified and Potential Vernal Pools, Areas of Critical Environmental Concern, Zone II Wellhead Protection Areas, and Surface Water Protection zones.

The proposed Project activities have been identified within the following wetland resource areas and Buffer Zones: 100-ft Buffer Zone to Bordering Vegetated Wetland (BVW), and the 200-ft Riverfront Area to Stiles Pond. No other sensitive resource areas were identified. Representative photographs of the Project area depicting existing conditions are included in **Attachment C**.

At the site visit on 3/14/2022 and 3/17/2022, wetland boundaries on either side of the access road were delineated according to hydrology, vegetation, and topography. Delineated BVW boundaries identified during this site visit are shown on the Site Plans and ER Map in **Attachment B**.

PROPOSED WORK DESCRIPTION

Camp Wakanda is in need of short-term repairs to be able to open in June to address their damaged access road and pathways. Portions of the existing roadway and pathways are currently damaged by rutting and erosion, and the uneven surface impacts vehicle access and Camper's safety at the campground.

Maintenance activities will include regrading sections of the existing access road and pathways, as well as the hand cleaning of any impaired culverts within the roadway. Road maintenance will be limited to the footprint of the existing access road, and road shoulders will not be widened. Best Management Practices (BMPs) will be implemented to avoid adverse impacts to adjacent Resource Areas, and disturbed areas will be restored to their pre-existing conditions once the work is complete. Please refer to the site plans in **Attachment B** for additional details on the sections of access road which require maintenance, and the BMPs to be utilized

Construction Methods and Proposed Mitigation Techniques

The following sections provide a summary of BMPs that will be implemented for this Project.

Erosion and Sediment Controls

Ground disturbance associated with the Project will be minimal, limited to the existing unpaved roadway and pathway areas. Displaced soil will be managed away from wetland resource areas and will be used as backfill. Any remaining spoils will be disposed of appropriately offsite. Sediment controls may be installed in specific locations as needed, and may include straw bales, fiber rolls or straw wattles. Please refer to the site plans in **Attachment B** for additional details on the BMPs to be utilized.

Stormwater Management

There will be no change in grade or increase in impervious area as a result of this Project. Therefore, additional stormwater management appurtenances will not be required.

Restoration

All disturbed areas will be stabilized, and the construction site will be returned to existing conditions. All construction materials, vehicles, and non-biodegradable sediment controls will be removed from the site upon completion of work.

Conclusion

Enclosed is a copy of the RDA application package including WPA Form 1, associated maps and plans, and the certified list of abutters. An electronic copy has also been submitted to the Conservation Commission. The appropriate filing fee is also included. Full-sized hard copies of the plans will be provided separately. We respectfully request that this matter be heard at the next scheduled Conservation Commission meeting. The work may be scheduled to begin as soon as permissible.

If you have any questions regarding the enclosed information, please contact me at (617)-896-4594. Thank you for your consideration in this matter.

Sincerely,

BSC Group, Inc.



Matthew Burne, PWS
Senior Ecologist

cc:

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ATTACHMENT C SITE PHOTOGRAPHS

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Attachment A

Camp Wakanda Improvements
433 Main Street, Boxford, MA
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WPA FORM 1



WPA Form 1- Request for Determination of Applicability

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

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.



1. Applicant:

YMCA of Greater Boston hrosa@ymcaboston.org
 Name E-Mail Address

316 Huntington Ave
 Mailing Address

Boston MA 02115
 City/Town State Zip Code

(617) 927-8016
 Phone Number Fax Number (if applicable)

2. Representative (if any):

BSC Group, Inc.
 Firm

Matt Burne mburne@bscgroup.com
 Contact Name E-Mail Address

803 Summer St, floor 3
 Mailing Address

Boston MA 02127
 City/Town State Zip Code

617-896-4594
 Phone Number Fax Number (if applicable)

B. Determinations

1. I request the Boxford Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

Boxford
Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



WPA Form 1- Request for Determination of Applicability

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

C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

<u>433 Main Street</u> Street Address	<u>Boxford</u> City/Town
<u>Map 18</u> Assessors Map/Plat Number	<u>18-01-30</u> Parcel/Lot Number

b. Area Description (use additional paper, if necessary):

The access road that connects Camp Wakanda to Main Road passes through easements on Witch Hollow Conservation Area and 27A Bayns Hill Road. Stiles Pond is located southeast of the proposed work. Landuse in the general area is predominantly low-density residential and undeveloped land. Portions of the project are located within the 100-foot Buffer Zone to BVW and Inland Bank and the 200-ft Riverfront Area of Stiles Pond.

c. Plan and/or Map Reference(s):

<u>USGS Locus Map</u> Title	<u>4/4/2022</u> Date
<u>Environmental Resources Map</u> Title	<u>4/4/2022</u> Date
<u>Camp Wakanda Erosion Repairs</u> Title	<u>4/20/2022</u> Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

Roadway and pathway maintenance is proposed along the existing unpaved access road at 433 Main Street to address damage which may prevent access to the YMCA Camp Wakanda. Maintenance activities will include regrading sections of the existing access road, as well as cleaning and repair of any impaired culverts within the roadway. Road maintenance will be limited to the footprint of the existing access road, and road shoulders will not be widened. Best Management Practices (BMPs) will be implemented to avoid adverse impacts to adjacent Resource Areas, and disturbed areas will be restored to their pre-existing conditions once the work is complete. Please refer to the attached Cover Letter and Figures for further details.



WPA Form 1- Request for Determination of Applicability

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

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

Repair and resurfacing of existing roadways and pathways within the 100-ft Buffer Zone to BVW and Inland Bank can be considered an exempt minor buffer zone activity under MA WPA 310 CMR 10.02(2)(b)(p).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



WPA Form 1- Request for Determination of Applicability

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

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:


YMCA of Greater Boston
 Name
 316 Huntington Ave
 Mailing Address
 Boston
 City/Town
 MA
 State

02115
 Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant _____ Date 4/20/2022

 _____ Date 4/20/2022

Signature of Representative (if any) _____ Date _____



WPA Form 1- Request for Determination of Applicability

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

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 Signature of Applicant

4/7/2022
 Date

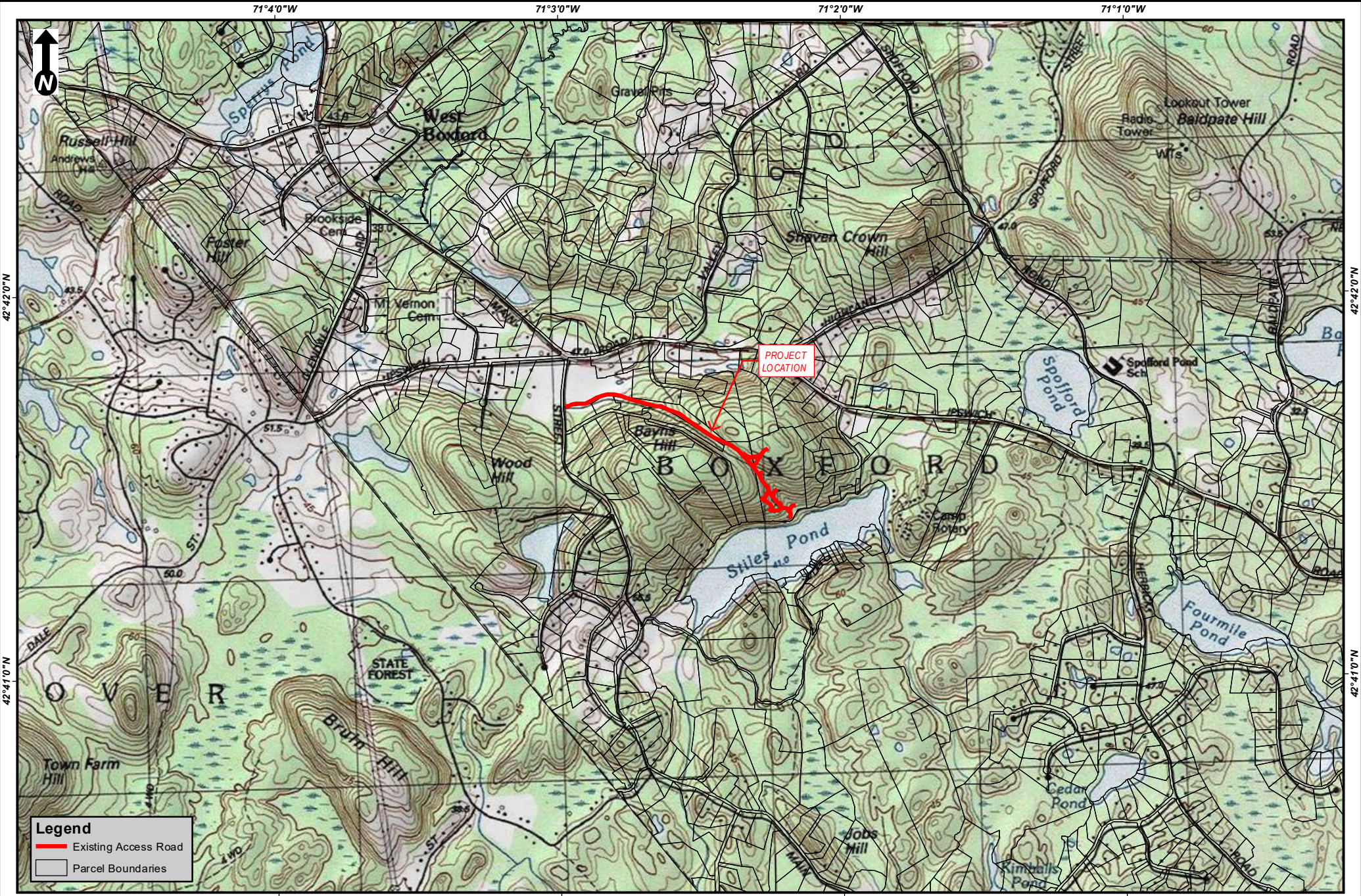

 Signature of Representative (if any)

4/20/2022
 Date

Attachment B

Camp Wakanda Improvements
433 Main Street, Boxford, MA
Request for Determination of Applicability

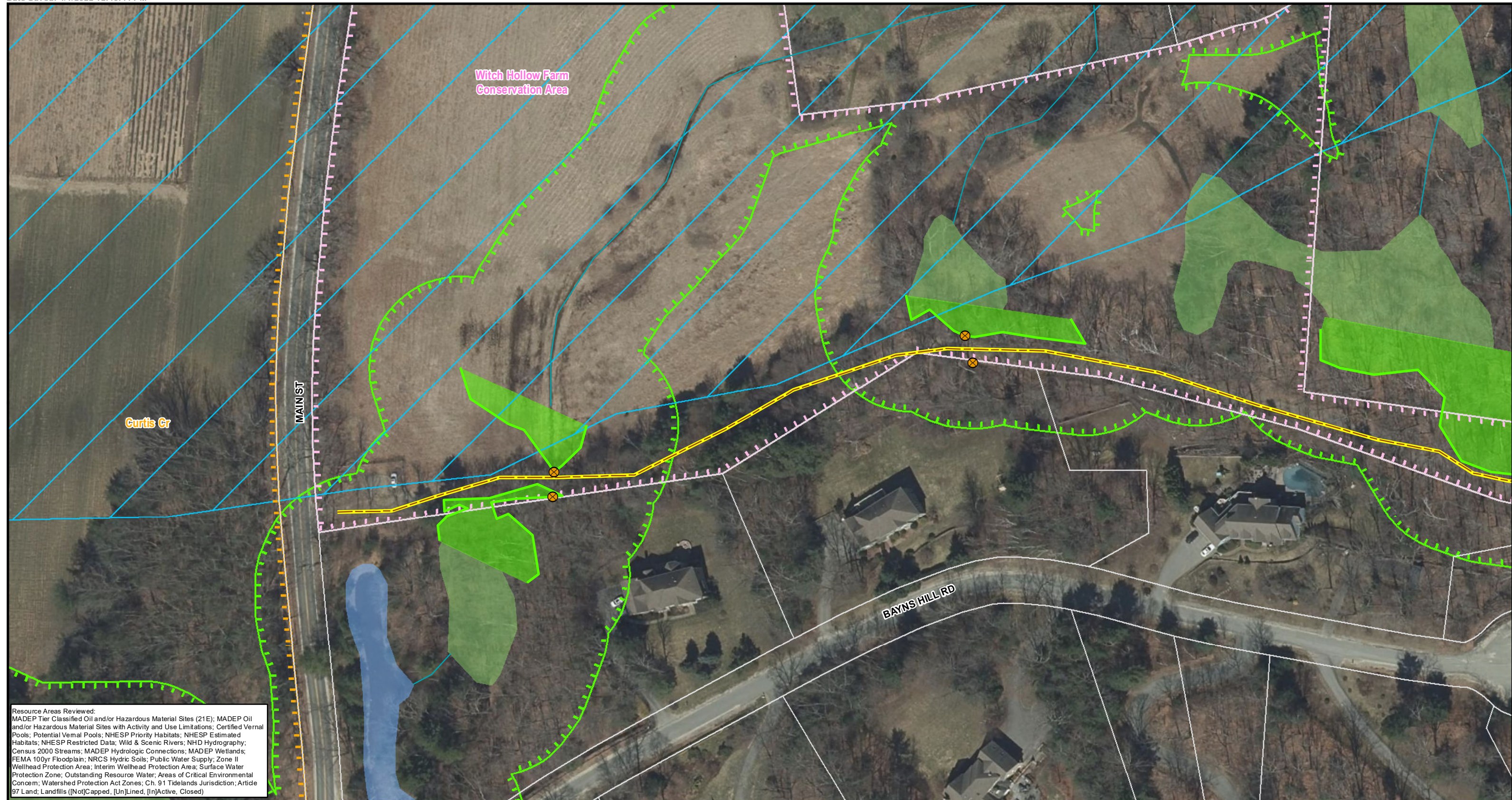
USGS SITE LOCUS MAP
ENVIRONMENTAL RESOURCES MAP
SITE PLANS (ATTACHED SEPARATELY)



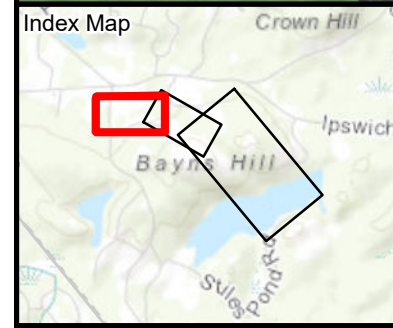
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0 1,000 2,000
Feet
(Page Size 8.5 x 11)

CAMP WAKANDA IMPROVEMENTS
USGS Site Location Map
Buxford, MA

Source: Copyright ©
2013 National
Geographic Society, i-
cubed



Resource Areas Reviewed:
 MADEP Tier Classified Oil and/or Hazardous Material Sites (21E); MADEP Oil and/or Hazardous Material Sites with Activity and Use Limitations; Certified Vernal Pools; Potential Vernal Pools; NHESP Priority Habitats; NHESP Estimated Habitats; NHESP Restricted Data; Wild & Scenic Rivers; NHD Hydrography; Census 2000 Streams; MADEP Hydrologic Connections; MADEP Wetlands; FEMA 100yr Floodplain; NRCS Hydric Soils; Public Water Supply; Zone II Wellhead Protection Area; Interim Wellhead Protection Area; Surface Water Protection Zone; Outstanding Resource Water; Areas of Critical Environmental Concern; Watershed Protection Act Zones; Ch. 91 Tidelands Jurisdiction; Article 97 Land; Landfills ([N]Capped, [Un]Lined, [In]Active, Closed)



Legend					
	Site Location		MADEP Wetlands*		Parcel Boundaries
	Existing Access Road		MADEP Open Water*	Article 97 Lands	
	Field Delineated Bank		100ft Buffer to Wetlands & Streams		Municipal
	Field Delineated Intermittent Stream		200ft Riverfront Area		Private
	Field Delineated Wetland Boundary		FEMA 100yr Floodplain*		
	Field Delineated Wetland*		Zone II Wellhead Protection Area		
	MADEP Hydrologic Connections		Culvert		

1 inch = 100 feet
 0 50 100
 Feet
 *Indicates Layers Set to Transparency

CAMP WAKANDA IMPROVEMENTS

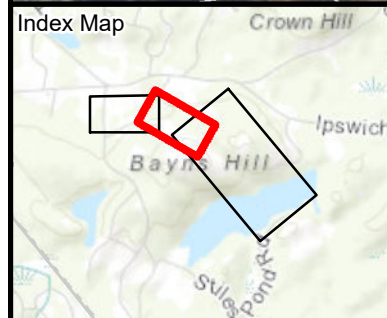
Environmental Resources Map

Boxford, MA
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Resource Areas Reviewed:
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Field Delineated Wetland Boundary	FEMA 100yr Floodplain*	
Field Delineated Wetland*	Zone II Wellhead Protection Area	
MADEP Hydrologic Connections	Culvert	

1 inch = 100 feet
 0 50 100
 Feet
 *Indicates Layers Set to Transparency

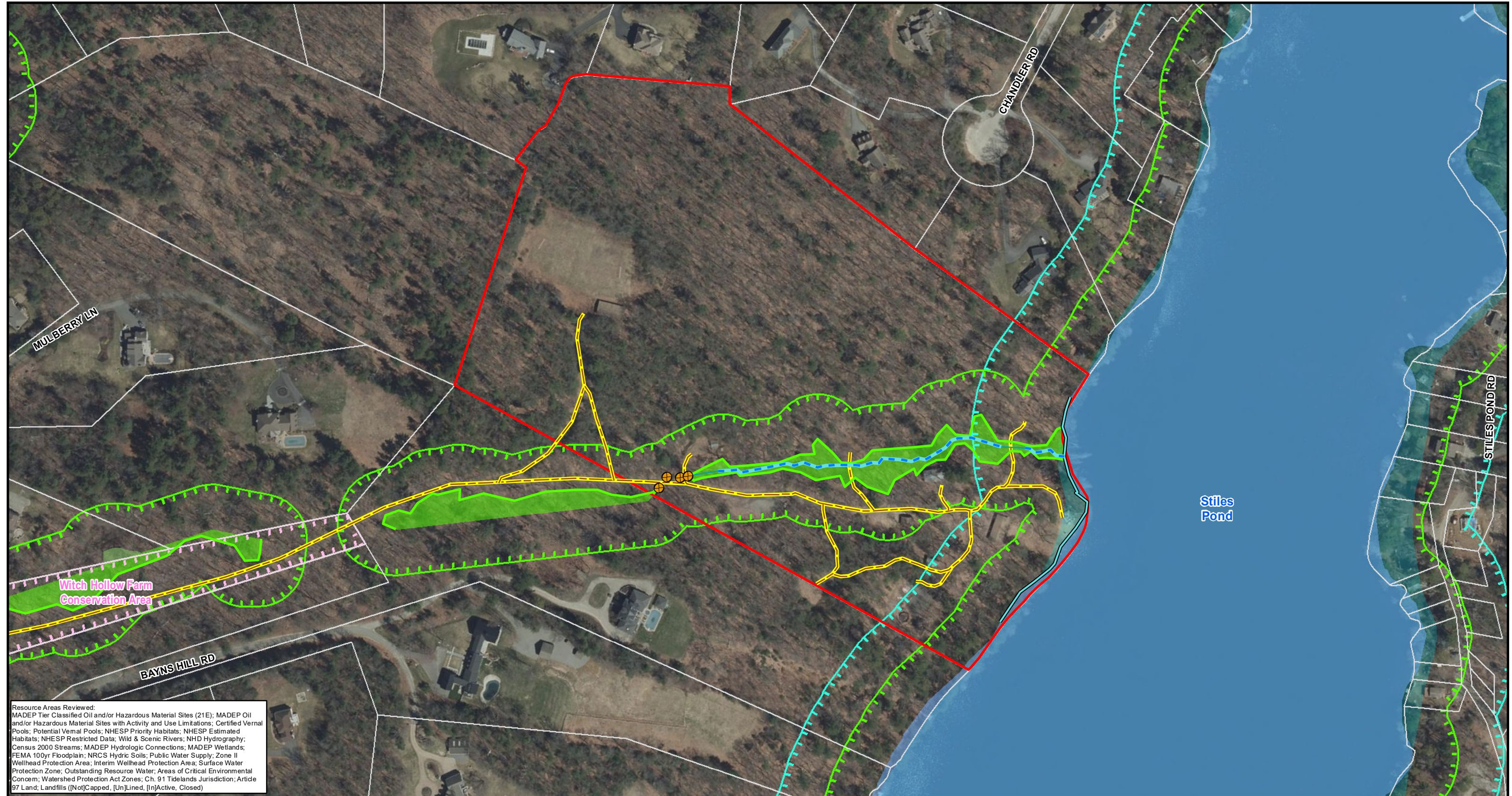
CAMP WAKANDA IMPROVEMENTS

Environmental Resources Map

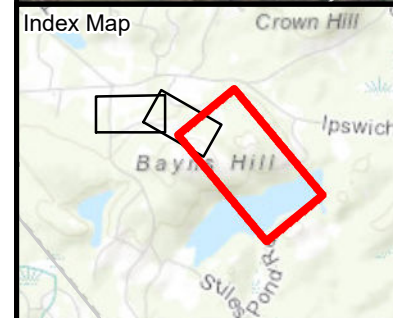
Boxford, MA
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Field Delineated Wetland Boundary	FEMA 100yr Floodplain*	
Field Delineated Wetland*	Zone II Wellhead Protection Area	
MADEP Hydrologic Connections	Culvert	

1 inch = 200 feet
 0 100 200
 Feet
 *Indicates Layers Set to Transparency

CAMP WAKANDA IMPROVEMENTS

Environmental Resources Map

Boxford, MA
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Attachment C

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SITE PHOTOGRAPHS



Photo #1: View of the access road at 433 Main St, by wetland series BO-W1. *Facing east.*



Photo #2: View of the access road by wetland series BO-W2. Erosion and rutting is visible along the access road in this location. *Facing east*



Photo #3: View of the access road by wetland series BO-W3. *Facing northwest.*



Photo #4: View of the access road by wetland series BO-W4. *Facing east.*



Photo #5: View of the access road by a mapped hydrologic connection near wetland series BO-W5. *Facing south.*



Photo #6: View of the access road by wetland series BO-W5. *Facing southeast.*

Attachment D

Camp Wakanda Improvements
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CERTIFIED ABUTTERS LIST

18-01-30 - 443 MAIN ST, BOXFORD ABUTTERS LIST
 CONSERVATION COMMISSION 250' + PONDS

Parcel ID	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
13-02-03-3	30A MULBERRY LN	SOUHLERIS DESI		30A MULBERRY LN	BOXFORD	MA	01921
13-02-03-4	30B MULBERRY LN	PICCIAFOCO DREW A	CELESTIN FREDERIC	30B MULBERRY LN	BOXFORD	MA	01921
14-02-01	444 IPSWICH RD	JONES CARLTON S	JONES DANA G	450 IPSWICH ROAD	BOXFORD	MA	01921
14-02-06	5B CHANDLER RD	VITAS E ZACHARY	VITAS KATHERINE E	5B CHANDLER RD	BOXFORD	MA	01921
17-02-27-1	STILES POND	TOWN OF BOXFORD		7A SPOFFORD RD	BOXFORD	MA	01921
17-02-29	4A STILES POND	DANVERS COMMUNITY Y.M.C.A.		34 PICKERING ST	DANVERS	MA	01923
17-02-31	4B STILES POND	TOWN OF BOXFORD		7A SPOFFORD RD	BOXFORD	MA	01921
17-02-32-12	27A BAYNS HILL RD	HADLEY THOMAS M	HADLEY DOROTHY	27A BAYNS HILL RD	BOXFORD	MA	01921
17-02-32-13	27B BAYNS HILL RD	ARNOLD RYAN P	ARNOLD JENNIFER	27B BAYNS HILL RD	BOXFORD	MA	01921
17-02-32-8	27C BAYNS HILL RD	KLANDERMAN GREGORY A	KLANDERMAN BARBARA J	27C BAYNS HILL RD	BOXFORD	MA	01921
18-01-01	81C STILES POND RD SOUTH	MUTO VICTOR L TE	CHRISTINE R MUTO	P O BOX 511	W BOXFORD	MA	01885
18-01-02	81B STILES POND RD SOUTH	DOTY DOUGLAS P	SANDRA J DOTY	6 ELM ST	N READING	MA	01864
18-01-03	114 STILES POND RD	KREINER DANIEL TE	KREINER ANITA P	114 STILES POND RD	BOXFORD	MA	01921
18-01-04	81A STILES POND RD	SULLIVAN GILBERT J	SULLIVAN SHIRLEY	81A STILES POND RD	BOXFORD	MA	01921
18-01-06	118 STILES POND SOUTH	ESTATE OF PATRICIA A STICKNEY	STICKNEY STEPHEN A	118 STILES POND SOUTH	BOXFORD	MA	01921
18-01-06-A	116 STILES POND RD	KAGAN J P TR	W & B KAGAN FAM TR	P O BOX 408	WEST BOXFORD	MA	01885
18-01-07	114 STILES POND RD MIDDLE	KREINER ANITA P TE	KREINER DANIEL	114 STILES POND RD	BOXFORD	MA	01921
18-01-08	112 STILES POND RD	CUNNINGHAM JOSEPH		39 PLEASANT ST	STONEHAM	MA	02180
18-01-10	STILES POND RD	BUSBY PHILIP A JR	BUSBY VIRGINIA A	9 POND LANE	ATKINSON	NH	03811
18-01-11	110 STILES POND RD	GULEZIAN KERRY M	GULEZIAN PETER C	3 LITTLE ROB RD	ATKINSON	NH	01913
18-01-13	108 STILES POND RD MIDDLE	ETHIER ALBERT E TE	ETHIER ANN F	337 WOBURN STREET	WILMINGTON	MA	01887
18-01-14	106 STILES POND RD	GLADSTONE KAREN		106 STILES POND RD	BOXFORD	MA	01921
18-01-15	104 STILES POND RD MIDDLE	BOYLE JOSEPH G TE	COLLEEN BOYLE	P O BOX 16	W BOXFORD	MA	001885-00*
18-01-16	102 STILES POND RD MIDDLE	AUTIELLO RAYMOND G JR	AUTIELLO ANGELINA	61 PERKINS COURT	HAVERHILL	MA	01832
18-01-17	STILES POND RD	AUTIELLO RAYMOND G JR TR	AUTIELLO FAMILY REAL ESTATE TRUST	61 PERKINS CT	HAVERHILL	MA	01832
18-01-21	98 STILES POND RD	BUSBY PHILIP A JR	BUSBY VIRGINIA A	9 POND LANE	ATKINSON	NH	03811
18-01-23-C	96 STILES POND RD	CUNNINGHAM JOSEPH W		39 PLEASANT ST	STONEHAM	MA	02180
18-01-24	20A&B STILES POND RD SOUTH	ROHR KENNETH R TE	FRANCES J ROHR	PO BOX 462	W BOXFORD	MA	01885
18-01-26	18 STILES POND RD	CUNNINGHAM JOSEPH W	CYNTHIA CUNNINGHAM	39 PLEASANT ST	STONEHAM	MA	02180
18-01-27-1	4C STILES POND RD	GARSDIE TR, MARIA IDILIA MENDONCA		4C STILES POND RD	BOXFORD	MA	01921
18-01-30	443 MAIN ST	YMCA OF GREATER BOSTON	CAMP WAKANDA	316 HUNTINGTON AVE	BOSTON	MA	02115
18-01-32	22C CHANDLER RD	DEMARCO JAMES M	DEMARCO NANCY J	22C CHANDLER RD	BOXFORD	MA	01921
18-01-33	22B CHANDLER RD	JENKINSON JOSEPH W T	THEAR E JENKINSON	22B CHANDLER RD	BOXFORD	MA	01921
18-01-34	22A CHANDLER RD	BEAULIEU ALAN P TE	BEAULIEU NANCY D	22A CHANDLER RD	BOXFORD	MA	01921
18-01-35	20C STILES POND RD SOUTH	KRESS DAVID W	KRESS LOUISE R BALWIT	PO BOX 83	WEST BOXFORD	MA	01885
18-01-37	5A CHANDLER RD	TRAN VINH QUANG	TRAN NADEZHDA N	5A CHANDLER RD	BOXFORD	MA	01921
18-01-38	31C CHANDLER RD	REDDY BHANU TE	REDDY PRATHIMA	31 C CHANDLER RD	BOXFORD	MA	01921
18-01-39	11 CHANDLER RD	DOTOLO CAROLINE	WATTS JUSTIN	11 CHANDLER RD	BOXFORD	MA	01921
18-01-41	31A CHANDLER RD	TAYLOR ROBERT H		31 A CHANDLER RD	BOXFORD	MA	01921
18-01-42	31B CHANDLER RD	PICONE PETER TE	PICONE BETTY	31 B CHANDLER RD	BOXFORD	MA	01921
18-01-43	32 CHANDLER RD	WEISENHOF SCOTT M TR	WEISENHOF ALESSANDRA C TR	32 CHANDLER RD	BOXFORD	MA	01921
18-01-44	30 CHANDLER RD	ROBERTSON DAVID H TE	ROBERTSON KIMBERLY K	30 CHANDLER RD	BOXFORD	MA	01921
18-02-04	372 IPSWICH RD	LYNN CAMP ROTARY		P O BOX 270	BOXFORD	MA	01921

CERTIFIED COPY

4/4/2022

Kristin Hanlon

Attachment E

Camp Wakanda Improvements
433 Main Street, Boxford, MA
Request for Determination of Applicability

FILING FEE INFORMATION