

HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists

#25409

October 6, 2022

Boxford Conservation Commission
Boxford Town Hall
7A Spofford Road
Boxford, MA 01921

RE: Request for Determination of Applicability (RDA), 18 Chadwick Farm Road (Map 6, Lot 2-10)

Dear Conservation Commission Members,

On behalf of Charles Cochrane (Applicant), Hancock Associates respectfully submits this RDA in request to permit relocation of an existing well within the 100-foot Buffer Zone to jurisdictional wetlands resource areas and local setback zones under the Massachusetts Wetlands Protection Act (WPA) Regulations and Boxford Wetland Bylaw.

The property approximately 1.75 acres of land located at 18 Chadwick Farm Road (Map 6, Lot 2-10) on the Boxford Assessors Maps. The existing conditions on site include 200 ft Riverfront along the northern portion of the property. Work is proposed in the 100 ft Buffer Zone to BVW, within NHESP Priority Habitat of Rare Wildlife, NHESP Priority Habitat of Rare Species #2136 and ORW.

The existing well, constructed in 1994 in connection with the construction of the house, is to be decommissioned and replaced to conform to the Town of Boxford Board of Health regulations. The proposed well relocation is necessary to accommodate the construction of a single-family house on the abutting Lot 4.

If you have any questions or, concerns please contact Hancock Associates.

Regards,



Kristan Farr
Project Wetland Scientist

cc: MassDEP (USPS)
Charles Cochrane (email)

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Attachments:

- A – WPA Form 1
- B – Figures
- C – Filing Fees
- D – Abutter Notification
- E – RDA Permit Application Documents
- F – Request for Determination Plan



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40
Boxford Wetlands Protection Bylaw Town Code c 192 & 375

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:
- Charles Cochrane ccochrane@cochraneventilation.com
Name E-Mail Address
- 18 Chadwick Farm Road
Mailing Address
- Boxford MA 01921
City/Town State Zip Code
- (978) 873-1731 _____
Phone Number Fax Number (if applicable)
2. Representative (if any):
- Hancock Associates
Firm
- Kristan Farr kfarr@hancockassociates.com
Contact Name E-Mail Address
- 185 Centre Street
Mailing Address
- Danvers MA 01923
City/Town State Zip Code
- (978) 777-3050 _____
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:
- _____
Name of Municipality
- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).
- _____



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C. Project Description

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

18 Chadwick Farm Road
Street Address

Boxford
City/Town

6
Assessors Map/Plat Number

2-10
Parcel/Lot Number

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

Undeveloped residential lot

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

Request for Determination Plan
Title

October 4, 2022
Date

Title

Date

Title

Date

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

Construction of a single-family house in the 100-ft Buffer Zone to BVW



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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).

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.)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

City/Town _____

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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:

Charles Cochrane
Name
18 Chadwick Farm Road
Mailing Address
Boxford
City/Town
MA 01921
State 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] 10/4/22
Signature of Applicant Date

[Signature] 10/6/22
Signature of Representative (if any) Date

Notification to Abutters Under the Massachusetts
Wetlands Protection Act And the Boxford Wetlands Bylaw

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 Charles Cochrane

B. The applicant has filed a

Determination of Applicability

Notice of Intent

Abbreviated Notice of Resource Area Delinestation

with the Conservation Commission of the Town of Boxford seeking permission to remove, fill, dredge or alter an area subject to protection under the wetland protection act (General Laws Chapter 131, Section 40).

C. The address where the activity is proposed is 18 Chadwick Farm Road

D. The activity consists of relocation of a well associated with a single-family house.

E. Copies of the filing may be examined at the Conservation Commission Office, Town Hall, between the hours of 8:30am and 2 PM on Monday to Thursday. For more information, call (978) 887-6000.

F. Copies of the Request for Determination of Applicabilty may be obtained from Hancock Associates by calling (978) 777-3050 during the hours 8am - 4pm, Monday - Friday.

G. Information regarding the date, time and place of the public hearing may be obtained from the Conservation Commission Office by calling (978) 887-6000 during the hours listed above.

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

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

NOTE: You also may contact The Boxford Conservation Commission or the Department of Environmental Protection (DEP) Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP call the Northeast Regional Office at (978) 694-3200.

06-02-10 - 18 CHADWICK FARM RD, BOXFORD ABUTTERS LIST
 CONSERVATION COMMISSION 250'

Parcel ID	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
06-02-10	18 CHADWICK FARM RD	COCHRANE JOANNE E TR	JOANNE E COCHRANE 2008 TR	18 CHADWICK FARM RD	BOXFORD	MA	01921
06-02-11	LOT4 CHADWICK FARM RD	COCHRANE CHARLES W TR	CHARLES W COCHRANE 2008 TR	18 CHADWICK FARM RD	BOXFORD	MA	01921
06-02-12	20 CHADWICK FARM RD	STEEN EDWARD TE	STEEN DIANNE	20 CHADWICK FARM RD	BOXFORD	MA	01921
06-02-13	19B CHADWICK FARM RD	CATTAN MICHAEL F TE	CATTAN REGINA F	19 B CHADWICK FARM RD	BOXFORD	MA	01921
06-02-14	19A CHADWICK FARM RD	PRICE THOMAS M TE	PRICE SHEILA R	19A CHADWICK FARM RD	BOXFORD	MA	01921
06-02-02-A	WASHINGTON ST	PRICE THOMAS M		19A CHADWICK FARM RD	BOXFORD	MA	01921
06-02-02-B	22 WASHINGTON ST	PRICE THOMAS M		19A CHADWICK FARM RD	BOXFORD	MA	01921
06-02-04-B	4 WASHINGTON ST	ROMBULT PHILIP A	ROMBULT MARTINA	4 WASHINGTON ST	BOXFORD	MA	01921
06-02-08	2 CHADWICK FARM RD	NICOLAOU CONSTANTINO TR	CONSTANTINO NICOLAOU LIVING TRUST	2 CHADWICK FARM RD	BOXFORD	MA	01921
06-02-09	8 CHADWICK FARM RD	LANG HEIDI OUSLER	LANG STEPHEN BRYSON	8 CHADWICK FARM RD	BOXFORD	MA	01921

CERTIFIED COPY

9/29/22

Heather Shifault

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act


(to be submitted to the Massachusetts Department of
Environmental Protection and the Conservation Commission
when filing a Notice of Intent)

I, Kristan Farr, hereby certify under the
pains and penalties of perjury that on October 5, 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 filed under the Massachusetts Wetlands Protection
Act by Charles Cochrane with the Boxford Conservation
Commission on October 5, 2022 for property located
at 18 Chadwick Farm Road.

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.


Signature

10/6/2022
Date


Joanne E. Cochrane
Charles W. Cochrane
18 Chadwick Farm Rd.
Borford, Ma 01921

53-179/113


8878

Date 10/4/05

Pay to Town of Borford \$ 350.00
the order

Three Hundred Fifty 00/100 Dollars 

Security Features included. Details on Back.

 **Eastern Bank**

Boston, MA 02110
easternbank.com
1-800-EASTERN

Memo Well relocation

Joanne E. Cochrane MP



