



SCANLAN
ENGINEERING LLC

#1005

1/22/2020

Mr. Ross Povenmire, Director
Boxford Conservation Commission
7A Spofford Rd
Boxford, MA 01921

Re: Request for Determination of Applicability (RDOA)
Baldassare Residence – 15 Lantern Lane, Boxford, MA

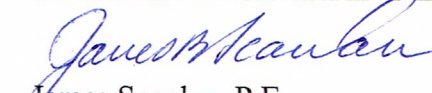
Dear Commission Members:

On behalf of the applicants Holly & Brian Baldassare, Scanlan Engineering LLC is submitting this Request for Determination of Applicability (RDOA) application for the construction proposed to the existing dwelling at 15 Lantern Lane. Enclosed are one original and an electronic copy of the RDOA and supporting documents, as well as the local filing fee of \$100.00.

The proposed work will be performed within the existing footprint of the existing dwelling.

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 & Brian Baldassare (Applicants)
File #1005
Enclosures



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:

Brian & Holly Baldassare

Name

E-Mail Address

3 Wildwood Road

Mailing Address

Danvers

City/Town

MA

01923

State

Zip Code

781-492-2167

Phone Number

Fax Number (if applicable)

2. Representative (if any):

Scanlan Engineering LLC

Firm

James Scanlan

Contact Name

jim@scanlanengineering.com

E-Mail Address

PO Box 906

Mailing Address

Georgetown

City/Town

MA

01833

State

Zip Code

978-372-3440

Phone Number

978-891-3888

Fax Number (if applicable)

B. Determinations

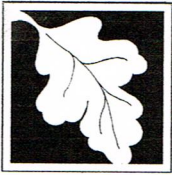
1. I request the Boxford make the following determination(s). Check any that apply:
Conservation Commission

- 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).



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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):

15 Lantern Lane

Street Address

Map 28 Block 2

Assessors Map/Plat Number

Boxford

City/Town

Lot 6

Parcel/Lot Number

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

The property is located in a residential subdivision, at the end of a cul-de-sac. The property has wetlands either side of the driveway, in the front of the lot. The property is served by septic system and a well. A portion of the property is located within the NHESP Estimated Habitat of Rare Wildlife.

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

Construction Plans: "Single Family Residence, 15 Lantern Lane, Boxford MA
prepared by Golden Design, Scott J. Golden, Registered Architect

1/9/2020

Date

Title

Site Plan to accompany a Request for Determination of Applicability

Title

Date

1/22/2020

Date

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

The proposed work consists of rehabilitation of an existing dwelling; construction of new space, contained within the the existing footprint; conversion of an existing porch into living space; and construction of a front door porch. The work will include replacement of windows as well as re-siding the entire structure. Additionally, there will be a Notice of Intent filed, prior to April 1, 2020, for a septic system upgrade and well replacement for the property.



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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).

N/A

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.)



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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:

Holly Baldassare

Name

3 Wildwood Road

Mailing Address

Danvers

City/Town

MA

State

01923

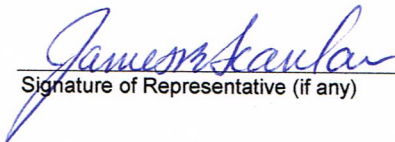
Zip Code

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

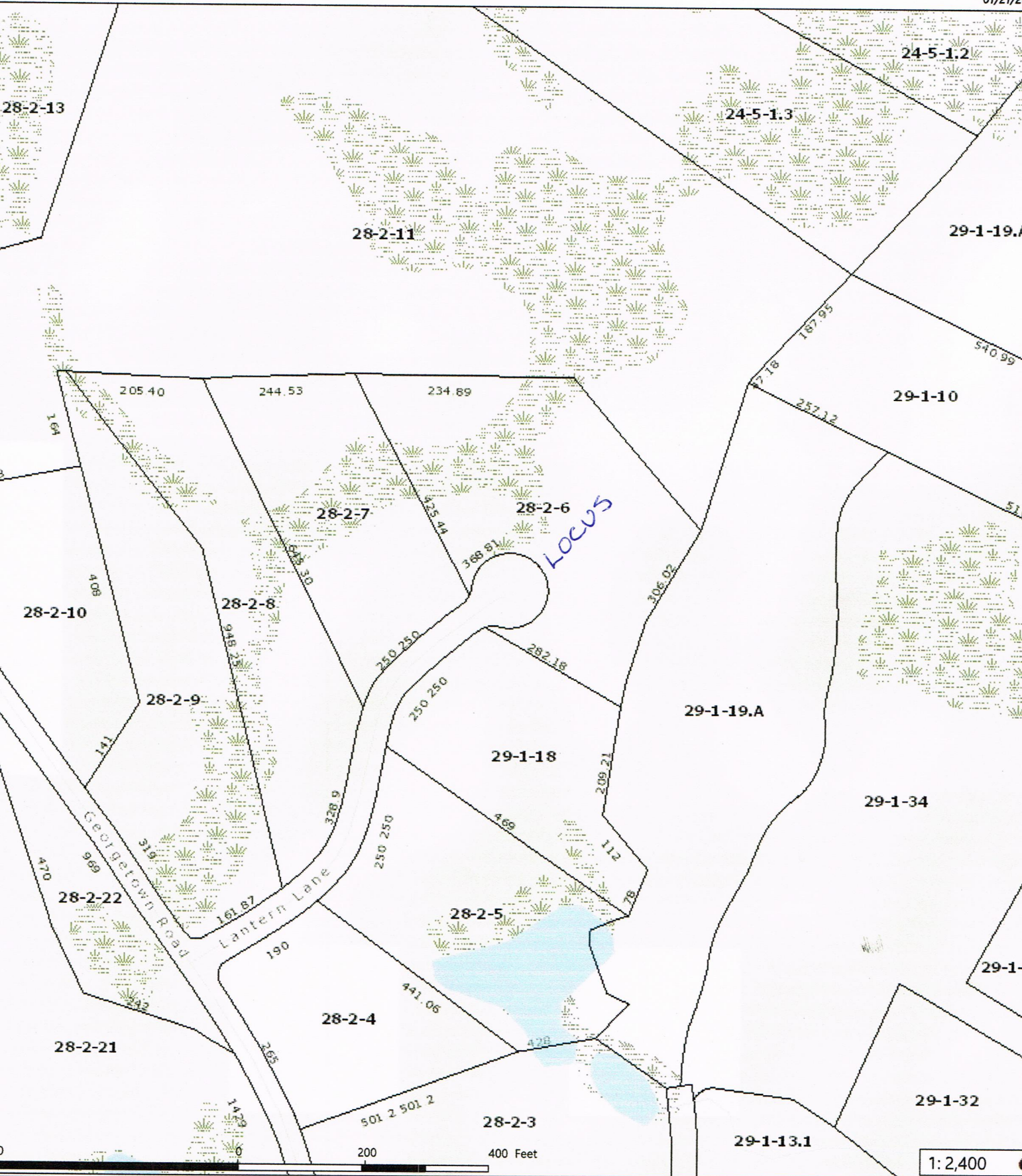
1-22-20
Date


Signature of Representative (if any)

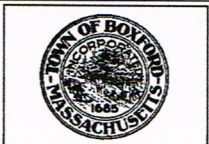
1-22-2020
Date

Town of Boxford

01/21/2



Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the Town of Boxford & MassGIS/MassGIS. THE TOWN OF BOXFORD MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE TOWN OF BOXFORD AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.



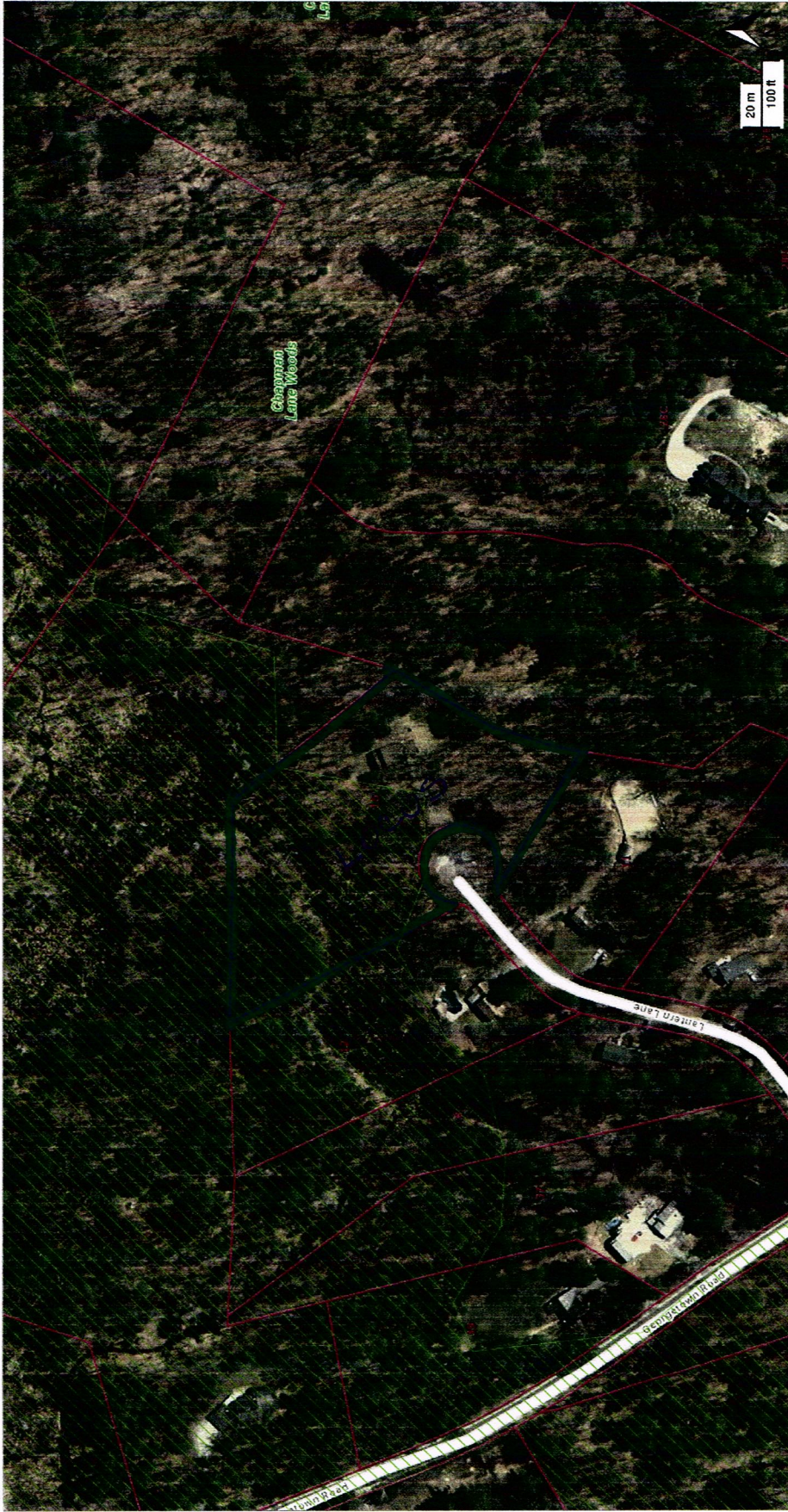
- Municipal Boundary
- Parcels
- Local Road
- Hydrographic Features
- Wetlands
- Parcel Dimensions
- Streams

- Legend**
- Roads
 - Interstate
 - Major Road

Projection: NAD_1983_StatePlane_Massachusetts_Mainland_FIPS_2001

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Aerial View



NHESP Estimated Habitats of Rare Wildlife
Tax Parcels for Query
Detailed Features
Tax Parcels for Display
2013-2014 Color Ortho (USGS)
MassGIS Statewide Basemap
MassGIS Topographic Features Basemap

NHESP - Estimated Habitats of Rare Wildlife

- NHESP Estimated Habitats of Rare Wildlife
- Tax Parcels for Query
- Detailed Features
- Tax Parcels for Display
- Structures
- MassGIS Statewide Basemap
- MassGIS Topographic Features Basemap



TOPO.	UTILITIES	STRT./ROAD	LOCATION
			RESIDENTIAL RES LAND
Other ID: 280206-001534-04	SUPPLEMENTAL DATA		
Account #	Pond		
Use Change	Affordable H		
Lot Split	Historic Dis		
Sale Quest R	New Lot		
Cons. Restri	In Law		
GIS ID: M_241244_935601	ASSOC PID#		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.
BALDASSARE HOLLY	38101/533	12/11/2019	Q	1		310,000	00
SOUHLERIS P & SEYMOUR D TRS	34006/368	04/27/2015	U	1		245,000	1U
SULLIVAN EDWARD F	33419/165	07/21/2014	U	1	1A		
SULLIVAN EDWARD F TE	5000/0141	10/18/1962	U	1		0	
Total:							

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm. Int.
Year	Type						
Total:							

OTHER ASSESSMENTS		Amount	Code	Description	Number	Amount	Comm. Int.
ASSESSING NEIGHBORHOOD							
NBHD/ SUB	NBHD Name			Street Index Name	Tracing		
0001/A							
Total:							

EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm. Int.
APPRAISED VALUE SUMMARY							
Appraised Bldg. Value (Card)						179,900	
Appraised XF (B) Value (Bldg)						4,800	
Appraised OB (L) Value (Bldg)						0	
Appraised Land Value (Bldg)						296,700	
Special Land Value						0	
Total Appraised Parcel Value						481,400	

Total Appraised Parcel Value
 Valuation Method:
 Adjustment:

BUILDING PERMIT RECORD		Amount	Insp. Date	% Comp.	Date Comp.	Comments
Permit ID	Issue Date					
VISIT/CHANGE HISTORY						
Date	Type	IS	ID	Cd.	Purpose/Result	
07/12/2018			SS	14	Field review	
07/26/2012			SS	14	Field review	
02/28/2012			KH	58	Abatement Review	
04/18/2001			GU	01	Measur+1 Visit	

LAND LINE VALUATION SECTION		Unit Price	Units	Factor S.A.	Acre Disc	C. ST.	Notes- Adj
Zone D	Front Depth						
Zone D	RA	3.11	1.0500	5	1.0000	1.00	0.00
Zone D	RA	8,900.00	1.0000	0	1.0000	1.00	0.00
Total Card Land Units:			3.37 AC				
Parcel Total Land Area:			3.37 AC				
Total Land Value:							296,700

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	03		Colonial				
Model	01		Residential				
Grade	04		BELOW AVE				
Stories	2		2 Stories				
Occupancy	1						
Exterior Wall 1	11		Clapboard				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2	14		Carpet				
Heat Fuel	03		Gas				
Heat Type	04		Forced Air-Duc				
AC Type	01		None				
Total Bedrooms	05		5 Bedrooms				
Total Bthrms	2						
Total Half Baths	0						
Total Xtra Fixtrs							
Total Rooms	8		8 Rooms				
Bath Style	02		Average				
Kitchen Style	02		Modern				

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Chd	%Chd	Apr Value
FPL3	2 STORY CHI	B			1	7,500.00	1983	1				100	4,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value
BAS	First Floor	1,104	1,104	1,104	114.73	126,665
FSP	Porch, Screen, Finished	0	360	144	45.89	16,522
FUS	Upper Story, Finished	832	832	832	114.73	95,458
UBM	Basement, Unfinished	0	1,104	221	22.97	25,356

BAS UBM													
FUS													
BAS													
UBM													
FSP													

