

Town of Rowley

Conservation Commission
 Phone: (978) 948-2330 Fax: (978) 948-7196
 Conservation@townofrowley.org

STORMWATER MANAGEMENT PERMIT APPLICATION 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 Stormwater Management Permit Application (one set with original signatures)
 - 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
 - SWPPP Plan (plans may be combined)
 - Section of U.S. Geologic Survey (USGS) quadrangle locating site
 - EPA Small Residential Lot SWPPP Template (EPA 830-K-15-001 Dec 2015)
 - SWPPP Drainage calculations
- Check made out to the Town of Rowley
- One copy of Wetland Bylaw Fee Calculation Form
- One electronic submission in "PDF" form of all application documents and plans.

The following fee schedule is established by the Conservation Commission to accomplish appropriate review and administration of applications and issued permits. Fees for professional review will be established in accordance with G.L. c. 44§53G. Application fees are payable at the time of application and are non-refundable.

Area of Disturbance	Fee
Less Than 20,000 Square Feet or less than 10,000 Square Feet sloped 15%	No application required
20,000 Square Feet to 2 Acres or 10,000 Square Feet or more sloped at 15% or greater	\$250*
2 Acres or greater in area	\$500*
Request to Amend SMP	\$100
Request to Extend SMP	\$100
Request for Certificate of Completion	
20,000 Square Feet to 2 Acres or 10,000 Square Feet or more sloped at 15% or greater	\$150
2 Acres or greater in area	\$200
*For filings resulting from an enforcement action, double the applicable SMP fee	

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

Rev.01/10/2022

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

HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists

26696

June 20th, 2023

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

Re: Stormwater Permit Application "Off Forest Ridge Drive" Assessors Map 7-17 Rowley, MA

Dear Conservation Commission Members,

On behalf of Gateway II Realty Trust of 1997 (Applicant), Hancock Associates respectfully submits this Stormwater Permit Application to the Town of Rowley for the proposed construction of two (2) new industrial/warehouse buildings off Forest Ridge Drive, Rowley, MA. Associated improvements will include paved vehicular areas, a stormwater management system, and utility services.

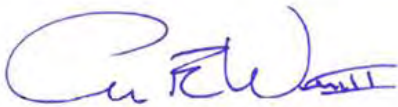
Hancock Associates respectfully requests that the commission waive the requirements to provide two (2) copies of the stamped, signed, and dated site plans and drainage calculations as they are on file with the conservation commission and associated with a Notice of Intent under review as of June 20th, 2023.

The project SWPPP is currently being prepared and will be submitted to the commission as soon as it has been completed.

Please do not hesitate to contact me should you have any additional questions or concerns. I can be reached at 978- 777-3050 ext. 401 or cwear@hancockassociates.com.

Sincerely,

HANCOCK ASSOCIATES on behalf of Gateway II Trust of 1997



Charles E. Wear, III, P.E.
Engineering Manager/Senior Project Manager

Attachments:

- A- Stormwater Permit Application
 - USGS Locus Map
 - Filing Fee
 - Abutter Notification and Affidavit
 - Permit Site Plans

**Attachment A Stormwater Permit
Application**

**APPLICATION FORM
STORMWATER MANAGEMENT PERMIT**

To: The Rowley Conservation Commission, Town Hall Annex, Room #4, 39 Central Street or P. O. Box 24, Rowley, MA 01969

The undersigned hereby applies for a Stormwater Management Permit and herewith submits ten (10) copies of a completed application package for a Stormwater Management Permit (SMP) for review and approval.

A. General Information

Applicant's Name Gateway II Realty Trust of 1997
Mailing Address 239 Western Avenue, Essex, MA 01929

Phone Number (978) 768-4511
Email Address john@quinniron.com

Property Owner's Name(s) Gateway II Realty Trust of 1997
Mailing Address 239 Western Avenue, Essex, MA 01929

Phone Number same as applicant
Email Address same as applicant

Representative's Firm Hancock Associates
Contact Person Charles E. Wear, III
Mailing Address 185 Centre Street, Danvers, MA 01923

Phone Number (978) 777-3050 ext. 401
Fax Number (978) 771-7816
Email Address cwear@hancockassociates.com

The project/activity involves property where owner's title to the land is derived under deed from the Quitclaim Deed, dated February 6th, 2018, and recorded in the Essex south Registry of Deeds, Book 36517 / 37924 Page 337 / 11, or Land Court Certificate of Title No _____, Registered in _____ District, Book _____, Page _____.

The project is located on the parcel shown on Assessors Map 7, Parcel _____, Lot 17.
Project street address "Off Forest Ridge Drive"

General Project Description:

To permit the construction of two industrial use buildings with appurtenances within
buffer zone and local setback zones to jurisdictional wetland resource areas under the
Massachusetts Wetlands Protection Act (WPA) and Rowley Wetlands Protection Bylaw.

It is currently used as Vacant Land

**APPLICATION FORM
STORMWATER MANAGEMENT PERMIT**

The changes proposed are Construction of two (2) single-story incubator industrial
buildings with areas of 29,400sf and 37,800sf, appurtenant parking and utilities.

Planned start date: Fall 2023 Planned completion date: Summer 2024

Total area to be disturbed? 280,000 square feet.

Total area of the site (lot) 422,532 SF

Will there be disturbance of any slope greater than 15%? Yes No

If yes, give the area of the slope disturbance. 90,000 square feet.

Please list other narratives and plans (graphics) submitted with this application.


1. Permit Site Plan prepared by Hancock Associates dated 06/14/2023
2. Stormwater Report prepared by Hancock Associates dated June, 2023
3. SWPPP (Pending to be submitted prior to July 11th, 2023)
4. _____
5. _____
6. _____

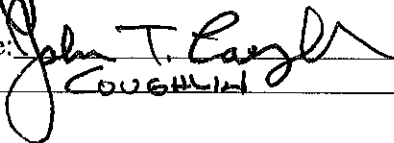
B. Certification

I, the undersigned, hereby certify that I have read and understand the requirements and conditions of the Town of Rowley Stormwater Management and Erosion Control Bylaw. I hereby certify under the penalties of perjury that the foregoing Stormwater Management Permit Application 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 application in a local newspaper at the expense of the applicant in accordance with the Town of Rowley Stormwater Management and Erosion Control Bylaw and accompanying Regulations as amended.

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of Stormwater Management and Erosion Control Bylaw. 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.

(sign and print name and date)


Owner Signature:  Date: 6/20/23
Name: JOHN COUGHLIN (please print)

Applicant Signature:  Date: 6/20/23
Name: JOHN COUGHLIN (please print)

**APPLICATION FORM
STORMWATER MANAGEMENT PERMIT**

C. Permission to Enter

I, Gateway II Realty Trust of 1997, hereby grant the Rowley Conservation Commission and its
(NAME OF PROPERTY OWNER)
officials permission to enter upon my property at "Off Forest Ridge Drive", Assessors 7-17 to
(STREET ADDRESS AND ASSESSOR'S MAP, BLOCK, LOT)
review the filed Stormwater Management Permit Application and future site conditions for compliance
with the issued Stormwater Management Permit. The sole purpose of this document is to allow
Commissioners and their officials to perform their duties under the Town of Rowley Stormwater
Management and Erosion Control Bylaw and accompanying Regulations as amended.

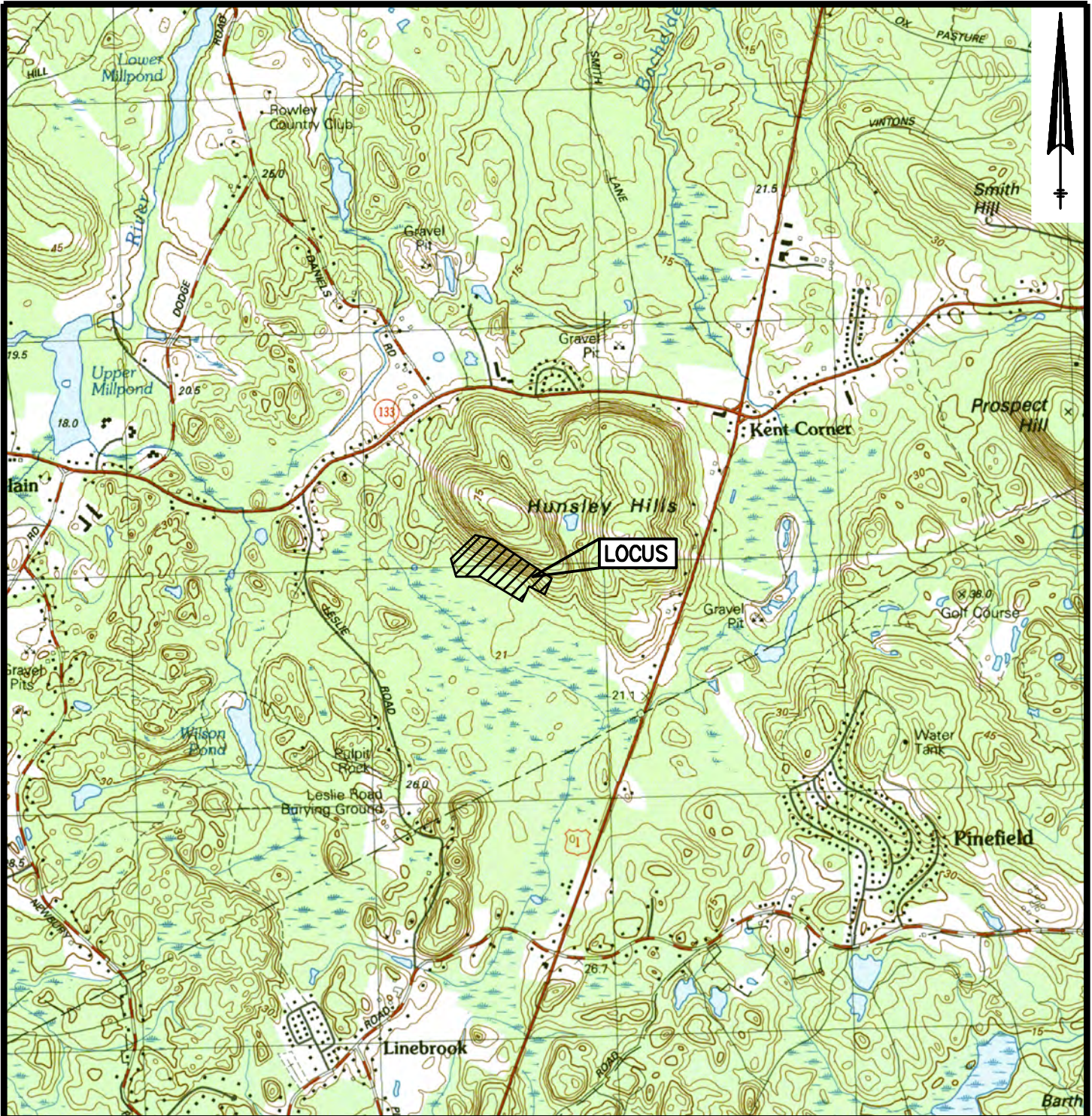
Signed: 
(PROPERTY OWNER) 6/20/23
(DATE)

INSTRUCTIONS

An applicant for a stormwater management and erosion control permit review must file with the Conservation Commission a completed application package, in accordance with the requirements of the Stormwater Management and Erosion Control Bylaw and accompanying regulations. Timelines concerning the review process will not begin until the Conservation Commission has determined that the application is complete.

1. Ten (10) copies of a completed Application Form with signatures of all property owners and the signature of the applicant if different;
2. Ten (10) copies each of a list of abutters within 100 feet with accompanying parcel map, certified by the Assessors Office; (abutters at their mailing addresses shown on the most recent applicable tax list of the assessors, including owners of land directly opposite on any public or private street or way, and abutters to the abutters within 100 feet of the property line of the applicant, including any in another municipality or across a body of water);
3. Ten (10) copies each of the Erosion and Sediment Control Plan, Stormwater Management Plan, and Operation and Maintenance Plan as specified in PARTS II, III, and IV of these regulations adopted under the Bylaw, and a descriptive project narrative;
4. Payment of the application fee and professional review fee, which may include the creation of an escrow account in accordance with Section 7 B of the Bylaw;

Attachment B USGS Locus Map



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'

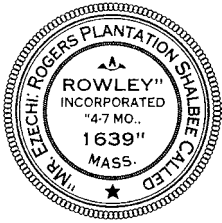
DESIGN: CFB

DRAWN: JJP

LAYOUT: LOCUS

JOB NO.: 26696

Attachment C 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 Bank	\$0.35 / square foot		
Land Under Water & Waterways	\$5 / linear foot		
Bordering Land Subject to Flooding & CLSSF**	\$0.35 / square foot		
***Riverfront Area only	\$0.05 / square foot		
Isolated Vegetated Wetlands	\$0.05 / square foot		
Land within Groundwater Protection Area Zone I	\$0.35 / square foot		
Land within Groundwater Protection Area Zone II	\$0.25 / square foot		
Other Local-only Jurisdictional Resource Areas	\$0.05 / square foot		
Extension Permit	\$100		
Certificate of Compliance	Projects under one acre in size: \$100 - over an acre in size \$250		
For filings resulting from enforcement action, double the Local Bylaw Fee Total			
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			

Attachment D Abutter Notification

CERTIFIED ABUTTERS' LIST

1001

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

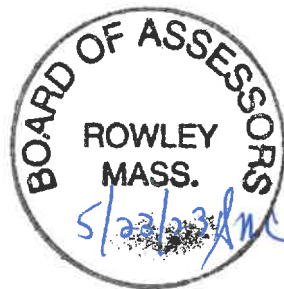
CERTIFIED ABUTTERS' LIST

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
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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

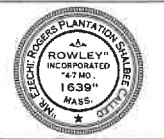
05/23/2023



1,527 0 763 1,527 Feet

1:9,160

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
Building Footprint Shad	Parcels

Abutter Notification Form

Notification to Abutters

Under the Town of Rowley Stormwater Management and Erosion Control Bylaw

In accordance with the Town of Rowley Stormwater Management and Erosion Control Bylaw you are hereby notified of the following:

- A.** The name of the applicant is Gateway II Realty Trust of 1997
- B.** The applicant has filed an application for a Stormwater Management Permit with the Rowley Conservation Commission seeking permission to conduct activities that result in a land disturbance of greater than 20, 000 square feet or a land disturbance that will alter an area of 10,000 square feet or more on existing or proposed slopes steeper than 15%.

- C.** The address of the lot where the activity is proposed is Off Forest Ridge Drive
Map 7, Parcel _____, Lot 17.

Description of Project: To permit construction of an industrial use building with

appurtenances within buffer zone and local setback zones to jurisdictional wetland

resource areas under the WPA and Rowley Wetlands Protection Bylaw.

- D.** Copies of the application may be examined or obtained at the Rowley Conservation Commission office between the hours of 9:00 A.M. and 12:30 P.M. on Mon. Tues. Wed. Thur . 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): _____

- 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 seven (7) days in advance in a newspaper of general circulation in Rowley.

Note: Notice of the public hearing, including its date, time, and place, will be posted in the Town Hall not less than forty-eight (48) hours in advance.

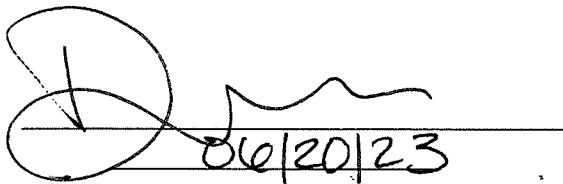
AFFIDAVIT OF SERVICE

Under the
Stormwater Management and Erosion Control Bylaw-Town of Rowley

I, Devon Morse, on behalf of Gateway II Realty Trust of 1997, hereby certify under the pains and penalties of perjury that on June, 20th, 2023, I gave notification to abutters in compliance with the Stormwater Management and Erosion Control Bylaw-Town of Rowley, in connection with the following matter:

A Stormwater Management Permit Application has been filed under the Stormwater Management and Erosion Control Bylaw - Town of Rowley with the Rowley Conservation Commission on June 20th, 2023, for the property located at "Off Forest Ridge Drive", Assessor's Map 7, Parcel _____, Lot 17 Rowley, Massachusetts.

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



A handwritten signature in black ink, appearing to be 'Devon Morse', is written over a horizontal line. Below the signature, the date '06/20/23' is handwritten.

Signature

Date

Printed Name: Devon Morse

Title: Wetland Scientist / Project Manager

Attachment E Permit Site Plans