

UPDATED HAYNES ART. 4-12-10 4⁰⁰ p.m.

ARTICLE 12. To see if the Town will vote to authorize the Board of Selectmen to divide, and to grant restrictions meeting the requirements of M.G.L. ch. 44B, section 12(a) on a portion of the property located on Middleton Road and shown as Parcel 2 on a plan entitled "Plan of Land in Boxford, MA property of Charles W. Haynes, Trustee Elmlea Partnership Trust" scale 1" = 100' dated November 12, 2007 made by Donohoe and Parkhurst, Inc. and recorded with Essex South District Registry of Deeds in Plan Book 411, Plan 10, containing 75.515 acres, acquired by the Town by Order of Taking recorded with Registry of Deeds in Book 27401, Page 149, for purposes authorized pursuant to the Community Preservation Act (M.G.L. ch. 44B), as follows:

Land Use Area 1, the approximate boundaries of which are shown on a plan filed in the Town Clerk's office entitled "Conservation Restriction and Use Area Plan" dated April 8, 2010 prepared by Donohoe and Parkhurst, Inc., (the "Restriction Plan"), containing 36.154 acres more or less, to be transferred from the care, custody and control of the Board of Selectmen as currently held for one or more of the purposes authorized under the Community Preservation Act to the care, custody and control of the Boxford Conservation Commission to be used for conservation and open space purposes, and to authorize the Board of Selectmen to grant a perpetual conservation restriction to BTA/BOLT, Inc. or other similar non-profit group limiting the use of those portions of the Land Use Area 1 identified as Area "F" on said plan to conservation and open space purposes as shown on the Restriction Plan;

or to take any other action thereon.

Sponsored and supported by the Board of Selectmen and
Community Preservation Committee
Haynes Land Advisory Committee recommends adoption of this article

ARTICLE 13. To see if the Town will vote to authorize the Board of Selectmen to divide, and to grant restrictions meeting the requirements of M.G.L. ch. 44B, section 12(a) on a portion of the property located on Middleton Road and shown as Parcel 2 on a plan entitled "Plan of Land in Boxford, MA property of Charles W. Haynes, Trustee Elmlea Partnership Trust" scale 1" = 100' dated November 12, 2007 made by Donohoe and Parkhurst, Inc. and recorded with Essex South District Registry of Deeds in Plan Book 411, Plan 10, containing 75.515 acres, acquired by the Town by Order of Taking recorded with Registry of Deeds in Book 27401, Page 149, for purposes authorized pursuant to the Community Preservation Act (M.G.L. ch. 44B), as follows:

Land Use Area 2, the approximate boundaries of which are shown on a plan filed in the Town Clerk's office entitled "Conservation Restriction and Use Area Plan" dated April 8, 2010 prepared by Donohoe and Parkhurst, Inc., (the "Restriction Plan"), containing 25.961 acres more or less, to be transferred from the care, custody and control of the Board of Selectmen as currently held for one or more of the purposes authorized under the Community Preservation Act to the care, custody and control of the Board of Selectmen, to be used for recreational uses, and to authorize the Board of Selectmen to grant a perpetual restriction to the Boxford Athletic Association or other similar non-profit group limiting the use of those portions of Land Use Area 2 shown on the Restriction Plan as restricted area "G" to recreational purposes, and to authorize the Board of Selectmen to grant a perpetual restriction

to the BTA/BOLT, Inc. or other similar non-profit group limiting the use of those portions of Land Use Area 2 shown as all or a portion of restricted areas "A", "B", and "C" to conservation and open space purposes as shown on the Restriction Plan;

or to take any other action thereon.

Sponsored and supported by the Board of Selectmen and
Community Preservation Committee
Haynes Land Advisory Committee recommends adoption of this article

ARTICLE 14. To see if the Town will vote to authorize the Board of Selectmen to divide, and to grant restrictions meeting the requirements of M.G.L. ch. 44B, section 12(a) on a portion of the property located on Middleton Road and shown as Parcel 2 on a plan entitled "Plan of Land in Boxford, MA property of Charles W. Haynes, Trustee Elmlea Partnership Trust" scale 1" = 100' dated November 12, 2007 made by Donohoe and Parkhurst, Inc. and recorded with Essex South District Registry of Deeds in Plan Book 411, Plan 10, containing 75.515 acres, acquired by the Town by Order of Taking recorded with Registry of Deeds in Book 27401, Page 149, for purposes authorized pursuant to the Community Preservation Act (M.G.L. ch. 44B), as follows:

Land Use Area 3, the approximate boundaries of which are shown on a plan filed in the Town Clerk's office entitled "Conservation Restriction and Use Area Plan" dated April 8, 2010 prepared by Donohoe and Parkhurst, Inc., (the "Restriction Plan"), containing 13.4 acres more or less, to be transferred from the care, custody and control of the Board of Selectmen as currently held for one or more of the purposes authorized under the Community Preservation Act to the care custody and control of the Board of Selectmen to be used for community housing; and to authorize the Board of Selectmen to prepare an affordable housing restriction to be placed upon the property limiting the use of those portions of Land Use Area 3 shown on the Restriction Plan as restricted area "H" to community housing purposes, and to authorize the Board of Selectmen to grant a perpetual restriction to the BTA/BOLT, Inc. or other similar non-profit group limiting the use of those portions of Land Use Area 3 shown as all or a portion of restricted areas "D" and "E" to conservation and open space purposes as shown on the Restriction Plan;

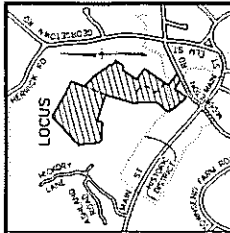
or to take any other action thereon.

Sponsored and supported by the Board of Selectmen and
Community Preservation Committee
Haynes Land Advisory Committee recommends adoption of this article

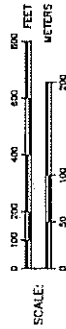
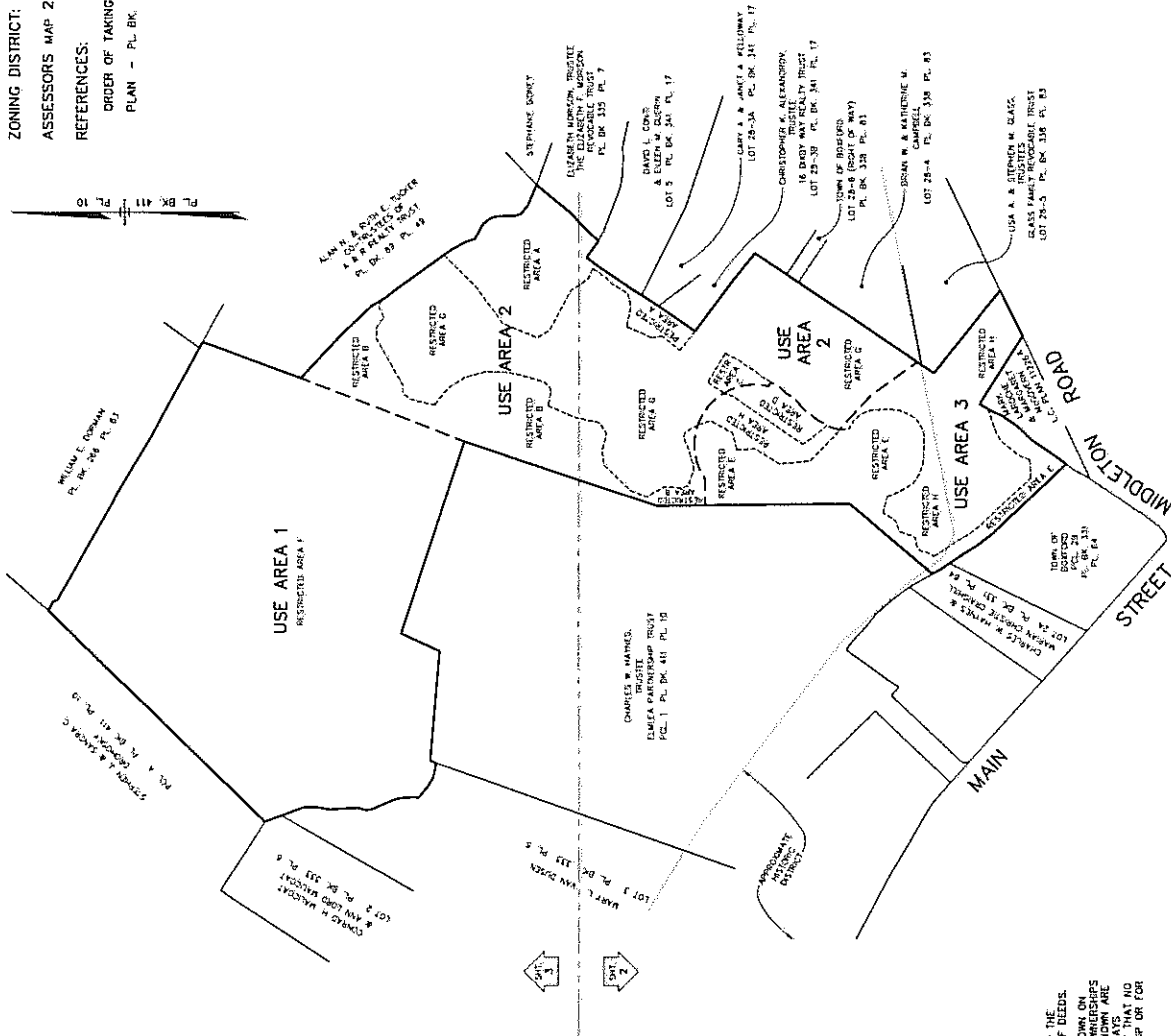
TOTAL AREA: 75.515 ± ACRES

- USE AREA 1 (OFFICE SPACE USE) - 36,154 ± ACRES (1,574,862 S.F.)
- USE AREA 2 (RECREATIONAL USE) - 25,961 ± ACRES (1,130,881 S.F.)
- USE AREA 3 (HOUSING USE) - 13,400 ± ACRES (583,704 S.F.)
- RESTRICTED AREA A - 4,191 ± ACRES (182,544 S.F.)
- RESTRICTED AREA B - 5,636 ± ACRES (245,489 S.F.)
- RESTRICTED AREA C - 0,349 ± ACRES (15,196 S.F.)
- RESTRICTED AREA D - 0,750 ± ACRES (32,669 S.F.)
- RESTRICTED AREA E - 5,680 ± ACRES (247,410 S.F.)
- RESTRICTED AREA F - 36,154 ± ACRES (1,574,862 S.F.)
- RESTRICTED AREA G - 15,786 ± ACRES (687,652 S.F.)
- RESTRICTED AREA H - 6,970 ± ACRES (303,625 S.F.)

ZONING DISTRICT: R-A & HISTORIC
 ASSESSORS MAP 28 BLOCK 2 LOT 17.1
 REFERENCES:
 ORDER OF TAKING - BK. 2740; PL. 148
 PLAN - PL. BK. 411 PL. 10 (PARCEL 2)



LOCUS MAP
 SCALE: 1" = 1500'

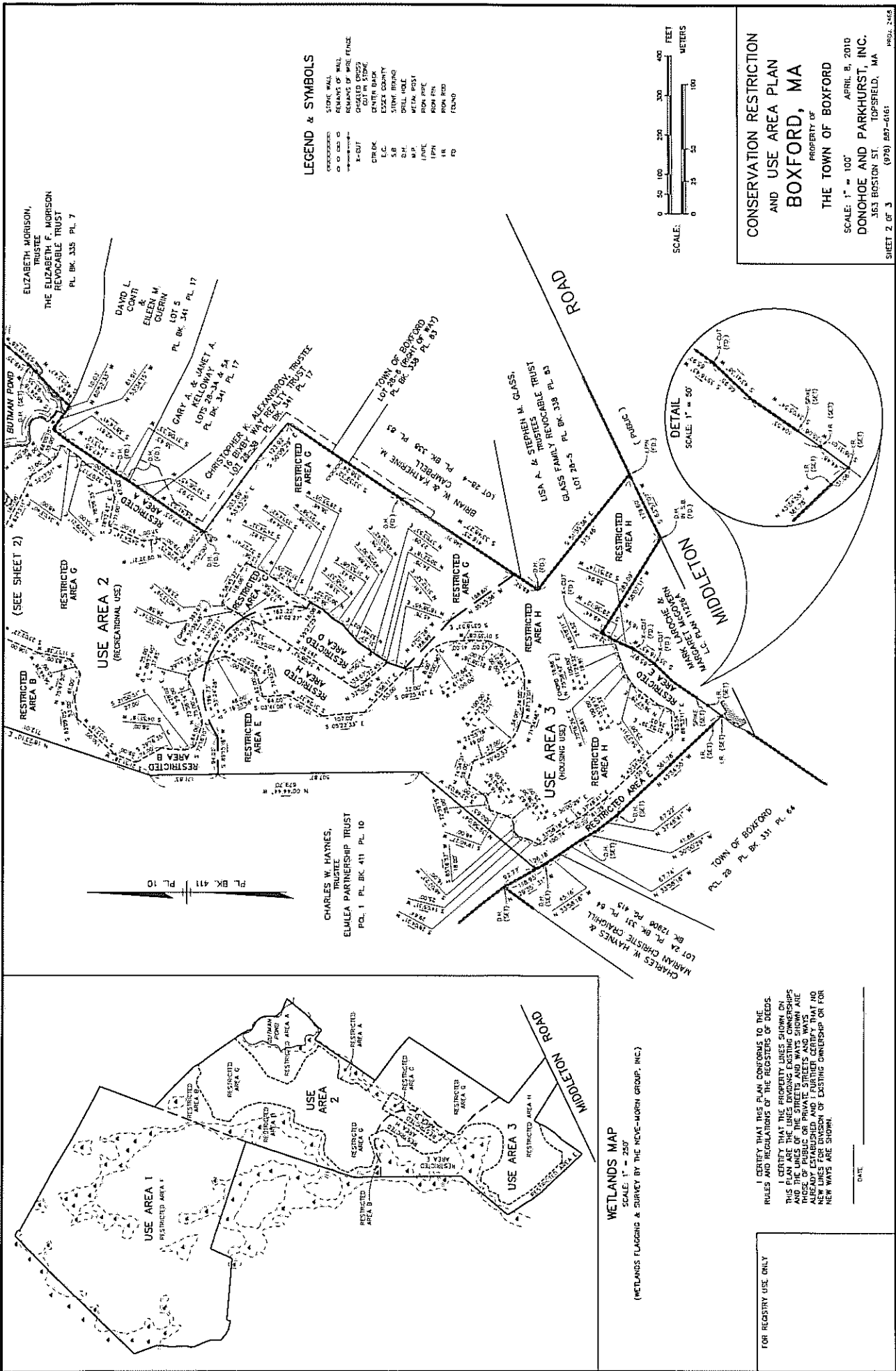


CONSERVATION RESTRICTION
 AND USE AREA PLAN
BOXFORD, MA
 PROPERTY OF
THE TOWN OF BOXFORD
 SCALE: 1" = 200'
 APRIL 6, 2010
DONOHUE AND PARKHURST, INC.
 363 BOSTON ST. TOPSFIELD, MA
 SHEET 1 OF 3 (978) 887-0161

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS. THIS PLAN IS THE PROPERTY OF THE TOWN OF BOXFORD, MASSACHUSETTS. I AM NOT PROVIDING ANY GUARANTEE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND I FURTHER CERTIFY THAT NO NEW WAYS ARE SHOWN OR NEW WAYS ARE SHOWN OF EXISTING OWNERSHIP OR FOR

FOR REGENCY USE ONLY

DATE: _____



LEGEND & SYMBOLS

- RESTRICTION LINE
- REMAINS OF WALL
- REMAINS OF WIRE FENCE
- CHISELED CROSS
- CUT IN FENCE
- EASEMENT
- EGRESS ROUTE
- EGRESS ROAD
- S.B.
- D.M.
- M.P.
- FENCE
- IRON PIPE
- IRON PIN
- IRON ROD
- T.D.



**CONSERVATION RESTRICTION AND USE AREA PLAN
BOXFORD, MA**

PROPERTY OF
THE TOWN OF BOXFORD
SCALE: 1" = 100'
APRIL 8, 2010
DONOHUE AND PARKHURST, INC.
363 BOSTON ST. DORSET, MA
(978) 683-6161

ELIZABETH MORRISON,
TRUSTEE
THE ELIZABETH F. MORRISON
REVOCABLE TRUST
PL BK. 335 PL. 7

DAVID L. CONTI
&
EILEEN M. CERRINI
LOT 5
PL BK. 341 PL. 17

GARY A. & JANET A.
LOT 28-34 & 24
PL BK. 341 PL. 17

CHARLOTTE K. ALEXANDROV TRUSTEE
107 BRIMBY WAY
PL BK. 341 PL. 17

LOT 28-4
BRINN W. CAMPBELL
PL BK. 339 PL. 63

LOT 28-5
USA A. & STEPHEN M. GLASS,
CLASS FAMILY REVOCABLE TRUST
PL BK. 338 PL. 83

(SEE SHEET 2)

USE AREA 2
(RECREATIONAL USE)

RESTRICTED AREA G

RESTRICTED AREA C

RESTRICTED AREA D

RESTRICTED AREA E

RESTRICTED AREA F

RESTRICTED AREA G

RESTRICTED AREA H

RESTRICTED AREA I

RESTRICTED AREA J

RESTRICTED AREA B

RESTRICTED AREA A

RESTRICTED AREA C

RESTRICTED AREA D

RESTRICTED AREA E

RESTRICTED AREA F

RESTRICTED AREA G

RESTRICTED AREA H

RESTRICTED AREA I

RESTRICTED AREA J

RESTRICTED AREA K

PL BK. 411 PL. 10

CHARLES W. HAYNES,
TRUSTEE
ELMLEA PARTNERSHIP TRUST
PL. 1 PL BK. 411 PL. 10

PL BK. 331 PL. 64

PL BK. 331 PL. 64

PL BK. 331 PL. 64

PL BK. 331 PL. 64

PL BK. 331 PL. 64

PL BK. 331 PL. 64

PL BK. 331 PL. 64

PL BK. 331 PL. 64

PL BK. 331 PL. 64

USE AREA 1

RESTRICTED AREA A

RESTRICTED AREA B

RESTRICTED AREA C

RESTRICTED AREA D

RESTRICTED AREA E

RESTRICTED AREA F

RESTRICTED AREA G

RESTRICTED AREA H

RESTRICTED AREA I

RESTRICTED AREA J

WETLANDS MAP

SCALE: 1" = 250'

(WETLANDS FLAGGING & SURVEY BY THE NEVE-MORIN GROUP, INC.)

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS. I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES SHOWING EXISTING OWNERSHIPS AND INTERESTS AS SHOWN BY ALL THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND I FURTHER CERTIFY THAT NO NEW WAYS OR CHANGES OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

DATE _____

FOR RECORD USE ONLY

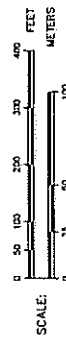
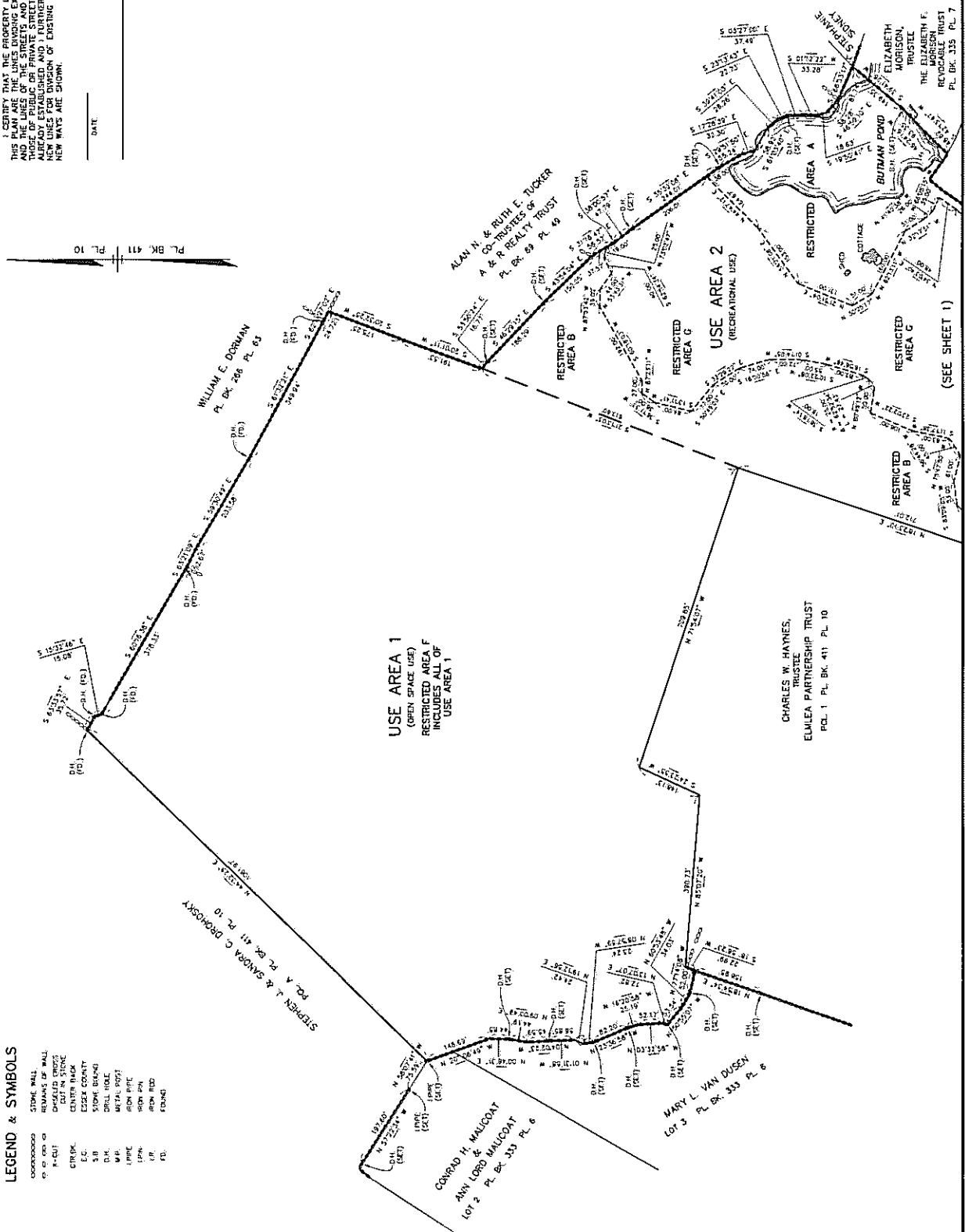
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 I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE LOTS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND I FURTHER CERTIFY THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

DATE: _____

FOR REGISTRY USE ONLY

LEGEND & SYMBOLS

- REMAINS OF WALL
- ORNAMENTAL CHIMNEY
- CUT IN STONE
- BRICK
- CEMENT CONCRETE
- STONE CORNER
- DRILL HOLE
- METAL POST
- IRON PIPE
- IRON PIN
- IRON RIB
- FOUND
- SINK
- OUT
- FLOOR
- SINK
- W.P.
- PIPE
- IRON PIN
- IRON RIB
- FOUND



CONSERVATION RESTRICTION AND USE AREA PLAN
BOXFORD, MA
 PROPERTY OF
THE TOWN OF BOXFORD
 SCALE: 1" = 100'
 APRIL 9, 2010
DONOHOE AND PARKHURST, INC.
 363 BOSTON ST., TOPSFIELD, MA
 (978) 887-8161
 SHEET 3 OF 3

PRD. 248