

Notice of Intent  
185 Leslie Road  
Rowley, MA

Prepared For:  
Peter Georgoulakos  
34 Belcher Street  
Essex, MA 01969

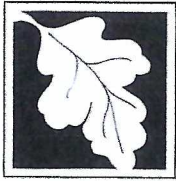
Prepared By:  
Thomas Manna, Inc  
28 Forest Ridge Drive  
Rowley, MA 01969

May, 2023

 **THOMAS MANNETTA**  
INCORPORATED

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**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

Rowley  
 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):

185 Leslie Road  
 a. Street Address

Rowley  
 b. City/Town

01969  
 c. Zip Code

Latitude and Longitude:  
 42.691028  
 d. Latitude

70.928149  
 e. Longitude

6  
 f. Assessors Map/Plat Number

3  
 g. Parcel /Lot Number

2. Applicant:

Peter  
 a. First Name

Georgoulakos  
 b. Last Name

c. Organization

34 Belcher Street  
 d. Street Address

Essex  
 e. City/Town

MA  
 f. State

01929  
 g. Zip Code

978-618-2836  
 h. Phone Number

i. Fax Number

pgeorgoulakos@msn.com  
 j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Tom  
 a. First Name

Mannetta  
 b. Last Name

Thomas Mannetta Inc  
 c. Company

28 Forest Ridge Drive  
 d. Street Address

Rowley  
 e. City/Town

MA  
 f. State

01969  
 g. Zip Code

978-887-0965  
 h. Phone Number

i. Fax Number

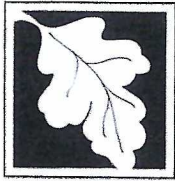
tom@thomasmannetta.com  
 j. Email address

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

\$500.00  
 a. Total Fee Paid

\$237.50  
 b. State Fee Paid

\$262.50  
 c. City/Town Fee Paid



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**A. General Information (continued)**

6. General Project Description:

Single family house construction with all associated grading and utilities.

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

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  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:

South Essex

a. County

38640

c. Book

b. Certificate # (if registered land)

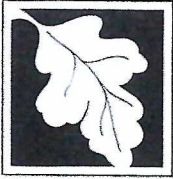
90

d. Page Number

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

- 1.  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.
- 2.  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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 City/Town

**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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 _____	2. square feet _____
	3. cubic yards dredged _____	

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

4. Proposed alteration of the Riverfront Area:

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.  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.  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

2021 \_\_\_\_\_

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 <https://www.mass.gov/endangered-species-act-mesa-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 <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

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, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; 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:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

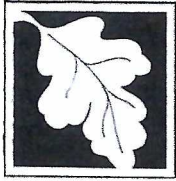
Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

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.

c.  Is this an aquaculture project?      d.  Yes     No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).





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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.

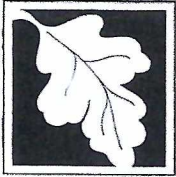
**D. Additional Information**

- 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.

Conservation Site Plan

a. Plan Title

Thomas Manna Inc

Vernon LeBlanc

b. Prepared By

c. Signed and Stamped by

5/2/2023

1" - 40'

d. Final Revision Date

e. Scale

Supporting Documents & Stormwater Report

4/25/2023

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:

2. Municipal Check Number

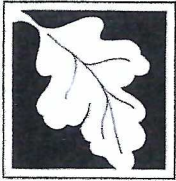
3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



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## 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.

*[Handwritten Signature]*

1. Signature of Applicant

5/31/23

2. Date

3. Signature of Property Owner (if different)

*[Handwritten Signature]*

5. Signature of Representative (if any)

4. Date

5/31/23

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.

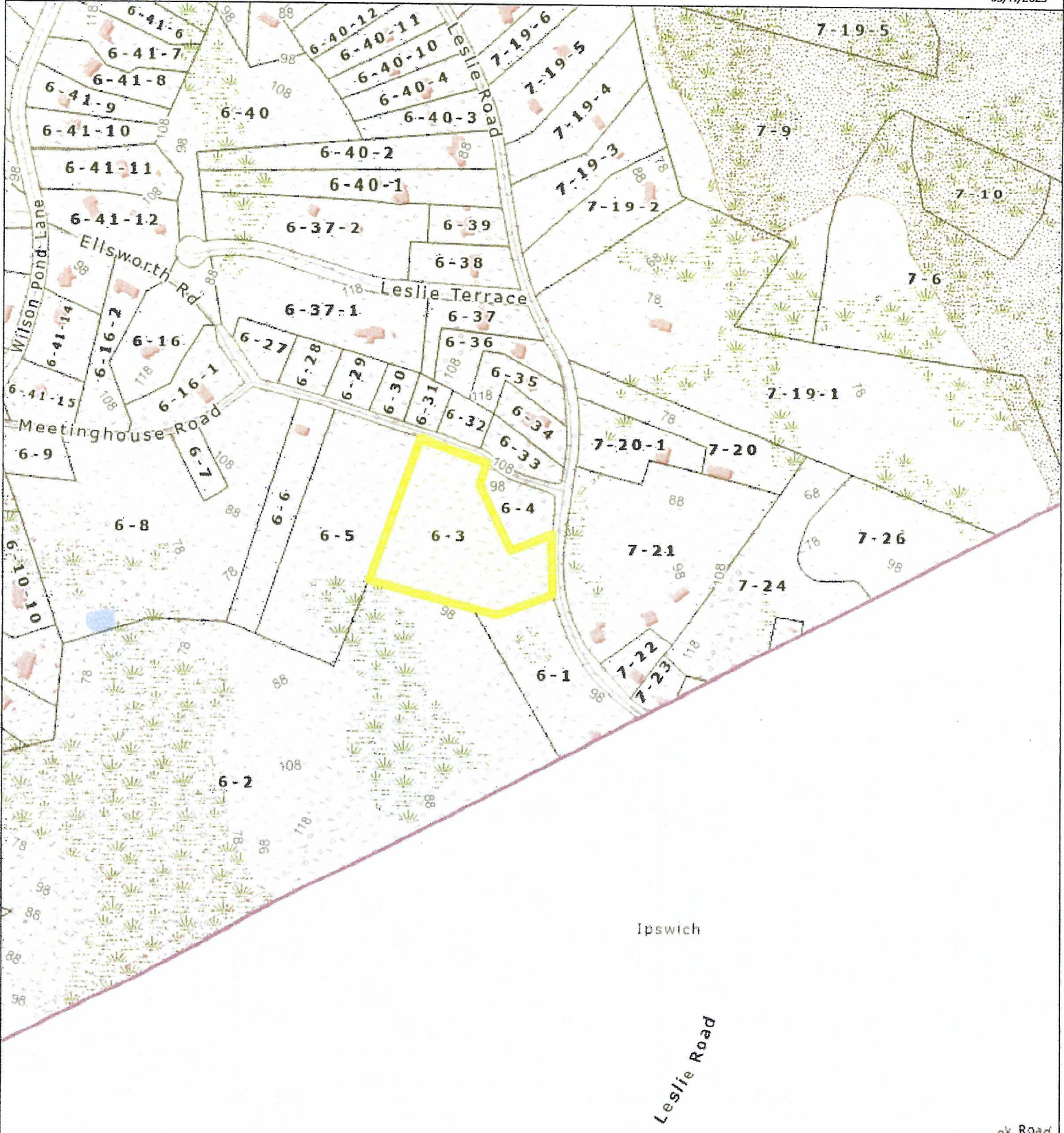
The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

Property Tax Parcels



# Town of Rowley

05/11/2023



800 0 400 800 Feet

**Legend**

<ul style="list-style-type: none"> <li><span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Municipal Boundary</li> <li><span style="border-bottom: 1px solid black; width: 10px; margin-right: 5px;"></span> Local Road</li> <li><span style="border-bottom: 2px solid black; width: 10px; margin-right: 5px;"></span> Streams</li> <li><span style="background-color: #f0f0f0; border: 1px solid black; width: 10px; height: 10px; margin-right: 5px;"></span> Floodplain</li> <li><span style="background-color: #e0e0e0; border: 1px solid black; width: 10px; height: 10px; margin-right: 5px;"></span> 100-Yr Floodplain</li> <li><span style="background-color: #d0d0d0; border: 1px solid black; width: 10px; height: 10px; margin-right: 5px;"></span> 500-Yr Floodplain</li> <li><span style="background-color: #c0c0c0; border: 1px solid black; width: 10px; height: 10px; margin-right: 5px;"></span> Wetlands</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: #008000; font-weight: bold;">★</span> NHESP Certified Wetland</li> <li><span style="color: #ff0000; font-weight: bold;">★</span> NHESP Potential Wetland</li> <li><span style="border: 1px solid black; width: 10px; height: 10px; margin-right: 5px;"></span> Building Footprints</li> <li><span style="border: 1px solid black; width: 10px; height: 10px; margin-right: 5px;"></span> 100-Yr Floodplain</li> <li><span style="border: 1px solid black; width: 10px; height: 10px; margin-right: 5px;"></span> 500-Yr Floodplain</li> <li><span style="border: 1px solid black; width: 10px; height: 10px; margin-right: 5px;"></span> Wetlands</li> </ul>	<ul style="list-style-type: none"> <li><span style="border-bottom: 1px solid black; width: 10px; margin-right: 5px;"></span> Interstate</li> <li><span style="border-bottom: 2px solid black; width: 10px; margin-right: 5px;"></span> Water Supply Protection</li> <li><span style="border-bottom: 3px solid black; width: 10px; margin-right: 5px;"></span> Wetlands</li> </ul>	<ul style="list-style-type: none"> <li><span style="border-bottom: 1px solid black; width: 10px; margin-right: 5px;"></span> Major Road</li> <li><span style="color: #008000;">—</span> Hydrographic Features</li> <li><span style="color: #000000;">—</span> Contour Lines (FT)</li> </ul>
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1:4,800

- NHESP Estimated Habitats of Rare Wildlife
- NHESP Priority Habitats of Rare Species
- Map Features for Imagery



Map 8 Lot 5  
30 Edgewood Rd.

THE AREA 3 OF THIS MAP IS A BUFFER ZONE FROM THE ESTABLISHED WETLANDS AS ESTABLISHED BY SEQUOIA ENVIRONMENTAL PLAN (APPENDIX A)

TOP BUFFER ZONE FROM THE ESTABLISHED WETLANDS AS ESTABLISHED BY SEQUOIA ENVIRONMENTAL PLAN (APPENDIX A)

TO BE MAINTAINED AS OPEN SPACE AND NOT BE USED FOR ANY OTHER PURPOSES

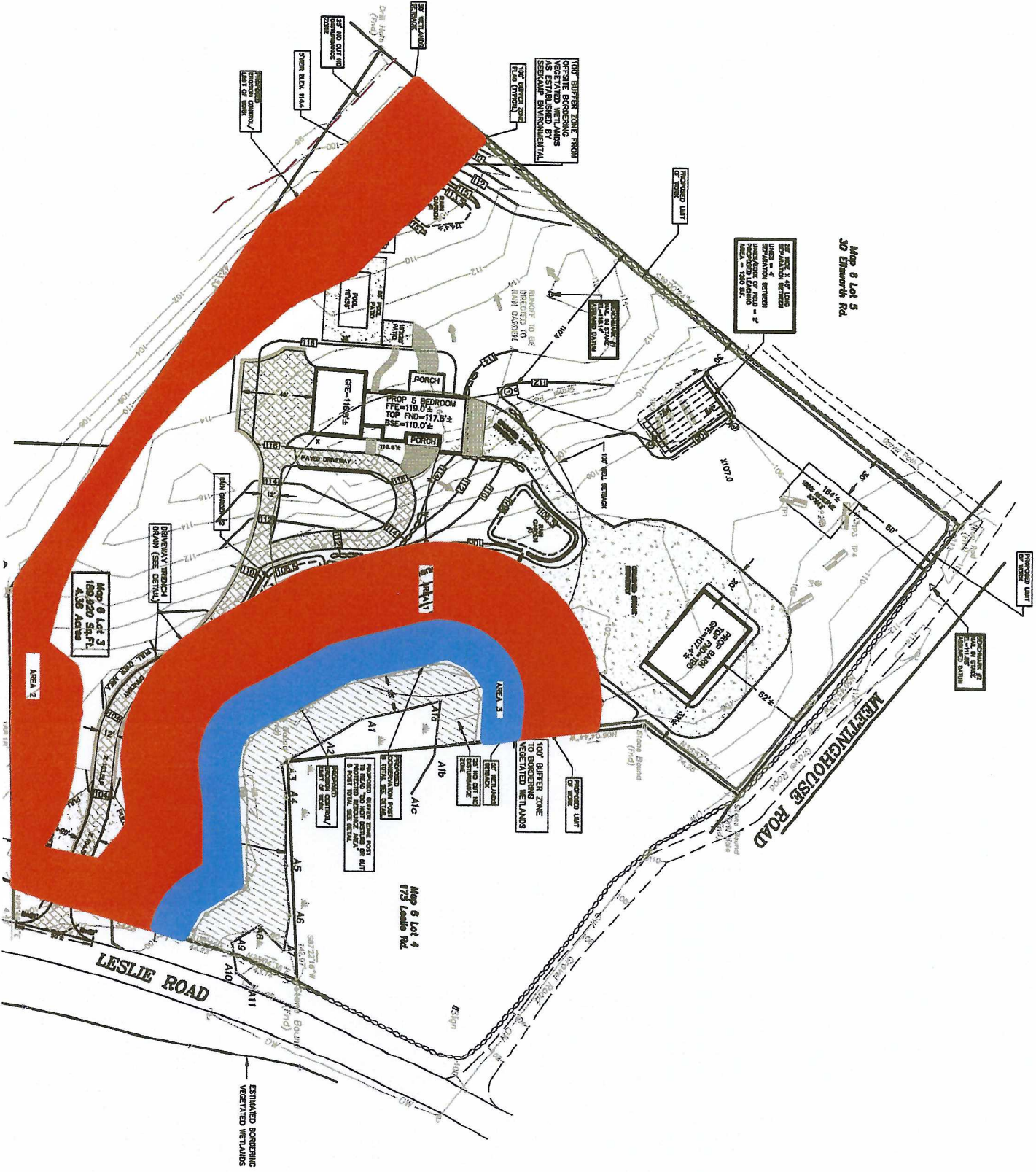
TOP BUFFER ZONE FROM THE ESTABLISHED WETLANDS AS ESTABLISHED BY SEQUOIA ENVIRONMENTAL PLAN (APPENDIX A)

Map 8 Lot 4  
573 Leslie Rd.

PROPOSED BUFFER ZONE FROM THE ESTABLISHED WETLANDS AS ESTABLISHED BY SEQUOIA ENVIRONMENTAL PLAN (APPENDIX A)

PROPOSED BUFFER ZONE FROM THE ESTABLISHED WETLANDS AS ESTABLISHED BY SEQUOIA ENVIRONMENTAL PLAN (APPENDIX A)

ESTIMATED BORDERING WETLANDS







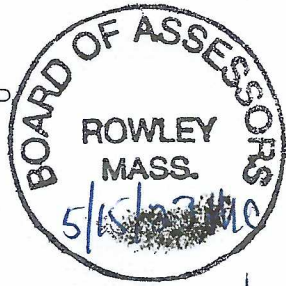
CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
006-003	185 LESLIE RD	GEORGOULAKOS PETER J 34 BELCHER ST ESSEX, MA 01929

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A B U T T E R S  
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006-001	199 LESLIE RD	NORCROSS JAMES R NORCROSS KAREN A 199 LESLIE RD ROWLEY, MA 01969
006-002	LESLIE RD	NORCROSS JAMES R NORCROSS KAREN A 199 LESLIE RD ROWLEY, MA 01969
006-004	173 LESLIE RD	TOWN OF ROWLEY LINEBROOK BURIAL GROUND PO BOX 215 ROWLEY, MA 01969
006-005	30 MEETINGHOUSE RD	TRS WILSON POND REALTY TRUST S/O CENTRAL PLAZA ASSOCIATES INC 31 COLLINS ST TER LYNN, MA 01902
006-030	27 MEETINGHOUSE RD	WINDERLIN SARAH 14 MILL RD IPSWICH, MA 01938-1607
006-031	23 MEETINGHOUSE RD	RDL PROPERTIES LLC 14 MILL RD IPSWICH, MA 01938
006-032	17 MEETINGHOUSE RD	TOWN OF ROWLEY BOARD OF SELECTMEN PO BOX 275 ROWLEY, MA 01969
006-033	PULPIT ROCK	TOWN OF ROWLEY BOARD OF SELECTMEN PO BOX 275 ROWLEY, MA 01969
007-021	190 LESLIE RD	BUDD WILFRED C BUDD ALETA H 190 LESLIE RD ROWLEY, MA 01969

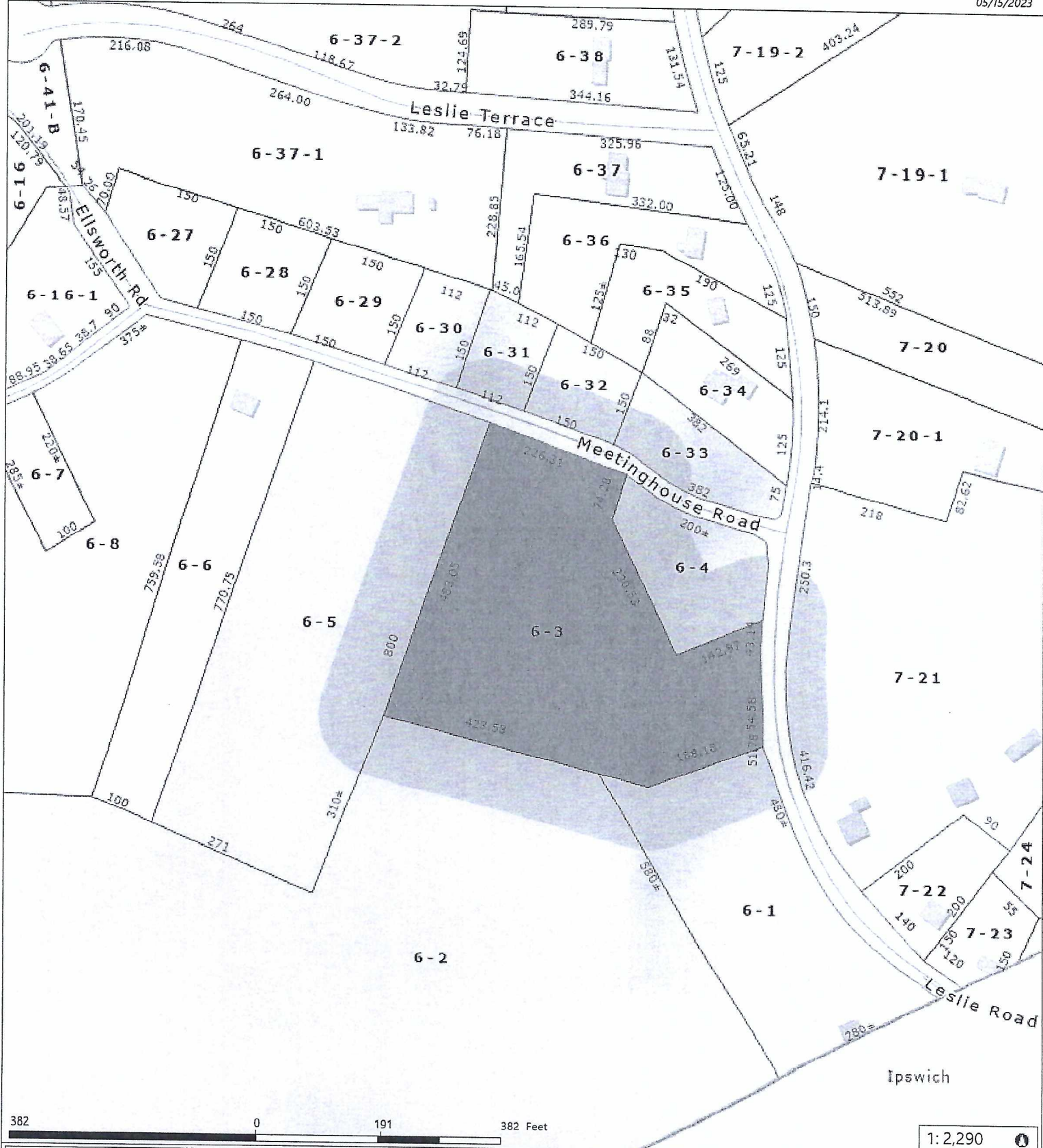
9 parcels listed



*Sean McFadden*  
Principal Assessor

# Town of Rowley

05/15/2023



382 0 191 382 Feet

1:2,290

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



- Legend
- Municipal Boundary
  - Roads
  - Hydrographic Features
  - Interstate
  - Streams
  - Major Road
  - Local Road
  - Parcels
  - Building Footprints

Projection: NAD\_1983\_StatePlane\_Massachusetts\_Mainland\_FIPS\_2001

© Merrimack Valley Planning Commission

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetland Protection Act  
And  
Town of *Rowley* Wetlands Protection Bylaw

I **Thomas C. Manna, Jr.**, hereby certify under the pains and penalties of perjury that on \_\_\_\_\_, 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, and the Town of *Rowley* Wetlands Protection Bylaw,

with the following matter:

Notice of Intent under the Massachusetts Wetlands Protection Act by ***Peter Georgoulakos***

with the *Rowley* Conservation Commission on \_\_\_\_\_ for property located at **185 Leslie Road**, Assessor's Map **6**, Parcel **3**.

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. (see attached sheet)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Notification to Abutters Under the  
Massachusetts Wetlands Protection Act and  
The Town of Rowley Wetlands Protection Bylaw**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 and the Town of Rowley Wetlands Protection Bylaw, you are hereby notified of the following:

- A.** The name of the applicant is Peter Georgoulakos  
(name & address)
- B:** The applicant has filed a(n) Notice of Intent  
(permit type) with the Rowley  
Conservation Commission seeking to:  
Description of Project: Construct a single family house with driveway and all associated grading and utilities.

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in accordance with the Wetlands Protection Act (Mass.General Laws, Chapter 131, section 40) and the Town of Rowley Wetlands Protection Bylaw.

- C.** The address of the lot where the activity is proposed is 185 Leslie Road  
Map<sup>6</sup> \_\_\_\_\_, Parcel<sup>3</sup> \_\_\_\_\_, Lot \_\_\_\_\_.
- D.** Copies of the application may be examined or obtained at the Rowley Conservation Commission office, Rowley Town Hall Annex, 39 Central Street, Rowley between the hours of 9:00 AM to 12:30 PM on Monday to Thursday. For more information please call 978 948-2330.
- E.** Copies of the application may also be examined or obtained from either the applicant, or the applicant's representative, by calling this telephone number 978-887-0965 \* between the hours of 11:00 and 1:00 on the following days of the week: M T W Th F.
- \*Circle One: This is the applicant **representative** or other (specify):* Tom Manna  
(name & address)
- F.** Information regarding the date, time, and place of the public hearing may be obtained from the Rowley Conservation Commission by calling this number 978 948-2330.

**Note:** Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the Newburyport Daily News.

**Note:** Notice of the public hearing, including its date, time, and place, will be posted in the Town Hall 139 Main Street, Rowley, MA 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: **Northeast Regional Office 978 694-3200** or write **DEP NERO 205B Lowell Street, Wilmington, MA 01887**

SO.ESSEX #373 Bk:38640 Pg:090  
06/23/2020 12:55 PM DEED Pg 1/3  
eRecorded

MASSACHUSETTS EXCISE TAX  
Southern Essex District ROD  
Date: 06/23/2020 12:55 PM  
ID: 1370134 Doc# 20200623003730  
Fee: \$1,596.00 Cons: \$350,000.00

**FIDUCIARY DEED**

I, **Sean R. Connolly as Personal Representative of the Estate of John R. Connolly**, Essex County Probate Court Nos. ES 12P0208EA and ES 13E0117QC, with a mailing address of 278 Wethersfield Street, Rowley, Massachusetts 01969 by the power conferred by the Order for Sale of 185 Leslie Road, Rowley, Massachusetts issued by said Court on December 10, 2019, and every other power

for consideration paid of **Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00)**

grant to **Peter J. Georgoulakos**, with a mailing address of 34 Belcher Street, Essex, Massachusetts 01929

The land in Rowley, Essex County, Massachusetts, together with buildings thereon, situated on the Southerly side of the Linebrook Road, so-called, in said Rowley, bounded and described as follows:

Beginning at the Southeasterly corner thereof by the entrance way, so-called, and land of H. Rudolph Norcross, thence running

- WESTERLY by said way, one hundred ninety (190) feet more or less to a point near the old well; thence
- NORTHWESTERLY still by land of the aforesaid H. Rudolph Norcross, four hundred twenty-two (422) feet more or less to a ditch by land now or formerly of Damon; which point is two hundred twenty-five (225) feet more or less from the end of a wall; thence
- NORTHERLY by said Damon land to the road leading to the house now or formerly of William Morse; thence
- EASTERLY by said road and by a piece of land formerly used as a burying ground to said Linebrook Road; thence
- SOUTHERLY by said Linebrook Road and said burying ground to the point begun at.

The above described premises is also shown on a plan entitled, "Plan of Land 185 Leslie Road, Rowley, Mass., dated November 1, 2019, Scale: 1"=40', prepared by LeBlanc Survey Associates, Inc., 161 Holten Street, Danvers, MA 01923" and recorded with the Essex South District Registry of Deeds in Plan Book 477, Plan 31.

Property Address: 185 Leslie Road, Rowley, Massachusetts 01969

Containing 4.36 acres more or less.

Subject to the rights and restrictions set forth in deed from Norcross et als to the Boston Soap Company.

The undersigned states under the penalties of perjury that the granted premises is not homestead property.

Being the same premises described in a deed dated April 24, 1954 and recorded with Essex South District Registry of Deeds in Book 4062, Page 13.

*[The Next Page Is the Signature Page]*

[Signature page to Deed]

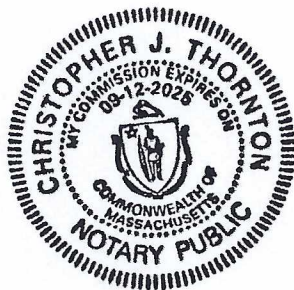
Witness our hands and seals this 16 day of ~~March~~ <sup>JUNE</sup>, 2020.

[Signature]  
Sean<sup>R</sup> Connolly, Personal Representative  
of the Estate of John R. Connolly Essex  
County Probate Court Nos. ES 12P0208EA  
and ES 13E0117QC

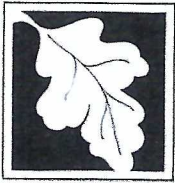
COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

On this 16 day of ~~March~~ <sup>JUNE</sup>, 2020, before me, the undersigned notary public, personally appeared Sean<sup>R</sup> Connolly, proved to me through satisfactory evidence of identification, which was MASS DRIVER LICENSE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Personal Representative of the Estate of John R. Connolly Essex County Probate Court Nos. ES 12P0208EA and ES 13E0117QC.



[Signature]  
Notary Public  
My Commission Expires:



Massachusetts Department of Environmental Protection  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



**A. Applicant Information**

1. Location of Project:

185 Leslie Road  
 a. Street Address Rowley  
 b. City/Town  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Peter  
 a. First Name Georgoulakos  
 b. Last Name  
 c. Organization  
 34 Belcher Street  
 d. Mailing Address  
 Essex MA 01929  
 e. City/Town f. State g. Zip Code  
 978-618-2836  
 h. Phone Number i. Fax Number pgeorgoulakos@msn.com  
 j. Email Address

3. Property Owner (if different):

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

**B. Fees**

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

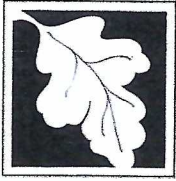
**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).





Massachusetts Department of Environmental Protection  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2 - Single Family House	1	\$500	\$500.00

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	\$500.00
State share of filing Fee:	\$237.50
City/Town share of filling Fee:	\$262.50
	a. Total Fee from Step 5
	b. 1/2 Total Fee less \$12.50
	c. 1/2 Total Fee plus \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)