



**NORSE ENVIRONMENTAL SERVICES, INC.**

*92 Middlesex Road, Unit 4*

*Tyngsboro, MA 01879*

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

*Website: [www.norseenvironmental.com](http://www.norseenvironmental.com)*

## **NOTICE OF INTENT**

**FOR**

**FALCON RIDGE SUBDIVISION  
45 TAYLOR LANE**

**ASSESSORS MAP 12      BLOCK 3      LOT 6**

**ROWLEY, MA**

**APPLICANT: FALCON RIDGE ASSOCIATES, LLC**

**AUGUST 2022**

**PROJECT:** 45 TAYLOR LANE - ROWLEY

**APPLICANT:** FALCON RIDGE ASSOCIATES, LLC

## TABLE OF CONTENTS

- NOTICE OF INTENT
- WETLAND FEE TRANSMITTAL FORM
- NOTIFICATION TO ABUTTERS
- ABUTTERS LIST
- AFFIDAVIT OF SERVICE
- NOI REPORT
- LOCUS MAP
- TOPOGRAPHIC MAP
- SOILS MAP
- FEMA MAP
- 2022 NHESP MAP
- PLAN



**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):

45 Taylor Lane

a. Street Address

Rowley

b. City/Town

01969

c. Zip Code

Latitude and Longitude:

42.721236

d. Latitude

70.919306

e. Longitude

Map 12

f. Assessors Map/Plat Number

Block 3 Lot 6

g. Parcel /Lot Number

2. Applicant:

Robert

a. First Name

Nixon

b. Last Name

Falcon Ridge Associates, LLC

c. Organization

357 North Street

d. Street Address

Georgetown

e. City/Town

MA

f. State

01833

g. Zip Code

(978) 302-5644

h. Phone Number

i. Fax Number

rob.bitterroot60@yahoo.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):

Maureen

a. First Name

Herald

b. Last Name

Norse Environmental Services, Inc.

c. Company

92 Middlesex Road, Unit 4

d. Street Address

Tyngsboro

e. City/Town

MA

f. State

01879

g. Zip Code

(978) 649-9932

h. Phone Number

i. Fax Number

mail@norseenv.com

j. Email address

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

\$165.00

a. Total Fee Paid

\$70.00

b. State Fee Paid

\$95.00

c. City/Town Fee Paid



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

Provided by MassDEP:  
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 \_\_\_\_\_  
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 City/Town

**A. General Information (continued)**

6. General Project Description:

The applicant is proposing to clear and cut trees, install rooftop infiltration, grading and associated utilities 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 CMR 10.24(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

38811

c. Book

b. Certificate # (if registered land)

1

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.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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

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

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

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

f.  Riverfront Area  
 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: 4887 s.f.  
square feet

4. Proposed alteration of the Riverfront Area:

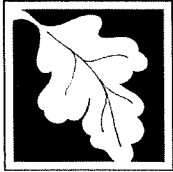
2126 s.f. a. total square feet      - 0 - b. square feet within 100 ft.      2126 s.f. c. square feet between 100 ft. and 200 ft.

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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 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

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

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---

Rowley

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City/Town

**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**

8/2022  
 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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 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

**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)

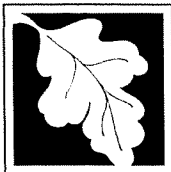
Division of Marine Fisheries -  
 North Shore Office  
 Attn: Environmental Reviewer  
 30 Emerson Avenue  
 Gloucester, MA 01930  
 Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

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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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

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

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**

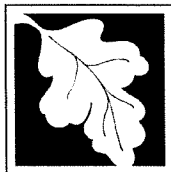
- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

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.

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



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

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

MassDEP File Number

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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 6, 45 Taylor Lane

a. Plan Title

ASB design group LLC

Thad 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. 1224

8-8-2022

2. Municipal Check Number

3. Check date

Commonwealth of MA - Check No. 1223

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

Provided by MassDEP:

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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).

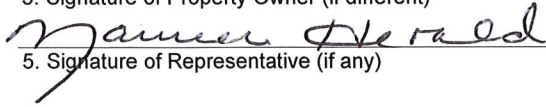
I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet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

  
\_\_\_\_\_  
1. Signature of Applicant

8-5-22  
\_\_\_\_\_  
2. Date

\_\_\_\_\_  
3. Signature of Property Owner (if different)

\_\_\_\_\_  
4. Date

  
\_\_\_\_\_  
5. Signature of Representative (if any)

8-8-22  
\_\_\_\_\_  
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.



**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:

45 Taylor Lane Rowley  
 a. Street Address b. City/Town  
 Check No. 1223  
 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

**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 1(a)	1	\$110.00	
Riverfroth 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:	a. Total Fee from Step 5 \$70.00
City/Town share of filling Fee:	b. 1/2 Total Fee less \$12.50 \$95.00
	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, install rooftop infiltration, grading and associated utilities within the 200 ft. Riverfront Area for the construction of a single family dwelling.

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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 45 Taylor Lane - Map 12 Block 3 Lot 6

**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.

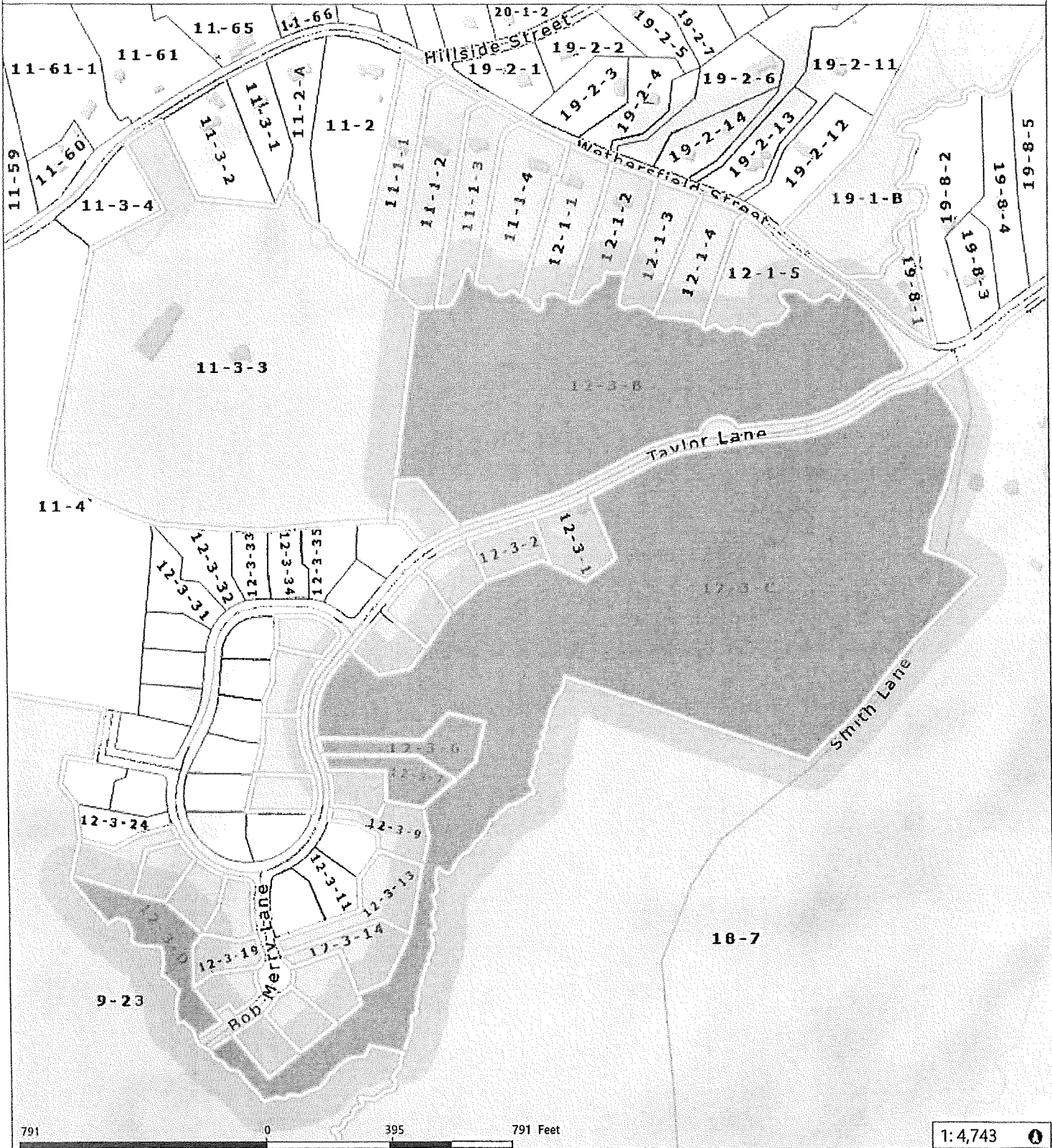
**Note:** Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the Newburyport Daily News.

**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.

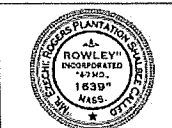
**Note:** You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, **call: Northeast Regional Office 978 694-3200 or write DEP NERO 205B Lowell Street, Wilmington, MA 01887**

# Town of Rowley

08/05/2022



Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the Town of Rowley & MassGIS/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	Interstate
Parcels	Major Road
Building Footprints	Local Road
Hydrographic Features	Streams

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
012-003-06	45 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
012-003-06	45 TAYLOR LN	FALCON RIDGE ASSOCIATES LLC 357 NORTH ST GEORGETOWN, MA 01833

A B U T T E R S  
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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
012-003-07	43 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
012-003-06	45 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
012-003-06	45 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
012-003-06	45 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. Fidd*  
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 45 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](http://www.norseenvironmental.com)

## **Notice of Intent Report**

For

### **Falcon Ridge Subdivision 45 Taylor Lane**

**Map 12 Block 3 Lot 6  
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, install rooftop infiltration, grading and associated utilities 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 1.02 acres of land, located within the Falcon Ridge Subdivision. The lot is located south of the certified vernal pool, CVP No. 8022, 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 proposed within 100 ft. Vernal Pool Habitat, No Cut/No Disturbance Zone or 100 ft. 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 4887 +/- s.f. and the applicant is proposing to alter 2126 +/- s.f. of the Riverfront Area for the installation of rooftop infiltration and grading. 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 providing 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. In addition, all work is proposed greater than 100 ft. from the Certified Vernal Pool.*

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 proposing rooftop infiltration and erosion controls into the project design.*

### **Alternative Analysis**

The applicant is proposing to clear and cut trees, install rooftop infiltration, grading and associated utilities 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 relocate the dwelling and grading west of the 200 ft. Riverfront Area. This is not a desirable alternative because this proposal is likely to encroach within the 100 ft. Vernal Pool Habitat No Cut / No Disturbance Zone. The Rowley Conservation Commission does not allow any work within 100 ft. of a certified vernal pool. It should be noted that the stormwater management system, BMP 11, is located between the lot and the perennial stream.
3. The third alternative is to shift the dwelling north, to try and avoid encroachment into the 200 ft. Riverfront Area. This is not a desirable alternative as the applicant is proposing the septic system north of the dwelling. The 200 ft. Riverfront Area falls along the westerly property line, so any reduction in alteration is unlikely. The project is designed to tie into the grading along the existing drainage system and thereby limiting the alteration within the 200 ft. Riverfront Area. If the project shifted north more clearing within the riverfront area is likely to be required.

The preferred alternative is the one proposed in this Notice of Intent filing. The applicant is proposing 2126 s.f. of alteration. As mentioned above, the existing stormwater management system, BMP 11, is located between this lot and the perennial stream. The lots grading will tie into the existing drainage system thereby limiting the s.f. alteration within the Riverfront Area.

### **Rowley Wetlands Protection Bylaw**

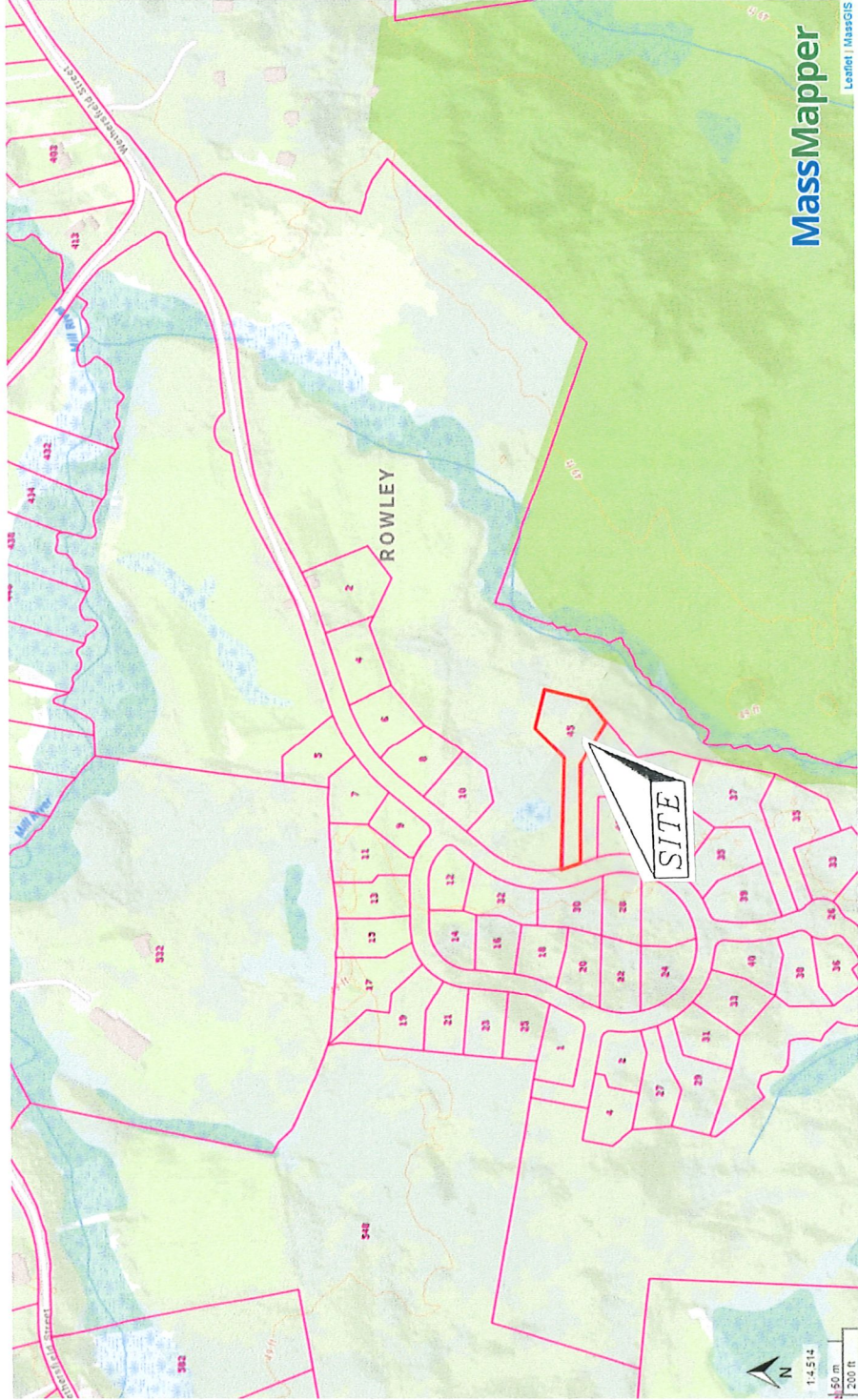
**No Cut / No Disturbance Zone** shall be determined by a vote of the Commission and shall consist of an area, extending typically 25 – 50 feet from a resource area as specified

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. Vernal Pool Habitat and 100 ft. Buffer Zone to Bordering Vegetated Wetlands.*

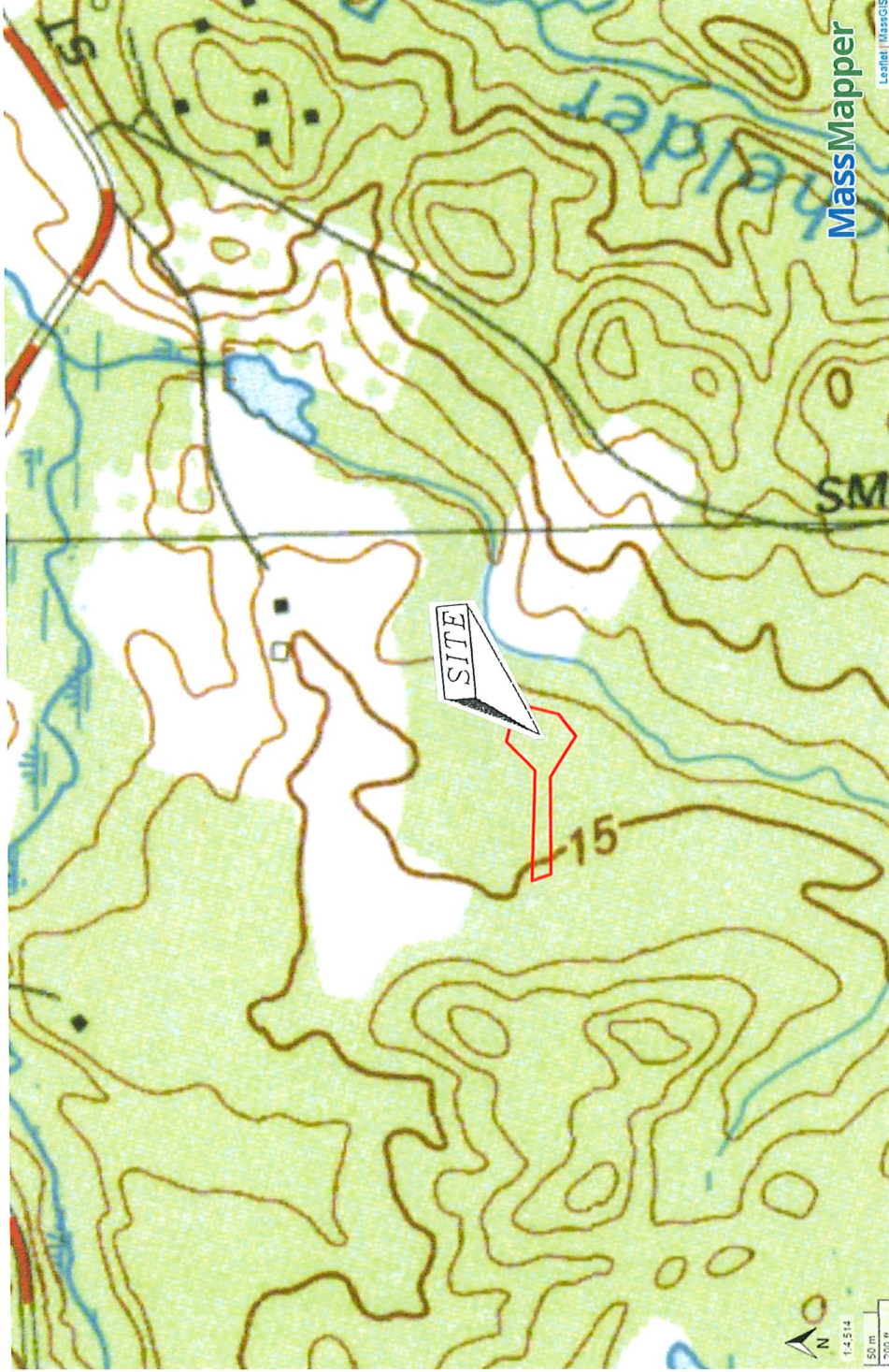
# 45 Taylor Lane - Rowley

Property Tax Parcels



# 45 Taylor Lane - Rowley

USGS Topographic Maps  
Property Tax Parcels

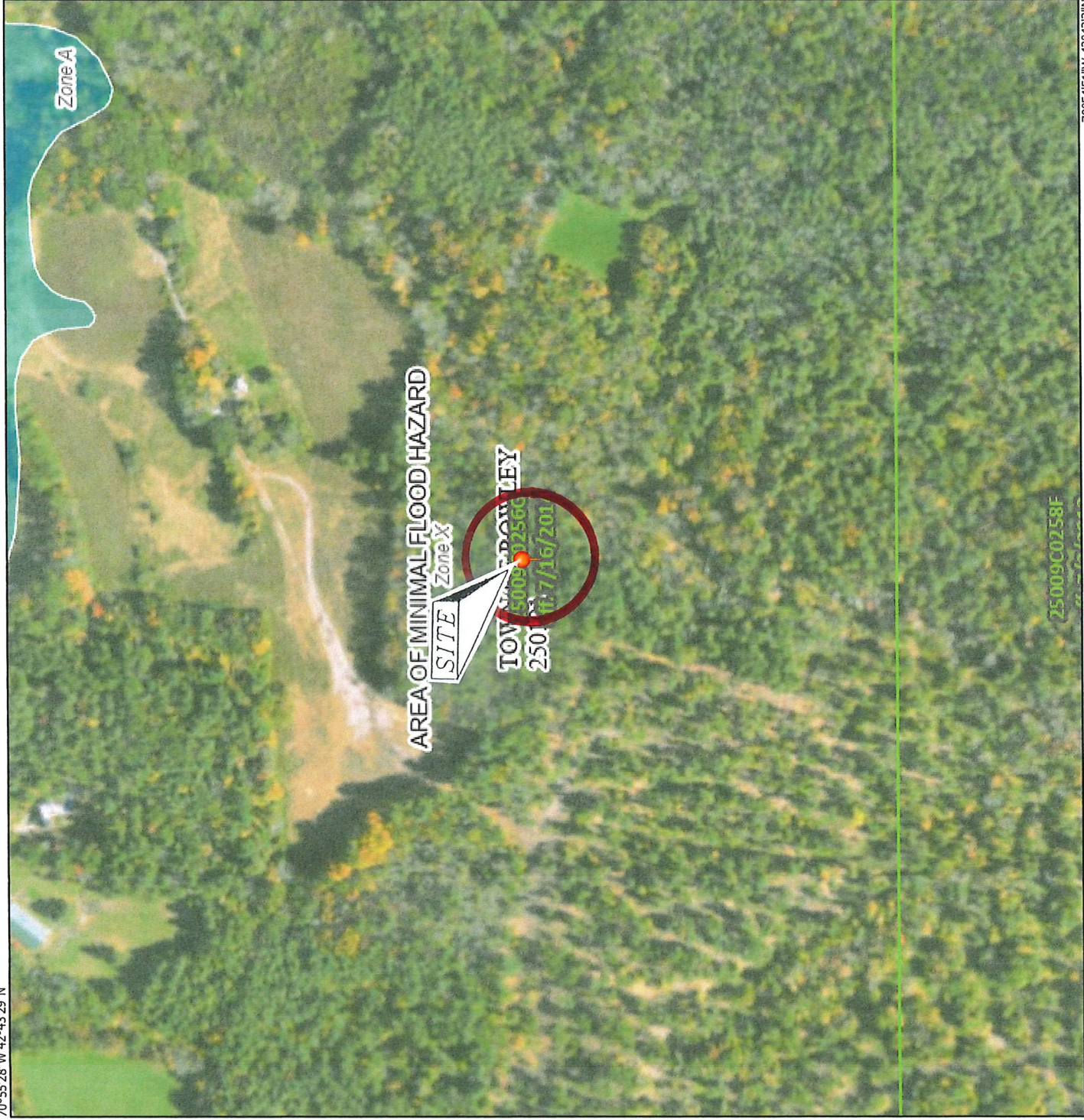




# National Flood Hazard Layer FIRMette



70°55'28"W 42°43'29"N



70°54'51"W 42°43'3"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

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 X*

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 OF FLOOD HAZARD**

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

**OTHER AREAS**

**GENERAL STRUCTURES**

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

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- 8 Base Flood Elevation Line (BFE)
- 50' Jurisdiction Boundary

**OTHER FEATURES**

- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

- Digital Data Available
- No Digital Data Available
- Unmapped

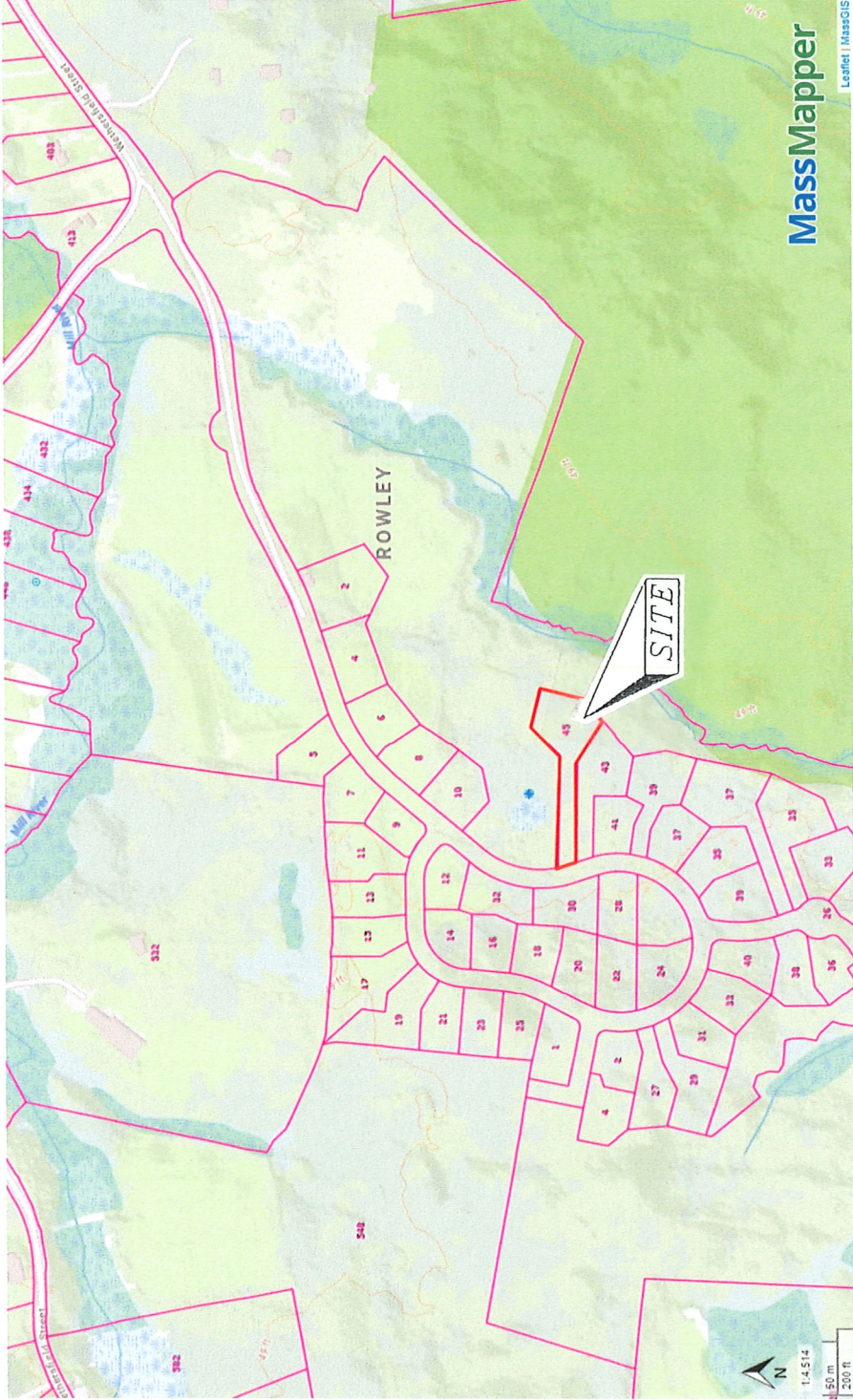
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 10:25 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, FIRM panel number, and FIRW effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# 45 Taylor Lane - Rowley



Potential Vernal Pools



NHESP Priority Habitats of Rare Species



NHESP Estimated Habitats of Rare Wildlife



NHESP Certified Vernal Pools



Property Tax Parcels