



NORSE ENVIRONMENTAL SERVICES, INC.

92 Middlesex Road, Unit 4

Tyngsboro, MA 01879

TEL. (978) 649-9932 • FAX (978) 649-7582

Website: www.norseenvironmental.com

NOTICE OF INTENT

FOR

**FALCON RIDGE SUBDIVISION
43 TAYLOR LANE**

ASSESSORS MAP 12 BLOCK 3 LOT 7

ROWLEY, MA

APPLICANT: FALCON RIDGE ASSOCIATES, LLC

AUGUST 2022

PROJECT: 43 TAYLOR LANE - ROWLEY

APPLICANT: FALCON RIDGE ASSOCIATES, LLC

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Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 – Notice of Intent
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

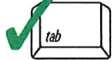
Provided by MassDEP:

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):

43 Taylor Lane	Rowley	01969
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.720625	70.919722
Map 12	d. Latitude	e. Longitude
f. Assessors Map/Plat Number	Block 3 Lot 7	
	g. Parcel /Lot Number	

2. Applicant:

Robert	Nixon	
a. First Name	b. Last Name	
Falcon Ridge Associates, LLC		
c. Organization		
357 North Street		
d. Street Address		
Georgetown	MA	01833
e. City/Town	f. State	g. Zip Code
(978) 302-5644	rob.bitterroot60@yahoo.com	
h. Phone Number	i. Fax Number	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):

Maureen	Herald	
a. First Name	b. Last Name	
Norse Environmental Services, Inc.		
c. Company		
92 Middlesex Road, Unit 4		
d. Street Address		
Tyngsboro	MA	01879
e. City/Town	f. State	g. Zip Code
(978) 649-9932	mail@norseenv.com	
h. Phone Number	i. Fax Number	j. Email address

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

\$165.00	\$70.00	\$95.00
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:

The applicant is proposing to clear and cut trees and grade within the 200 ft. Riverfront Area for the construction of a single family dwelling.

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:

E.S.R.D.	
a. County	b. Certificate # (if registered land)
38811	1
c. Book	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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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 _____ 3. cubic yards dredged _____	2. square feet _____

<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 _____ 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
1. Unnamed Perennial Stream aka Taylor 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: 2641 s.f.
 square feet

4. Proposed alteration of the Riverfront Area:

<u>202 s.f.</u>	<u>- 0 -</u>	<u>202 s.f.</u>
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 (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

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: 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.

Notice of Intent Plan, Lot 7, 43 Taylor Lane

a. Plan Title

ASB design group LLC

Thad D Berry

b. Prepared By

c. Signed and Stamped by

8-5-2022

1" = 20'

d. Final Revision Date

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:

Town of Rowley - Check No. 1220

8-8-2022

2. Municipal Check Number

3. Check date

Commonwealth of MA - Check No. 1219

8-8-2022

4. State Check Number

5. Check date

Steven

Eriksen

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

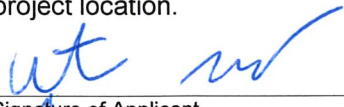

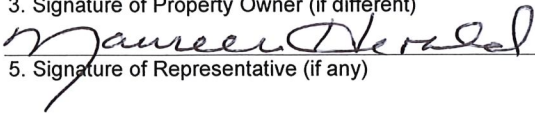
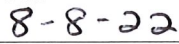
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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MassDEP File Number	
Document Transaction Number	
Rowley	
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.

	
1. Signature of Applicant	2. Date
3. Signature of Property Owner (if different)	4. Date
	
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.



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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:

43 Taylor Lane Rowley
 a. Street Address b. City/Town
 Check No. 1219 \$70.00
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Robert Nixon
 a. First Name b. Last Name
 Falcon Ridge Associates, LLC
 c. Organization
 357 North Street
 d. Mailing Address
 Georgetown MA 01833
 e. City/Town f. State g. Zip Code
 (978) 302-5644 rob.bitterroot60@yahoo.com
 h. Phone Number i. Fax Number 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

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

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.



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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 1(a)	1	\$110.00	
Riverfront Area	(1.5)		\$165.00

Step 5/Total Project Fee: \$165.00

Step 6/Fee Payments:

Total Project Fee:	\$165.00
State share of filing Fee:	\$70.00
City/Town share of filling Fee:	\$95.00
	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.)

**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 Falcon Ridge Associates, LLC
(name & address)
- B:** The applicant has filed a(n) Notice of Intent with the Rowley Conservation Commission seeking to
(permit type)

Description of Project: The applicant is proposing to clear and cut trees and grade within the 200 ft. Riverfront Area for the construction of a single family dwelling.
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 43 Taylor Lane - Map 12 Block 3 Lot 7
- 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, **Norse Environmental Services**, by calling this telephone number (978) 649-9932 * between the hours of 8:00 am-6:00 pm Monday - Thursday and 8:00-12:00 on Friday.

**Circle One: This is the applicant, representative, or other (specify):*

Norse Environmental Services, Inc. 92 Middlesex Road, Unit 4, Tyngsboro, MA 01879
(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**

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
012-003-07	43 TAYLOR LN	FALCON RIDGE ASSOCIATES LLC 357 NORTH ST GEORGETOWN, MA 01833

A B U T T E R S		
=====		
009-023	DANIELS RD	TRS TOMPKINS DESJARDINS TRUST TOMPKINS BRUCE E ET AL TRUSTEES 74 LONG HILL RD ROWLEY, MA 01969
011-001-01	488 WETHERSFIELD ST	DWYER JOHN DWYER SILVIA 488 WETHERSFIELD ST ROWLEY, MA 01969
011-001-02	476 WETHERSFIELD ST	GRENIER MATTHEW P GRENIER JENNIFER A 476 WETHERSFIELD ST ROWLEY, MA 01969
011-001-03	470 WETHERSFIELD ST	TRS BETTS-BEASLEY REALTY TRUST BEASLEY EARLE C ET AL TRUSTEES 470 WETHERSFIELD ST ROWLEY, MA 01969
011-001-04	456 WETHERSFIELD ST	GARRON RONALD A JR GARRON TAMMY M 456 WETHERSFIELD ST ROWLEY, MA 01969
011-003-03	532 WETHERSFIELD ST	ROSSE DEBORAH A 532 WETHERSFIELD ST ROWLEY, MA 01969
012-001-01	448 WETHERSFIELD ST	LAMPERT LORI S 448 WETHERSFIELD ST ROWLEY, MA 01969
012-001-02	438 WETHERSFIELD ST	GREENING GEOFFREY BRUCE 438 WETHERSFIELD ST ROWLEY, MA 01969
012-001-03	434 WETHERSFIELD ST	TOWN OF ROWLEY CONSERVATION COMMISSION PO BOX 24 ROWLEY, MA 01969

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
012-003-07	43 TAYLOR LN	FALCON RIDGE ASSOCIATES LLC 357 NORTH ST GEORGETOWN, MA 01833

A B U T T E R S

012-001-04	432 WETHERSFIELD ST	TOWN OF ROWLEY CONSERVATION COMMISSION PO BOX 24 ROWLEY, MA 01969
012-001-05	WETHERSFIELD ST	TOWN OF ROWLEY CONSERVATION COMMISSION PO BOX 24 ROWLEY, MA 01969
012-003-01	2 TAYLOR LN	ESPOSITO MICHAEL ESPOSITO ANIKA 2 TAYLOR LN ROWLEY, MA 01969
012-003-02	4 TAYLOR LN	DISTASO DANIEL DISTASO TERI LIN 4 TAYLOR LN ROWLEY, MA 01969
012-003-03	6 TAYLOR LN	MCHUGH THOMAS G JR MCHUGH LORI A 6 TAYLOR LN ROWLEY, MA 01969
012-003-04	8 TAYLOR LN	MADDEN MICHAEL MADDEN LORA 8 TAYLOR LN ROWLEY, MA 01969
012-003-05	10 TAYLOR LN	ROWLEY BUILDERS LLC S/O TRS SOCK LIVING TRUST 10 TAYLOR LN ROWLEY, MA 01969
012-003-06	45 TAYLOR LN *	FALCON RIDGE ASSOCIATES LLC 357 NORTH ST GEORGETOWN, MA 01833
012-003-08	41 TAYLOR LN	PRIMACK ERIC 33 PINE HILL RD NEWBURYPORT, MA 01950

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
012-003-07	43 TAYLOR LN	FALCON RIDGE ASSOCIATES LLC 357 NORTH ST GEORGETOWN, MA 01833
----- A B U T T E R S -----		
012-003-09	39 TAYLOR LN	FALCON RIDGE ASSOCIATES LLC S/O PEN HOME BUILDERS LLC 5 WOODLAND DR TEWKSBURY, MA 01876
012-003-13	37 BOB MERRY LN	FALCON RIDGE ASSOCIATES LLC S/O ADVA CONSTRUCTION/DESIGN LLC 9 KENNEY RD MIDDLETON, MA 01949
012-003-14	35 BOB MERRY LN	FALCON RIDGE ASSOCIATES LLC S/O ADVA CONSTRUCTION/DESIGN LLC 9 KENNEY RD MIDDLETON, MA 01949
012-003-15	33 BOB MERRY LN	ADVA CONSTRUCTION DESIGN LLC 9 KENNEY RD MIDDLETON, MA 01949
012-003-16	31 BOB MERRY LN	ADVA CONSTRUCTION DESIGN LLC 9 KENNEY RD MIDDLETON, MA 01949
012-003-17	29 BOB MERRY LN	PRIMACK ERIC 33 PINE HILL RD NEWBURYPORT, MA 01950
012-003-18	36 BOB MERRY LN	FALCON RIDGE COBALT LLC 76 STATE ST NEWBURYPORT, MA 01950
012-003-19	38 BOB MERRY LN	TRS FALCON RIDGE CBC TRUST KENNEDY DAVID TRUSTEE 38 BOB MERRY LN ROWLEY, MA 01969
012-003-20	40 BOB MERRY LN	FALCON RIDGE COBALT LLC S/O JARRED PIPPY ET AL 40 BOB MERRY LN ROWLEY, MA 01969
012-003-21	33 TAYLOR LN	TAYLOR LANE HOMES LLC 5 BRISCOE ST SUITE 2 BEVERLY, MA 01915

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
012-003-07	43 TAYLOR LN	FALCON RIDGE ASSOCIATES LLC 357 NORTH ST GEORGETOWN, MA 01833
----- A B U T T E R S -----		
012-003-22	31 TAYLOR LN	ROWLEY BUILDERS LLC 518 CABOT ST BEVERLY, MA 01915
012-003-23	29 TAYLOR LN	TAYLOR LANE HOMES LLC 5 BRISCOE ST SUITE 2 BEVERLY, MA 01915
012-003-38	5 TAYLOR LN	CHASE THOMAS PINO-CHASE PATRICIA V 5 TAYLOR LN ROWLEY, MA 01969
012-003-39	12 TAYLOR LN	ROWLEY BUILDERS LLC 518 CABOT ST BEVERLY, MA 01915
012-003-40	32 TAYLOR LN	FALCON RIDGE ASSOCIATES LLC S/O PEN HOME BUILDERS LLC 5 WOODLAND DR TEWKSBURY, MA 01876
012-003-41	30 TAYLOR LN	FALCON RIDGE COBALT LLC 76 STATE ST NEWBURYPORT, MA 01950
012-003-42	28 TAYLOR LN	FALCON RIDGE ASSOCIATES LLC S/O FALCON RIDGE COBALT LLC 76 STATE ST NEWBURYPORT, MA 01950
012-003-B	TAYLOR LN ✎	FALCON RIDGE ASSOCIATES LLC 357 NORTH ST GEORGETOWN, MA 01833
012-003-C	TAYLOR LN ✎	FALCON RIDGE ASSOCIATES LLC 357 NORTH ST GEORGETOWN, MA 01833
012-003-D	BOB MERRY LN ✎	FALCON RIDGE ASSOCIATES LLC 357 NORTH ST GEORGETOWN, MA 01833

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
012-003-07	43 TAYLOR LN	FALCON RIDGE ASSOCIATES LLC 357 NORTH ST GEORGETOWN, MA 01833

A B U T T E R S

018-007	390 WETHERSFIELD ST	TOWN OF ROWLEY CONSERVATION COMMISSION PO BOX 24 ROWLEY, MA 01969
019-001-B	HILLSIDE ST	TOWN OF ROWLEY CONSERVATION COMMISSION PO BOX 24 ROWLEY, MA 01969
019-008-01	413 WETHERSFIELD ST	VEILLEUX AMANDA 413 WETHERSFIELD ST ROWLEY, MA 01969

41 parcels listed



Sean M. Fadden
Principal Assessor

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

(To be submitted to the Massachusetts Department of Environmental Protection and the Rowley Conservation Commission when filing a Notice of Intent)

I, Maureen Herald, hereby certify to the best of my knowledge, under the pains and penalties of perjury that on August 8, 2022 I gave notification to the abutters in compliance with the second paragraph of Massachusetts General Law 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 under the Massachusetts Wetlands Protection Act by Falcon Ridge Associates, LLC with the Rowley Conservation Commission on August 8, 2022 for property located at 43 Taylor Lane.

The form of the notification, and a list of the abutters to whom it was given and their addressees, are attached to this Affidavit of Service.

Maureen Herald
Name

8-8-22
Date



NORSE ENVIRONMENTAL SERVICES, INC.

92 Middlesex Road, Unit 4

Tyngsboro, MA 01879

TEL. (978) 649-9932 • FAX (978) 649-7582

Website: www.norseenvironmental.com

Notice of Intent Report

For

Falcon Ridge Subdivision 43 Taylor Lane

**Map 12 Block 3 Lot 7
Rowley, MA**

Prepared For

Falcon Ridge Associates, LLC
357 North Street
Georgetown, MA 01833

Prepared By

Norse Environmental Services, Inc.
92 Middlesex Road, Unit 4
Tyngsboro, MA 01879

August 2022

Narrative

The applicant is proposing to clear and cut trees and grade within the 200 ft. Riverfront Area for the construction of a single-family dwelling. The site will be serviced by municipal water and septic system. Erosion controls will be set and maintained for the duration of the project.

Existing Conditions

The property consists of 0.85 acres of land, located within the Falcon Ridge Subdivision. The lot is south of building lot 6, west of stormwater management system, BMP 11, and unnamed perennial stream aka Taylor Brook. A portion of the property is wooded with typical New England plant species of white pine (*Pinus strobus*), oaks (*Quercus sp.*) and red maple (*Acer rubrum*).

The wetland boundary was established by an ORAD filing and subsequent Order of Condition, DEP File No.063-693, for the Falcon Ridge roadway, roadway crossing and drainage.

No work is within the 100 ft. Buffer Zone to Bordering Vegetated Wetlands. The property is not located in Bordering Land Subject to Flooding or the 100-year floodplain. The site is not located within the NHESP mapping of Estimated and/or Priority Habitat.

Soils

The Web Soil Survey maps this site as Amostown series. Amostown series consists of coarse-loamy, mixed, mesic Typic Dystrochrepts. The soils are deep and moderately well drained. They formed in glacial outwash derived mainly from mica schist and gneiss. Amostown soils are on old lakebeds and deltas. Slopes range from 0 to 8 percent.

Riverfront Area

10.58(4)(d) No Significant Adverse Impact. The work, including proposed mitigation measures, must have no significant adverse impact on the riverfront area to protect the interests identified in M.G.L. c. 131, § 40.

1. Within 200-foot riverfront areas, the issuing authority may allow the alteration of up to 5000 square feet or 10% of the riverfront area within the lot, whichever is greater, on a lot recorded on or before October 6, 1997 or lots recorded after October 6, 1997 subject to the restrictions of 310 CMR 10.58(4)(c)2.b.vi., or up to 10% of the riverfront area within a lot recorded after October 6, 1997, provided that:

The total riverfront area on the site is 2641 +/- s.f. and the applicant is proposing to alter 202 +/- s.f. of the Riverfront Area to clear and cut trees and grade. This is less than the 5000 s.f. threshold allowed under the Riverfront Regulations.

a. At a minimum, a 100-foot-wide area of undisturbed vegetation is provided. This area shall extend from mean annual high-water along the river unless another location would better protect the interests identified in M.G.L. c. 131 § 40. If there is not a 100-foot-wide area of undisturbed vegetation within the riverfront area, existing vegetative cover shall be preserved or extended to the maximum extent feasible to approximate a 100-foot wide corridor of natural vegetation. Replication and compensatory storage required to meet other resource area performance standards are allowed within this area; structural stormwater management measures may be allowed only when there is no practicable alternative. Temporary impacts where necessary for installation of linear site-related utilities are allowed, provided the area is restored to its natural conditions. Proposed work which does not meet the requirement of 310 CMR 10.58(4)(d)1.a. may be allowed only if an applicant demonstrates by a preponderance of evidence from a competent source that an area of undisturbed vegetation with an overall average width of 100 feet will provide equivalent protection of the riverfront area, or that a partial rebuttal of the presumptions of significance is sufficient to justify a lesser area of undisturbed vegetation;

No work is proposed within the 100-foot Riverfront Area or inner riparian zone. The previous Order of Conditions, DEP File No.063-693, permitted a portion of stormwater management system, BMP 11, within the inner riparian zone.

b. Stormwater is managed according to standards established by the Department in its Stormwater Policy.

The project is exempt from the requirements of Stormwater Management because it is a single-family dwelling project. However, the applicant is incorporating rooftop infiltration for the proposed dwelling.

c. Proposed work does not impair the capacity of the riverfront area to provide important wildlife habitat functions. Work shall not result in an impairment of the capacity to provide vernal pool habitat identified by evidence from a competent source, but not yet certified. For work within an undeveloped riverfront area which exceeds 5,000 square feet, the issuing authority may require a wildlife habitat evaluation study under 310 CMR 10.60.

The proposed work will not impair the capacity of the riverfront area to provide important wildlife habitat functions. The site is not located within Natural Heritage and Endangered Species or Estimated and/or Priority Habitat.

d. Proposed work shall not impair groundwater or surface water quality by incorporating erosion and sedimentation controls and other measures to attenuate nonpoint source pollution.

The proposed work shall not impair groundwater or surface water quality as the applicant is incorporating rooftop infiltration and erosion controls into the project design.

Alternative Analysis

The applicant is proposing to clear and cut trees and grade within the outer riparian zone for the construction of a single-family dwelling. Please see the alternative analysis below:

1. The first alternative is a no build. This is not a desirable alternative as the site is a buildable lot and the project complies with 310 CMR 10.00 and Rowley's Bylaw.
2. The second alternative is to shift the project and relocate the grading west of the 200 ft. Riverfront Area. This is not a desirable alternative because of the proposed septic system and exiting topography. The applicant is only proposing minor grading or 202 s.f. of Riverfront alteration.
3. The third alternative is to shift the dwelling south, to try and avoid encroachment into the 200 ft. Riverfront Area. This is not a desirable alternative because it would require extending the driveway or increasing the impervious area of the lot.

The preferred alternative is proposed in this Notice of Intent filing. The applicant is proposing 202 s.f. of alteration. As mentioned above, the existing stormwater management system, BMP 11, is located between this lot and the perennial stream.

Rowley Wetlands Protection Bylaw

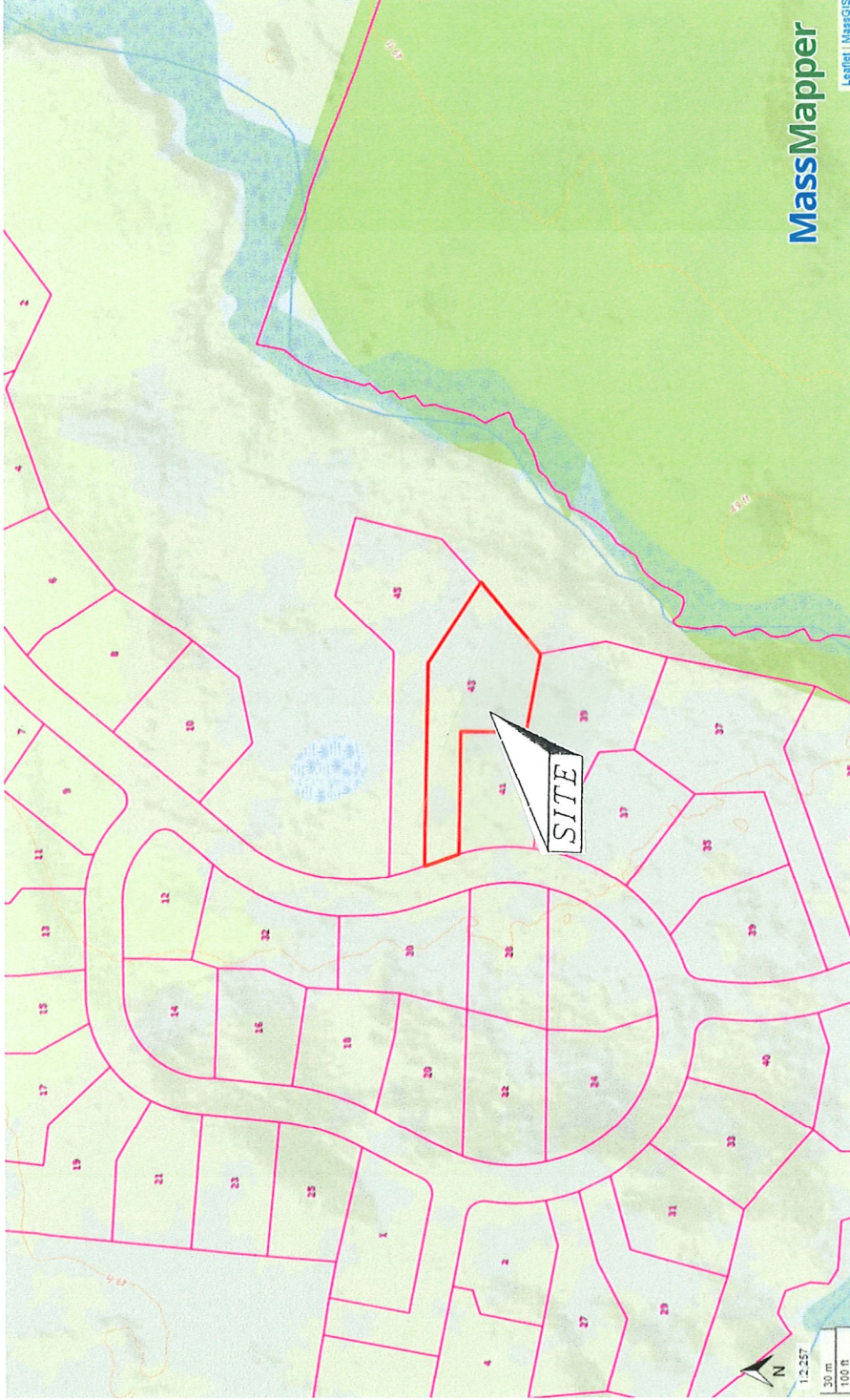
No Cut / No Disturbance Zone shall be determined by a vote of the Commission and shall consist of an area, extending typically 25 – 50 feet from a resource area as specified in Section III(A) of this Bylaw, (but in no case extending beyond the 100-foot buffer zone), in which virtually no activities or work, other than non-motorized passage, are permitted. This determination will be made in order to protect the interests and values enumerated in Section I of the Bylaw. Among other site-specific conditions set by the Commission, no vegetation may be disturbed. The no disturbance zone shall remain

unchanged from its natural, vegetated state. No Cut / No Disturbance zones exist only when ordered by a vote by the Commission on an application.

The project complies with the No Cut / No Disturbance Zone as all work is proposed outside the 100 ft. Buffer Zone to Bordering Vegetated Wetlands.

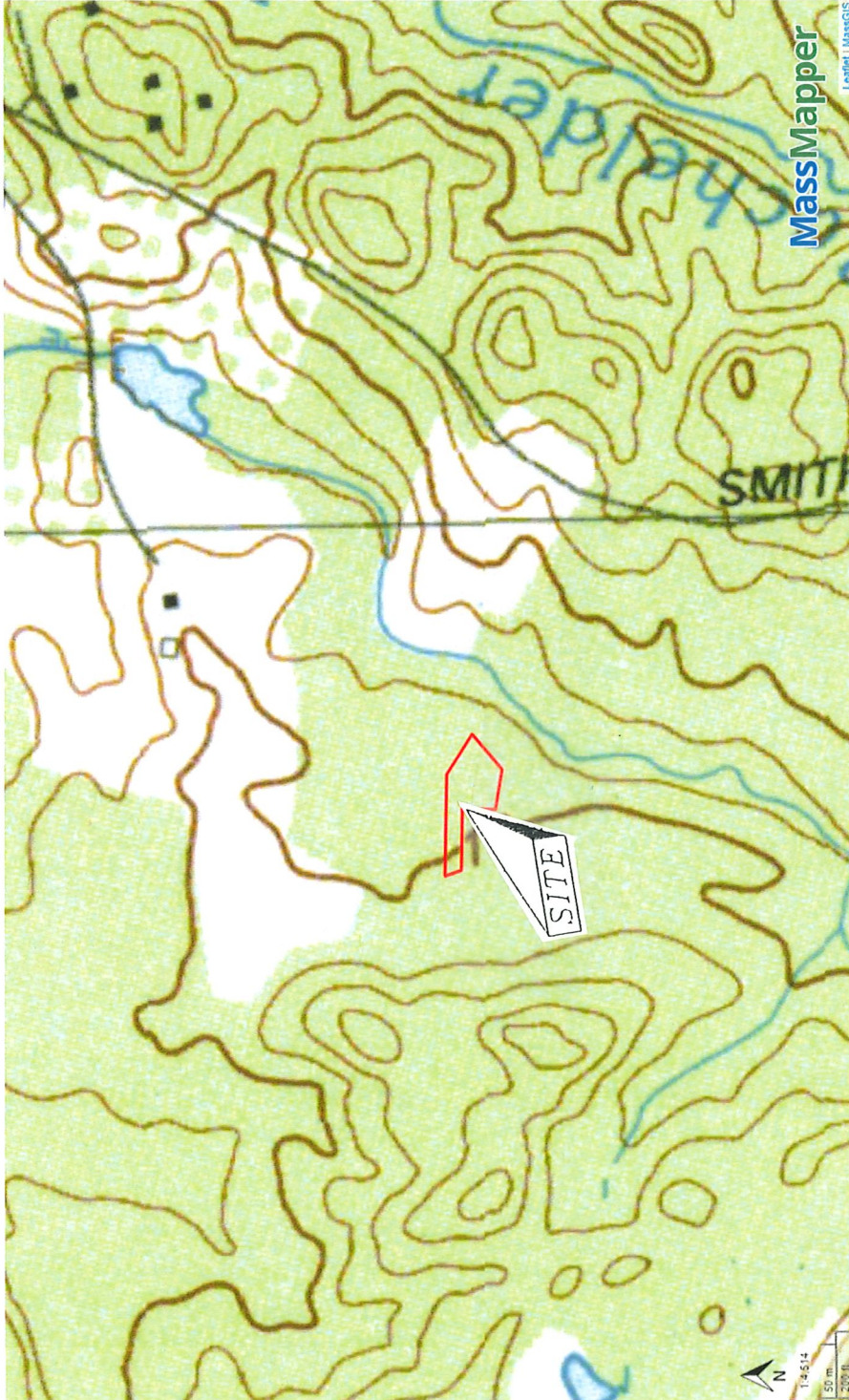
43 Taylor Lane - Rowley

Property Tax Parcels



43 Taylor Lane - Rowley

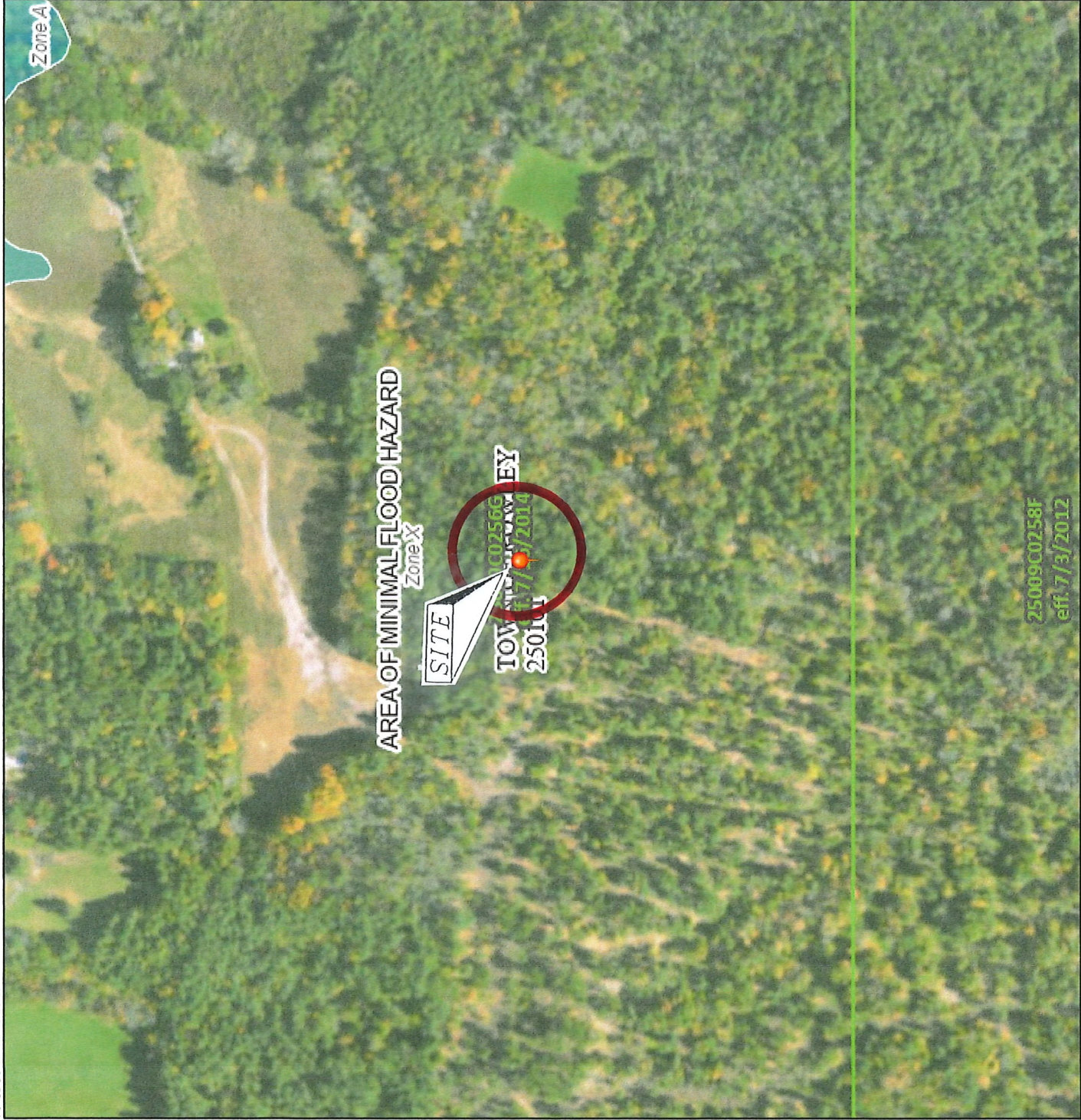
USGS Topographic Maps
Property Tax Parcels



National Flood Hazard Layer FIRMette



70°55'30"W 42°43'28"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone J*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN *Zone X*
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMFRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

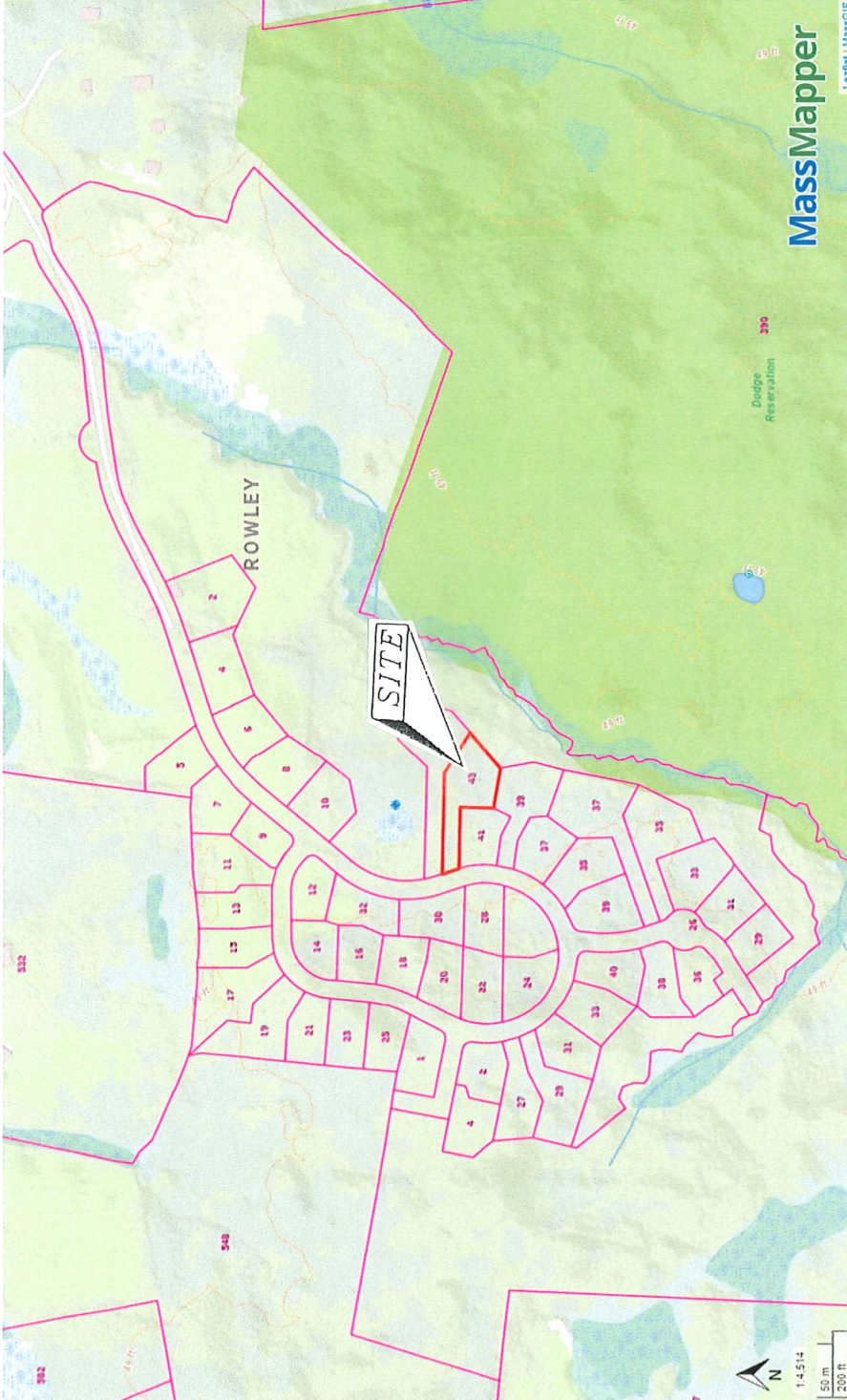
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/8/2022 at 11:06 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRW panel number, and FIRW effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



43 Taylor Lane - Rowley



Areas of Critical Environmental Concern
ACECs



Potential Vernal Pools



NHESP Priority Habitats of Rare Species



NHESP Estimated Habitats of Rare
Wildlife



NHESP Certified Vernal Pools



Property Tax Parcels