

HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists

26696

June 19th, 2023

Rowley Conservation Commission
Attention: Brent Baeslack
39 Central Street
P.O. Box 24
Rowley, MA 01969

Re: Notice of Intent (NOI) – “Off Forest Ridge Drive”, Rowley, MA

Dear Conservation Commission Members,

On behalf of Gateway II Realty Trust of 1997 (Applicant), Hancock Associates respectfully submits this Notice of Intent (NOI) in request to permit the construction of a bituminous concrete parking lot, associated drainage structures and infiltration basin within buffer zone and local setback zones to jurisdictional wetland resource areas under the Massachusetts Wetlands Protection Act (WPA) and Rowley Wetlands Protection Bylaw.

The Project also includes the construction of two (2) industrial use buildings with appurtenances, which are all outside of buffer zone to jurisdictional wetland resource areas under the WPA and Rowley Wetlands Protection Bylaw.

Existing Conditions and Wetland Resource Areas

The proposed work is located on Forest Ridge Drive (Assessor’s Parcel ID #7-17) in Rowley, Massachusetts (the “Project Site”) currently comprised of a mostly undeveloped wooded lot with an area of about ±1-acre, which has been previously cleared. The Project Site is accessed by a right of way from Forest Ridge Drive and consists of 9.7± acres and is bounded by undeveloped wooded land owned by the Town of Rowley to the west, south and north and industrial buildings to the east.

An environmental constraints desktop assessment of the subject area(s) was performed through review of MassGIS data layers, USGS 7.5-minute quadrangle maps, NRCS soil maps, aerial photography, and Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs).

Based on this review, there are no environmental sensitive resource areas such as NHESP mapped Estimated or Priority Rare Species Habitats, NHESP mapped Certified Vernal Pools, Areas of Critical Environmental Concern (ACEC), Outstanding Resource Waters (ORWs), Cold Water Fisheries, Surface Water Protection Zones, or Wellhead Protection Zones on the property. There is a NHESP mapped potential Vernal Pool habitat located south of Forest Ridge Road off property near the Clark School.

According to the USGS 7.5-minute quadrangle map, there are no mapped perennial streams within 200-feet of the Project Site.

According to the FEMA Flood Insurance Rate Map 25009C0258F effective 07/03/2012, there are no special flood hazard areas within the Project Site (See Attachment B - Figures).

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The resource areas impacting activities on-site are the following:

- Bordering vegetated Wetlands and associated 100-foot Buffer Zone and 25-50' No Disturb Zone (NDZ) in accordance with the Rowley Wetlands Protection Bylaw.

Resource Area Delineation

Bordering Vegetated Wetlands

The bordering vegetated wetlands (BVW) to the south of the Project Site within the Kathleen Circle Conservation Area were delineated by Seekamp Environmental Consulting on August 23rd, 2022, and located in the field by Topographic Survey in January 2023. There are thirty-four (34) wetland flags shown on the Permit Site Plans, labeled A4 through A41, which have an associated buffer zone and local subzones under the MA WPA and Rowley Wetlands Protection Bylaw. This series delineates a wooded wetland stream channel associated with a wet swale / intermittent stream and becomes BVW where the topography flattens and widens out occasionally. No work is proposed within the existing downslope bordering vegetated wetlands, however proposed work does encroach within the buffer zone. See the attached Wetland Characterization Report as a separate cover for further information.

Buffer Zones and Setback Zones

Under both the WPA and Rowley Wetlands Protection Bylaw, BVW has a 100' buffer zone extending from the resource area's jurisdictional line. The town imposes an additional NDZ between 25-50' depending in the Commissions discretion, which broadcasts from limits of BVW under local wetland bylaw. For this project we have used a 25' NDZ with only minimal impacts inside the 50' setback.

To protect the sensitive wetland resource areas, the boundaries of work zone will be staked and flagged conspicuously. Prior to construction, erosion control will be erected at the limit of work as approved by the Commission. The proposed plan will minimize the exposure of areas during construction to abate erosion onto any jurisdictional resource areas west of the property (Lot 8). In addition, all disturbed areas shall be stabilized following construction. The project, as proposed, is designed to protect the interests of the Wetlands Protection Act as defined by 310 CMR 10.01 (2) and the Rowley Wetlands Protection Bylaw.

Proposed Conditions

The purpose of this Notice Intent filing is to request that the Rowley Conservation Commission issue an Order of Conditions to permit site improvements related to the construction of a new parking lot and associated infiltration basin that are related to the construction of two (2) industrial building with utilities, landscaping, and stormwater collection system. There will be a total of one hundred eighty-two (182) proposed parking spaces in the entire parking area with only about fifty (50) spots within the buffer zone.

All proposed work is outside of the 25' NDZ to jurisdictional wetland resource areas. There is ±11,284 SF of proposed imperious between the 50' and 100' limits of jurisdictional wetlands, and a total of ±33,992 SF of combined disturbance associated with a proposed 1:1 riprap slope, grading, and a portion of the

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proposed parking area with approximately fifty (50) spots. The proposed work has been designed to minimize and mitigate impacts to the resource areas.

Elevations on site range from 142 in the northwestern corner of the lot to 67 at the edge of the wetlands, along the southern property line. In existing conditions, the unoccupied Project Site is a sloped area with a wooded surface area cover. The project area will be cleared during construction. There will be some planted pervious areas of ornamental landscape outside of the buffer zone. To help ensure the success and longevity of the proposed landscaping, all sources of erosion on the site—including upland runoff—have been identified and addressed as part of the site evaluation and design process. See Buffer Zone Impact **Table 1-1** for more information.

The following section provides details on the overall Project. Proposed construction is to include implementation of a silt fence and/or silt sock which will be installed prior to any earth disturbance and shall serve as the limits of work. The proposed building to the northwest will be ±29,400 sf and the building to the southeast of that will be ±37,800 sf. These buildings are proposed to be connected to electric, gas and telecom services off Forest Ridge Drive. The water main will connect off an existing water main to the east. There is a proposed 24' wide driveway that will connect the existing drive to the southeast of the buildings. There is a proposed Conservation Restriction Area (CR) to the north of the property limits. All the cleared area on site will be removed as part of the project and replaced with bituminous concrete parking and a portion of one of the buildings.

Table 1-1: Buffer Zone Impact Calculations

Resource Area	Existing Impervious	Proposed Impervious	Net (Reduction or Increase ±)
100' -50' Buffer Zone BVW/Bank	0 SF	±11,284 SF	+11,284 SF
25'-50' from BVW/Bank	0 SF	0 SF	0 SF
0'-25' from BVW/Bank	0 SF	0 SF	0 SF

Bordering Vegetated Wetlands (BVW)

As stated in 310 CMR 10.55(2)(a), “*Bordering Vegetated Wetlands are freshwater wetlands which border on creeks, rivers, streams, ponds and lakes. The types of freshwater wetlands are wet meadows, marshes, swamps and bogs. Bordering Vegetated Wetlands are areas where the soils are saturated and/or inundated such that they support as predominance of wetland indicator plants.*” There is disturbance of BVW proposed as part of this project.

Construction Access

The proposed construction access locations will utilize the existing drive connection from Forest Ridge Drive.

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Stormwater Management

The proposed stormwater management system will include catch basins with deep sumps and hoods and a hydrodynamic separator which will convey stormwater from the proposed parking areas and buildings to an infiltration basin via a network of pipes. The proposed infiltration basin is in the southwestern portion of the lot and will reduce peak rates of runoff by promoting infiltration. Overflow from the infiltration basin will drain to the wetlands via overland flow through a level spreader. Stormwater flows from the north of the proposed site improvements will be routed to the wetlands via drainage swales that will bypass the infiltration basin. Level spreaders are proposed to reduce velocity and scouring from the drainage swales. The stormwater management system was designed to meet the Stormwater Management Standards described in the Massachusetts Stormwater Handbook. Please refer to the attached Stormwater Report as a separate cover for further information.

Conclusion

All work has been designed to meet or exceed Performance Standards in accordance with the Massachusetts Wetlands Protection Act (WPA) Regulations (310 CMR 10.00) and the Rowley Wetlands Protection Bylaw. With standard Best Management Practices (BMPs) for erosion and sediment control during construction, we believe the physical activity of construction will not result in any impacts to the wetland resource areas. As such, we respectfully request that the Commission consider the issuance of an Order of Conditions to permit work described herein.

Thank you for your consideration in this matter.

Regards,

Hancock Associates on behalf of Gateway II Realty Trust of 1997



Devon Morse, PWS
Project Manager / Wetland Scientist



cc: **MassDEP Northeast Regional Office (EDEP)**

Attachments:

- A – WPA Form (Copy of E-DEP)
- B – Figures
- C – Abutter Information
- D – Filing Fees
- E – Rowley Application Information
- F – Site Photographs
- G – Site Plan(s)

Under Separate Cover:

- Stormwater Report
- Stormwater Permit Application
- Seekamp Environmental Consulting Wetland Report

185 Centre Street | Danvers, MA 01923 | V: 978-777-3050 | F: 978-774-7816 | HancockAssociates.com

**Attachment A WPA Form
(EDEP)**



Massachusetts Department of Environmental Protection

eDEP Transaction Copy

Here is the file you requested for your records.

To retain a copy of this file you must save and/or print.

Username: **DEVONMORSE**

Transaction ID: **1580791**

Document: **WPA Form 3 - NOI**

Size of File: **250.19K**

Status of Transaction: **In Process**

Date and Time Created: **6/20/2023:11:19:26 AM**

Note: This file only includes forms that were part of your transaction as of the date and time indicated above. If you need a more current copy of your transaction, return to eDEP and select to "Download a Copy" from the Current Submittals page.

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 #:
eDEP Transaction #:1580791
City/Town:ROWLEY

A.General Information

1. Project Location:

a. Street Address OFF FOREST RIDGE DRIVE
b. City/Town ROWLEY c. Zip Code 01969
d. Latitude 42.69995N e. Longitude 70.92254W
f. Map/Plat # 7 g.Parcel/Lot # 17

2. Applicant:

Individual Organization

a. First Name JOHN b.Last Name COUGHLIN
c. Organization GATEWAY II REALTY TRUST OF 1997
d. Mailing Address 239 WESTERN AVENUE
e. City/Town ESSEX f. State MA g. Zip Code 01929
h. Phone Number 978-768-4511 i. Fax j. Email John@QuinnIron.com

3.Property Owner:

more than one owner

a. First Name JOHN b. Last Name COUGHLIN
c. Organization GATEWAY II REALTY TRUST OF 1997
d. Mailing Address 239 WESTERN AVENUE
e. City/Town ESSEX f.State MA g. Zip Code 01929
h. Phone Number 978-768-4511 i. Fax j.Email John@QuinnIron.com

4.Representative:

a. First Name b. Last Name
c. Organization HANCOCK ASSOCIATES
d. Mailing Address 185 CENTRE STREET
e. City/Town DANVERS f. State MA g. Zip Code 01923
h.Phone Number 978-777-3050 i.Fax j.Email dmorse@hancockassociates.com

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

a.Total Fee Paid 1,000.00 b.State Fee Paid 487.50 c.City/Town Fee Paid 512.50

6.General Project Description:

IN REQUEST TO PERMIT THE CONSTRUCTION OF A CONCRETE PARKING LOT AND INFILTRATION BASIN WITHIN BUFFER ZONE AND LOCAL SETBACK ZONES TO JURISDICTIONAL WETLAND RESOURCE AREAS

7a.Project Type:

- 1. Single Family Home
2. Residential Subdivision
3. Limited Project Driveway Crossing
4. Commercial/Industrial
5. Dock/Pier
6. Utilities
7. Coastal Engineering Structure
8. Agriculture (eg., cranberries, forestry)
9. Transportation
10. Other

7b.Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310

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 City/Town:ROWLEY

CMR 10.53 (inland)?

1. Yes No If yes, describe which limited project applies to this project:
 2. Limited Project

8. Property recorded at the Registry of Deeds for:

a.County:	b.Certificate:	c.Book:	d.Page:
SOUTHERN ESSEX		36517	337

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

1. Buffer Zone & Resource Area Impacts (temporary & permanent):

This is a Buffer Zone only project - 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)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land under Waterbodies and Waterways	1. Square feet	2. square feet
	3. cubic yards dredged	
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced

- f. Riverfront Area
1. Name of Waterway (if any)
2. Width of Riverfront Area (check one)
- 25 ft. - Designated Densely Developed Areas only
 - 100 ft. - New agricultural projects only
 - 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project _____ square feet

4. Proposed Alteration of the Riverfront Area:

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

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- 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)

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
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 Beaches	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
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, crea.
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

Restoration/Replacement

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 entered the additional amount here.

a. square feet of BVW b. square feet of Salt Marsh

5.Projects Involves Stream Crossings

Project Involves Streams Crossings

□ **Massachusetts Department of Environmental Protection**

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If the project involves Stream Crossings, please enter the number of new stream crossings/number of replacement stream crossings.

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

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 of Endangered Species program (NHESP)?

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

b. Date of map:MASSMAPPER/JUNE2023

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18)...

c. Submit Supplemental Information for Endangered Species Review * (Check boxes as they apply)

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

3. Project plans for entire project site, including wetland resource areas and areas outside of wetland 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

c. MESA filing fee (fee information available at: <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/mesa-fee-schedule.html>)

Make check payable to "Natural Heritage & Endangered Species Fund" 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

d. OR Check One of the following

1. Project is exempt from MESA review. Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; 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 Number

b. Date submitted to NHESP

□ **Massachusetts Department of Environmental Protection**

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3. Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review...

2. For coastal projects only, is any portion of the proposed project located below the mean high waterline or in a fish run?

a. Not applicable - project is in inland resource area only

b. Yes No

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

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

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 S. Rodney French Blvd
New Bedford, MA 02744

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

If yes, it 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.

3. 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 DEP Website for ACEC locations). **Note:** electronic filers click on Website.

b. ACEC Name

4. 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

5. 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

6. 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, Explain why the project is exempt:

1. Single Family Home

2. Emergency Road Repair

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- 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

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 by regular mail delivery.

- 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.
- 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.

a. Plan Title: b. Plan Prepared By: c. Plan Signed/Stamped By: d. Revised Final Date: e. Scale:

PERMIT SITE PLAN	HANCOCK ASSOCIATES	06/14/2023	1" = 40'
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- 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.

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

Provided by MassDEP:
MassDEP File #:
eDEP Transaction #:1580791
City/Town:ROWLEY

E. Fees

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

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

_____	_____
2. Municipal Check Number	3. Check date
_____	_____
4. State Check Number	5. Check date
_____	_____
6. Payer name on check: First Name	7. Payer name on check: Last Name

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.

Gateway II Realty Trust of 1997	6/20/2023
_____	_____
1. Signature of Applicant	2. Date
_____	_____
3. Signature of Property Owner(if different)	4. Date
Hancock Associates	6/20/2023
_____	_____
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 Section C, Items 1-3, 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

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	

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 6/20/23 _____
3. Signature of Property Owner (if different) SAME AS OWNER  _____	4. Date 6/20/23 _____
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.

Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 3 - Notice of Wetland Fee Transmittal
Form

Provided by MassDEP:
 MassDEP File #:
 eDEP Transaction #:1580791
 City/Town:ROWLEY

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

A. Applicant Information

1. Applicant:

a. First Name	JOHN	b. Last Name	COUGHLIN	
c. Organization	GATEWAY II REALTY TRUST OF 1997			
d. Mailing Address	239 WESTERN AVENUE			
e. City/Town	ESSEX	f. State	MA	g. Zip Code 01929
h. Phone Number	9787684511	i. Fax		j. Email John@QuinnIron.com

2. Property Owner:(if different)

a. First Name	JOHN	b. Last Name	COUGHLIN	
c. Organization	GATEWAY II REALTY TRUST OF 1997			
d. Mailing Address	239 WESTERN AVENUE			
e. City/Town	ESSEX	f. State	MA	g. Zip Code 01929
h. Phone Number	9787684511	i. Fax		j. Email John@QuinnIron.com

3. Project Location:

a. Street Address	OFF FOREST RIDGE DRIVE	b. City/Town	ROWLEY
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Are you exempted from Fee? (YOU HAVE SELECTED 'NO')

Note: Fee will be exempted if you are one of the following:

- City/Town/County/District
- Municipal Housing Authority
- Indian Tribe Housing Authority
- MBTA

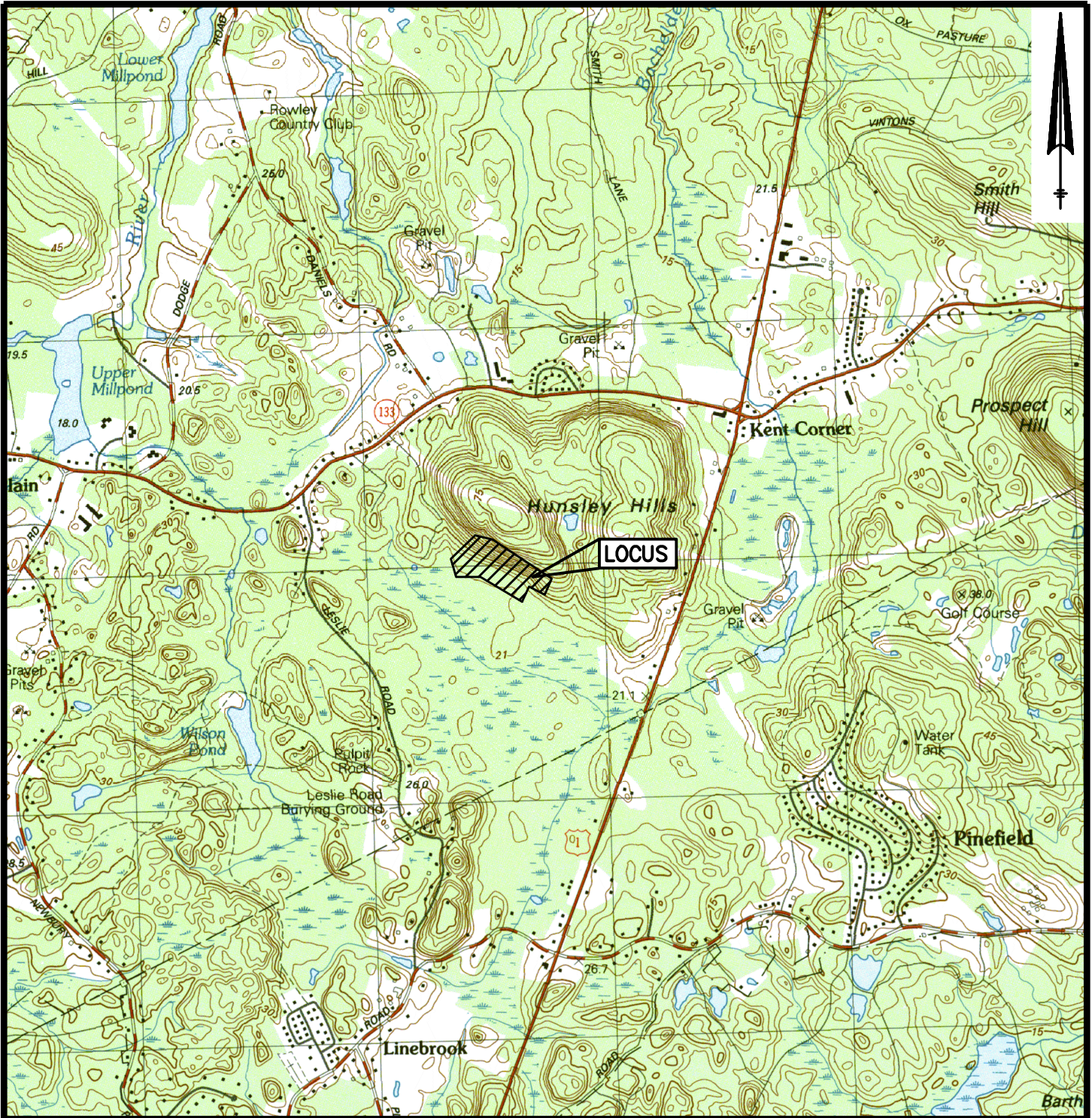
State agencies are only exempt if the fee is less than \$100

B. Fees

Activity Type	Activity Number	Activity Fee	RF Multiplier	Sub Total
B.) PARKING LOT;	1	500.00		500.00
G.) EACH PROJECT SOURCE (STORM DRAIN) DISCHARGE;	1	500.00		500.00

City/Town share of filling fee	State share of filing fee	Total Project Fee
\$512.50	\$487.50	\$1,000.00

Attachment B Figures



USGS LOCUS MAP

FOREST RIDGE DRIVE
ROWLEY, MA

**HANCOCK
ASSOCIATES**

185 CENTRE STREET, DANVERS, MA. 01923
VOICE (978) 777-3050, FAX (978) 774-7816

DATE: 6/13/23

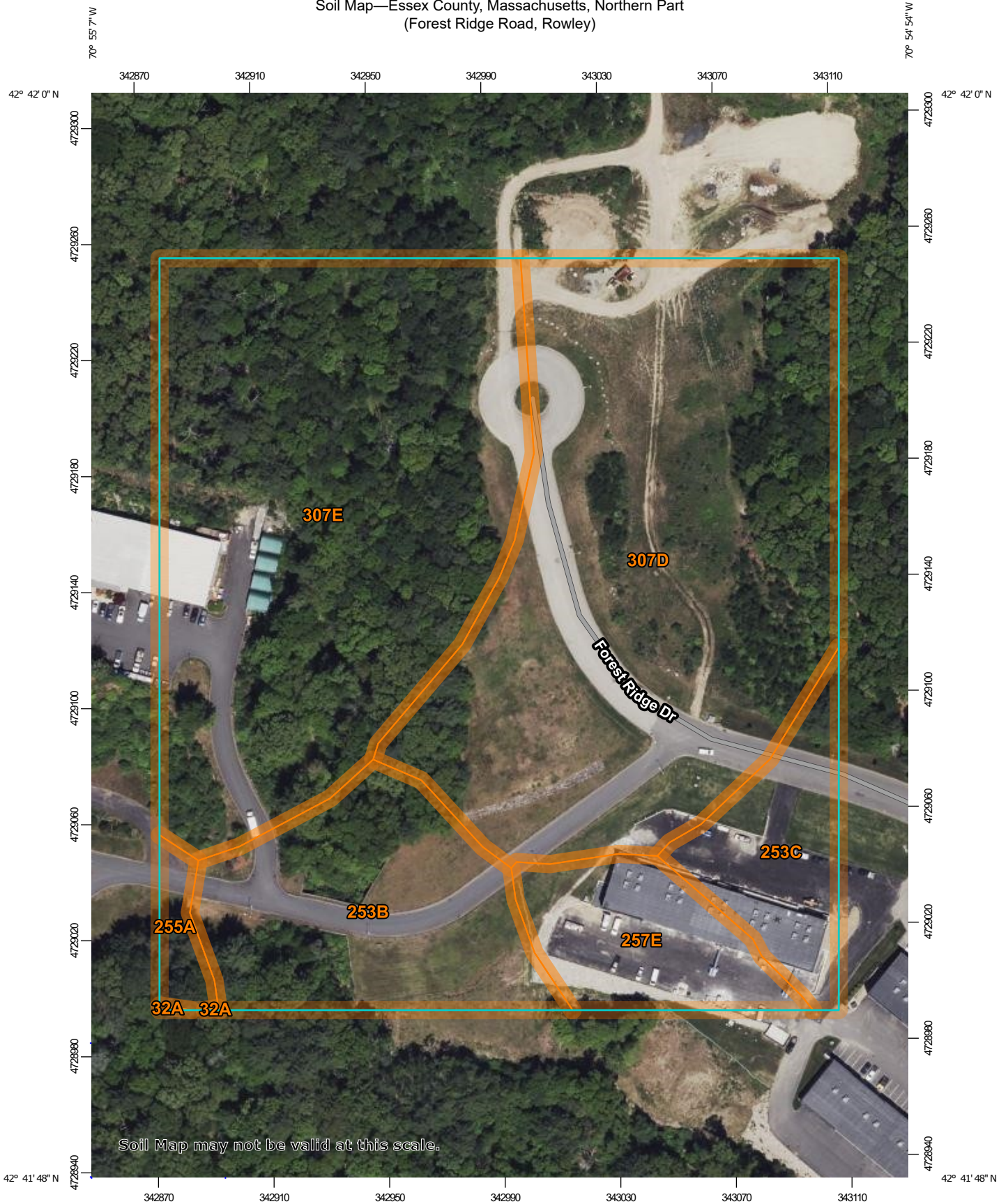
SCALE: 1"=2,000'

DESIGN: CFB

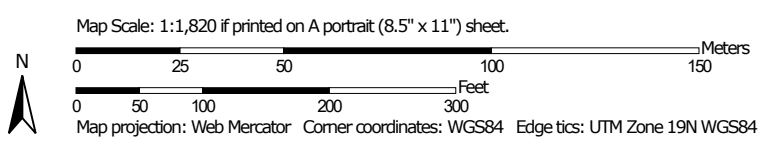
DRAWN: JJP

LAYOUT: LOCUS

Soil Map—Essex County, Massachusetts, Northern Part
(Forest Ridge Road, Rowley)




Soil Map may not be valid at this scale.



Soil Map—Essex County, Massachusetts, Northern Part
(Forest Ridge Road, Rowley)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils






 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Essex County, Massachusetts, Northern Part
Survey Area Data: Version 18, Sep 9, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
32A	Wareham loamy sand, 0 to 3 percent slopes	0.0	0.0%
253B	Hinckley loamy sand, 3 to 8 percent slopes	1.9	12.5%
253C	Hinckley loamy sand, 8 to 15 percent slopes	0.9	6.1%
255A	Windsor loamy sand, 0 to 3 percent slopes	0.2	1.3%
257E	Hinckley and Windsor soils, 25 to 35 percent slopes	0.9	6.2%
307D	Paxton fine sandy loam, 15 to 25 percent slopes, extremely stony	5.8	38.4%
307E	Paxton fine sandy loam, 25 to 35 percent slopes, extremely stony	5.4	35.4%
Totals for Area of Interest		15.1	100.0%

National Flood Hazard Layer FIRMMette



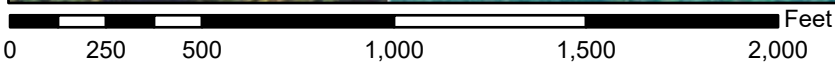
70°55'43"W 42°42'10"N



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, Areas 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		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Jurisdiction Boundary
		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.



1:6,000

70°55'5"W 42°41'44"N

Basemap Imagery Source: USGS National Map 2023

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 6/19/2023 at 12:20 PM 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 FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Attachment C Abutter Notification

**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 Gateway II Realty Trust of 1997
(name & address)

B: The applicant has filed a(n) Notice of Intent with the Rowley
(permit type)

Conservation Commission seeking to:

Description of Project: In request to permit the construction of an industrial use building with
appurtenances within buffer zone to jurisdictional wetland resource areas and local
subzones under the WPA and the local wetlands protection bylaw.

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 51, 58-66, 67 and 70 Forest Ridge
Parcel IDs: 7-10-5-8; 7-10-5-1; 7-14; and 7-10-8.

D. Copies of the application may be examined or obtained at the Rowley Conservation
Commission office, Rowley Town Hall Annex, 39 Central Street, Rowley between the hours of
9:00 AM to 12:30 PM on Monday to Thursday. For more information please call 978 948-2330.

E. Copies of the application may also be examined or obtained from either the applicant, or the
applicant's representative, by calling this telephone number (978) 777-3050 * between the
hours of 9AM and 5PM on the following days of the week: M T W Th F

**Circle One: This is the applicant, representative, or other (specify):* Hancock Associates
(name & address)

185 Centre Street, Danvers, MA 01923

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
007-010-05-1	70 FOREST RIDGE DR	TRS GATEWAY II TRUST OF 1997 COUGHLIN JOHN E ET AL TRUSTEES 239 WESTERN AVE ESSEX, MA 01929

A B U T T E R S
=====

007-002	71 NEWBURYPORT TNPK	NEW ENGLAND COUNTRY CLUB MGT C/O PROPERTY TAX DEPARTMENT PO BOX 2539 SAN ANTONIO, TX 78299
007-004	12 NEWBURYPORT TNPK	MARTIGNETTI CARMINE 8 LINCOLN RD MEDFORD, MA 02155
007-005	OFF NEWBURYPORT TNPK	TRS JS MOUSEY REALTY TRUST SCOTT JEFFREY TRUSTEE 189 GEORGETOWN RD BOXFORD, MA 01921
007-006	NEWBURYPORT TNPK	WADE JESSIE M WADE EVELYN M 26 INDEPENDENCE WAY NORWOOD, MA 02062
007-007	26 NEWBURYPORT TNPK *	TRS GATEWAY II TRUST OF 1997 COUGHLIN JOHN E ET AL TRUSTEES 239 WESTERN AVE ESSEX, MA 01929
007-009	12-40 FOREST RIDGE DR *	TRS GATEWAY II TRUST OF 1997 COUGHLIN JOHN E ET AL TRUSTEES 239 WESTERN AVE ESSEX, MA 01929
007-010	OFF LESLIE RD	TOWN OF ROWLEY TAX TAKING PO BOX 347 ROWLEY, MA 01969
007-010-05-8	58-66 FOREST RIDGE DR UNIT	FOREST RIDGE CONDOS 58-66 FOREST RIDGE DR UNIT ROWLEY, MA 01969
007-010-05-A	58 FOREST RIDGE DR 4A	RLD PROPERTIES LLC C/O CAPCO CRANE & HOIST INC 58 FOREST RIDGE DR UNIT 4A ROWLEY, MA 01969

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
007-010-05-1	70 FOREST RIDGE DR	TRS GATEWAY II TRUST OF 1997 COUGHLIN JOHN E ET AL TRUSTEES 239 WESTERN AVE ESSEX, MA 01929
----- A B U T T E R S -----		
007-010-05-B	62 FOREST RIDGE DR 4B	JACKIE B PROPERTIES LLC 174 NEWBURYPORT TNPK BOX 324 ROWLEY, MA 01969
007-010-08	51 FOREST RIDGE DR *	TRS GATEWAY II TRUST OF 1997 COUGHLIN JOHN E ET AL TRUSTEES 239 WESTERN AVE ESSEX, MA 01929
007-011	40 NEWBURYPORT TNPK	ALICE & WOODY LLC 40 NEWBURYPORT TNPK ROWLEY, MA 01969
007-012	56 NEWBURYPORT TNPK	TRS SAVORY COMMERCIAL REALTY TRS SAVORY MARK L TRUSTEE PO BOX 1 ROWLEY, MA 01969
007-012-01	52 NEWBURYPORT TNPK	TWOMEY SUZANNE M 52 NEWBURYPORT TNPK ROWLEY, MA 01969
007-013	70 NEWBURYPORT TNPK	MURPHY ANN MARIE 70 NEWBURYPORT TNPK ROWLEY, MA 01969
007-014	67 FOREST RIDGE DR *	TRS GATEWAY II TRUST OF 1997 COUGHLIN JOHN E ET AL TRUSTEES 239 WESTERN AVE ESSEX, MA 01929
007-014-01	90 NEWBURYPORT TNPK	3B HOLDING LLC 20 RODGERS RD STONEHAM, MA 02180
007-017	OFF FOREST RIDGE DR *	TRS GATEWAY II TRUST OF 1997 COUGHLIN JOHN E ET AL TRUSTEES 239 WESTERN AVE ESSEX, MA 01929
007-017-01	OFF KATHLEEN CIR	TOWN OF ROWLEY CONSERVATION COMMISSION PO BOX 24 ROWLEY, MA 01969

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
007-010-05-1	70 FOREST RIDGE DR	TRS GATEWAY II TRUST OF 1997 COUGHLIN JOHN E ET AL TRUSTEES 239 WESTERN AVE ESSEX, MA 01929
----- A B U T T E R S -----		
007-019-01	142 LESLIE RD	WEAR EUGENE F WEAR JOANNE M 142 LESLIE RD ROWLEY, MA 01969
007-019-02	136 LESLIE RD	TOMAH ERIC JONATHAN TOMAH JOANNA LEIGH 136 LESLIE RD ROWLEY, MA 01969
007-019-03	128 LESLIE RD	MAYER MATTHEW 128 LESLIE RD ROWLEY, MA 01969
007-019-04	124 LESLIE RD	BAGONZA AMANDA BAGONZA MUGASHA 124 LESLIE RD ROWLEY, MA 01969
007-019-05	118 LESLIE RD	HOYT FREDERICK E HOYT JUDY B 118 LESLIE RD ROWLEY, MA 01969
007-019-06	114 LESLIE RD	RENZULLI RALPH J III RENZULLI DONNA M 114 LESLIE RD ROWLEY, MA 01969
008-002	544-560 HAVERHILL ST	TOWN OF ROWLEY CONSERVATION COMMISSION PO BOX 24 ROWLEY, MA 01969
008-019-08	13 KATHLEEN CIR	TOWN OF ROWLEY CONSERVATION COMMISSION PO BOX 24 ROWLEY, MA 01969
014-014-02	104 NEWBURYPORT TNPK	L'ABBE CLARK L'ABBE HEATHER 34 ELLIOTT ST DANVERS, MA 01923

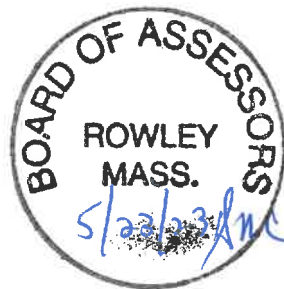
CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
007-010-05-1	70 FOREST RIDGE DR	TRS GATEWAY II TRUST OF 1997 COUGHLIN JOHN E ET AL TRUSTEES 239 WESTERN AVE ESSEX, MA 01929

A B U T T E R S
=====

014-022-03	85 NEWBURYPORT TNPK	TRS PALENCIA FAMILY TRUST S/O R&E PROPERTIES LLC 3 ROCKLAND TER SAUGUS, MA 01906
014-029	124 NEWBURYPORT TNPK	TRS SPIRIT REALTY TRUST S/O SIMBOLI PROPERTIES MANCHESTE 144 NEWBURYPORT TNPK ROWLEY, MA 01969
014-030	HUNSLOW HILL	TRS GATEWAY II TRUST OF 1997 COUGHLIN JOHN E ET AL TRUSTEES 239 WESTERN AVE ESSEX, MA 01929

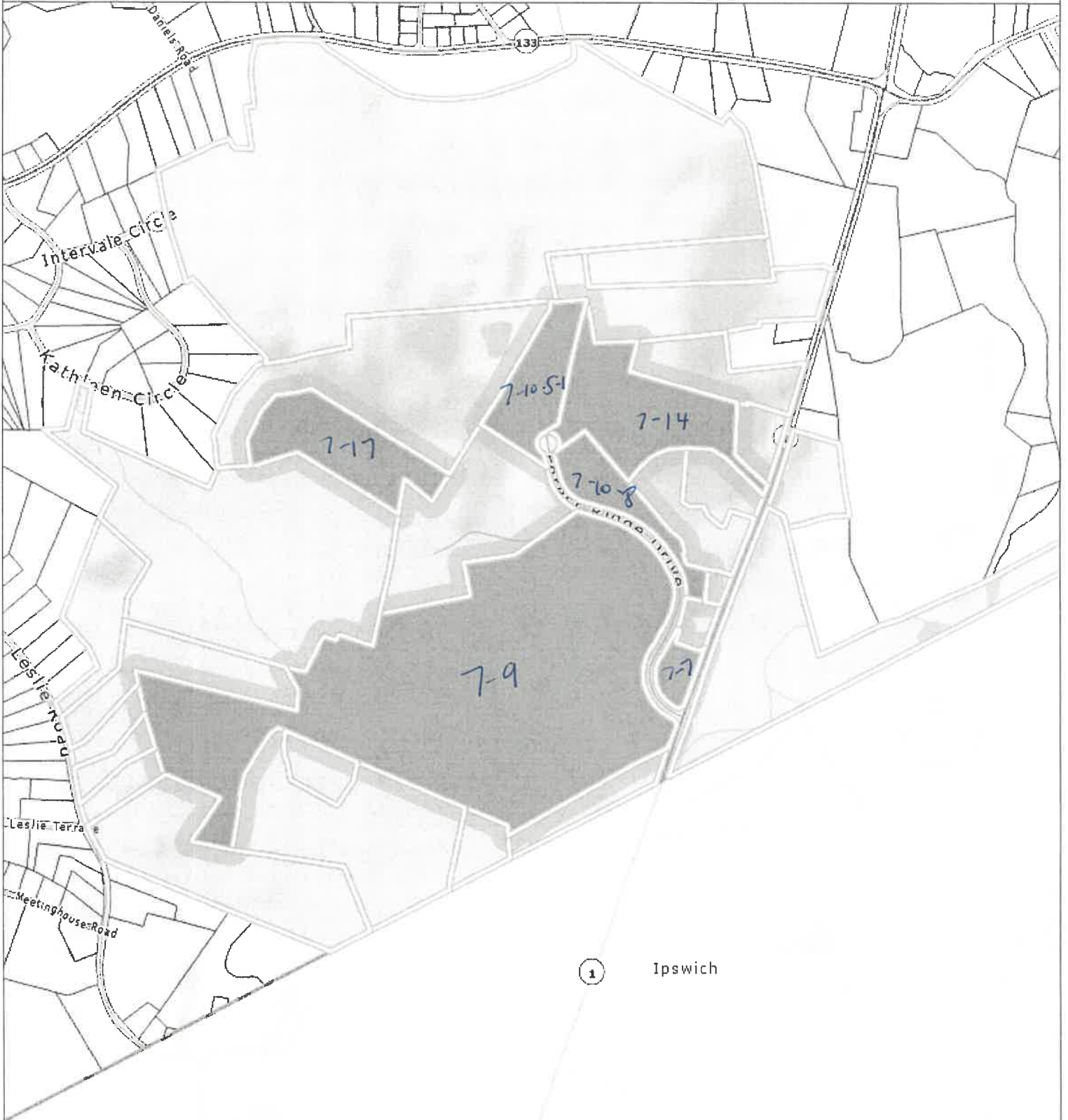
31 parcels listed



Sean M. Fields
Principal Assessor

Town of Rowley

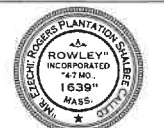
05/23/2023



1,527 0 763 1,527 Feet

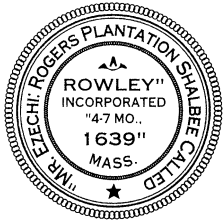
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Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the Town of Rowley & MassGIS/MassGIS.
MVPC AND THE TOWN OF ROWLEY MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, 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
Building Footprints	Hydrographic Features
Major Road	Local Road
Streams	Parcels
Building Footprint Shad	

Attachment D Filing Fees



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

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		
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	2	\$500.00
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	33,992 sf	\$1,699.60
Buffer Zone, 25'-50' from resource area boundary	\$0.10 / square foot	2,683 sf	\$134.15
Buffer Zone, 0'-25' from resource area boundary	\$0.25 / square foot		
Bordering Vegetated Wetlands & Salt Marsh	\$0.35 / square foot		
Bank	\$5 / linear foot		
Land Under Water & Waterways	\$0.35 / square foot		
Bordering Land Subject to Flooding & CLSSF**	\$0.05 / square foot		
***Riverfront Area only	\$0.05 / square foot		
Isolated Vegetated Wetlands	\$0.35 / square foot		
Land within Groundwater Protection Area Zone I	\$0.25 / square foot		
Land within Groundwater Protection Area Zone II	\$0.05 / 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			
LOCAL BYLAW FEE TOTAL			\$2,333.75
As Determined by the Commission, Fee Total not to exceed \$15,000 except Enforcement			
NOTES:			
*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			

HANCOCK
ASSOCIATES

SURVEYORS | ENGINEERS | SCIENTISTS
185 CENTRE STREET
DANVERS, MA 01923

Two Thousand Three Hundred Thirty Three and 75/100

M&T BANK
DANVERS, MA 01923

10-4
220

32176

DATE		AMOUNT
06/19/23	32176	\$2,333.75

PAY
TO THE
ORDER
OF

**TOWN OF ROWLEY
139 MAIN STREET
ROWLEY MA 01969**

Wayne Clifton



MP



HANCOCK
ASSOCIATES

SURVEYORS | ENGINEERS | SCIENTISTS
185 CENTRE STREET
DANVERS, MA 01923

Five Hundred Twelve and 50/100

M&T BANK
DANVERS, MA 01923

10-4
220

32175

DATE		AMOUNT
06/19/23	32175	\$512.50

PAY
TO THE
ORDER
OF

**TOWN OF ROWLEY
139 MAIN STREET
ROWLEY MA 01969**

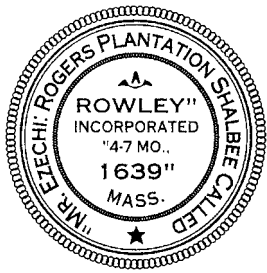
Wayne Clifton



MP



**Attachment E Rowley Application
Information**



Town of Rowley

Conservation Commission

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

Conservation@townofrowley.org

NOTICE OF INTENT PERMIT FILING 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 Submittal Package appropriately collated including:
 - Completed WPA Form 3, 4, & 4A (one set with original signatures)
 - Copy of the check made out to the Commonwealth of Massachusetts
 - Copy of the check made out to the Town of Rowley
 - Section of U.S. Geologic Survey (USGS) quadrangle locating site
 - Copy of the Certified Abutters List with parcel map from the Rowley Assessors Office
 - Copy of the Abutter Notification letter
 - Stamped, signed and dated site plan prepared by professional engineer or land surveyor
- Check made out to the Town of Rowley (may include Bylaw fee amount)
- One copy of Wetland Bylaw Fee Calculation Form
- One copy of NOI Wetland Fee Transmittal Form, pages 1 & 2
- One electronic submission in "PDF" form of all application documents and plans.

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

DEP NERO, Wetlands Div. 150 Presidential Way, Woburn, MA 01801

- One copy of the Completed Application WPA Form 3, 4, & 4A including:
 - Attached site plan prepared by professional engineer or land surveyor
 - Section of U.S. Geologic Survey (USGS) quadrangle locating site
 - Copy of the check made out to the Town of Rowley
 - Copy of the check made out to the Commonwealth of Massachusetts
 - Copy of the Certified Abutters List with parcel map from the Rowley Assessors Office
 - Copy of the Abutter Notification letter
 - Copy of NOI Wetland Fee Transmittal Form, pages 1 & 2.

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

Department of Environmental Protection, Box 4062, Boston, MA 02211

- Check made out to the Commonwealth of Massachusetts
 - NOI Wetland Fee Transmittal Form, pages 1 & 2.
- *E-Filed with DEP. Submitted payment online**

If more than 75 cubic yards of earth will be removed, an Earth Removal Application must be filed with the Board of Selectmen.

Revised 2/22/23

Town Hall Annex • Room 4 • 39 Central Street • P O Box 24 • Rowley, MA 01969

Attachment F Site Photographs



Photo #1: General view at the entrance driveway (access road). Photos taken on June 20th, 2023, by Hancock Associates.



Photo #2: General view of existing bituminous driveway facing towards area of clearing on site facing west.



Photo #3: Existing cleared area on Project Site.



Photo #4: Existing Project Site facing towards northern edge of cleared space.



Photo #5: General view of Project Site facing towards access road facing east.



Photo #6: General view of existing trail on Project Site facing northwest.



Photo #7: General view of existing trail and upland vegetation facing west towards Kathleen Circle.



Photo #8: General view of wetland flag demarcating down slope wetlands. Wetland delineation A series completed by Seekamp Environmental.

Attachment G Site Plans