



## TOWN OF BOXBOROUGH NOTICE OF PUBLIC MEETING

BOARD/COMMITTEE: Conservation Commission

MEETING DATE: June 17, 2020

TIME: 7:30 PM

PLACE: Remote Meeting pursuant to Current Executive Order of March 12, 2020.

See instructions below.

All participants must identify themselves when speaking. All votes to be by rollcall.

### 7:30 TOPICS EXPECTED TO BE DISCUSSED (AGENDA):

Review Minutes and Correspondence New Business

For review and approval:

Minutes: June 3, 2020

Certificate of Compliance: 113-550 1028 Hill Rd (Follett / Reip)

Committee Reports: Chairman's Reports (Reip)

Boxborough Conservation Trust (Koonce)

Best Meeting Practices (Reip / Nadwairski)

Community Preservation Committee (Reip)

Land Stewardship Committee (Hanover)

Water Resources Committee (Schmitt)

7:45 Review Conservation Restriction Reports

8:00 Notice of Intent Hearing 364 Mass Ave. 113-561(Follett)

Discussion as time allows: Chapter 61 Land Use

Commission Study Topics

Ongoing: Panek Trail Signs

199 Middle Road Complaint

1102 Massachusetts Ave. EO

Draft "Boxborough Bee Article" (Follett)

Calendar:

July 1, 2020

July 15, 2020

Correspondence:

Email J. Grant Turtle activity at Cisco

Email J. Garreffo / Nashoba Assoc. Bd Health 218 Liberty Sq Rd septic failure

Join Zoom Meeting

<https://us02web.zoom.us/j/89296787684>

Meeting ID: 892 9678 7684

One tap mobile

+13126266799,,89296787684# US (Chicago)

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Dial by your location

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Meeting ID: 892 9678 7684

Find your local number: <https://us02web.zoom.us/j/89296787684>



**TOWN OF BOXBOROUGH  
NOTICE OF PUBLIC MEETING  
Meeting Minutes**

Conservation Commission  
June 3, 2020  
7:30 PM  
Zoom

Approved:

Members Present: Dennis Reip (Chair), David Follett, Norm Hanover, Steve Schmitt, and Hoff Stuart

Members Absent: David Koonce

At 7:31 PM, Dennis called the meeting to order and noted this meeting is being conducted via Remote Participation, pursuant to Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of COVID-19 a.k.a. the Coronavirus.

Motion was made by Norm, seconded by Dennis and voted unanimously by roll call to approve the minutes of March 4, 2020. Reip yes; Follett abstained; Hanover yes; Schmitt yes; Stuart yes.

Motion was made by Dennis, seconded by David Follett and voted unanimously by roll call to approve Certificate of Compliance 113-157REISSUE at 137 Tamarack Lane. Reip yes; Follett yes; Hanover yes; Schmitt yes; Stuart yes.

Motion was made by Dennis, seconded by David Follett and voted unanimously by roll call to approve Certificate of Compliance 113-225 for a nursing home on Liberty Square Road that was never built. Reip yes; Follett yes; Hanover yes; Schmitt yes; Stuart yes.

Dennis reviewed the following correspondence:

Email Oxbow Assoc. update 585 Old Harvard Road

Email SVT EBK / Schramm Monitoring Report

Rafael Chavez Eagle Scout Thank You Note

Email Three Oaks Environmental Minute Man Air Field update Dennis will request a site visit with Steve and David Follett.

Email M. Seifert update MBTA Fitchburg Commuter Rail line update

The following correspondence was postponed for review until June 17, 2020

Email Anne Capra Conservation Restriction Monitoring Reports for

Cisco, Colonial Ridge, Ft. Pond Brook, Inches Woods, Wolf Swamp (next meeting)

Email A. Coffey Request for Certificates of Compliance at 200 Codman Hill Road. (next meeting)

Committee Reports:

Chairman's Report Dennis reviewed a request to use Flerra Field for a Blanchard graduation but it has been relocated to another site in town.

Dennis summarized some comments about Board of Health signs on ConsCom trails.

Boxborough Conservation Trust (Koonce)

Best Meeting Practices (Reip / Nadwairski)

Community Preservation Committee (Reip)

Land Stewardship Committee (Hanover)

Water Resources Committee (Schmitt)

8:00 Public Hearing *Continuation*

Abbreviated Notice of Resource Area Delineation (ANRAD) DEP file # 113-559

The property is located at 1172 Hill Road Assessor's Map 04-092-000

The property is owned by the Estate of Marguerite Hugel.

The ANRAD was filed by David Cowell, Hancock Associates, on behalf of their client, Rick Ogilvie, FTB Homes.

Present by Zoom for the hearing: Rick Ogilvie, David Cowell, and Kristin Hilberg

Bill Murray of Places Associates, Commission consultant, revisited the site and provided a report.

The Commission discussed the report and possible vernal pool.

Rick also revisited the site and provided a revised plan dated June 3, 2020 accepting Bill's observations.

Motion was made by Dennis, seconded by David Follett and voted unanimously by roll call to close the hearing and issue the Order of Resource Delineation.

Reip yes; Follett yes; Hanover yes; Schmitt yes; Stuart yes.

8:20 Public Hearing Notice of Intent (NOI) DEP file # 113-560

The property is located at 3 Old Harvard Road Assessor's Map 13-034-000

Present by Zoom for this hearing: property owner Rick Ogilvie, FTB Homes, and his engineer David Cowell, Hancock Associates. Tom Colley, 26 Old Harvard Road, was also present and noted the plan was difficult to read online.

David Cowell presented the NOI.

Dennis noted this filing is similar to a now expired previous NOI for the same project.

He reviewed the draft Additional Conditions for an Order of Conditions.

Motion was made by Dennis, seconded by Norm and voted unanimously by roll call to close the hearing. Reip yes; Follett yes; Hanover yes; Schmitt yes; Stuart yes.

Motion was made by Norm, seconded by Dennis and voted unanimously by roll call to approve and issue the Order of Conditions as drafted. Reip yes; Follett yes; Hanover yes; Schmitt yes; Stuart yes.

At 9:38 PM, motion was made by Hoff, seconded by Norm and voted unanimously by roll call to adjourn. Reip yes; Follett yes; Hanover yes; Schmitt yes; Stuart yes.

Documents used during this meeting:

Agenda

Draft Minutes March 4, 2020

585 Old Harvard Road 113-546 Oxbow email update

100 Codman Hill Road 113-552 "As Built"

1172 Hill Road 113-559

Hancock Assoc. ANRAD Plan

Places Associates ANRAD Review

Places Associates Report of Site Visit

Hancock Assoc. Revised plan June 3, 2020

3 Old Harvard 113-560

Notice of Intent

Draft Additional Conditions for Order of Conditions.

DRAFT

correspondence

**Mary Nadwairski**

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**From:** Joyce Grant [REDACTED]  
**Sent:** Friday, June 5, 2020 1:47 PM  
**To:** Mary Nadwairski  
**Subject:** Turtle activity at Cisco

Dear Conservation Commission,

I am a frequent runner at the Cisco complex. Recently I have witnessed a lot of turtle activity – turtles trying to cross the road etc.... Unfortunately I have also seen that some of these turtles have died trying to cross the road. Can the Commission somehow increase awareness of increased turtle activity during this time of year? Possibly put up signage to warn motorist/cyclists to slow down and watch for turtles?

I would also be willing to help your efforts.

Sincerely,  
Joyce Grant

Joyce A. Grant



Independent BEMER Distributor

[REDACTED]

HOW DOES BEMER WORK?

[REDACTED]

**Mary Nadwairski**

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**From:** James Garreffi <JGarreffi@nashoba.org>  
**Sent:** Wednesday, June 10, 2020 2:52 PM  
**To:** Mary Nadwairski  
**Subject:** 218 Liberty Square Rd.

Dear Mary,

On 5/13/20 the Boxborough Board of Health held a hearing to consider a variance request for the replacement of a failed sewage disposal system at the above mentioned property; they concluded the hearing by granting the necessary variances.

The existing sewage disposal system is in failure and the effluent from the leaching area is causing the ground in front of the house to become soft. Once I receive physical copies of the revised plans from the designer, I can prepare a permit for the replacement sewage disposal system.

Thank you,

Jim Garreffi, Director  
Nashoba Associated Board of Health  
30 Central Ave  
Ayer, MA 01432

jgarreffi@nashoba.org  
978 772 3335 X305



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
**WPA Form 8B – Certificate of Compliance**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
**and the Boxborough Wetland Bylaw**

DEP File Number:

113-550

Provided by DEP

**A. Project 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. This Certificate of Compliance is issued to:

Daniel Aho, Trustee of the Hill Nominee Trust

Name

P.O. Box 54

Mailing Address

Rindge

City/Town

NH

State

03451

Zip Code

2. This Certificate of Compliance is issued for work regulated by a final Order of Conditions or Order of Resource Area Delineation issued to:

Daniel Aho, Trustee of the Hill Nominee Trust

Name

January 17, 2018

Dated

113-550

DEP File Number

3. The project site is located at:

1028 Hill Road

Street Address

Boxborough

City/Town

Map 4

Assessors Map/Plat Number

015-000

Parcel/Lot Number

The final Order of Conditions or Order of Resource Area Delineation was recorded at the Registry of Deeds for:

Daniel Aho, Trustee of the Hill Nominee Trust

Property Owner (if different)

Middlesex South

County

70552

Book

227

Page

Certificate

4. A site inspection was made in the presence of the applicant, or the applicant's agent, on:

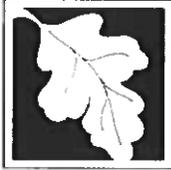
June 3, 2020

Date

**B. Certification**

Check all that apply:

- Complete Certification:** It is hereby certified that the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**WPA Form 8B – Certificate of Compliance**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:  
113-550  
Provided by DEP

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## B. Certification (cont.)

- Partial Certification:** It is hereby certified that only the following portions of work regulated by the above-referenced Order of Conditions have been satisfactorily completed. The project areas or work subject to this partial certification that have been completed and are released from this Order are:
- 
- Invalid Order of Conditions:** It is hereby certified that the work regulated by the above-referenced Order of Conditions never commenced. The Order of Conditions has lapsed and is therefore no longer valid. No future work subject to regulation under the Wetlands Protection Act may commence without filing a new Notice of Intent and receiving a new Order of Conditions.
- Ongoing Conditions:** The following conditions of the Order shall continue: (Include any conditions contained in the Final Order, such as maintenance or monitoring, that should continue for a longer period).
- Condition Numbers:  
Refer to attached Perpetual Conditions.
- Order of Resource Area Delineation:** It is hereby certified that the wetland resource area delineation for the above-referenced Order of Conditions has been satisfactorily completed

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## C. Authorization

Issued by:

Boxborough  
Conservation Commission

June 17, 2020  
Date of Issuance

This Certificate must be signed by a majority of the Conservation Commission and a copy sent to the applicant and appropriate DEP Regional Office (See <https://www.mass.gov/service-details/massdep-regional-offices-by-community>).

**Perpetual Conditions**

58. No further permanent structure of any kind shall ever be permitted within the 100-foot wetland buffer zone. No additional alterations of any kind within the wetlands and the buffer zone will be permitted without prior approval of the Conservation Commission.
59. No de-icing chemicals shall be used where runoff / drainage will discharge into the wetlands. This condition shall remain in perpetuity and shall be recorded as such on the Certificate of Compliance. No de-icing chemicals shall be used on any walk, drive, parking lot or private road except during severe ice storm. Any arrangement for snow removal shall so stipulate.
60. Dumping of lawn clippings, other plantings, and used Christmas trees shall not be permitted in the ALRA. It is the property owners' responsibility to inform lawn service providers.
61. No herbicides or pesticides shall be used on this site within the 100-foot wetland buffer zone. This condition shall remain in force permanently and shall be recorded as such on the Certificate of Compliance.
62. Fertilization and liming of soils on this site shall not take place within the 100-foot wetland buffer zone.
63. There shall be no storage of chemicals, oil, fuel, fertilizers or other potentially hazardous material within the wetlands or within the 100-foot wetland buffer zone.
64. Upon completion of work, the full buffer zone edge shall be permanently marked with either boulders, a stone wall, a vegetative boundary, or similar barrier. The Applicant shall propose a specific barrier for approval by the Commission before implementation.

The applicant shall instruct all agents to explain these markers to buyers / lessees / landscapers and all persons taking over the property from the applicant.

65. In accordance with a plan submitted to and approved by the Conservation Commission, regular maintenance (and repair as needed) shall be performed by the applicant with reports to the Commission as specified in this plan. The Conservation Commission shall be notified in writing, when any maintenance functions that may impact the wetlands, such as, but not limited to, replacing backfill and repairing drains and terraces, are to be performed.



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
**WPA Form 8B – Certificate of Compliance**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:  
113-550  
Provided by DEP

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**C. Authorization (cont.)**

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Signatures:

\_\_\_\_\_  
Signature

**Dennis Reip**

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

**David Follett**

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

**Norm Hanover**

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

**David Koonce**

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

**Stephen Schmitt**

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

**Hoff Stuart**

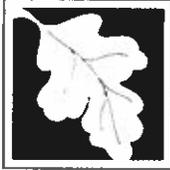
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Printed Name

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Signature

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Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands  
**WPA Form 8B – Certificate of Compliance**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:  
113-550  
Provided by DEP

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### D. Recording Confirmation

The applicant is responsible for ensuring that this Certificate of Compliance is recorded in the Registry of Deeds or the Land Court for the district in which the land is located.

Detach on dotted line and submit to the Conservation Commission.

To:

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Conservation Commission

Please be advised that the Certificate of Compliance for the project at:

-----  
Project Location

-----  
DEP File Number

Has been recorded at the Registry of Deeds of:

-----  
County

for:

-----  
Property Owner

and has been noted in the chain of title of the affected property on:

-----  
Date

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Book

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Page

If recorded land, the instrument number which identifies this transaction is:

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If registered land, the document number which identifies this transaction is:

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Document Number

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Signature of Applicant

## CONSERVATION RESTRICTION MONITORING FORM

### Cisco, Boxborough, MA Conservation Restriction Monitoring Report

**Monitoring Date:** March 15, 2020    **Arrival Time:** 11:00am    **Departure Time:** 1:30pm

**Property Address:** 820 & 850 Beaver Brook Road, Boxborough, Massachusetts  
a.k.a. Towermarc Business Park

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#### OWNER INFORMATION

**Current Owner(s):** Cisco Systems, Inc.

**Mailing Address:** 500 Beaver Brook Road, Boxborough, MA 01719  
4460 Rosewood Drive, Suite 100, Pleasanton, CA 94588

**Primary Contact:** Michael Chapman  
**Telephone:** unknown

**Email:** mrcha@cisco.com

**Preferred Method of Contact:**  Phone     Email     Letter     Unknown

**Secondary Contact:** Donna Courtney

**Telephone:** (978) 936-1475 (office); (603) 845-8234 (cell)

**Email:** docourtn@cisco.com

**Preferred Method of Contact:**  Phone     Email     Letter     Unknown

**Has owners' contact information changed since last monitoring visit?**  Yes     No

\*Landowner reports that they are unaware of previous monitoring visits. No previous monitoring reports or Baseline Documentation Report were provided to the consultant prior to the site visit.

**Has ownership changed since last monitoring visit?**  Yes     No

**If yes, list registry information below:**  N/A

#### LANDOWNER CONTACT:

**Was owner contacted prior to visit?**  Yes     No

**Method of contact, if applicable:**  Phone     Email     Letter     Voicemail     In Person

**Details of landowner contact:** Donna Courtney was contacted by email on February 16, 2020, with subsequent email communication to coordinate a site visit and provide preliminary information regarding the condition of the site.

**What did owner say about his or her property?** The restricted portion of the property is currently undeveloped and primarily used as walking paths.

**CR CONSERVATION VALUES/PURPOSES (check all that apply):**

- Public Access & Recreation     Scenic Value     Forestry
- Rare Species Habitat     Ecological Value     Water Supply Protection
- General Habitat     Wetland Protection     Historic Features
- Open Space Connectivity     Old CR – *no list of conservation values: e.g. “natural, scenic, & open*
- Other Conservation Values – Objective in Boxborough’s Open Space and Recreation Plan

**CURRENT LAND USE (check all that apply):**

Land Use	Present on CR?	Comments
Habitat/Wetland	YES	Bordering vegetated wetlands associated with Beaver Brook form much of the eastern boundary of the property (waypoints 1, 10, 11: photos 2, 3, 21, 22, 23). An intermittent stream flows through a forested portion of the property along the western boundary (waypoint 5, photos 15) Signs posting “Endangered Species Habitat No Access” with pictures of turtles are posted on the split rail fence surrounding portions of the property, which also coincides with concrete curbing (waypoints 3, 4: photos 7, 8, 9, 10). An owl pellet was observed in the field at waypoint 4 (photo 13), coyote scat was observed at waypoint 5 (photo 14), and other small mammal scat was observed outside of the CR at the edge of wetland bordering Beaver Brook at waypoint 1 (photo 1).
Forestry	NO	N/A
Scientific/Educational	NO	N/A
Public Recreation (hiking, camping, hunting, fishing, etc.)	YES	A paved sidewalk exists along Beaver Brook Road, and a paved path exists from the northern boundary with Town of Boxborough land onto the CR (waypoints 4, 7, 8, 12; photos 12, 17, 19, 24).

Residential (permanent, residence, guest houses)	NO	N/A
Agricultural	NO	N/A
Horses/Livestock	NO	N/A
Other (please list in comments)		Former gravel pit 3.9-acre exclusion on south side of Beaver Brook Road. Sustained gun fire was heard for entire duration of the site visit, presumably from the adjacent Harvard Sportsmen’s Club.

Has land use changed since last visit?  Yes  No

If yes, please detail change.  N/A

**INSPECTION ACTIVITIES:**

List all persons attending inspection and their affiliations (owner, monitor, etc.):

Anne Capra, Consultant, Capra Planning Associates

Method(s) of monitoring:  On Foot  By Car  Other:

**Describe area walked on this visit (reference map used for this report):**

Refer to the Monitoring Map for the route traveled during the site visit. The property was walked generally along the boundaries and through the interior. Because the site visit was conducted prior to leaf out, it was possible to see well through the forested areas. The extensive emergent marsh bordering Beaver Brook to the east and south prevented walking the boundary in that area, however it was possible to walk along the ridge above the wetland to observe the river.

**Describe boundary conditions (i.e. signs, ease of location):**

The boundaries were located using a handheld GPS unit. The boundary was marked by a split rail fence along the southwestern boundary, as well as concrete curbing (waypoints 3, 4; photos 7, 8, 10, 11).

**NATURAL CHANGES OBSERVED since the last monitoring visit (check all that apply):** N/A

Storm Damage  Invasive Exotics  Flooding  Erosion  Other  None

Describe the location and nature of above cited natural alterations. Cite photographs of changes.  N/A

**PERMITTED MAN-MADE ACTIVITIES/CHANGES OBSERVED since last monitoring visit:**

Check all that apply. N/A – Two monitoring wells were observed at waypoint 9, photo 20).

New Structure(s)  Land Clearing  Tree/Vegetation Cutting  Forestry  
 Farming  Trail Maintenance  New Road/Trail  Sign Posting  Other

Describe the alteration’s location, extent, and responsible individual (if known) for the above cited alterations. Cite permitting paragraphs from CR and any photographs taken.  N/A

**UNPERMITTED MAN-MADE ACTIVITIES/CHANGES since last monitoring visit: N/A**

Check all that apply.

- Dumping
- Material Storage
- Abutter Encroachment
- Wetland Alteration
- Clearing
- ATV Damage
- Dredging/Excavation
- New Road/Trail
- New Road/Trail
- Tree/Vegetation Cutting
- Cultural Resource Alteration
- Other

**Describe the alteration’s location, extent, and responsible individual (if known) for the above cited alterations. Cite prohibiting paragraphs from CR and any photographs taken.  N/A**

**Do the above changes impact the CR conservation purposes?  Yes  No  N/A**

**If yes, please explain.  N/A**

**FORESTRY OR CONSERVATION PLANS**

**Have any Chapter 61 Forestry Plans / NRCS Conservation or Farm Plans been submitted for the property?  Yes  No  N/A: Unknown at the time of the monitoring visit.**

**If yes, list relevant recommendations relevant to the CR:  N/A**

**What actions is the landowner taking with regards to the plan?  N/A**

**PUBLIC USE OBSERVED during monitoring visit:  Yes  No  N/A (public use not permitted)**

**Comments on public use:  N/A**

At least a dozen people were observed during the site visit walking or running along these paved paths, and several cyclists and walkers with strollers were observed on Beaver Brook Road.

**MONITORING VISIT SUMMARY:**

**Did you note any possible violations of the CR terms:  Yes  No**

**If yes, describe the potential violation’s location, extent, and responsible entity (if known).**

**Cite CR paragraph and section and any photographs taken.  N/A**

**Does this visit require follow-up with the landowner:  Yes  No**

**List suggested key locations and features to monitor in future visits:**

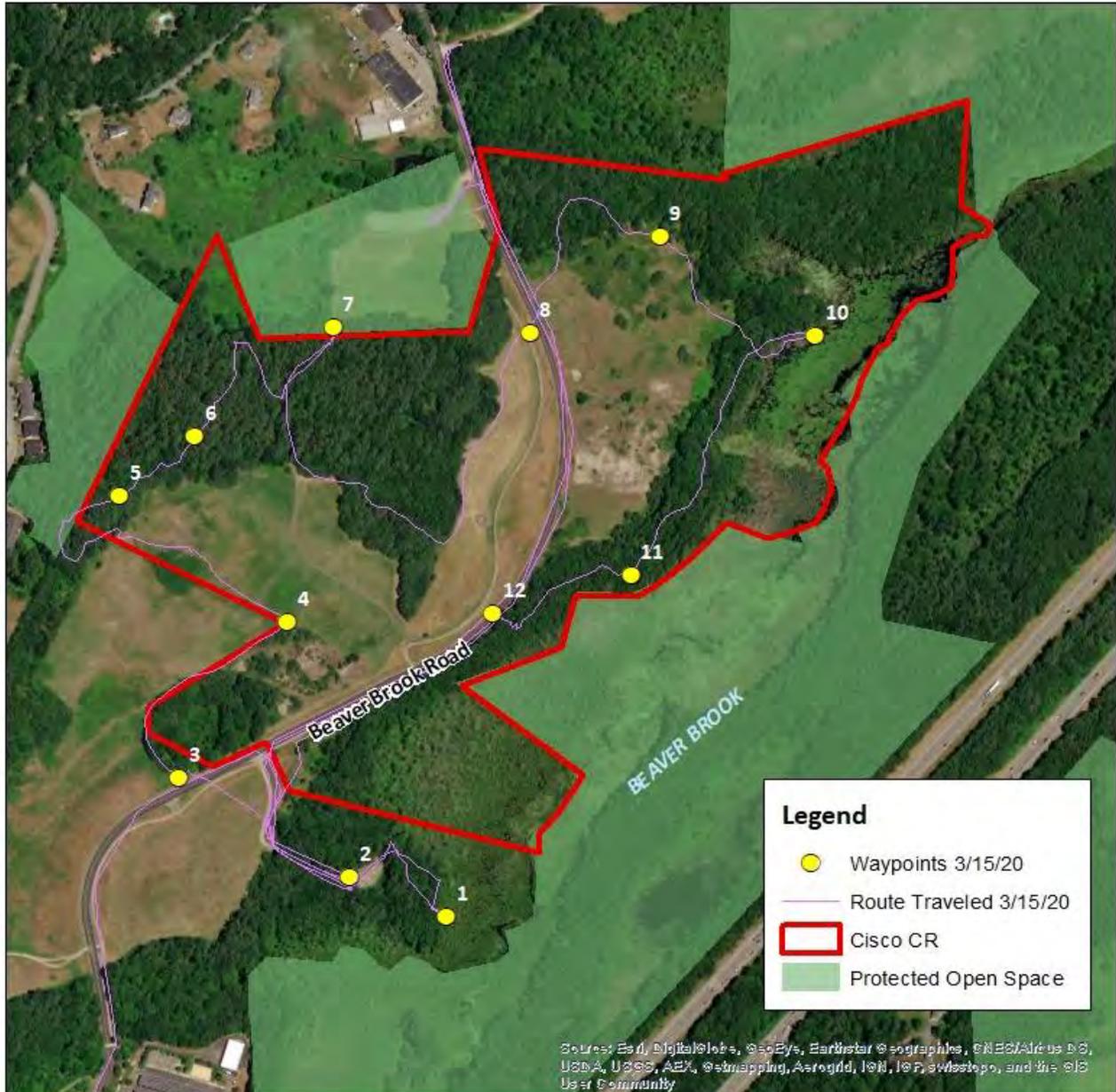
Walking paths, fence lines

- Attachments:**  Waypoints/Route Map  List of Documentary Ground Photographs  
 Ground Photographs  Photography Affidavit  Other:



Signature of Monitor: \_\_\_\_\_ Date: 3/24/2020

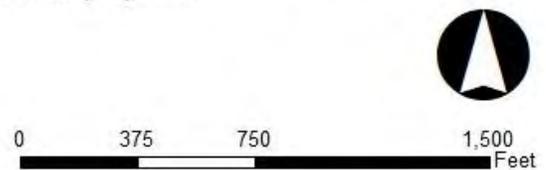
Name and Title of Monitor: Anne Capra, Principal, Capra Planning Associates

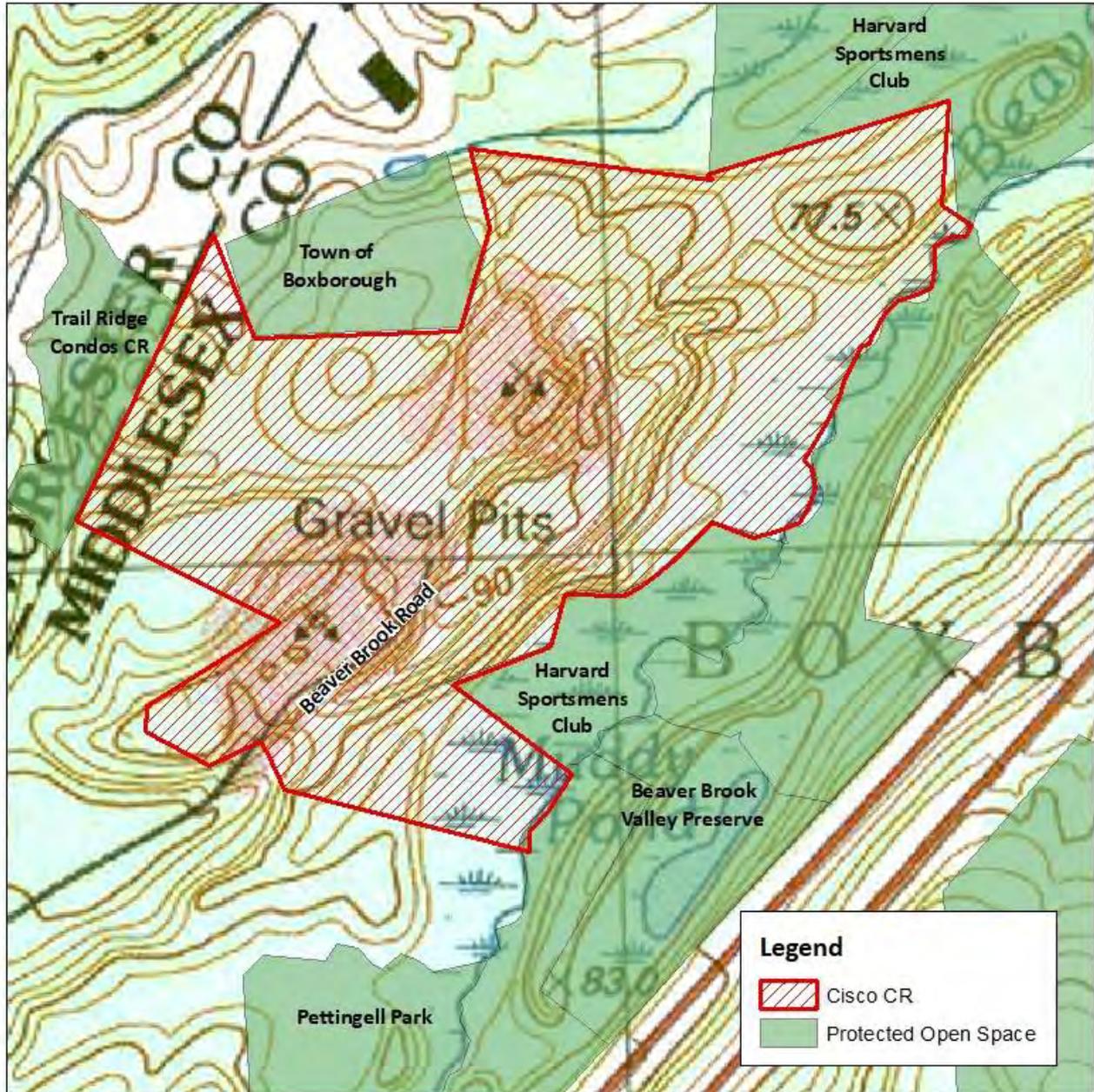


## Cisco Conservation Restriction Monitoring Map

*This map is for planning purposes only, with specific points subject to verification on the ground.  
It is not to be used by itself for legal boundary definition.*

Data Sources:  
Waypoints & Route Traveled, A. Capra, 3/15/20  
Protected Open Space - MassGIS  
Conservation Restriction - A. Capra

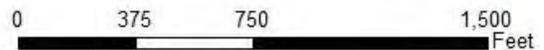




## Cisco Conservation Restriction USGS Map

*This map is for planning purposes only, with specific points subject to verification on the ground.  
It is not to be used by itself for legal boundary definition.*

Data Sources:  
Protected Open Space - MassGIS  
Conservation Restriction - A. Capra



## List of Documentary Ground Photographs

Camera Make and Model: iPhone8  
 Photographer: Anne Capra

GPS Make and Model: GPS60CSx  
 GPS Operator: Anne Capra

Date	Way-point Number	Photo Number	Photo File Name	Location Description	Cardinal Direction	Description of Photo Subject
3/15/20	1	1	3516	South of CR at edge of bordering vegetated wetland associated with Beaver Brook	N	Scat on tree root ball mound
	1	2	3517	South of CR at edge of bordering vegetated wetland associated with Beaver Brook	NE	Beaver Brook's bordering vegetated wetland; view into CR on left2
	1	3	3518	South of CR at edge of bordering vegetated wetland associated with Beaver Brook	SE	Beaver Brook's bordering vegetated wetland
	2	4	3519	South of CR on access driveway to wellhead station	NE	Wellhead station within chain link fence and access driveway
	2	5	3520	South of CR on access driveway to wellhead station	W	Access driveway off of Beaver Brook Road
	2	6	3521	South of CR on access driveway to wellhead station	NE	Pipe gate on access driveway; leading into CR
	3	7	3522	Corner of CR on north/west side of Beaver Brook Road at corner split rail fence	N	CR corner at spit rail fence corner; broken fence; Beaver Brook Road on right
	3	8	3523	Corner of CR on north/west side of Beaver Brook Road at corner split rail fence	W	CR on right of split rail fence; early successional trees and shrubs on CR
	3	9	3524	Corner of CR on north/west side of Beaver Brook Road at corner split rail fence	N	Sign on split rail fence

## Cisco, Boxborough

	4	10	3525	CR corner on southwestern boundary at split rail fence	W	Corner at split rail fence corner and concrete curb corner; CR on left of split rail fence, and in foreground
	4	11	3526	CR corner on southwestern boundary at split rail fence	NW	CR on right of split rail fence; mowed field
	4	12	3527	CR corner on southwestern boundary at split rail fence	NE	View into CR of mowed field and coniferous forest
	4	13	3528	CR corner on southwestern boundary at split rail fence	NE	Owl pellet in field
	5	14	3530	Near western boundary at intermittent stream in forested part of CR	S	Coyote scat
	5	15	3531	Near western boundary at intermittent stream in forested part of CR	SW	View from within CR outward to abutting condos; forested wetland and dry intermittent stream
	6	16	3532	Trail on CR through forest	E	Trail through forest; some down trees across trail
	7	17	3534	Paved trailhead on northern CR boundary, connecting to adjacent Town of Boxborough park and ballfield	SW	View into CR of paved path with trailhead sign; stonewall along boundary
	8	18	3535	Culvert under Beaver Brook Road, west side of road	E	View across Beaver Brook Road of box culvert under road, concrete curbing along road, and sidewalk on west side of road
	8	19	3536	Culvert under Beaver Brook Road, west side of road	S	View from within CR of mowed field and forest
	9	20	3537	Monitoring wells in field, northeast quadrant of CR	S	Two monitoring wells in mowed field; early successional white pine saplings in field
	10	21	3538	Edge of bordering vegetated wetland on Beaver Brook	NE	View from within CR of bordering vegetated wetland along Beaver Brook; CR on left of river
	10	22	3540	Edge of bordering vegetated wetland on Beaver Brook	S	View from within CR of bordering vegetated wetland along Beaver Brook; CR on right of river
	11	23	3541	Near eastern boundary of CR on top of esker ridge line	S	View from within CR from atop esker of phragmites stand in bordering vegetated wetland along Beaver Brook

Cisco, Boxborough

	12	24	3545	East side of Beaver Brook Road	NE	View from within CR of Beaver Brook Road, and sidewalk on east side of road
	12	25	3546	East side of Beaver Brook Road	W	View from within CR across Beaver Brook Road to split rail fence surrounding early successional saplings

### Documentary Ground Photographs



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
1	N	1	South of CR at edge of bordering vegetated wetland associated with Beaver Brook	Scat on tree root ball mound



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
2	NE	1	South of CR at edge of bordering vegetated wetland associated with Beaver Brook	Beaver Brook's bordering vegetated wetland; view into CR on left



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
3	SE	1	South of CR at edge of bordering vegetated wetland associated with Beaver Brook	Beaver Brook's bordering vegetated wetland



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
4	NE	2	South of CR on access driveway to wellhead station	Wellhead station within chain link fence and access driveway



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
5	W	2	South of CR on access driveway to wellhead station	Access driveway off Beaver Brook Road



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
6	NE	2	South of CR on access driveway to wellhead station	Pipe gate on access driveway; leading into CR



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
7	N	3	Corner of CR on north/west side of Beaver Brook Road at corner split rail fence	CR corner at spit rail fence corner; broken fence; Beaver Brook Road on right



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
8	W	3	Corner of CR on north/west side of Beaver Brook Road at corner split rail fence	CR on right of split rail fence; early successional trees and shrubs on CR



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
9	N	3	Corner of CR on north/west side of Beaver Brook Road at corner split rail fence	Sign on split rail fence



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
10	W	4	CR corner on southwestern boundary at split rail fence	Corner at split rail fence corner and concrete curb corner; CR on left of split rail fence, and in foreground



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
11	NW	4	CR corner on southwestern boundary at split rail fence	CR on right of split rail fence; mowed field



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
12	NE	4	CR corner on southwestern boundary at split rail fence	View into CR of mowed field and coniferous forest



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
13	NE	4	CR corner on southwestern boundary at split rail fence	Owl pellet in field



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
14	S	5	Near western boundary at intermittent stream in forested part of CR	Coyote scat



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
15	SW	5	Near western boundary at intermittent stream in forested part of CR	View from within CR outward to abutting condos; forested wetland and dry intermittent stream



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
16	E	6	Trail in forested western quadrant of CR	Trail in woods, some trees down across trail



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
17	SW	7	Paved trailhead on northern CR boundary, connecting to adjacent Town of Boxborough park and ballfield	View into CR of paved path with trailhead sign; stonewall along boundary



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
18	E	8	Culvert under Beaver Brook Road, west side of road	View across Beaver Brook Road of box culvert under road, concrete curbing along road, and sidewalk on west side of road



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
19	S	8	Culvert under Beaver Brook Road, west side of road	View from within CR of mowed field and forest



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
20	S	9	Monitoring wells in field, northeast quadrant of CR	Two monitoring wells in mowed field; early successional white pine saplings in field



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
21	NE	10	Edge of bordering vegetated wetland on Beaver Brook	View from within CR of bordering vegetated wetland along Beaver Brook; CR on left of river



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
22	S	10	Edge of bordering vegetated wetland on Beaver Brook	View from within CR of bordering vegetated wetland along Beaver Brook; CR on right of river



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
23	S	11	Near eastern boundary of CR on top of esker ridge line	View from within CR from atop esker of phragmites stand in bordering vegetated wetland along Beaver Brook



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
24	NE	12	East side of Beaver Brook Road	View from within CR of Beaver Brook Road, and sidewalk on east side of road



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
25	W	12	East side of Beaver Brook Road	View from within CR across Beaver Brook Road to split rail fence surrounding early successional saplings

**CONSERVATION RESTRICTION MONITORING  
PHOTOGRAPHY AFFIDAVIT**

I, Anne Capra, hereby certify that:

I am employed by Capra Planning Associates, and my job duties include monitoring properties subject to a conservation restriction (“CR”) held by the Town of Boxborough;

That on March 15, 2020, I visited the Cisco CR property located on Beaver Brook Road , Boxborough, MA and took documentary ground photographs (“the Photographs”), with file numbers 3516 through 3546, and that the Photographs, attached hereto, together with accompanying descriptions, photograph list, and location map, fairly and accurately depict the property as it appeared on the date the photographs were taken.



Signature: \_\_\_\_\_

Name and Title: Anne Capra, Principal

Date: March 24, 2020

## CONSERVATION RESTRICTION MONITORING FORM

### Colonial Ridge, Boxborough, MA Conservation Restriction Monitoring Report

**Monitoring Date:** May 2, 2020

**Arrival Time:** 8:50AM

**Departure Time:** 10:00AM

**Property Address:** Colonial Ridge Drive, Boxborough, Massachusetts

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#### **OWNER INFORMATION**

*This is the first monitoring visit to be performed. No baseline documentation report is available.*

**Current Owner- Lot 2A:** David and Karin Castro

**Mailing Address:** 96 Colonial Ridge Drive (Lot 2A), Boxborough, MA 01719

**Assessor Map/Parcel:** 05-100

**Telephone:** (978) 621-7009 **Email:** castrodave@gmail.com

**Preferred Method of Contact:**  Phone  Email  Letter  Unknown

**Has owners' contact information changed since last monitoring visit?**  Yes  No  N/A

**Has ownership changed since last monitoring visit?**  Yes  No  N/A

**If yes, list registry information below:**  N/A

**Current Owner – Lot 6A:** Erik and Katherine Nimz

**Mailing Address:** 97 Colonial Ridge Drive (Lot 6A), Boxborough, MA 01719

**Assessor Map/Parcel:** 05-104

**Telephone:** (978) 263-7350 **Email:** erik.nimz@sbcglobal.net

**Preferred Method of Contact:**  Phone  Email  Letter  Unknown

**Has owners' contact information changed since last monitoring visit?**  Yes  No  N/A

**Has ownership changed since last monitoring visit?**  Yes  No  N/A

**If yes, list registry information below:**  N/A

**Current Owner – Lot 7A:** Alexander and Mariko Pyle

**Mailing Address:** 99 Colonial Ridge Drive (Lot 7A), Boxborough, MA 01719

**Assessor Map/Parcel:** 05-105

**Telephone:** (617) 966-1089 **Email:** ahpyle@msn.com; mchang19@gmail.com

**Preferred Method of Contact:**  Phone  Email  Letter  Unknown

**Has owners' contact information changed since last monitoring visit?**  Yes  No  N/A

**Has ownership changed since last monitoring visit?**  Yes  No  N/A

**If yes, list registry information below:**  N/A

**Current Owner – Lot 1B:** Xuankuo Xu and Xiaofen Qiao

**Mailing Address:** 118 Colonial Ridge Drive (Lot 1B), Boxborough, MA 01719

**Assessor Map/Parcel:** 05-99

**Telephone:** (302) 373-1522 **Email:** xuxuankuo@gmail.com

**Preferred Method of Contact:**  Phone  Email  Letter  Unknown

**Has owners' contact information changed since last monitoring visit?**  Yes  No  N/A

**Has ownership changed since last monitoring visit?**  Yes  No  N/A

**If yes, list registry information below:**  N/A

**LANDOWNER CONTACT:**

**Was owner contacted prior to visit?**  Yes  No

*Method of contact, if applicable:*  Phone  Email  Letter  Voicemail  In Person

**Details of landowner contact:** Letters were mailed to the property owners by the consultant on February 15, 2020, and each responded by email to a series of questions about current contact information and preferred method of contact, current condition of property, and any changes to the property.

**What did owner say about his or her property?**

**Lot 2A / 96 Colonial Ridge:** Unaware of any site visits since they purchased the property.

**Lot 6A / 97 Colonial Ridge:** The restricted portion of the property is used as driveway and drainage, and maintained as woodland. The previous owner of the neighboring lot (Lot 7A) did a lot of clearing of the underbrush on his lot. This did not impact our lot and was done without consulting us. Also, the current owner was not involved.

**Lot 7A / 99 Colonial Ridge:** Not used, buffer zone for privacy.

**Lot 1B / 118 Colonial Ridge:** The restricted part of the property is not being used, and its status has not been changed since the ownership changed in 2016.

**CR CONSERVATION VALUES/PURPOSES (check all that apply):**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Public Access & Recreation         | <input type="checkbox"/> Scenic Value   | <input checked="" type="checkbox"/> Forestry     |
| <input checked="" type="checkbox"/> Rare Species Habitat    | <input checked="" type="checkbox"/> Ecological Value  | <input type="checkbox"/> Water Supply Protection |
| <input checked="" type="checkbox"/> General Habitat         | <input checked="" type="checkbox"/> Wetland Protection  | <input type="checkbox"/> Historic Features       |
| <input checked="" type="checkbox"/> Open Space Connectivity | <input type="checkbox"/> Old CR – <i>no list of conservation values: e.g. "natural, scenic, &amp; open condition", "for conservation purposes", "protection of natural systems", etc.</i> |  |
| <input type="checkbox"/> Other Conservation Values          |   |  |

**CURRENT LAND USE (check all that apply):**

Land Use	Present on CR?	Comments
Habitat/Wetland	Yes	Forested wetland exists on the east and west sides of Colonial Ridge Drive. Waypoints 2, 4, 5; Photos 2, 7, 8
Forestry	No	The understory appears to have been thinned at the northern end of lot 7A, and trees have been cut to create a clearing on the south side of the lot closest to the house. Waypoint 4, 6; Photos 6, 9, 10
Scientific/Educational	N/A	
Public Recreation (hiking, camping, hunting, fishing, etc.)	N/A	
Residential (permanent, residence, guest houses)	Yes	The CR is comprised of four residential lots. Buildings are located outside of the CR.
Agricultural	N/A	
Horses/Livestock	N/A	
Other (please list in comments)	N/A	

**Has land use changed since last visit?**  Yes  No  N/A

**If yes, please detail change.**  N/A

**INSPECTION ACTIVITIES:**

**List all persons attending inspection and their affiliations (owner, monitor, etc.):**

Anne Capra, consultant conducting monitoring

David Castro, property owner for Lot 2A/96 Colonial Ridge Drive – Met consultant upon arrival but did not attend site walk.

**Method(s) of monitoring:**  On Foot  By Car  Other:

**Describe area walked on this visit (reference map used for this report):** Site visit began along the south boundary on Lot 2A and proceed to the east, then north, then west across Colonial Ridge Drive to the northwest corner. From this point, the route traveled skirted the edge of the dense shrub swamp wetland and headed south into the clearing on Lot 7A. The route traveled turned east again, and back across Colonial Ridge Drive.

**Describe boundary conditions (i.e. signs, ease of location):**

**NATURAL CHANGES OBSERVED since the last monitoring visit (check all that apply):**

Storm Damage  Invasive Exotics  Flooding  Erosion  Other  None

Describe the location and nature of above cited natural alterations. Cite photographs of changes.  N/A

**PERMITTED MAN-MADE ACTIVITIES/CHANGES OBSERVED since last monitoring visit:**

Check all that apply. *N/A This was the first known monitoring visit.*

- New Structure(s)     Land Clearing     Tree/Vegetation Cutting     Forestry
- Farming     Trail Maintenance     New Drive/Trail     Sign Posting     Other

Describe the alteration’s location, extent, and responsible individual (if known) for the above cited alterations. Cite permitting paragraphs from CR and any photographs taken.  N/A

**UNPERMITTED MAN-MADE ACTIVITIES/CHANGES since last monitoring visit:**

Check all that apply.

- Dumping                       Material Storage                       Abutter Encroachment                       Wetland Alteration
- Clearing                       ATV Damage                       Dredging/Excavation                       New Drive/Trail
- New Drive/Trail     Tree/Vegetation Cutting     Cultural Resource Alteration                       Other – treehouse on Lot 2A/96 Colonial Ridge Drive

Describe the alteration’s location, extent, and responsible individual (if known) for the above cited alterations. Cite prohibiting paragraphs from CR and any photographs taken.  N/A

III.A.(1) Construction, placing or allowing to remain any building...or other temporary or permanent structure on, above, or under, the Premises. – A treehouse platform has been constructed on Lot 2A/96 Colonial Ridge Drive.

III.A.(4) Cutting, removing or otherwise destroying trees, grasses or other vegetation. – Trees have been cut and piled at the southern end of Lot 7A/99 Colonial Ridge Drive, and the understory appears to have been thinned at the northern end of the lot.

Do the above changes impact the CR conservation purposes?  Yes                       No                       N/A  
If yes, please explain.  N/A

The treehouse platform on Lot 2A does not appear to be impairing the values for which the Premises are conserved. The tree clearing on Lot 7A has altered the structure of the forest and habitat value.

**FORESTRY OR CONSERVATION PLANS**

Have any Chapter 61 Forestry Plans / NRCS Conservation or Farm Plans been submitted for the property?  Yes                       No                       N/A: Unknown at the time of the monitoring visit.

If yes, list relevant recommendations relevant to the CR:  N/A

What actions is the landowner taking with regards to the plan?  N/A

**PUBLIC USE OBSERVED during monitoring visit:**  Yes     No     N/A (public use not permitted)

Comments on public use:  N/A

**MONITORING VISIT SUMMARY:**

Did you note any possible violations of the CR terms:  Yes                       No

**If yes, describe the potential violation's location, extent, and responsible entity (if known).**

**Cite CR paragraph and section and any photographs taken.**  N/A

III.A.(1) Construction, placing or allowing to remain any building...or other temporary or permanent structure on, above, or under, the Premises. – A treehouse platform has been constructed on Lot 2A/96 Colonial Ridge Drive.

III.A.(4) Cutting, removing or otherwise destroying trees, grasses or other vegetation. – Trees have been cut and piled at the southern end of Lot 7A/99 Colonial Ridge Drive, and the understory appears to have been thinned at the northern end of the lot.

**Does this visit require follow-up with the landowner:**  Yes  No

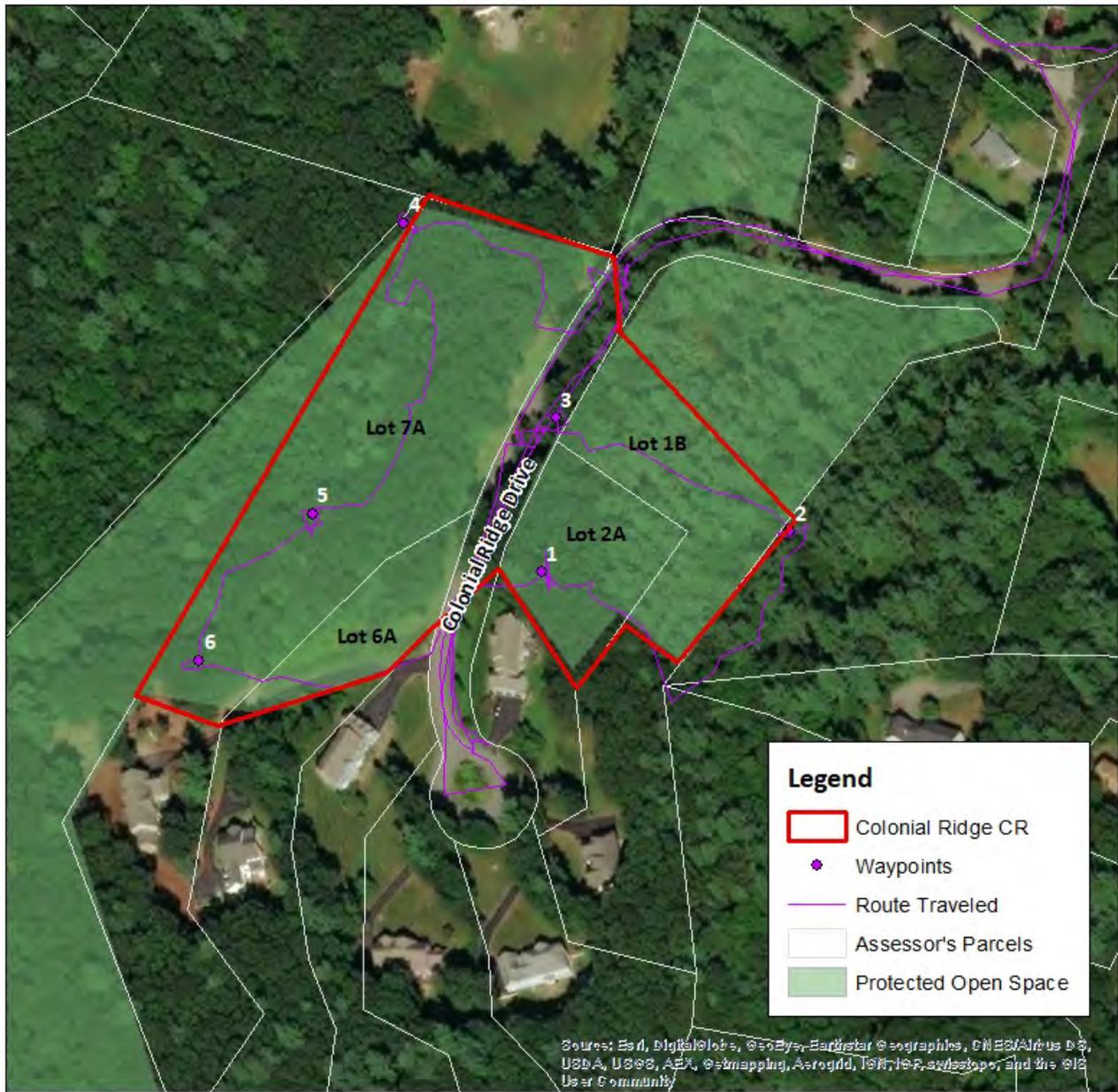
**List suggested key locations and features to monitor in future visits:**

All of Lot 7A should be monitored for future clearing of vegetation. The CR boundary along the road and closest to the residences should also be walked.

**Attachments:**  Waypoints/Route Map  List of Documentary Ground Photographs  
 Ground Photographs  Photography Affidavit  Other:

Signature of Monitor:  Date: 5/8/2020

Name and Title of Monitor: Anne Capra, AICP, Capra Planning Associates

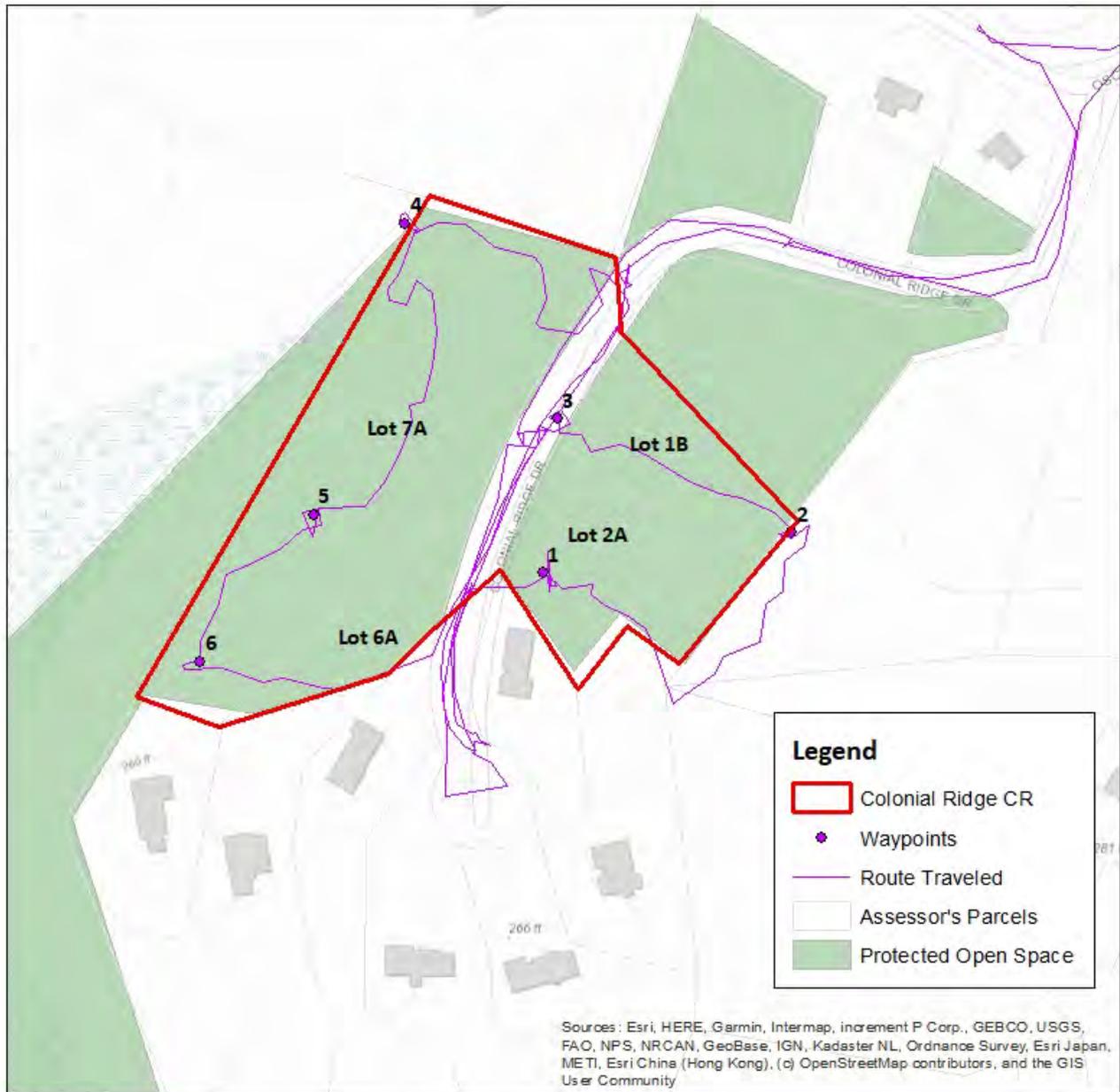


## Colonial Ridge Conservation Restriction Monitoring Map - Orthophoto

*This map is for planning purposes only, with specific points subject to verification on the ground.  
It is not to be used by itself for legal boundary definition.*

Data Sources:  
USGS Topo - MassGIS  
Protected Open Space - MassGIS  
Colonial Ridge CR - A. Capra  
Route Traveled & Waypoints - A. Capra 5/2/2020

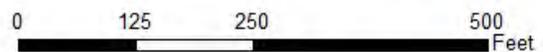




## Colonial Ridge Conservation Restriction Monitoring Map - Topographic

*This map is for planning purposes only, with specific points subject to verification on the ground.  
It is not to be used by itself for legal boundary definition.*

Data Sources:  
USGS Topo - MassGIS  
Protected Open Space - MassGIS  
Colonial Ridge CR - A. Capra  
Route Traveled & Waypoints - A. Capra 5/2/2020



## List of Documentary Ground Photographs

Camera Make and Model: iPhone8  
 Photographer: Anne Capra

GPS Make and Model: Garmin GPSmap 60CSx  
 GPS Operator: Anne Capra

Date	GPS Way-point Number	Photo Number	Photo File Name	Location Description	Cardinal Direction	Description of Photo Subject
5/2/20	1	1	3824	Lot 2A at treehouse platform on CR	SW	View from within CR of treehouse platform; house at #96 Colonial Ridge outside of CR; pile of wooden pallets nearby
5/2/20	2	2	3826	East boundary line on Lot 1B, near northeast corner	SW	View into CR of forested wetland; red maple, mixed oak canopy and white pine canopy
5/2/20	2	3	3827	East boundary line on Lot 1B, near northeast corner	NW	View into CR along northern boundary; upland forest of white pine and mixed oak canopy
5/2/20	3	4	3828	Lot 1B on east side of Colonial Ridge Drive at stormwater outfall	SW	View from within CR of pool of water at stormwater outfall; Colonial Ridge Drive at top right corner of photo
5/2/20	3	5	3829	Lot 1B on east side of Colonial Ridge Drive at stormwater outfall	SE	View into CR of upland forest and stonewall
5/2/20	4	6	3830	West boundary on Lot 7A, near northwest corner	SE	View into CR of young forest; understory appears to have been thinned
5/2/20	4	7	3831	West boundary on Lot 7A, near northwest corner	S	CR on left of dug swale with standing water
5/2/20	5	8	3832	Within CR on Lot 7A along edge of forested wetland	NW	View from within CR of forested wetland with dense shrub swamp characteristics; red maple canopy, and highbush blueberry and viburnum species shrub layer
5/2/20	6	9	3834	Lot 7A near southwest boundary of CR	W	View from within CR of cleared lot and piles of cut trees and brush; stonewall on left apparent boundary of CR, opening in stonewall for vehicle access
5/2/20	6	10	3835	Lot 7A near southwest boundary of CR	N	View into CR of cleared lot and pile of cut trees

## Documentary Ground Photographs



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
1	SW	1	Lot 2A at treehouse platform on CR	View from within CR of treehouse platform; house at #96 Colonial Ridge outside of CR; pile of wooden pallets nearby



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
2	SW	2	East boundary line on Lot 1B, near northeast corner	View into CR of forested wetland; red maple, mixed oak canopy and white pine canopy



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
3	NW	2	East boundary line on Lot 1B, near northeast corner	View into CR along northern boundary; upland forest of white pine and mixed oak canopy



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
4	SW	3	Lot 1B on east side of Colonial Ridge Drive at stormwater outfall	View from within CR of pool of water at stormwater outfall; Colonial Ridge Drive at top right corner of photo



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
5	SE	3	Lot 1B on east side of Colonial Ridge Drive at stormwater outfall	View into CR of upland forest and stonewall



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
6	SE	4	West boundary on Lot 7A, near northwest corner	View into CR of young forest; understory appears to have been thinned



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
7	S	4	West boundary on Lot 7A, near northwest corner	CR on left of dug swale with standing water



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
8	NW	5	Within CR on Lot 7A along edge of forested wetland	View from within CR of forested wetland with dense shrub swamp characteristics; red maple canopy, and highbush blueberry and viburnum species shrub layer



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
9	W	6	Lot 7A near southwest boundary of CR	View from within CR of cleared lot and piles of cut trees and brush; stonewall on left apparent boundary of CR, opening in stonewall for vehicle access



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
10	N	6	Lot 7A near southwest boundary of CR	View into CR of cleared lot and pile of cut trees

**CONSERVATION RESTRICTION MONITORING  
PHOTOGRAPHY AFFIDAVIT**

I, Anne Capra, hereby certify that:

I am employed by Capra Planning Associates, and my job duties include monitoring properties subject to a conservation restriction (“CR”) held by the Town of Boxborough;

That on May 2, 2020, I visited the Colonial Ridge CR property located at 96, 97, 99 and 118 Colonial Ridge Drive, Boxborough, MA and took documentary ground photographs (“the Photographs”), with file numbers 3824 through 3835, and that the Photographs, attached hereto, together with accompanying descriptions, photograph list, and location map, fairly and accurately depict the property as it appeared on the date the photographs were taken.



Signature:

Name and Title: Anne Capra, Principal

Date: May 8, 2020

## CONSERVATION RESTRICTION MONITORING FORM

### Fort Pond Brook, Boxborough, MA Conservation Restriction Monitoring Report

**Monitoring Date:** May 2, 2020

**Arrival Time:** 10:15am

**Departure Time:** 12:00pm

**Property Address:** 80-90 Central Street, Boxborough, Massachusetts

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#### OWNER INFORMATION

**80 Central Street / Map 11, Parcel 054**

**Current Owner:** Piedmont 80 Central LLC

**Mailing Address:** P.O. Box 56607, Atlanta, GA 30343

**90 Central Street / Map 06, Parcel 021**

**Current Owner:** Piedmont Oper. Partnership LP

**Mailing Address:** P.O. Box 56607, Atlanta, GA 30343

**Primary Contact:** Stephen Brodsky, General Manager, Piedmont Office Realty Trust, Inc.  
One Brattle Square, Cambridge, MA 02138

**Telephone:** Office: (617) 661-0903 Cell: (617) 733-5714

**Email:** steve.brodsky@piedmontreit.com

**Preferred Method of Contact:**  Phone  Email  Letter  Unknown

**Has owners' contact information changed since last monitoring visit?**  Yes  No

\* This is the first Conservation Restriction monitoring report.

**Has ownership changed since last monitoring visit?**  Yes  No

**If yes, list registry information below:**  N/A

#### LANDOWNER CONTACT:

**Was owner contacted prior to visit?**  Yes  No

*Method of contact, if applicable:*  Phone  Email  Letter  Voicemail  In Person

**Details of landowner contact:** An email was sent to the property manager, Stephen Brodsky on 2/16/20, to which he responded; and, a phone conversation on 3/6/20.

**What did owner say about his or her property?** Mr. Brodsky said that there are trails on the property, and emailed a PDF trail map (see attachments). He noted the septic field for the wastewater treatment plant that exists on the small 5-acre parcel in the center of the larger restricted area. The trailhead is located behind the wastewater treatment plant between #80 and #90 Central Street. He was

not aware of any dumping on the property or any other issues. He inquired about how the Town is monitoring the property, and what their intentions are for public access and use of the property?

**CR CONSERVATION VALUES/PURPOSES (check all that apply):**

- Public Access & Recreation     Scenic Value     Forestry
- Rare Species Habitat     Ecological Value     Water Supply Protection
- General Habitat     Wetland Protection     Historic Features
- Open Space Connectivity     Old CR – *no list of conservation values: e.g. “natural, scenic, & open*
- Other Conservation Values – Furtherance of Government Policy (Boxborough Open Space and Recreation Plan); 100-year Floodplain protection

**CURRENT LAND USE (check all that apply):**

Land Use	Present on CR?	Comments
Habitat/Wetland	YES	Bordering vegetated wetland (forested and shrub swamp) associated with Fort Pond Brook dominates the southeast quadrant of the property between Littlefield Road and Central Street. An additional band of wetlands exist north of the Yellow Trail (waypoint 1, photos 1, 4) and between waypoints 5 and 6 (photo 10).
Forestry	NO	No evidence of active forestry practices was observed. Tree cutting associated with trail maintenance was observed at waypoint 4.
Scientific/Educational	NO	No evidence active scientific or educational activities was observed. Blue flagging tape was tied to wood shrubs between waypoints 5 and 6; purpose unknown (photo 11).
Public Recreation (hiking, camping, hunting, fishing, etc.)	YES	An extensive trail network exists on the property and is blazed with yellow, blue and red signs with arrows (waypoints 1, 3, 4, 7, 8; photos 2, 6, 8, 12, 15). A trailhead exists at the parking lot behind 90 Central Street (waypoint 1), and two trailheads with kiosks on Littlefield Road (waypoints 7, 8). Mountain bike tracks were observed in the soft mud on the trail

		in multiple locations, and two joggers were observed on the trail.
Residential (permanent, residence, guest houses)	NO	
Agricultural	NO	
Horses/Livestock	NO	
Other (please list in comments)	YES	A septic system leach field exists in the center of the restricted area and is maintained as a mowed field (waypoint 2, photo 5).

Has land use changed since last visit?  Yes  No

If yes, please detail change.  N/A

**INSPECTION ACTIVITIES:**

List all persons attending inspection and their affiliations (owner, monitor, etc.):

Anne Capra, Consultant, Capra Planning Associates

Method(s) of monitoring:  On Foot  By Car  Other:

Describe area walked on this visit (reference map used for this report):

See Monitoring Map for route traveled during site visit.

Describe boundary conditions (i.e. signs, ease of location):

The boundaries were located using a handheld GPS unit and use of the recorded site plans, and are easily identifiable. The northeast boundary behind 80 and 90 Central Street is clearly marked by the edge of the parking lot and chainlink fence. The northern boundary coincides with the ROW for Route 2. The western boundary has a stonewall along the entire length, and the southwestern corner is also along Littlefield Road. No signs of encroachment were observed.

**NATURAL CHANGES OBSERVED** since the last monitoring visit (check all that apply):

UNKNOWN

Storm Damage  Invasive Exotics  Flooding  Erosion  Other  None

Describe the location and nature of above cited natural alterations. Cite photographs of changes.  N/A

**PERMITTED MAN-MADE ACTIVITIES/CHANGES OBSERVED** since last monitoring visit:

Check all that apply. UNKNOWN

New Structure(s)  Land Clearing  Tree/Vegetation Cutting  Forestry  
 Farming  Trail Maintenance  New Road/Trail  Sign Posting  Other

Describe the alteration's location, extent, and responsible individual (if known) for the above cited alterations. Cite permitting paragraphs from CR and any photographs taken.  N/A

**UNPERMITTED MAN-MADE ACTIVITIES/CHANGES since last monitoring visit: UNKNOWN**

Check all that apply.

- Dumping                       Material Storage                       Abutter Encroachment                       Wetland Alteration
- Clearing                       ATV Damage                       Dredging/Excavation                       New Road/Trail
- New Road/Trail                       Tree/Vegetation Cutting                       Cultural Resource Alteration                       Other

**Describe the alteration’s location, extent, and responsible individual (if known) for the above cited alterations. Cite prohibiting paragraphs from CR and any photographs taken.  N/A**

**Do the above changes impact the CR conservation purposes?  Yes                       No                       N/A**  
**If yes, please explain.  N/A**

**FORESTRY OR CONSERVATION PLANS**

**Have any Chapter 61 Forestry Plans / NRCS Conservation or Farm Plans been submitted for the property?  Yes                       No                       N/A: Unknown at the time of the monitoring visit.**

**If yes, list relevant recommendations relevant to the CR:  N/A**  
**What actions is the landowner taking with regards to the plan?  N/A**

**PUBLIC USE OBSERVED during monitoring visit:  Yes                       No                       N/A (public use not permitted)**

**Comments on public use:  N/A**

The property is actively used for passive recreation via the extensive trail network. Mountain bike tracks were observed in the soft mud on the trail and two joggers were observed. A wooden pedestrian bridge at waypoint 5, on the Blue Trail, was observed to be in poor condition (photo 10).

**MONITORING VISIT SUMMARY:**

**Did you note any possible violations of the CR terms:  Yes                       No**  
**If yes, describe the potential violation’s location, extent, and responsible entity (if known).**  
**Cite CR paragraph and section and any photographs taken.  N/A**

**Does this visit require follow-up with the landowner:  Yes                       No**

**List suggested key locations and features to monitor in future visits:**

- Attachments:**  Waypoints/Route Map                       List of Documentary Ground Photographs  
 Ground Photographs                       Photography Affidavit                       Other:



Signature of Monitor: \_\_\_\_\_ Date: May 11, 2020

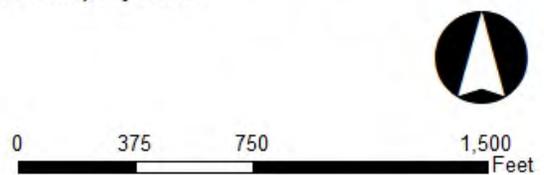
Name and Title of Monitor: Anne Capra, Principal, Capra Planning Associates

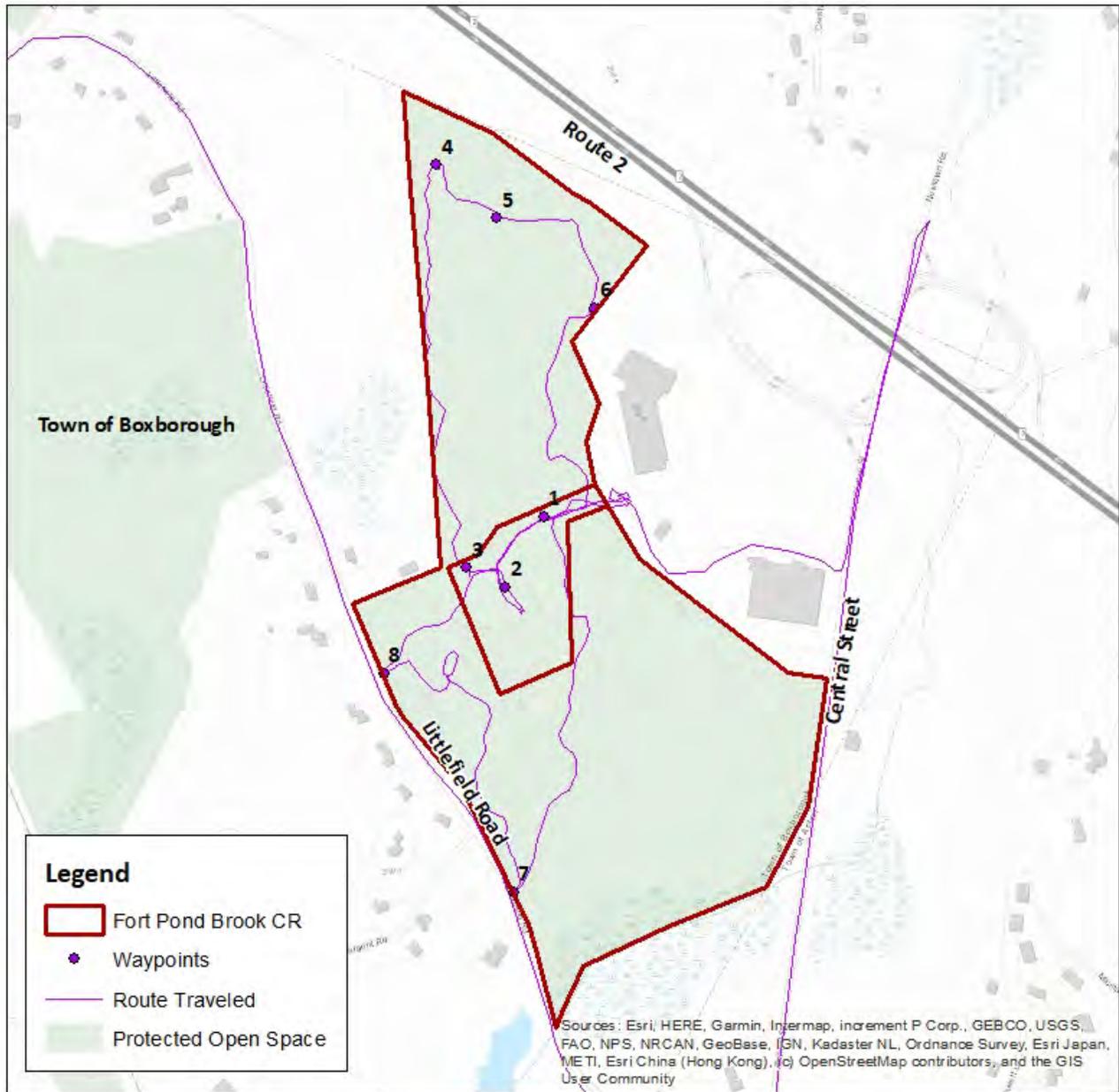


## Fort Pond Brook Conservation Restriction Monitoring Map - Orthophoto

*This map is for planning purposes only, with specific points subject to verification on the ground.  
It is not to be used by itself for legal boundary definition.*

Data Sources:  
Orthophoto - ESRI  
Protected Open Space - MassGIS  
Conservation Restriction - A. Capra  
Route Traveled & Waypoints - A. Capra 5/2/2020





## Fort Pond Brook Conservation Restriction Monitoring Map - Topographic

*This map is for planning purposes only, with specific points subject to verification on the ground.  
It is not to be used by itself for legal boundary definition.*

Data Sources:  
USGS Topo - ESRI  
Protected Open Space - MassGIS  
Conservation Restriction - A. Capra  
Route Traveled & Waypoints - A. Capra 5/2/2020



## List of Documentary Ground Photographs

Camera Make and Model: iPhone8  
Photographer: Anne Capra

GPS Make and Model: Garmin GPSmap 60CSx  
GPS Operator: Anne Capra

Date	GPS Way-point Number	Photo Number	Photo File Name	Location Description	Cardinal Direction	Description of Photo Subject
5/2/20	1	1	3838	Intersection of Yellow Trail loop, accessed from trailhead at parking lot behind 90 Central Street.	E	View from within CR on trail back to 90 Central Street; forested wetland on left, white pine and mixed oaks forest on right
5/2/20	1	2	3839	Intersection of Yellow Trail loop, accessed from trailhead at parking lot behind 90 Central Street.	S	View from within CR of Yellow Trail, with yellow signs and black arrows; oak pine forest
5/2/20	1	3	3840	Intersection of Yellow Trail loop, accessed from trailhead at parking lot behind 90 Central Street.	W	View from within CR of Yellow Trail; oak pine forest
5/2/20	1	4	3841	Intersection of Yellow Trail loop accessed from trailhead at parking lot behind 90 Central Street.	N	View from within CR of forested wetland
5/2/20	2	5	3842	Septic system leach field in center of CR, on former CR exclusion "Reserved Parking Area and Leaching Field"	SE	View from within CR of septic system leach field
5/2/20	3	6	3844	Intersection of Yellow Trail and Blue Trail, near west boundary	N	View from within CR of Blue Trail; stonewall on left is west boundary; oak pine forest
5/2/20	4	7	3845	On Blue Trail near northwest corner of CR	S	View from within CR on Blue Trail of large white pine stand (24-36" DBH)
5/2/20	4	8	3846	On Blue Trail near northwest corner of CR	E	View from within CR on Blue Trail of trail blaze sign; oak pine forest
5/2/20	4	9	3847	On Blue Trail near northwest corner of CR	N	View from within CR toward Route 2; oak pine forest

Fort Pond Brook, Boxborough

<b>Date</b>	<b>GPS Way-point Number</b>	<b>Photo Number</b>	<b>Photo File Name</b>	<b>Location Description</b>	<b>Cardinal Direction</b>	<b>Description of Photo Subject</b>
5/2/20	5	10	3848	Bridge over wetland on Blue Trail	NW	Bridge with failing footings on Blue Trail over wetland
5/2/20	6	11	3849	Blue Trail near east boundary behind 90 Central Street; access to parking lot behind 90 Central Street	W	View from within CR of Blue Trail in oak pine forest; blue flagging tape on trees in this area (between waypoints 5 and 6)
5/2/20	7	12	3850	Trailhead on Littlefield Road (south entrance)	NE	View into CR of trailhead with wooden kiosk on Littlefield Road; Red Trail blaze signs; oak pine forest
5/2/20	7	13	3851	Trailhead on Littlefield Road (south entrance)	SE	CR on left of Littlefield Road; forested wetland beyond stonewall, dominating the southeast quadrant of the property
5/2/20	7	14	3852	Trailhead on Littlefield Road (south entrance)	NW	CR on right of Littlefield Road; oak pine forest
5/2/20	8	15	3853	Trailhead on Littlefield Road (north entrance)	E	View into CR of trailhead with kiosk, Red Trail sign blaze; oak pine forest

**Documentary Ground Photographs**



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
1	1	E	Intersection of Yellow Trail loop, accessed from trailhead at parking lot behind 90 Central Street.	View from within CR on trail back to 90 Central Street; forested wetland on left, white pine and mixed oaks forest on right



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
2	1	S	Intersection of Yellow Trail loop, accessed from trailhead at parking lot behind 90 Central Street.	View from within CR of Yellow Trail, with yellow signs and black arrows; oak pine forest



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
3	1	W	Intersection of Yellow Trail loop, accessed from trailhead at parking lot behind 90 Central Street.	View from within CR of Yellow Trail; oak pine forest



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
4	1	N	Intersection of Yellow Trail loop accessed from trailhead at parking lot behind 90 Central Street.	View from within CR of forested wetland



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
5	2	SE	Septic system leach field in center of CR, on former CR exclusion "Reserved Parking Area and Leaching Field"	View from within CR of septic system leach field



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
6	3	N	Intersection of Yellow Trail and Blue Trail, near west boundary	View from within CR of Blue Trail; stonewall on left is west boundary; oak pine forest



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
7	4	S	On Blue Trail near northwest corner of CR	View from within CR on Blue Trail of large white pine stand (24-36" DBH)



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
8	4	E	On Blue Trail near northwest corner of CR	View from within CR on Blue Trail of trail blaze sign; oak pine forest



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
9	4	N	On Blue Trail near northwest corner of CR	View from within CR toward Route 2; oak pine forest

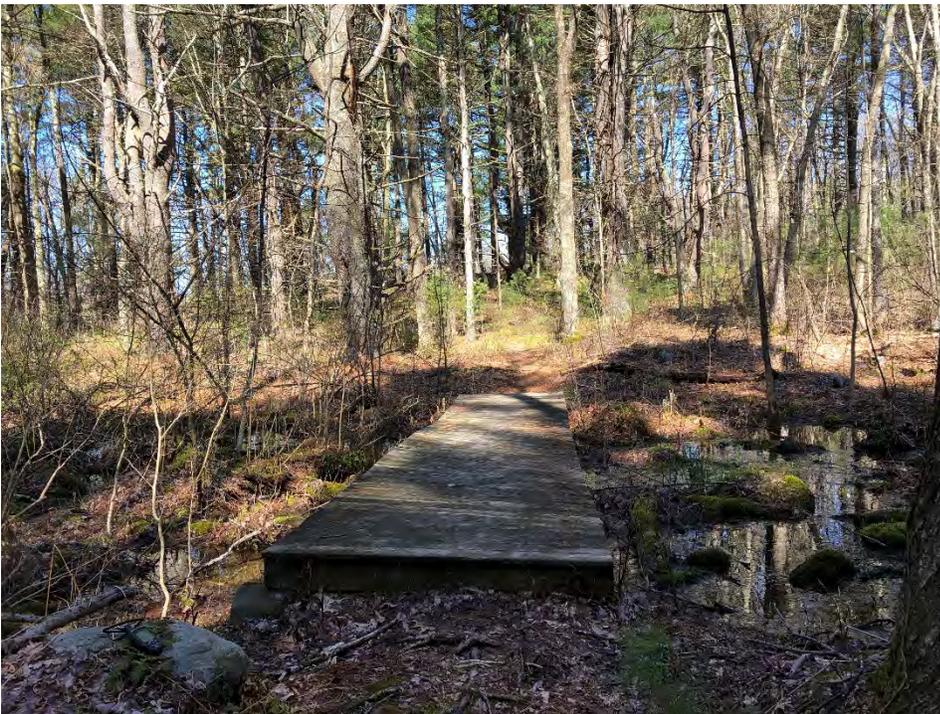


Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
10	5	NW	Bridge over wetland on Blue Trail	Bridge with failing footings on Blue Trail over wetland



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
11	6	W	Blue Trail near east boundary behind 90 Central Street; access to parking lot behind 90 Central Street	View from within CR of Blue Trail in oak pine forest; blue flagging tape on trees in this area (between waypoints 5 and 6)



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
12	7	NE	Trailhead on Littlefield Road (south entrance)	View into CR of trailhead with wooden kiosk on Littlefield Road; Red Trail blaze signs; oak pine forest



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
13	7	SE	Trailhead on Littlefield Road (south entrance)	CR on left of Littlefield Road; forested wetland beyond stonewall, dominating the southeast quadrant of the property



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
14	7	NW	Trailhead on Littlefield Road (south entrance)	CR on right of Littlefield Road; oak pine forest



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
15	8	E	Trailhead on Littlefield Road (north entrance)	View into CR of trailhead with kiosk, Red Trail sign blaze; oak pine forest

**Documentary Ground Photographs  
CONSERVATION RESTRICTION MONITORING  
PHOTOGRAPHY AFFIDAVIT**

I, Anne Capra, hereby certify that:

I am employed by Capra Planning Associates, and my job duties include monitoring properties subject to a conservation restriction (“CR”) held by the Town of Boxborough;

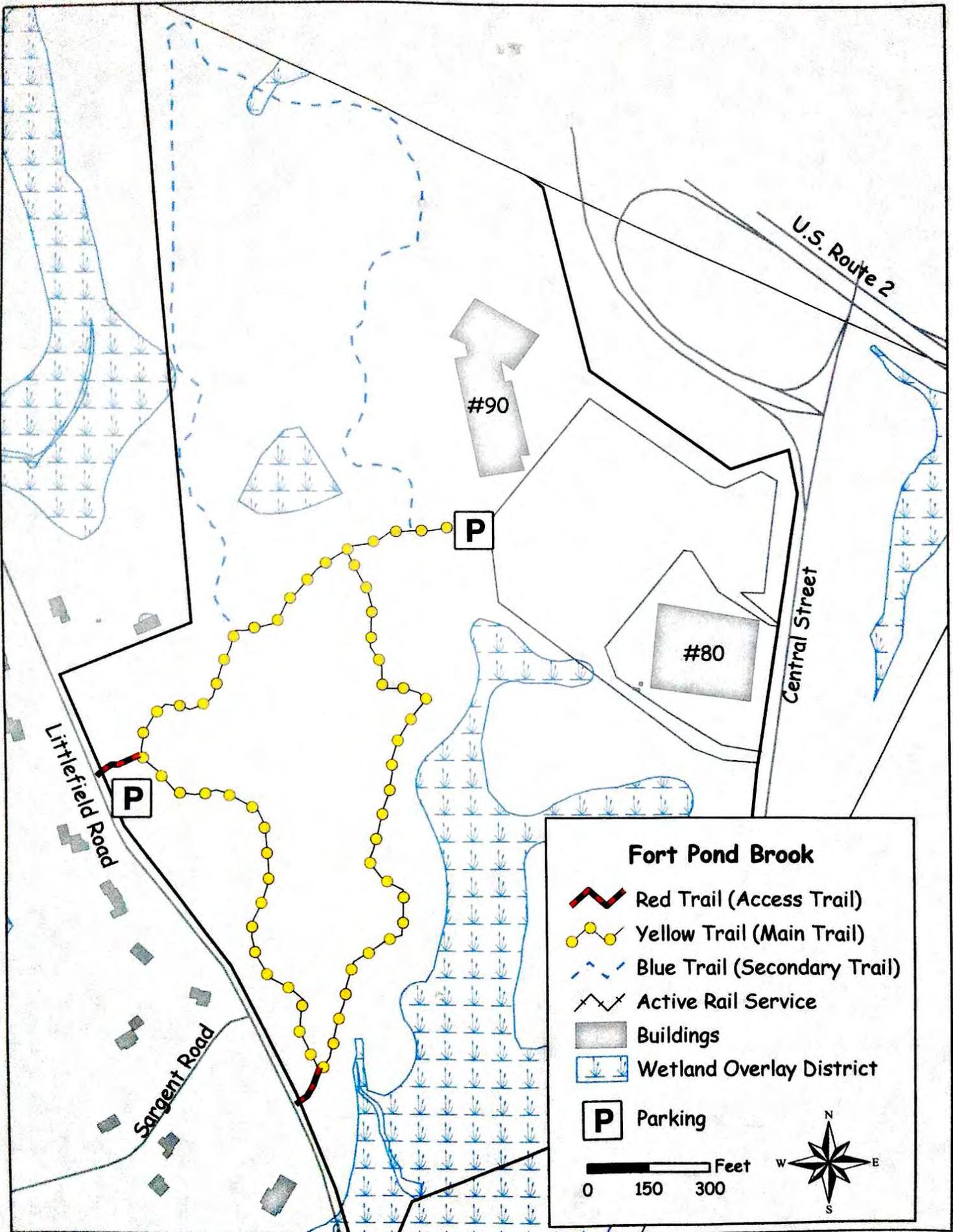
That on May 2, 2020, I visited the Fort Pond Brook CR property located at 80-90 Central Street, Boxborough, MA and took documentary ground photographs (“the Photographs”), with file numbers 3838 through 3553 , and that the Photographs, attached hereto, together with accompanying descriptions, photograph list, and location map, fairly and accurately depict the property as it appeared on the date the photographs were taken.



Signature:

Name and Title: Anne Capra, Principal

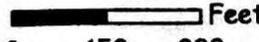
Date: May 11, 2020



**Fort Pond Brook**

-  Red Trail (Access Trail)
-  Yellow Trail (Main Trail)
-  Blue Trail (Secondary Trail)
-  Active Rail Service
-  Buildings
-  Wetland Overlay District

 Parking

 Feet  
0 150 300



## CONSERVATION RESTRICTION MONITORING FORM

### Inches Woods, Boxborough, MA Conservation Restriction Monitoring Report

**Monitoring Date:** March 15, 2020      **Arrival Time:** 8:00am      **Departure Time:** 9:50am

**Property Address:** 940 Depot Road, Boxborough, Massachusetts

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#### OWNER INFORMATION

**Current Owner(s):** Boxborough Conservation Trust

**Mailing Address:** 650 Massachusetts Avenue, Boxborough, MA 01719

**Primary Contact:** Rita Grossman

**Telephone:** (978) 264-4077

**Email:** [rgrossman@bctrust.org](mailto:rgrossman@bctrust.org); rgibesgrossman@gmail.com

**Preferred Method of Contact:**  Phone     Email     Letter     Unknown

**Secondary Contact:** Karla Briggs

**Telephone:** (617) 834-7369

**Email:** kbriggs@bctrust.org

**Preferred Method of Contact:**  Phone     Email     Letter     Unknown

**Has owners' contact information changed since last monitoring visit?**  Yes     No

\*The Baseline Documentation Report was completed on June 12, 2018. This is the first Conservation Restriction monitoring report.

**Has ownership changed since last monitoring visit?**  Yes     No

**If yes, list registry information below:**  N/A

#### LANDOWNER CONTACT:

**Was owner contacted prior to visit?**  Yes     No

*Method of contact, if applicable:*  Phone     Email     Letter     Voicemail     In Person

**Details of landowner contact:** An email was sent to Boxborough Conservation Trust on February 16, 2020, with subsequent emails to coordinate the date of the site visit and gather preliminary information about any changes that have occurred on the property.

**What did owner say about his or her property?** All of Inches Woods is covered by the CR for public passive recreation on marked trails. The BCTrust has led guided walks on the property. The property is connected by trail to the town-owned Hager Land. Inches Woods was so named as the property was part of the original Inches Woods, a grand, mature white oak grove, described by Henry David Thoreau in his 9<sup>th</sup> journal as “just the most remarkable and memorable thing in Boxboro.”

**CR CONSERVATION VALUES/PURPOSES (check all that apply):**

- Public Access & Recreation     Scenic Value     Forestry
- Rare Species Habitat     Ecological Value     Water Supply Protection
- General Habitat     Wetland Protection     Historic Features
- Open Space Connectivity     Old CR – *no list of conservation values: e.g. “natural, scenic, & open*
- Other Conservation Values – Furtherance of Government Policy (Boxborough Open Space and Recreation Plan); 100-year Floodplain protection

**CURRENT LAND USE (check all that apply):**

Land Use	Present on CR?	Comments
Habitat/Wetland	YES	The property is forested with an intermittent stream and bordering vegetated wetland through the center of the property. Skunk cabbage had emerged in the wetland. (waypoints 2,10; photos 2, 12) A potential vernal pool was observed at waypoint 4 (photo 5), however no egg masses were observed.
Forestry	NO	Only tress that have fallen across a trail are cut and moved off the trail.
Scientific/Educational	YES	BCTrust leads walks on the property. They currently are using “Quote Quest” signs as part of a public outreach campaign to help people become more familiar with the properties they own. (Waypoint 7, photo 9)
Public Recreation (hiking, camping, hunting, fishing, etc.)	YES	A trail network is marked on the property with red and yellow plastic trail markers (waypoints 1, 2, 8: photos 1,2, 3, 9). Trailheads exist on Emmanuel Drive (waypoint 1; photo 1), Depot Road (waypoint 3; photo 4); and near Joseph Road (waypoint 8; photo 10).
Residential (permanent, residence, guest houses)	NO	

Agricultural	NO	
Horses/Livestock	NO	
Other (please list in comments)		N/A

**Has land use changed since last visit?**  Yes  No

**If yes, please detail change.**  N/A

**INSPECTION ACTIVITIES:**

**List all persons attending inspection and their affiliations (owner, monitor, etc.):**

Anne Capra, Consultant, Capra Planning Associates  
 Rita Grossman, President, Boxborough Conservation Trust

**Method(s) of monitoring:**  On Foot  By Car  Other:

**Describe area walked on this visit (reference map used for this report):**

See Monitoring Map for route traveled during site visit. We entered the property at the Emanuel Drive trailhead, and walked along the trail to Depot Road, then followed the trail back to the trailhead off Joseph Road at waypoint 8. From there we walked back to the trailhead on Depot Road and walked along the northern boundary behind the homes on Depot Road, and exited the property in the northwest corner. Because the trees had not yet leafed out, one was able to see through the forest and observe conditions at a distance.

**Describe boundary conditions (i.e. signs, ease of location):**

The boundaries were located using a handheld GPS unit and were consistent with the Baseline Documentation Report.

**NATURAL CHANGES OBSERVED since the last monitoring visit** (check all that apply):

Storm Damage  Invasive Exotics  Flooding  Erosion  Other  None

There were fallen trees throughout the forest, and freshly sawed logs removed from the trails. Storm damage was not extensive.

**Describe the location and nature of above cited natural alterations. Cite photographs of changes.**  N/A Waypoints 2, 7; Photos 2, 3, 8

**PERMITTED MAN-MADE ACTIVITIES/CHANGES OBSERVED since last monitoring visit:**

Check all that apply.

New Structure(s)  Land Clearing  Tree/Vegetation Cutting  Forestry  
 Farming  Trail Maintenance  New Road/Trail  Sign Posting  Other

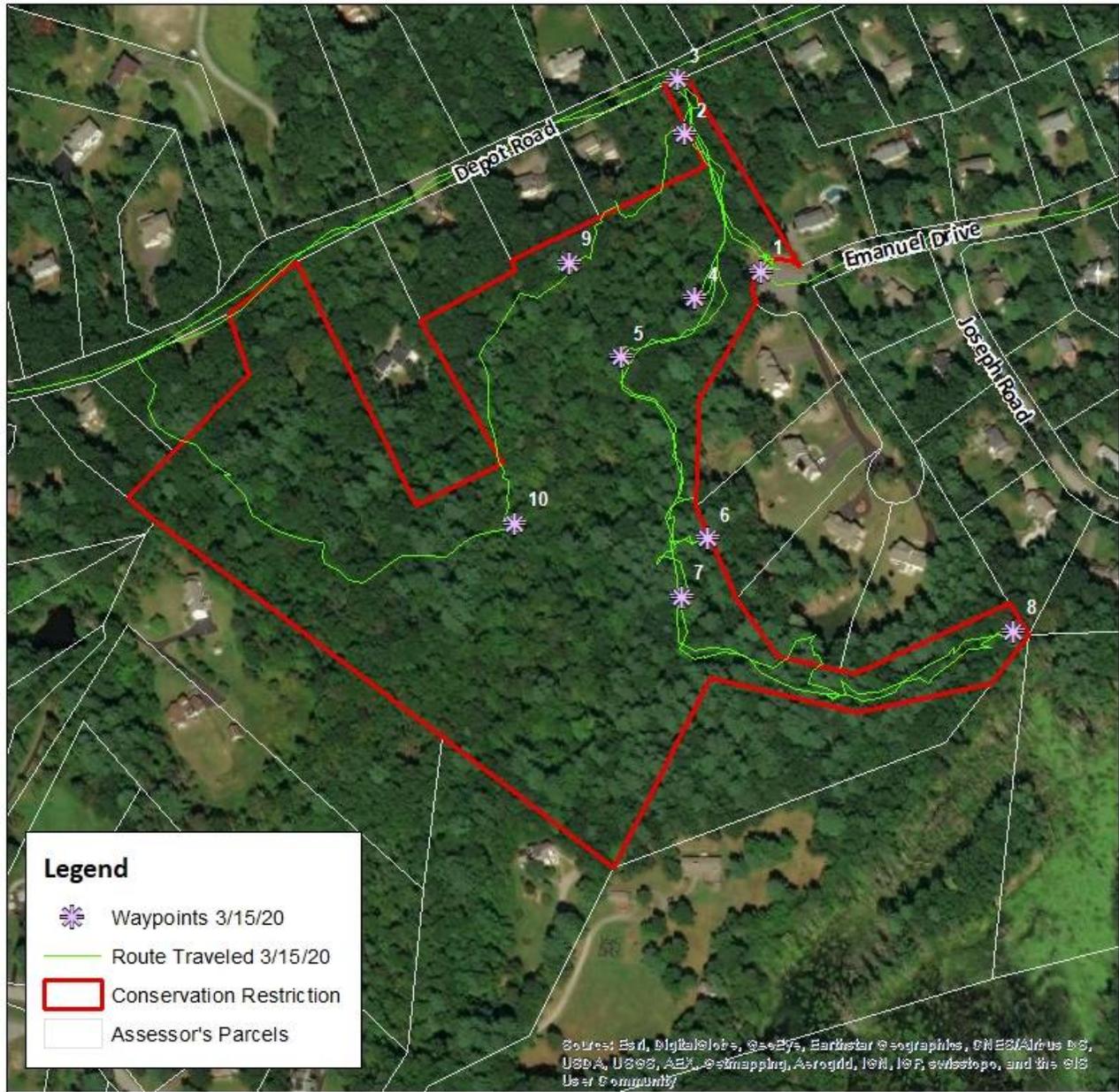
**Describe the alteration's location, extent, and responsible individual (if known) for the above cited alterations. Cite permitting paragraphs from CR and any photographs taken.**  N/A

Trail maintenance was evident based on freshly sawed logs next to trails (waypoints 2, 7; photos 2, 3, 8). A new trailhead sign was located at Depot Road (waypoint 3, photo 4). These uses are permitted within the CR in Section II. B. (7) Trails and (8) Signs.

**UNPERMITTED MAN-MADE ACTIVITIES/CHANGES since last monitoring visit:**

Check all that apply.





## Inches Woods Conservation Restriction Monitoring Map

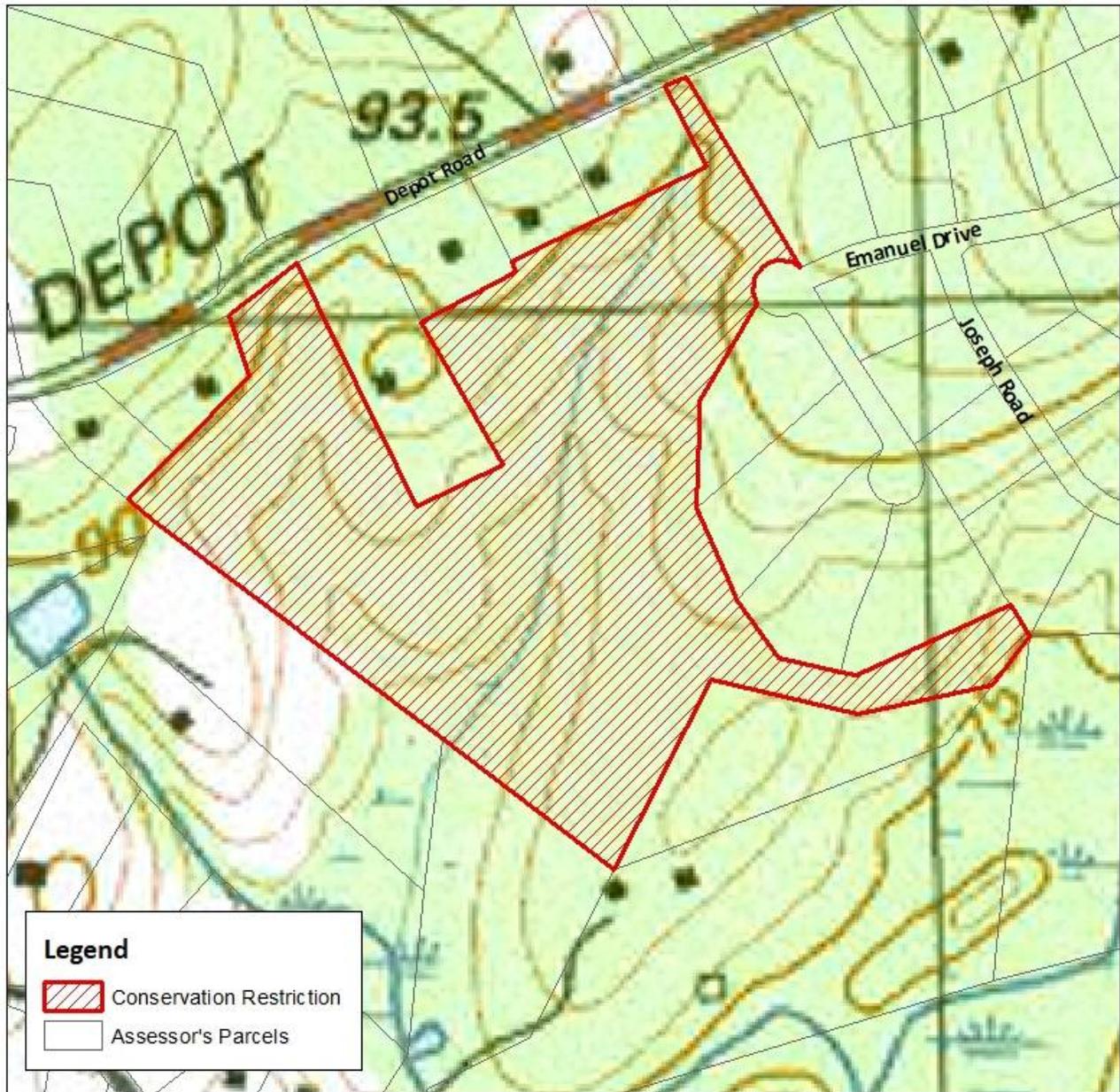
*This map is for planning purposes only, with specific points subject to verification on the ground.  
It is not to be used by itself for legal boundary definition.*

**Data Sources:**

Conservation Restriction - MassGIS L3 Parcels, Town of Boxborough, March 2018

Waypoints & Route Traveled - A. Capra, 3/15/20





## Inches Woods Conservation Restriction USGS Topo Map

*This map is for planning purposes only, with specific points subject to verification on the ground.  
It is not to be used by itself for legal boundary definition.*

**Data Sources:**

Conservation Restriction - MassGIS L3 Parcels, Town of Boxborough, March 2018

USGS Topo - MassGIS



## List of Documentary Ground Photographs

Camera Make and Model: iPhone8  
Photographer: Anne Capra

GPS Make and Model: Garmin GPSmap 60CSx  
GPS Operator: Anne Capra

Date	GPS Way-point Number	Photo Number	Photo File Name	Location Description	Cardinal Direction	Description of Photo Subject
3/15/20	1	1	3492	Emmanuel Drive trailhead	W	View into CR of trailhead sign, box with trash left at trailhead
3/15/20	2	2	3493	Trail at dry stream crossing	SE	View from within CR of trail with down trees cut with saw; red plastic trail marker with black directional arrow
3/15/20	2	3	3494	Trail at dry stream crossing	NW	View from within CR of fallen tree with red trail marker on ground next to trail; Rita Grossman attending site visit
3/15/20	3	4	3495	Trailhead at Depot Road	SW	View into CR of trailhead sign; Depot Road on right
3/15/20	4	5	3496	Potential Vernal Pool	NW	View from within CR of potential vernal pool; no egg masses observed
3/15/20	5	6	3497	Old campsite on west side of trail	NW	View from within CR of old campsite clearing lined with logs
3/15/20	6	7	3498	Eastern CR boundary	NE	View out of CR of log lined path to abutting residential home
3/15/20	7	8	3501	Trail on interior of CR (yellow blaze)	NW	View from within CR of trail and cut fallen white pine branches; old wooden pallets; Rita Grossman
3/15/20	7	9	3502	Quote Quest Sign	SW	Quote Quest sign on 40" white pine along yellow blazed trail
3/15/20	8	10	3503	Trailhead at southeast corner of CR	W	View into CR of trailhead sign, plastic yellow trail blaze sign; Rita Grossman
3/15/20	9	11	3504	Northern CR boundary	NW	View from within CR of yellow flags marking electric dog fence

Inches Woods, Boxborough

3/15/20	10	12	3505	Interior of CR in forested wetland	NE	View from within CR of skunk cabbage emerging in forested wetland
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## Documentary Ground Photographs



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
1	W	1	Emmanuel Drive trailhead	View into CR of trailhead sign, box with trash left at trailhead



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
2	SE	2	Trail at dry stream crossing	View from within CR of trail with down trees cut with saw; red plastic trail marker with black directional arrow



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
3	NW	2	Trail at dry stream crossing	View from within CR of fallen tree with red trail marker on ground next to trail; Rita Grossman attending site visit



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
4	SW	3	Trailhead at Depot Road	View into CR of trailhead sign; Depot Road on right



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
5	NW	4	Potential Vernal Pool	View from within CR of potential vernal pool; no egg masses observed



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
6	NW	5	Old campsite on west side of trail	View from within CR of old campsite clearing lined with logs



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
7	NE	6	Eastern CR boundary	View out of CR of log lined path to abutting residential home



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
8	NW	7	Trail on interior of CR (yellow blaze)	View from within CR of trail and cut fallen white pine branches; old wooden pallets; Rita Grossman



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
9	SW	7	Quote Quest Sign	Quote Quest sign on 40" white pine along yellow blazed trail



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
10	W	8	Trailhead at southeast corner of CR	View into CR of trailhead sign, plastic yellow trail blaze sign; Rita Grossman



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
11	NW	9	Northern CR boundary	View from within CR of yellow flags marking electric dog fence



Photo #	Cardinal Direction	WYPT #	Location Description	Description of Photo Subject
12	NE	10	Interior of CR in forested wetland	View from within CR of skunk cabbage emerging in forested wetland

**CONSERVATION RESTRICTION MONITORING  
PHOTOGRAPHY AFFIDAVIT**

I, Anne Capra, hereby certify that:

I am employed by Capra Planning Associates, and my job duties include monitoring properties subject to a conservation restriction (“CR”) held by the Town of Boxborough;

That on March 15, 2020, I visited the Inches Woods CR property located at 940 Depot Road, Boxborough, MA and took documentary ground photographs (“the Photographs”), with file numbers 3492 through 3505 , and that the Photographs, attached hereto, together with accompanying descriptions, photograph list, and location map, fairly and accurately depict the property as it appeared on the date the photographs were taken.



Signature:

Name and Title: Anne Capra, Principal

Date: March 19, 2020

**CONSERVATION RESTRICTION MONITORING FORM**

**Wolf Swamp, Boxborough, MA  
Conservation Restriction Monitoring Report**

**Monitoring Date:** March 16, 2020      **Arrival Time:** 10:00am      **Departure Time:** 10:40am

**Property Address:** 525 & 527 Old Harvard Road, Boxborough, Massachusetts

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**OWNER INFORMATION**

**Current Owner(s):** Unknown

**Mailing Address:** 525 Old Harvard Road, Boxborough, MA  
a.k.a Lot 1

**Primary Contact:** unknown

**Telephone:** unknown

**Email:** unknown

**Preferred Method of Contact:**  Phone     Email     Letter     Unknown

**Has owners' contact information changed since last monitoring visit?**  Yes     No

Letter was mailed to the landowners listed by the Assessor, Paul and Margaret D'Orazio, who responded by email to the consultant Anne Capra stating they no longer own the property.

**Has ownership changed since last monitoring visit?**  Yes     No     Unknown

**If yes, list registry information below:**  N/A

**Current Owner(s):** Christopher and Nicole Johnson

**Mailing Address:** 527 Old Harvard Road, Boxborough, MA  
a.k.a Lot 2

**Primary Contact:** Christopher Johnson

**Telephone:** (508) 641-0721(cell)

**Email:** chjohnson@gmail.com

**Preferred Method of Contact:**  Phone     Email     Letter     Unknown

**Has owners' contact information changed since last monitoring visit?**  Yes  No  Unknown  
 Landowner reports that they are not aware of previous monitoring visits.

**Has ownership changed since last monitoring visit?**  Yes  No  Unknown date of last monitoring visit

**If yes, list registry information below:**  N/A

**LANDOWNER CONTACT:**

**Was owner contacted prior to visit?**  Yes  No

*Method of contact, if applicable:*  Phone  Email  Letter  Voicemail  In Person

**Details of landowner contact:** A letter was mailed to both property owners by the Town and consultant in February 2020. The property owner at 527 Old Harvard Road subsequently emailed the consultant and a site visit was scheduled.

**What did owner say about his or her property?**

**CR CONSERVATION VALUES/PURPOSES (check all that apply):**

- Public Access & Recreation
- Scenic Value
- Forestry
- Rare Species Habitat
- Ecological Value
- Water Supply Protection
- General Habitat
- Wetland Protection
- Historic Features
- Open Space Connectivity
- Old CR - *"contain unusual, unique or outstanding qualities the protection of which in their predominantly natural, vegetated or open condition will be of benefit to the public"*
- Other Conservation Values

**CURRENT LAND USE (check all that apply):**

Land Use	Present on CR?	Comments
Habitat/Wetland	YES	There is a forested wetland along the southern boundary of the CR (waypoint 5, photo 8)
Forestry	NO	The CR is primarily forested but no active forest management is occurring (waypoints 2, 4, 5; photos 3, 4, 7, 8)
Scientific/Educational	NO	
Public Recreation (hiking, camping, hunting, fishing, etc.)	NO	Trails on adjacent Town owned conservation land to the east.
Residential (permanent, residence, guest houses)	YES	On exclusion for Lot 1 (#525) and Lot 2 (#527)
Agricultural	NO	
Horses/Livestock	NO	
Other (please list in comments)	NO	

**Has land use changed since last visit?**  Yes  No  Unknown

If yes, please detail change.  N/A

**INSPECTION ACTIVITIES:**

**List all persons attending inspection and their affiliations (owner, monitor, etc.):**

Anne Capra, Capra Planning Associates – consultant  
Chris Johnson, landowner, 527 Old Harvard Road

**Method(s) of monitoring:**  On Foot       By Car       Other:

**Describe area walked on this visit (reference map used for this report):** See attached Monitoring Map for route traveled and waypoints with photos. The consultant parked at the adjacent trailhead parking area on town owned conservation area abutting to the east and walked onto the subject properties. I was greeted by landowners Chris and Nicole Johnson at 527 Old Harvard Road. Chris stayed in the open lawn area while I walked through the forested part of Restriction on both lots.

**Describe boundary conditions (i.e. signs, ease of location):** No monumentation was observed with the exception of a stonewall at waypoint 2 (photo 4) on the eastern boundary.

**NATURAL CHANGES OBSERVED since the last monitoring visit (check all that apply):**

- Storm Damage     Invasive Exotics     Flooding     Erosion     Unknown     None

**Describe the location and nature of above cited natural alterations. Cite photographs of changes.**  N/A

**PERMITTED MAN-MADE ACTIVITIES/CHANGES OBSERVED since last monitoring visit:**

Check all that apply.

- New Structure(s)     Land Clearing     Tree/Vegetation Cutting     Forestry  
 Farming     Trail Maintenance     New Road/Trail     Sign Posting     Unknown

**Describe the alteration’s location, extent, and responsible individual (if known) for the above cited alterations. Cite permitting paragraphs from CR and any photographs taken.**  N/A

**UNPERMITTED MAN-MADE ACTIVITIES/CHANGES since last monitoring visit:**

Check all that apply.

- Dumping     Material Storage     Abutter Encroachment     Wetland Alteration  
 Clearing     ATV Damage     Dredging/Excavation     New Road/Trail  
 New Road/Trail     Tree/Vegetation Cutting     Cultural Resource Alteration     Other

**Describe the alteration’s location, extent, and responsible individual (if known) for the above cited alterations. Cite prohibiting paragraphs from CR and any photographs taken.**  N/A

Historic aerial photos of the site were viewed via OLIVER and HistoricAerials.com. There is linear clearing within the CR extending from the house to the rear of Lot 2 (#527). Historic aerial photos of this site in 1995 show the entire lot forested; and in 2001 show the clearing and two new houses (#525 and #527). The CR was recorded August 13, 1999, and the homes were built in 2001. The CR Section

III. A. 1. Prohibited Acts and Uses, prohibits “construction or placing of any...other temporary or permanent structure or facility on, under, or above the Premises”. Thus, a children’s swing set was observed in the yard northwest of the house at 527 Old Harvard Road. Based on the delineation of the CR available from MassGIS, the yard and swing set are within the CR however appear to have no impact on the values expressed within the CR.

The septic system is also within the CR, observed at waypoint 3, and the well, observed at waypoint 4. Both appear to be permitted uses as noted in the CR under Section III. B. Reserved Rights #1 and #4. Under this same section, #5 appears to allow for maintenance of the clearing “to maintain septic systems and associated leaching fields”.

**Do the above changes impact the CR conservation purposes?**  Yes  No  N/A  
**If yes, please explain.**  N/A

**FORESTRY OR CONSERVATION PLANS**

**Have any Chapter 61 Forestry Plans / NRCS Conservation or Farm Plans been submitted for the property?**  Yes  No  N/A: Unknown at the time of the monitoring visit.

**If yes, list relevant recommendations relevant to the CR:**  N/A  
**What actions is the landowner taking with regards to the plan?**  N/A

**PUBLIC USE OBSERVED during monitoring visit:**  Yes  No  N/A (public use not permitted)  
**Comments on public use:**  N/A

**MONITORING VISIT SUMMARY:**

**Did you note any possible violations of the CR terms:**  Yes  No  
**If yes, describe the potential violation’s location, extent, and responsible entity (if known). Cite CR paragraph and section and any photographs taken.**  N/A

See comments above regarding swing set.

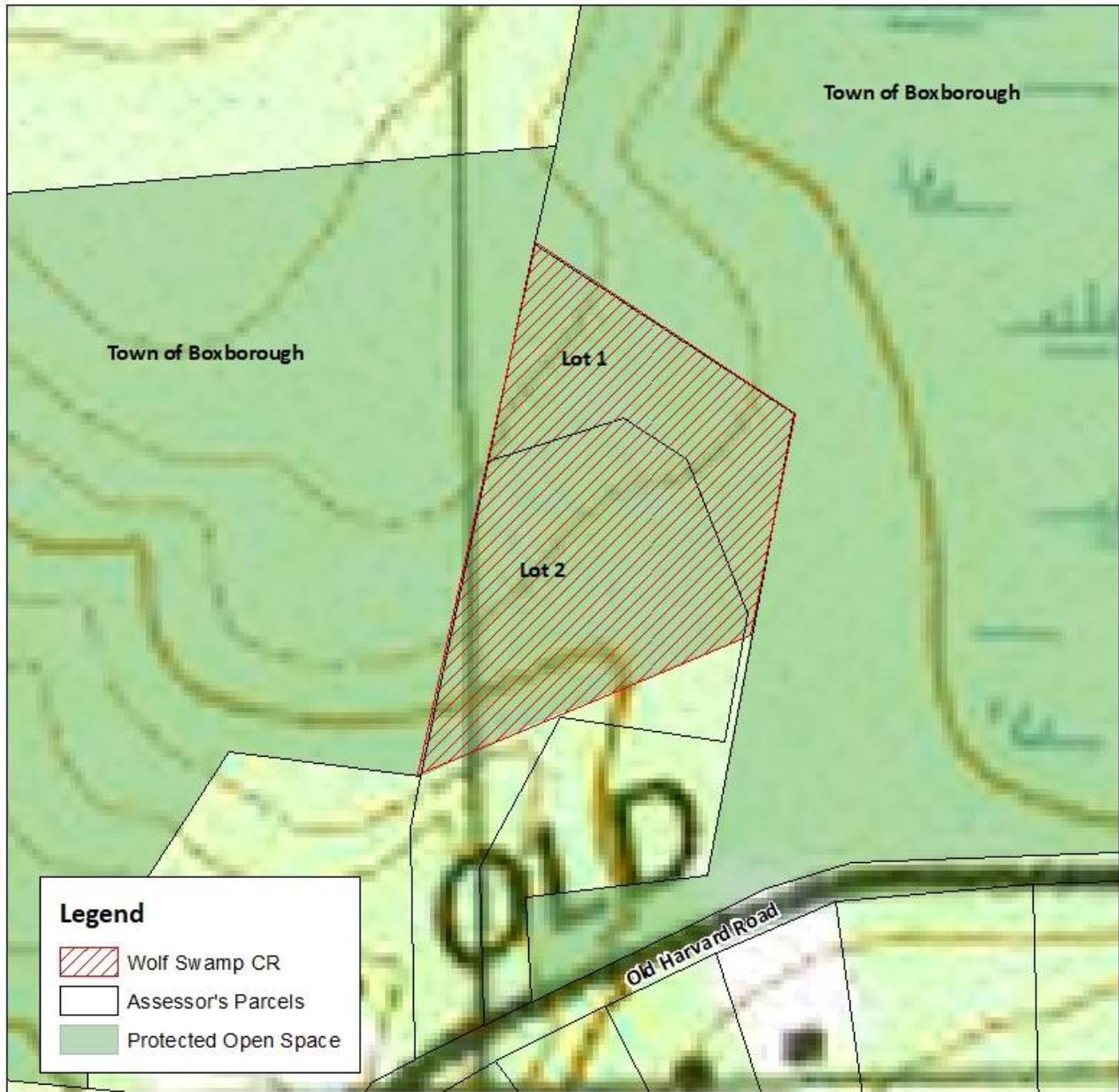
**Does this visit require follow-up with the landowner:**  Yes  No

**List suggested key locations and features to monitor in future visits:**  
Yard for #527 Old Harvard Road

**Attachments:**  Waypoints/Route Map  List of Documentary Ground Photographs  
 Ground Photographs  Photography Affidavit  Other:

Signature of Monitor: \_\_\_\_\_ Date: March 19, 2020

Name and Title of Monitor: Anne Capra, Principal, Capra Planning Associates



## Wolf Swamp Conservation Restriction USGS Topo Map

*This map is for planning purposes only, with specific points subject to verification on the ground.  
It is not to be used by itself for legal boundary definition.*

Data Sources:  
USGS Topo - MassGIS  
Protected Open Space - MassGIS  
Conservation Restriction - A. Capra





## Wolf Swamp Conservation Restriction Monitoring Map

*This map is for planning purposes only, with specific points subject to verification on the ground.  
It is not to be used by itself for legal boundary definition.*

**Data Sources:**

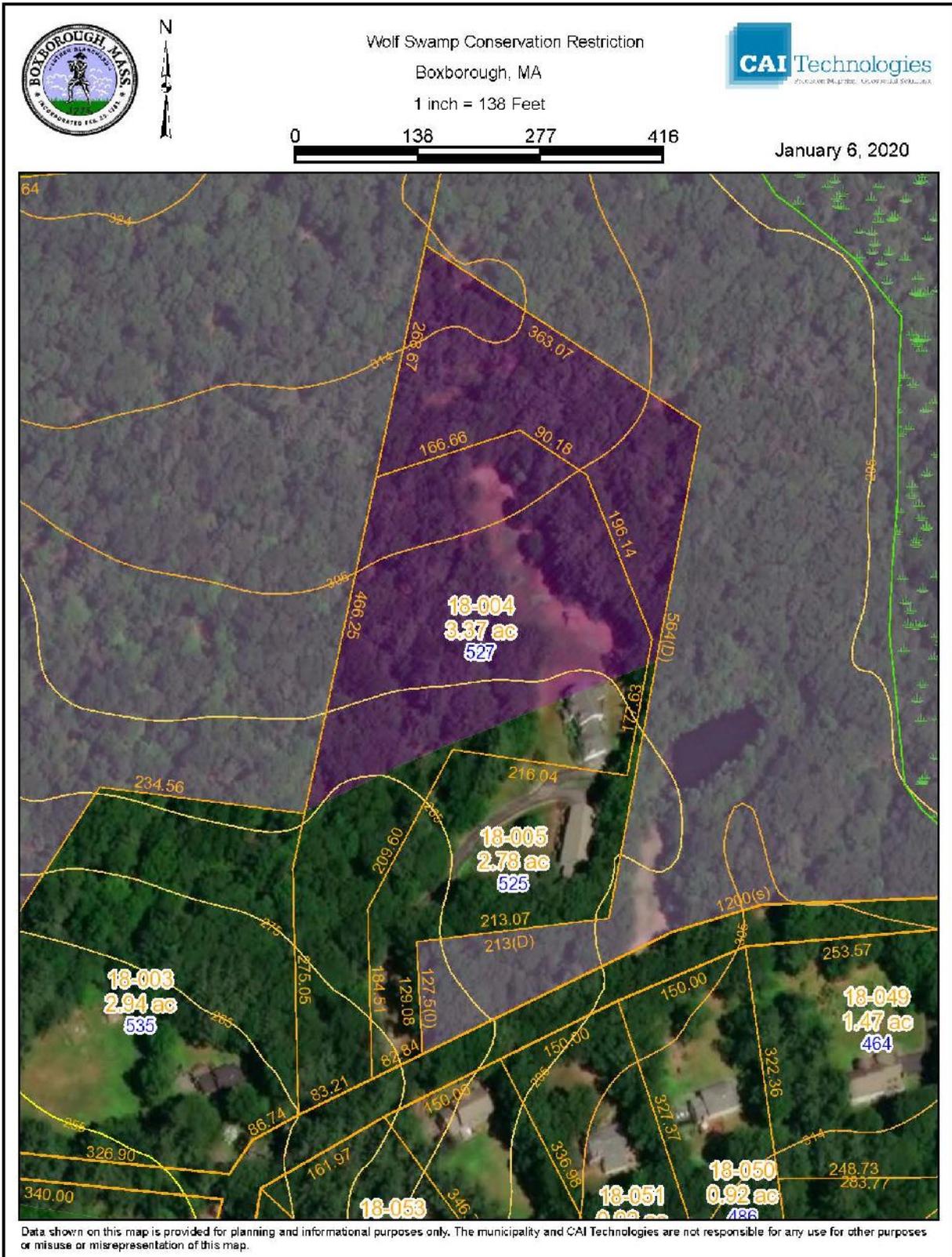
Route Traveled and Waypoints - A. Capra, 3/15/20

Orthophoto - MassGIS, 2013

Assessor's Parcels - MassGIS L3 Parcels Boxborough

Conservation Restriction - A. Capra





Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

## List of Documentary Ground Photographs

Camera Make and Model: iPhone 8  
 Photographer: Anne Capra

GPS Make and Model: Garmin GPS 60CSx  
 GPS Operator: Anne Capra

Date	Way-point Number	Photo Number	Photo File Name	Location Description	Cardinal Direction	Description of Photo Subject
3/15/20	1	1	3506	At southeast corner of stonewall, at edge of lawn at Lot 2/527 Old Harvard Road	E	Single stones traversing yard east to west embedded within lawn were observed by property owner to be the edge of the CR. Yard and swing set within CR
3/15/20	1	2	3507	At southeast corner of stonewall, at edge of lawn at Lot 2/527 Old Harvard Road	N	View into CR of yard2
3/15/20	2	3	3508	Within CR on Lot 1/525 Old Harvard Road, northeast boundary	NW	View within CR of forest; stonewall on right is eastern boundary
3/15/20	2	4	3509	Within CR on Lot 1/525 Old Harvard Road, northeast boundary	SW	View from within CR of forest; fallen red oak
3/15/20	3	5	3510	Northern edge of clearing within CR on Lot 2/527 Old Harvard Road	W	View from within CR of septic system pipe and leachfield
3/15/20	3	6	3511	Northern edge of clearing within CR on Lot 2/527 Old Harvard Road	S	View from within CR of clearing to houses outside of CR – white house #527 and blue house #525
3/15/20	4	7	3513	Wellhead on Lot 2/527 Old Harvard Road	SE	View from within CR in forest of wellhead; property owner Chris Johnson
3/15/20	5	8	3514	CR boundary on Lot 2/527 Old Harvard Road	NE	View into CR of forested wetland along southern edge of CR

### Documentary Ground Photographs



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
1	E	1	At southeast corner of stonewall, at edge of lawn at Lot 2/527 Old Harvard Road	Single stones traversing yard east to west embedded within lawn were observed by property owner to be the edge of the CR. Yard and swing set within CR



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
2	N	1	At southeast corner of stonewall, at edge of lawn at Lot 2/527 Old Harvard Road	View into CR of yard2



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
3	NW	2	Within CR on Lot 1/525 Old Harvard Road, northeast boundary	View within CR of forest; stonewall on right is eastern boundary



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
4	SW	2	Within CR on Lot 1/525 Old Harvard Road, northeast boundary	View from within CR of forest; fallen red oak



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
5	W	3	Northern edge of clearing within CR on Lot 2/527 Old Harvard Road	View from within CR of septic system pipe and leach field



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
6	S	3	Northern edge of clearing within CR on Lot 2/527 Old Harvard Road	View from within CR of clearing to houses outside of CR – white house #527 and blue house #525



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
7	SE	4	Wellhead on Lot 2/527 Old Harvard Road	View from within CR in forest of wellhead; property owner Chris Johnson



Photo #	Cardinal Direction	Wpt #	Location Description	Description of Photo Subject
8	NE	5	CR boundary on Lot 2/527 Old Harvard Road	View into CR of forested wetland along southern edge of CR

**CONSERVATION RESTRICTION MONITORING  
PHOTOGRAPHY AFFIDAVIT**

I, Anne Capra, hereby certify that:

I am employed by Capra Planning Associates, and my job duties include monitoring properties subject to a conservation restriction (“CR”) held by the Town of Boxborough;

That on March 15, 2020, I visited the Wolf Swamp CR property located at 525 and 527 Old Harvard Road, Boxborough, MA and took documentary ground photographs (“the Photographs”), with file numbers 3506 through 3515 , and that the Photographs, attached hereto, together with accompanying descriptions, photograph list, and location map, fairly and accurately depict the property as it appeared on the date the photographs were taken.

Signature: 

Name and Title: Anne Capra, Principal

Date: March 19, 2020



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

MassDEP File Number

Document Transaction Number

City/Town

**Important:**  
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**Note:**  
 Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (Note: electronic filers will click on button to locate project site):

<u>364 Massachusetts Ave</u>	<u>Boxborough, MA</u>	<u>01719</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	<u>42.4891° N</u>	<u>71.5506° W</u>
<u>15</u>	d. Latitude	e. Longitude
f. Assessors Map/Plat Number	<u>183</u>	g. Parcel /Lot Number

2. Applicant:

<u>Jon &amp; Jen (Bauder)</u>	<u>Roland</u>	
a. First Name	b. Last Name	
c. Organization		
<u>-</u>		
<u>Boxborough</u>	<u>MA</u>	<u>01719</u>
d. Street Address	e. City/Town	f. State
<u>(978)844-3519</u>	<u>jpr364@gmail.com</u>	g. Zip Code
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant):  Check if more than one owner

<u></u>	<u></u>	
a. First Name	b. Last Name	
c. Organization		
<u></u>		
d. Street Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Becca</u>	<u>Edson</u>	
a. First Name	b. Last Name	
<u>Edson Architecture</u>		
c. Company		
<u>969 Depot Road</u>		
d. Street Address		
<u>Boxborough</u>	<u>MA</u>	<u>01719</u>
e. City/Town	f. State	g. Zip Code
<u>(718)757-0748</u>	<u>becca@edsonarchitecture.com</u>	
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

<u>\$110.00</u>	<u>\$42.50</u>	<u>\$67.50+(Bylaw Fee \$250.00)</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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**A. General Information (continued)**

6. General Project Description:

A proposed addition to the existing house, increasing the footprint of the building and adding a second story over a portion of the house.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- |   |   |
|---|---|
| 1. <input checked="" type="checkbox"/> Single Family Home             | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input type="checkbox"/> Commercial/Industrial                     | 4. <input type="checkbox"/> Dock/Pier                     |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                |
| 9. <input type="checkbox"/> Other                                     |   |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1.  Yes  No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Middlesex South

a. County

49452

b. Certificate # (if registered land)

52

c. Book

d. Page Number

**B. Buffer Zone & Resource Area Impacts (temporary & permanent)**

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet _____	2. linear feet _____
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet _____	2. square feet _____
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet _____ 3. cubic yards dredged _____	2. square feet _____

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 4. cubic feet replaced _____
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet _____ 2. cubic feet of flood storage lost _____	3. cubic feet replaced _____

- f.  Riverfront Area
- Guggins Brook (inland)
1. Name of Waterway (if available) - specify coastal or inland
2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
  - 100 ft. - New agricultural projects only
  - 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: +/- 32,590  
square feet

4. Proposed alteration of the Riverfront Area:

818	0	818
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No
6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
 Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____ 2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	a. square feet of BVW _____	b. square feet of Salt Marsh _____
5. <input type="checkbox"/> Project Involves Stream Crossings		
	a. number of new stream crossings _____	b. number of replacement stream crossings _____



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### C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

#### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a.  Yes  No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581

August 1, 2017

b. Date of map \_\_\_\_\_

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

1.  Percentage/acreage of property to be altered:

(a) within wetland Resource Area \_\_\_\_\_  
percentage/acreage

(b) outside Resource Area \_\_\_\_\_  
percentage/acreage

2.  Assessor's Map or right-of-way plan of site

2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

(a)  Project description (including description of impacts outside of wetland resource area & buffer zone)

(b)  Photographs representative of the site

\* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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**C. Other Applicable Standards and Requirements (cont'd)**

- (c)  MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/mesa/mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_fee_schedule.htm)). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d)  Vegetation cover type map of site
- (e)  Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following
1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhosp/regulatory\\_review/mesa/mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhosp/regulatory_review/mesa/mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
  2.  Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_
  3.  Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a.  Not applicable – project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



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**C. Other Applicable Standards and Requirements (cont'd)**

**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

- a.  Yes  No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC

5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

- a.  Yes  No

6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?

- a.  Yes  No

7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
2.  A portion of the site constitutes redevelopment
3.  Proprietary BMPs are included in the Stormwater Management System.

- b.  No. Check why the project is exempt:

1.  Single-family house
2.  Emergency road repair
3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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**D. Additional Information (cont'd)**

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

Proposed Site Plan

a. Plan Title

Becca Edson, Architect

b. Prepared By

03.16.20

c. Signed and Stamped by

1/32" = 1'-0"

d. Final Revision Date

2015 Letter & Sketch

e. Scale

f. Additional Plan or Document Title

g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

**E. Fees**

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

297

2. Municipal Check Number

3/26/20

3. Check date

298

4. State Check Number

3/26/20

5. Check date

Becca

6. Payor name on check: First Name

Edson

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
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Provided by MassDEP:

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MassDEP File Number

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Document Transaction Number

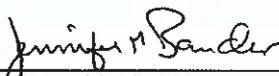
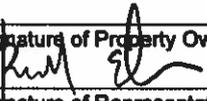
---

City/Town

## F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

		3/26/20
1. Signature of Applicant		2. Date
		3/26/20
3. Signature of Property Owner (if different)		4. Date
		3/26/20
5. Signature of Representative (if any)		6. Date

**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.





**Boxborough Wetland & Adjacent Land Resource Area  
Fee Calculation Worksheet**

**Notice of Intent Filings:**

<u>Type of Service or Permit</u>	<u>Quantity</u>	<u>Fee</u>	<u>Total</u>
1) Permanent Structure Addition/Alteration - each filing	<u>1</u>	\$250.00	<u>\$250.00</u>
2) New Permanent Structure or SFH - each filing	_____	\$500.00	_____
3) Perm. St. or SFH - each sq. ft. of disturbance in Resource Area	_____	\$0.50	_____
4) Subdivision Roads and Utilities only - each filing	_____	\$1,500.00	_____
5) Subdivision - each linear foot of road sideline in Resource Area	_____	\$3.00	_____
6) Multiple Family or Condominium Structure - each filing	_____	\$1,500.00	_____
7) Multi Fam/Condo - each unit all or part of which is within Resource Area	_____	\$500.00	_____
8) Commercial/Industrial Projects - each filing	_____	\$1,500.00	_____
9) Commercial/Ind. - each sq. ft. of disturbance in Resource Area	_____	\$0.25	_____
10) Test pits, test wells, subsurface borings, and/or other pre-development work	_____	\$100.00	_____
11) Other	_____	\$100.00	_____
<b><u>Other:</u></b>			
12) ANRAD - each filing	_____	\$250.00	_____
13) ANRAD - per linear foot of delineation	_____	\$0.25	_____
14) Request for Determination of Applicability	_____	\$100.00	_____
15) Extension Permit	_____	\$100.00	_____
16) Amended Order of Conditions	_____	\$100.00	_____
17) Application for Partial Certificate of Compliance	_____	\$0.00	_____
18) Application for Certificate of Compliance	_____	\$0.00	_____
19) Other Miscellaneous ConsCom Documents	_____	\$100.00	_____
20) Total*			<u>\$450.00</u>

(Not to exceed  
\$7,500.00)

\* Additional consultation fees may be necessary for projects when a more extensive Wetland Habitat Study is needed or if the work proposed will require a higher degree of monitoring.

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## **Project Narrative**

### Existing Conditions

The site is a developed lot containing an existing dwelling and driveway. There is a 200' Riverfront Area (RFA) and Bordering Vegetated Wetlands (BVW) located on the site to the North.

### Project Description

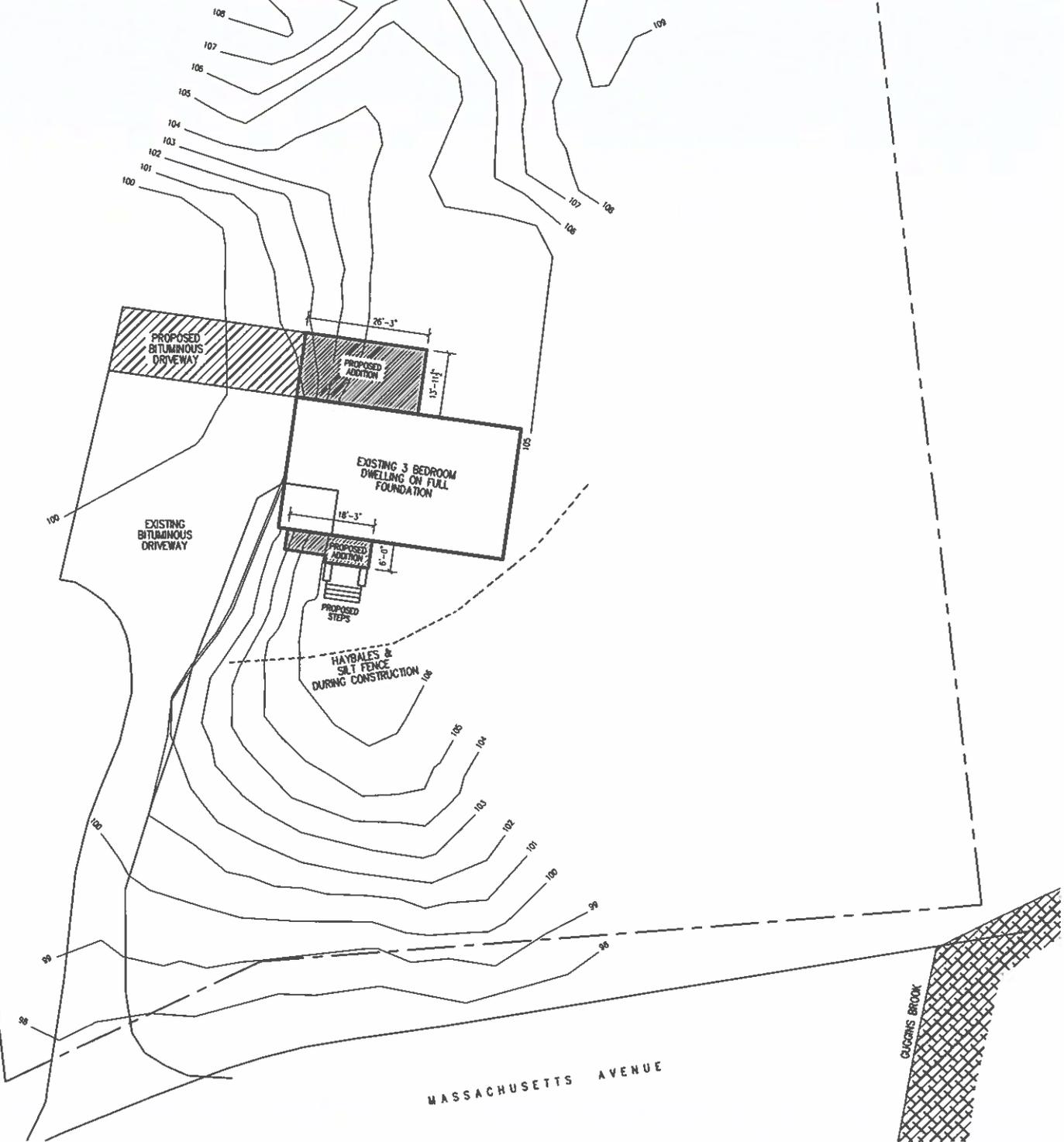
The proposed work within the 200' RFA includes a small entry addition off the North (front) of the house, a new addition off the back (South) of the house, and a second story that will sit above the East side of the existing house and over the new South addition. The proposed disturbance includes roughly 560 SF of additional, new bitumous driveway toward the South side of the lot --- of which only 295 in within the 200' Riverfront Area; 366 SF of new building construction at the South side of the existing house; 96 SF of new building at the North side of the house; and 63 SF of site work (steps) at the North side of the house. This, in total, accounts for 820 SF of total disturbance within the 200' RFA.

As you will see on the attached plan, the existing topography creates a "ridge" that runs South-North through the existing house: this ridge means that the majority of the proposed work, occurring on the South side of the house and this ridge, and is therefore not within the watershed of Guggins Brook. Per a report by a wetlands specialist in 2015 (on file with the Town), it was determined that the entirety of the runoff from the existing house/footprint flows to the South East, away from Guggins Brook. This report (including mark-ups by Becca Edson, Architect, indicating the proposed work) is included in this Project Narrative as an exhibit. We propose that hay bales and a silt fence are used during construction to help mitigate any potential runoff.



PROPOSED SITE PLAN  
NOI APPLICATION  
03.16.20  
1/32" = 1'-0"

(BASED ON CERTIFIED PLOT PLAN  
ON FILE AT TOWN HALL)



# HANCOCK

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## ASSOCIATES

19279

06 September 2015

Jon Roland  
364 Massachusetts Avenue  
Boxborough MA 01719

Re: Wetland resource assessment

Dear Sir:

This is written to describe regulatory issues related to the proposed construction of a deck and stairs at the back door of the subject property.

I visited your property in late May 2015, and observed stakes marking the new deck, which will replace an existing structure of similar size and in the same location; near the left rear corner of the dwelling. The old deck is shown on the Boxborough municipal GIS mapping. Access and material storage will be via the existing driveway, located east of the dwelling.

A perennial stream, Guggins Brook is located at the northwest corner of your property. It bends north at the property corner and then flows northerly beneath Massachusetts Avenue. At the bend, the closest point to your dwelling, the bank lies approximately 92 feet from the nearest corner of the house. A narrow band of Bordering Vegetated Wetland lies between the bank and the dwelling. I placed a single blue surveyor's flag at the closest point to the house. By direct measurement and calculation, the proposed deck is located 132 feet from the riverbank and 128 feet from the wetland flag.

The proposed deck measures approximately 8 by 10 feet. Conversion of lawn to an addition is considered to be a minor project under the state Wetlands Protection Regulations as set forth at 310 CMR 10.02 (2) (b), and is thus not subject to jurisdiction. The proposed deck is more than 100 feet from the nearest wetland as described above. It is also worth mentioning that the area where the deck is to be built is not part of the watershed of Guggins Brook; that surface runoff from the entire dwelling in fact flows to the southeast, away from the brook, due to a low ridge between the dwelling and the brook.

I note that Priority habitat is mapped on part of your property, but that the habitat polygon extends across the front of the parcel, between the dwelling and Massachusetts Avenue.

DANVERS, MA 185 Centre Street Danvers, MA 01923 Phone: (978) 777-3050 Fax: (978) 774-7816	MARLBOROUGH, MA 315 Elm Street Marlborough, MA 01752 Phone: (508) 460-1111 Fax: (508) 460-1121	CHELMSFORD, MA 227 Chelmsford Street Chelmsford, MA 01824 Phone: (978) 244-0110 Fax: (978) 244-1133	ACTON, MA P.O. Box 666 97 Great Road Acton, MA 01720 Phone: (978) 263-3666 Fax: (978) 635-0218	PRINCETON, MA P.O. Box 97 206 Worcester Road Princeton, MA 01541 Phone: (978) 464-5890 Fax: (978) 464-5383	SALEM, NH P.O. Box 205 403 Main Street, Unit 202 Salem, NH 03079 Phone: (603) 898-4701
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I have prepared the attached field sketch based upon my measurements, your detailed drawings of the proposed deck, the MassGIS database, and the plan of record for your property.

These findings, I believe, would support a negative Determination of Applicability by the Boxborough Conservation Commission. Arguably, no such filing should be necessary, as the work satisfies the above-cited Limited Project provisions, but the fact that portions of the property are in Priority Habitat and the house is in Riverfront Area might call for a bit of caution. I recommend that you leave the matter to the discretion of the Conservation Agent.

Thank you for the opportunity to offer these remarks. If you have any questions, please contact me at your convenience.

Respectfully;



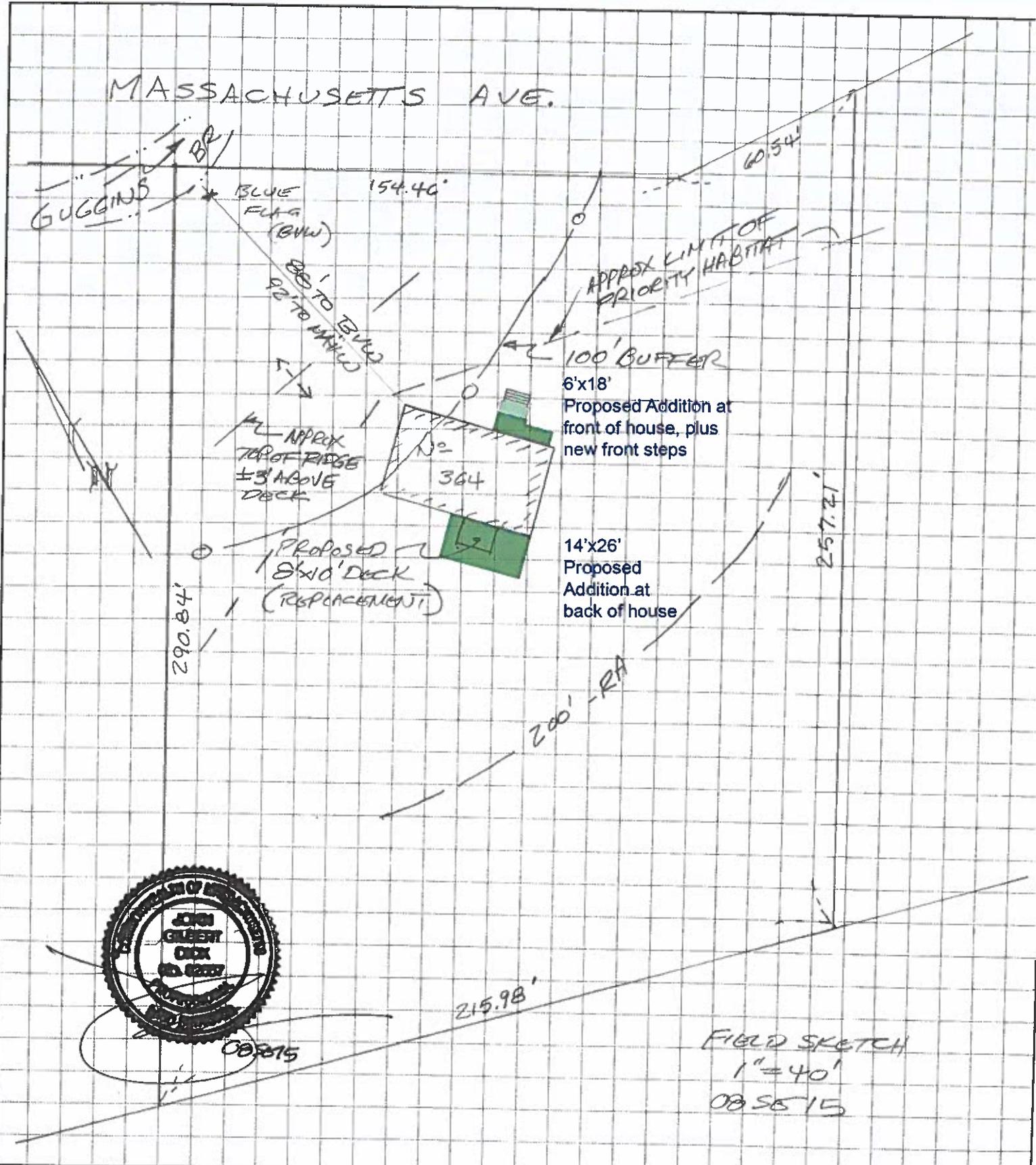
John G. Dick PLS  
Senior Wetland Scientist

# HANCOCK ASSOCIATES

Civil Engineering  
Land Surveying  
Wetland Science  
www.hancockassociates.com

- 185 Centre Street, Danvers, MA 01923  
978-777-3050 Fax: 978-774-7816
- 315 Elm Street, Marlborough, MA 01752  
508-460-1111 Fax: 508-460-1121
- 227 Chelmsford Street, Chelmsford, MA 01824  
978-244-0110 Fax: 978-244-1133
- P.O. Box 205, Salem, NH 03079  
603-898-4701

JOB 19279  
SHEET NO. 1 OF 1  
CALCULATED BY JGD DATE 08/58  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
SCALE 1"=40'



**AFFIDAVIT OF SERVICES**  
**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 )**

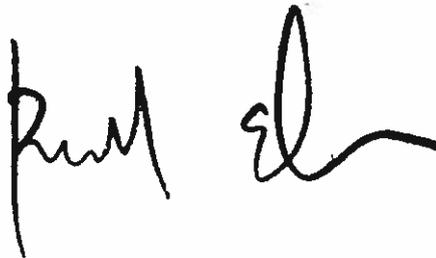
I, Becca Edson hereby certify under the pains and penalties of perjury that on 4/22/20 I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Massachusetts  
Wetlands Protection Act by Jon Roland & Jen Bauder with the  
Boxborough Conservation Commission for property  
located at 364 Massachusetts Ave., Boxborough, MA,  
Map 15, Parcel 183

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.

Name:

Date:



4/22/20

**Notification to Abutters Under the  
Massachusetts Wetlands Protection Act  
and  
The Boxborough Wetlands By-Law**

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 Jon Roland & Jen Bauder
- B. The applicant has filed a Notice of Intent, with the Boxborough Conservation Commission seeking permission to remove, fill, dredge or alter an area subject to protection under the Wetlands Protection Act (General Laws, Chapter 131, section 40) and the Boxborough Wetlands By-Law.
- C. The address of the lot where the activity is proposed is 364 Massachusetts Ave, Boxborough

Description of Project A proposed addition to the existing house, increasing the footprint of the building and adding a second story over a portion of the house.

- D. Copies of the Notice or Request may be examined at the Boxborough Town Hall, 29 Middle Rd., Boxborough, MA 01719 between the hours of 9:00 a.m. and 4:00 p.m. Monday, Tuesday, and Wednesday (excluding holidays). For more information call 978-263-1116 ext. 111.
- E. Copies of the Notice of Intent may be obtained from the applicant, by calling this telephone number ( 978 ) 263-8585 between the hours of 8 a.m. and 4 p.m. on the following days of the week: Monday-Friday.
- F. Information regarding the date, time, and place of the public hearing may be obtained from the Boxborough Conservation Commission by calling this number 978-263-1116 ext. 111 between the hours of 9:00 a.m. and 4:00 p.m. Monday, Tuesday, and Wednesday.

Note: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in one of the following: *The Beacon, Middlesex News, or Lowell Sun*

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

Note: You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call: Central Regional Office at 508-792-7650



# 364 Massachusetts Ave

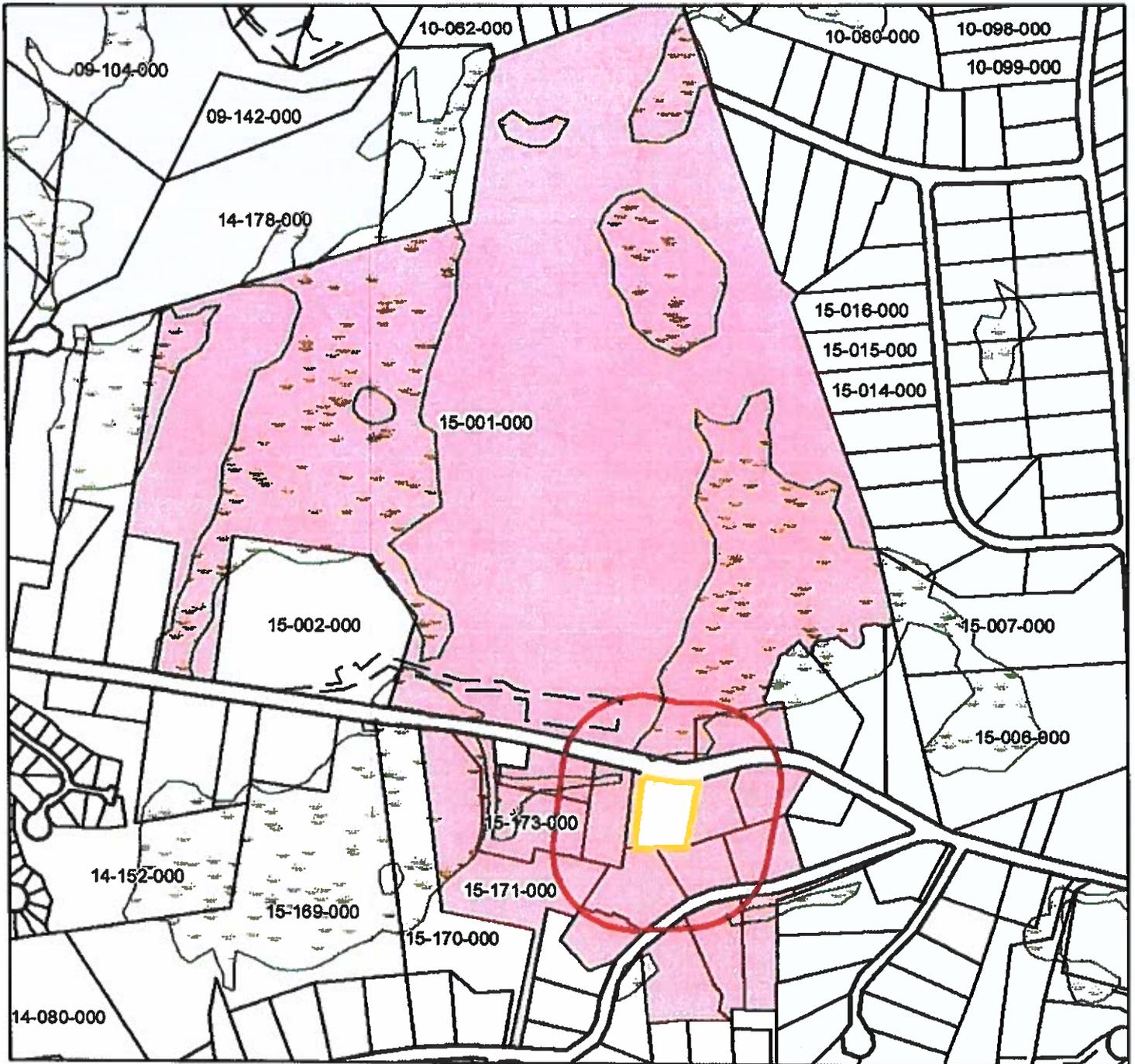
Boxborough, MA



1 inch = 555 Feet



March 18, 2020



	Property Line
	Road
	Easements
	Wet Areas

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Parcel ID	Location	Owner 1	Address	City	State	Zip
15-003-000	329 MASSACHUSETTS AVENUE	FLOYD JESSE A	329 MASSACHUSETTS AVENUE	BOXBOROUGH	MA	01719
15-117-000	64 BURROUGHS ROAD	ZAKHEIM BETTY/BROPHY	64 BURROUGHS ROAD	BOXBOROUGH	MA	01719
15-118-000	108 BURROUGHS ROAD	CARROLL F MARION	370 MAIN STREET	WORCESTER	MA	01608
15-119-000	119 BURROUGHS ROAD	CARROLL F MARION	370 MAIN STREET	WORCESTER	MA	01608
15-171-000	189 BURROUGHS ROAD	D'AGOSTINE JEFFREY D	189 BURROUGHS ROAD	BOXBOROUGH	MA	01719
15-173-000	187 BURROUGHS ROAD	D'AGOSTINE JULIAN J III	P.O. BOX 732	W. ACTON	MA	01720
15-174-000	408 MASSACHUSETTS AVENUE	O'NEIL CHRISTOPHER R	408 MASSACHUSETTS AVENUE	BOXBOROUGH	MA	01719
15-176-000	380 MASSACHUSETTS AVENUE	FITZGERALD KYLE	380 MASSACHUSETTS AVENUE	BOXBOROUGH	MA	01719
15-177-000	370 MASSACHUSETTS AVENUE	CARVALHO LORRAINE Y TRUSTEE	380 MASSACHUSETTS AVENUE	BOXBOROUGH	MA	01719
15-178-000	107 BURROUGHS ROAD	CICCONE MICHAEL A.	107 BURROUGHS ROAD	BOXBOROUGH	MA	01719
15-179-000	125 BURROUGHS ROAD	MEHRA GAURAV	125 BURROUGHS ROAD	BOXBOROUGH	MA	01719
15-184-000	350 MASSACHUSETTS AVENUE	LI YUEMING	350 MASSACHUSETTS AVENUE	BOXBOROUGH	MA	01719
15-185-000	332 MASSACHUSETTS AVENUE	SYMANCYK THOMAS	332 MASSACHUSETTS AVENUE	BOXBOROUGH	MA	01719
15-188-000	59 BURROUGHS ROAD	BAK SUSAN M	59 BURROUGHS ROAD	BOXBOROUGH	MA	01719
15-189-000	104 BURROUGHS ROAD	WANG HUAL-BIN	104 BURROUGHS ROAD	BOXBOROUGH	MA	01719

BAK SUSAN M  
59 BURROUGHS ROAD  
BOXBOROUGH, MA 01719

CARROLL F MARION  
370 MAIN STREET  
WORCESTER, MA 01608

D'AGOSTINE JEFFREY D  
189 BURROUGHS ROAD  
BOXBOROUGH, MA 01719

FLOYD JESSE A  
329 MASSACHUSETTS AVENUE  
BOXBOROUGH, MA 01719

O'NEIL CHRISTOPHER R  
408 MASSACHUSETTS AVENUE  
BOXBOROUGH, MA 01719

ZAKHEIM BETTY/BROPHY JACQUELYN  
64 BURROUGHS ROAD  
BOXBOROUGH, MA 01719

SBA 2012 TC ASSETS, LLC  
8051 CONGRESS AVENUE  
BOCA RATON, FL 33487-1307

CARVALHO LORRAINE Y TRUSTEE  
380 MASSACHUSETTS AVENUE  
BOXBOROUGH, MA 01719

D'AGOSTINE JULIAN J III  
P.O. BOX 732  
W. ACTON, MA 01720

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WANG HUAI-BIN  
104 BURROUGHS ROAD  
BOXBOROUGH, MA 01719

**TOWN OF BOXBOROUGH  
Conservation Commission  
29 Middle Road  
Boxborough, MA 01719  
(978) 264-1722**

LEGAL NOTICE OF PUBLIC HEARING  
Notice of Intent

Pursuant to MGL Ch. 131, Section 40 and the Boxborough Wetlands By-Law, a Public Hearing will be held on **June 17, 2020 at 8:00 PM** at the Boxborough Town Hall, 29 Middle Road, Boxborough, MA before the Boxborough Conservation Commission to consider a **Notice of Intent** filed by Edson Architecture on behalf of the applicant / property owners, Jon and Jen Roland. The property is located at 364 Massachusetts Avenue, Assessor's Map 15-183-000.

Project description: a proposed addition, increasing the footprint and adding a second story over a portion of the house.

Based on current COVID-19 circumstances, this public hearing will be held in the Town Hall **or otherwise** will be held via Zoom videoconferencing. All details will be made available on the Conservation Commission agenda when posted, a minimum of 48 hours prior to the meeting on the town web site, [www.boxborough-ma.gov](http://www.boxborough-ma.gov).

Contact the Conservation Commission office at 978.264.1722 if there are questions.

Publish: May 28, 2020

**DO NOT PUBLISH BELOW THIS LINE**

Billing Information:

Jon Roland  
364 Massachusetts Avenue  
Boxborough, MA 01719  
978.844.3519