

**C.G. Johnson Engineering, Inc.**

203 Willow Street  
South Hamilton, MA 01982  
Phone: (978) 468-2957  
e-mail: [cjohnsoncivil@verizon.net](mailto:cjohnsoncivil@verizon.net)

**Charles G. Johnson, P.E.**

October 10, 2023

Hand Delivered

**Rowley Conservation Commission  
Town Hall Annex  
39 Central Street  
P.O. Box 24  
Rowley, MA 01969**

**Re: "Request for Determination of Applicability" filing  
156 Main Street (Tax Map 25, Lot 30)  
Rowley, Massachusetts**

**Dear Commission Members:**

Please find enclosed two (2) sets of a "Request for Determination of Applicability" with supporting documents for the subject property. The purpose of the filing is to:  
Phase I: Perform soil testing for a Septic System Upgrade possibly within 100 feet of a Bordering Vegetated Wetland (BVW).

Phase II: Remove undesirable upland vegetation with 100 feet of a BVW.

Phase III: Install a Septic System Upgrade for the Existing Single Family Home.

I will electronically mail a PDF scanned file of the package to you as well.

I look forward to meeting with you on Tuesday evening, October 24, 2023 for our public hearing. Please contact me if you have any questions prior to then.

Sincerely,

**C.G. Johnson Engineering, Inc.**



**Charles G. Johnson, P.E. (Civil)**  
Project Engineer



Enclosures

cc: Philip R. Light  
MA DEP Northeast Region (Certified Mail)  
C.G. Johnson Engineering, Inc. file

**C.G. Johnson Engineering, Inc.**

203 Willow Street

South Hamilton, MA 01982

Phone (978) 468-2957

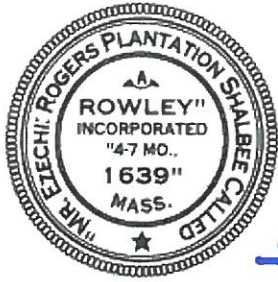
e-mail [cgjohnsoncivil@verizon.net](mailto:cgjohnsoncivil@verizon.net)**Charles G. Johnson, P.E.**

October 10, 2023

**List of Documents for**  
**“Request for Determination of Applicability” (RFD)**  
**for Philip R. Light**  
**for Property at 156 Main Street, Rowley, MA**  
**(Tax Map 25, Lot 30)**

<b>Exhibit Letter</b>	<b>Document</b>	<b>Date</b>
A	Request to Determine Applicability Checklist (1 page)	October 10, 2023
B	Request for Determination of Applicability (3 pages)	October 10, 2023
C	Locus Map from USGS Quad (1 page)	October 10, 2023
D	Locus Map from MassGIS Online Map Viewer (1 page)	October 10, 2023
E	Locus Map from Rowley Tax Map 25 (1 page)	October 10, 2023
F	Site Sketch (1 page)	September 8, 2023
G	Wetland Bylaw Fee Calculation Form (1 page)	October 10, 2023
H	Aerial View (1 page)	October 10, 2023





# Town of Rowley

Conservation Commission

Phone: (978) 948-2330 Fax: (978) 948-7196

Conservation@townofrowley.org

EXHIBIT A (Page 1 of 1)

## REQUEST TO DETERMINE APPLICABILITY CHECKLIST

Send the following by certified mail, return receipt requested, or hand deliver to:

Rowley Conservation Commission, PO Box 24, or 39 Central Street, Room #4, Rowley MA 01969

Two copies of the Application including:

Completed WPA Form 1 – revised July 2020 (EXHIBIT B)

Section of U.S. Geologic Survey (USGS) quadrangle locating site (8 1/2" x 11") (EXHIBIT C)

An appropriately sized section of the Assessor's map clearly identifying the property and all others within a hundred feet (EXHIBITS D & E)

Plans and calculations clearly describing the location and the nature of the proposed work (EXHIBIT F)

Proof of mailing or hand delivery of Application to DEP NE regional office (address below)

One copy of permission to enter form with original signature of property owner (EXHIBIT A) (GREEN CERTIFIED MAIL CARD & Receipt TO BE PROVIDED)

Proof of mailing or delivery of Application to property owner if not applicant

One electronic submission in "PDF" form of all Application documents and plans.

One copy of the Wetland Bylaw Fee Calculation Form with check for appropriate fee. (EXHIBIT G)

Send by certified mail, return receipt requested, or hand deliver to:

DEP NERO, Wetlands Division, 150 Presidential Way, Woburn, MA 01801

One copy of the Application including:

Completed WPA Form 1 – revised July 2020.

Section of U.S. Geologic Survey (USGS) quadrangle locating site (8 1/2" x 11").

An appropriately sized section of the Assessor's map clearly identifying the property and all others within a hundred feet.

Plans and calculations clearly describing the location and the nature of the proposed work.

### PERMISSION TO ENTER

I, Philip R. Light, hereby grant the Rowley Conservation Commission and its

(NAME OF PROPERTY OWNER)

officials permission to enter upon my property at 156 Main Street (Map 25, Lot 30) to

(STREET ADDRESS AND ASSESSOR'S MAP/PARCEL/LOT)

review the filed Request to Determine Applicability and future site conditions for compliance with the issued Determination of Applicability. The sole purpose of this document is to allow Commissioners and their officials to perform their duties under the Wetlands Protection Act (M.G.L. c. 131 s. 40) and the Town of Rowley Wetlands Protection Bylaw.

Signed: Philip R. Light - CGJ

(PROPERTY OWNER)

October 10, 2023

(DATE)







**B. Project Description (cont.)** EXHIBIT B (Page 2 of 3)

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

Phase I: Deep Soil Observation Tests & Percolation Test(s) possibly within 100 feet of a Bordering Vegetated Wetland.

Phase II: Removal of undesirable upland vegetation within 100 feet of a Bordering Vegetated Wetland.

Phase III: Installation of a Septic System Upgrade for the Existing Single Family Dwelling.

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



Massachusetts Department of Environmental Protection  
Bureau of Water Resources - Wetlands

**WPA Form 1- Request for Determination of Applicability** Rowley  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 Municipality

**C. Determinations**

**EXHIBIT B** (Page 3 of 3)

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

- a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance** or **bylaw** of:

Town of Rowley  
Name of Municipality

- e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

**D. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

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

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Philip R. Light - CGS  
Signature of Applicant Philip R. Light

October 10, 2023  
Date

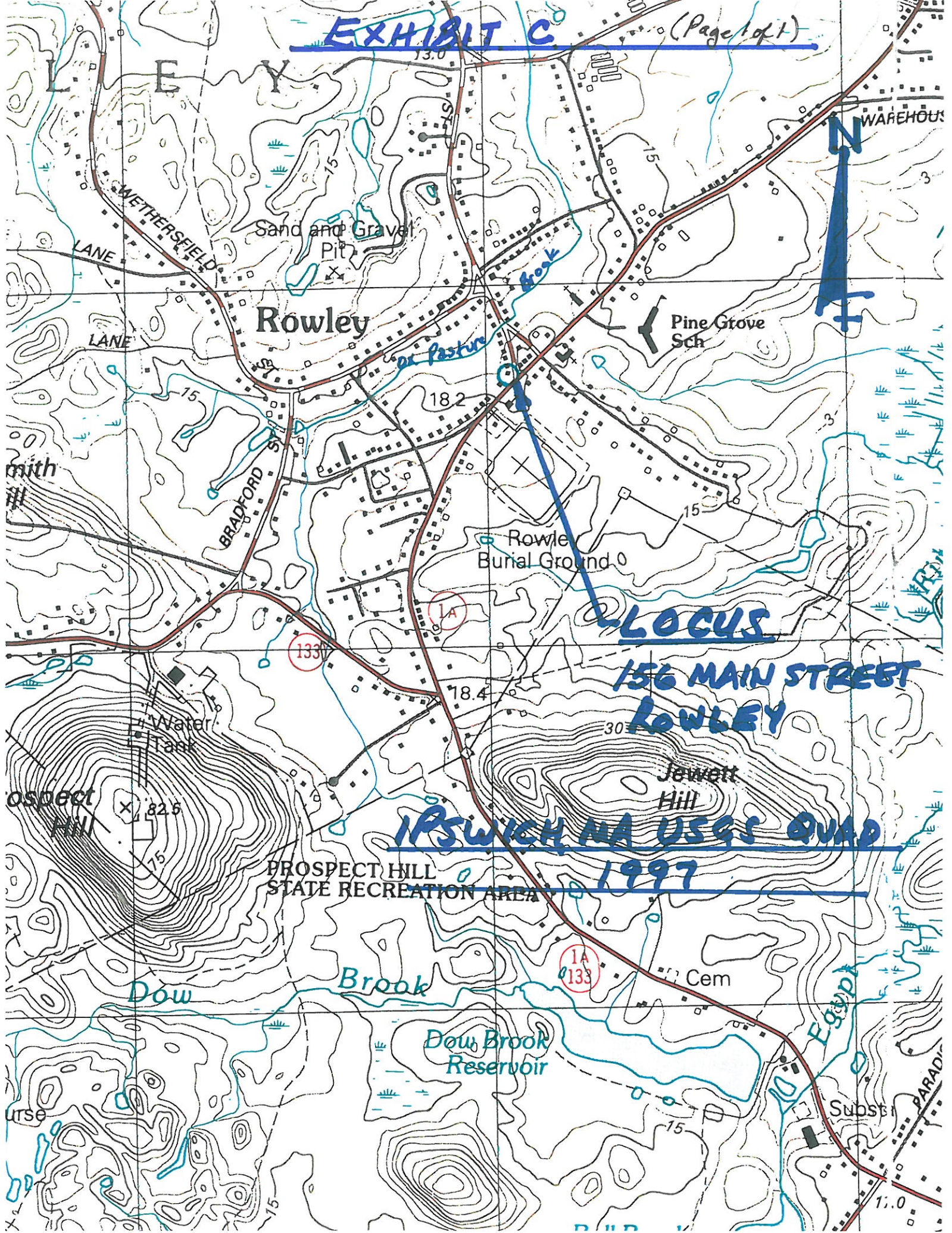
Charles G. Johnson  
Signature of Representative (if any) Charles G. Johnson

October 10, 2023  
Date



**EXHIBIT C**

(Page 1 of 1)



Rowley

Pine Grove Sch

Rowley Burial Ground

**LOCUS**  
**156 MAIN STREET**  
**ROWLEY**

**PROSPECT HILL STATE RECREATION AREA**  
**1997**

PROSPECT HILL STATE RECREATION AREA

Dow Brook Reservoir

Cem

Subst

WAREHOUSES



133

1A 133

1.0

13.0

18.2

18.4

30

82.6

WETHERSFIELD LANE

LANE

BRADFORD ST

Smith Hill

Prospect Hill

Jewett Hill

urse

PARADISE



# Massachusetts Interactive Property Map

**To access parcel information:**

- Enter an address or zoom in by using the +/- tools or your mouse scroll wheel. **Parcels will draw when zoomed in.**
- Click on a parcel to display a popup with information about that parcel.

Click the "Basemap" button to display background aerial imagery.

From the "Layers" button you can turn map features on and off. Check on "Download Parcel Data by City/Town" and click in the map for links to download all parcel data for that municipality.

[Complete Help \(PDF\)](#)

**Parcel Legend:**

- Full address number: largest scale
- House number: medium scale
- Outlines only at smallest scales

[Full Map Legend](#)

**About this Viewer**  
The map displays land property boundaries from assessor parcel maps across Massachusetts. Parcel information is from local assessor databases. [More...](#)

[Read about and download parcel data](#)

Also available: an accessible, non-map-based [Property Information](#)

**LOCUS: 156 MAIN STREET**

**EXHIBIT D (Page 1 of 1)**



EXHIBIT 5



LOCUS

156 MAIN STREET  
ROWLEY, MA

MAIN STREET

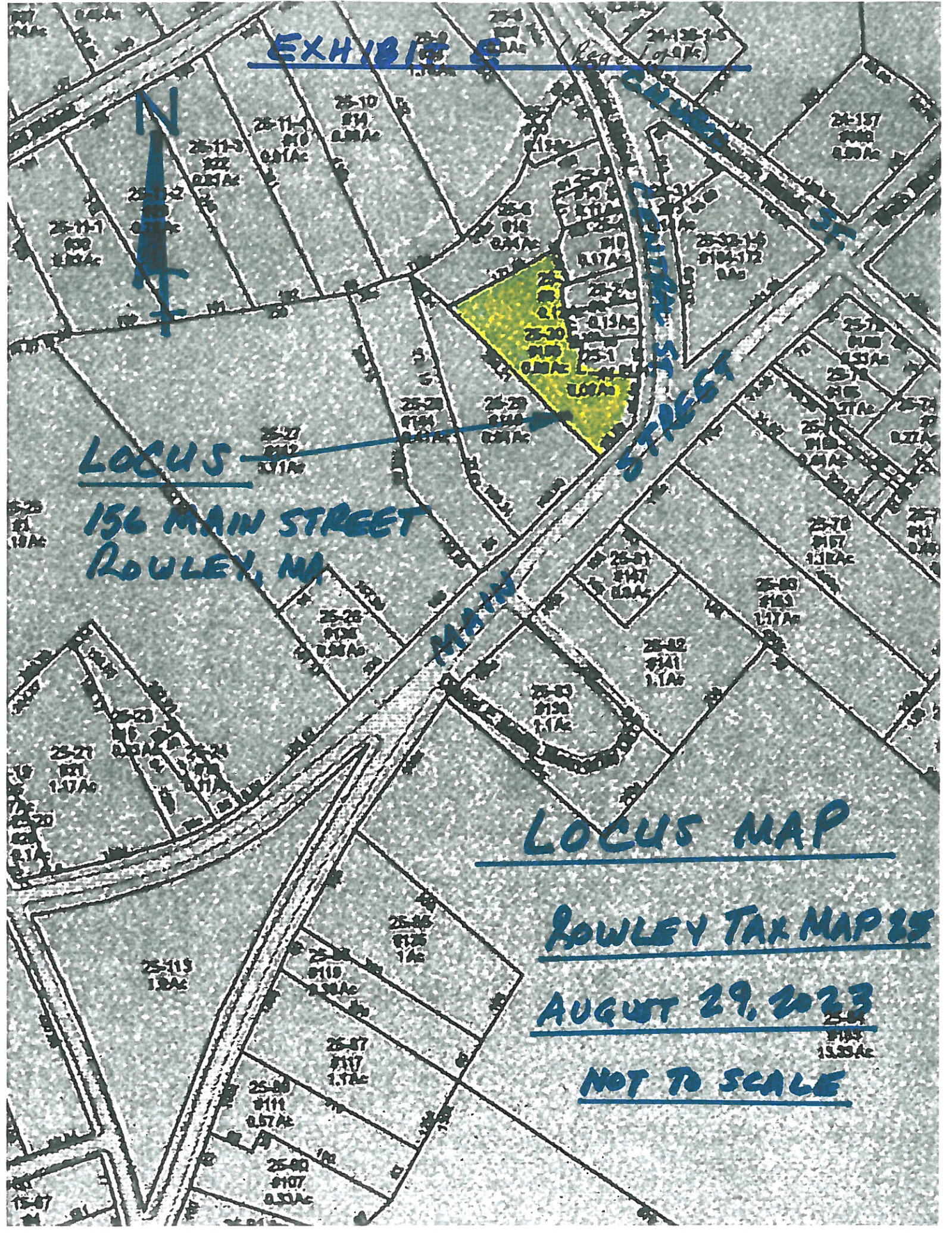
MAIN STREET

LOCUS MAP

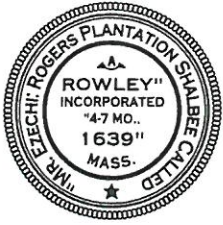
ROWLEY TAX MAP 25

AUGUST 29, 2023

NOT TO SCALE







# Town of Rowley Conservation Department

Town Hall Annex – Room 4  
 39 Central St, P.O. Box 24, Rowley, MA 01969  
 Phone: 978-948-2330 Fax: 978-948-7196  
[conservation@townofrowley.org](mailto:conservation@townofrowley.org)

**EXHIBIT G** (Page 1 of 1)  
 October 10, 2023

## WETLAND BYLAW FEE CALCULATION FORM

Property Address:	Map:	Parcel:	Lot:
APPLICATION NAME / ACTIVITY	LOCAL BYLAW FEE	# of Activities or Measurement	Subtotal
Request for a Determination of Applicability (RDA)	\$75	1	\$75.-
Abbrev. Notice of Resource Area Delineation (ANRAD)			
Single Family House Project	\$1/linear foot, first 100'; \$0.50/lf, second 100'; \$0.10/lf, each additional foot		
All Other Projects	*\$1/linear foot, first 1000'; \$0.50/lf, second 1000'; \$0.10/lf, each additional foot		
Notices of Intent (NOI)			
Category 1 Activity	\$100		
Category 2 Activity	\$250		
Category 3 Activity	\$525		
Category 4 Activity	\$725		
Category 5 Activity	\$2/foot		
Category 6 Activity - If no ANRAD was filed for the project site, then a local Cat. 6 fee must be paid in accordance with the ANRAD fee schedule	See ANRAD fee schedule		
Request to Amend an OOC (RAOC)	\$100		
Resource Area Alterations (for NOI & RAOC)			
Buffer Zone, 50'-100' from resource area boundary	\$0.05 / square foot		
Buffer Zone, 25'-50' from resource area boundary	\$0.10 / square foot		
Buffer Zone, 0'-25' from resource area boundary	\$0.25 / square foot		
Bordering Vegetated Wetlands & Salt Marsh Bank	\$0.35 / square foot		
Land Under Water & Waterways	\$5 / linear foot		
Bordering Land Subject to Flooding & CLSSF**	\$0.35 / square foot		
***Riverfront Area only	\$0.05 / square foot		
Isolated Vegetated Wetlands	\$0.05 / square foot		
Land within Groundwater Protection Area Zone I	\$0.35 / square foot		
Land within Groundwater Protection Area Zone II	\$0.25 / square foot		
Other Local-only Jurisdictional Resource Areas	\$0.05 / square foot		
Extension Permit	\$100		
Certificate of Compliance	Projects under one acre in size: \$100 - over an acre in size \$250		
For filings resulting from enforcement action, double the Local Bylaw Fee Total			
<b>LOCAL BYLAW FEE TOTAL</b>			<b>\$75.-</b>
As Determined by the Commission, Fee Total not to exceed \$15,000 except Enforcement			
<b>NOTES:</b> Check has been mailed separately by Philip R. Light's Bank			
*Local Bylaw Fee maximum of \$100, if, when determined necessary by Commission, applicant agrees to ANRAD review by outside consultant under M.G.L. Ch. 44, sec. 53G			
**Coastal Land Subject to Storm Flowage			
***Local Bylaw Fees for RDA, NOI, & RAOC increase 50% when project is also proposed within a Riverfront Area			
Local Bylaw Fees passed by a Unanimous vote of the Commission on 10/1/2019, effective 10/2/2019			



EXHIBIT H (Page 1 of 1)

OCTOBER 10, 2023

AERIAL VIEW OF 186 MAN STREET, ROWLEY, MA



LOCUS