

# 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:

Justin Hirsch \_\_\_\_\_ jhirsch01@gmail.com \_\_\_\_\_  
 Name E-Mail Address  
 32 Olde Farms Rd. \_\_\_\_\_  
 Mailing Address  
 Boxford \_\_\_\_\_ MA \_\_\_\_\_ 01921 \_\_\_\_\_  
 City/Town State Zip Code  
 978-502-3689 \_\_\_\_\_  
 Phone Number Fax Number (if applicable)

2. Representative (if any):

N/A \_\_\_\_\_  
 Firm  
 \_\_\_\_\_  
 Contact Name E-Mail Address  
 \_\_\_\_\_  
 Mailing Address  
 \_\_\_\_\_  
 City/Town State Zip Code  
 \_\_\_\_\_  
 Phone Number 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:

Town 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):

<u>32 Olde Farms Road</u>	<u>Boxford</u>
Street Address	City/Town
<u>23</u>	<u>2-2</u>
Assessors Map/Plat Number	Parcel/Lot Number

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

Existing deck and patio area behind the home. The existing deck is at least 60' from the existing wetland area, and at no point will the proposed structure be closer than 50' to the wetland area, separated by an existing patio and established lawn.

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

<u>Mortgage Inspection Plan</u>	<u>5/4/2016</u>
Title	Date
<u> </u>	<u> </u>
Title	Date
<u> </u>	<u> </u>
Title	Date

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

Existing 31' x 8' deck to be removed. Replace with new deck approximately 32' x 16', of which a 19' x 16' portion will become a screened in porch. A minimum of five footings and one stair pad will be poured where the existing deck, brick patio, and small cement pad currently exist (the portion of these components that would rest under the expanded structure will be removed). Up to five existing deck footings will be used, where possible, to reduce the need for pouring new footings.

Between removal of the of the existing deck and pouring of the footings, erosion control will be achieved by use of tarps covering the work surface. After footings are poured, ongoing eroision control will be achieved by use of landscape fabric covered by 3/4" crushed stone, along with the area being covered by the expanded structure.



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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).

Town of Boxford, Wetland Protections Regulations, §375-98 B(2), Buffer Zones:

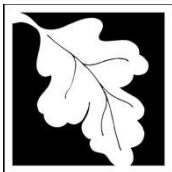
This presumption is rebuttable and may be overcome only for the conversion of lawn or other significantly altered land to a structure requiring a building permit when said structure is accessory to an existing single-family dwelling or a structure for seasonal use legally in existence as of May 19, 1994...

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.)

N/A



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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.

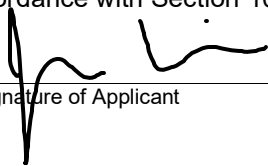
Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Justin Hirsch  
Name  
32 Olde Farms Road  
Mailing Address  
Boxford  
City/Town  
MA  
State  
01921  
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  
3/4/2020  
Date  
Signature of Representative (if any)  
Date

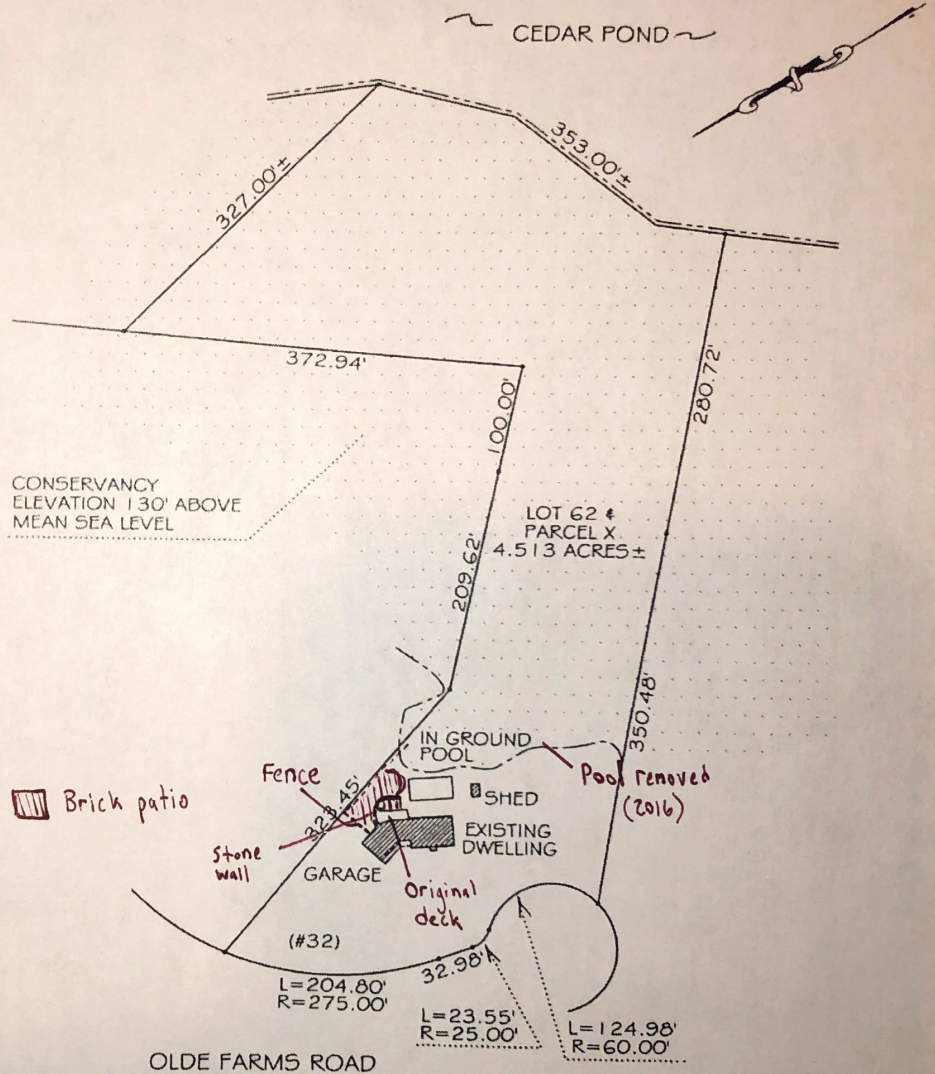
# MORTGAGE INSPECTION PLAN

NORTHERN ASSOCIATES, INC.

68 PARK STREET 2ND FLOOR ANDOVER, MA. 01810 TEL:(978) 837-3335 FAX:(978) 837-3336 MASSACHUSETTS

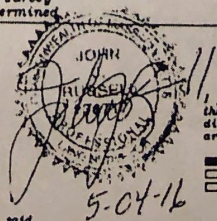
MORTGAGOR: JUSTIN A. & ELIZABETH V. HIRSCH  
 LOCATION: 32 OLDE FARMS ROAD  
 CITY, STATE: BOXFORD, MA  
 DATE: 05/03/2016

DEED REF: 17376/153  
 PLAN REF: 112/78 & 313/15  
 SCALE: 1"=120'  
 JOB #: 215.05006



CERTIFIED TO: INSTITUTION FOR SAVINGS IN NEWBURYPORT  
 Flood hazard zone has been determined by scale and is not necessarily accurate. Until definitive plans are issued by HUD and/or a vertical control survey is performed, precise elevations cannot be determined.

NOTE: This mortgage inspection was prepared specifically for mortgage purpose only and is not to be relied upon as a land or property line survey, used for recording, preparing deed descriptions, or construction. No corners were set. Building location and offsets are approximately located on ground and are shown specifically for zoning determination only and are not to be used to establish property lines. The matters shown hereon are based on client-furnished information and may be subject to further out-sales, takings, easements and rights of way, and other matters of record and prescriptive or other rights. Northern Associates, Inc. assumes no responsibility herein to land owner or occupant, accepts no responsibility for damages resulting from said reliance by anyone other than the said mortgagee and its assigns in connection with its proposed mortgage financing to said mortgagee.



- I further state that in my professional opinion that the structures shown conform with the local zoning horizontal dimensional setback requirements at the time of construction or are exempt under provisions of M.G.L. CH. 40-A Sec. 7.
- 1. Property/House is not in Flood Hazard.
  - 2. Property/House is in a Flood Hazard Area.
  - 3. Information is insufficient to determine Flood Hazard.

Flood Hazard determined from latest Federal Flood Insurance Rate Map Panel 25009C 0242F  
 Date 07/03/2012 Plan X-11NSHADFD



Existing features to be removed



Stakes 16 ft. from house, approximates footprint of new structure

23-02-02 - 32 OLDE FARMS RD, BOXFORD ABUTTERS LIST  
CONSERVATION 250'

Map/Lot	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
23-01-04-6	47C SHEFFIELD RD	BRUNO ARTHUR	BRUNO LAURA	47C SHEFFIELD RD	BOXFORD	MA	01921
23-01-04-7	PARX SHEFFIELD RD	HIRSCH JUSTIN A	HIRSCH ELIZABETH V	32 OLDE FARMS RD	BOXFORD	MA	01921
23-02-02	32 OLDE FARMS RD	HIRSCH JUSTIN A	HIRSCH ELIZABETH V	32 OLDE FARMS RD	BOXFORD	MA	01921
23-02-29	27 OLDE FARMS RD	PANAGOS TIMOTHY I TE	PANAGOS MELISSA M	27 OLDE FARMS RD	BOXFORD	MA	01921
23-02-03	28 OLDE FARMS RD	CHILD RONALD B TE	BEVERLY H CHILD	PO BOX 192	BOXFORD	MA	01921
23-02-30	31 OLDE FARMS RD	CAMERON PHILIP	CAMERON GEORGIA PRYOR	31 OLDE FARMS RD	BOXFORD	MA	01921
23-02-31	35 OLDE FARMS RD	RICHARDS ANDREW	RICHARDS TRICIA	35 OLDE FARMS RD	BOXFORD	MA	01921
23-02-04	22 OLDE FARMS RD	WELLMAN CHRISTINE T		22 OLDE FARMS RD	BOXFORD	MA	01921

*Kristin Hanlon*  
CERTIFIED COPY  
3/2/21