

Enter your transmittal number

X290059

Transmittal Number

Your unique Transmittal Number can be accessed online:

<http://www.mass.gov/eea/agencies/massdep/service/approvals/transmittal-form-for-payment.html>

# Massachusetts Department of Environmental Protection Transmittal Form for Permit Application and Payment

1. Please type or print. A separate Transmittal Form must be completed for each permit application.

2. Make your check payable to the Commonwealth of Massachusetts and mail it with a copy of this form to: MassDEP, P.O. Box 4062, Boston, MA 02211.

3. Three copies of this form will be needed.

Copy 1 - the original must accompany your permit application. Copy 2 must accompany your fee payment. Copy 3 should be retained for your records

4. Both fee-paying and exempt applicants must mail a copy of this transmittal form to:

MassDEP  
P.O. Box 4062  
Boston, MA  
02211

\* Note:  
For BWSC Permits,  
enter the LSP.

## A. Permit Information

WPA FORM 3 - CATEGORY 1(A & E)

NOTICE OF INTENT

1. Permit Code: 4 to 7 character code from permit instructions

2. Name of Permit Category

REPLACEMENT OF AN EXISTING SANITARY DISPOSAL SYSTEM AND SITE WORK(WELL)

3. Type of Project or Activity

## B. Applicant Information - Firm or Individual

17 VESTRY STREET, LLC

1. Name of Firm - Or, if party needing this approval is an individual enter name below:

GOOLKASIAN

MICHAEL

2. Last Name of Individual

3. First Name of Individual

4. MI

2 ALDERSON DRIVE

5. Street Address

IPSWICH

6. City/Town

MA

01938

617-610-2811

7. State

8. Zip Code

9. Telephone #

10. Ext. #

MICHAEL GOOLKASIAN

11. Contact Person

mgman26@gmail.com

12. e-mail address

## C. Facility, Site or Individual Requiring Approval

17 VESTRY STREET, LLC - MICHAEL GOOLKASIAN

1. Name of Facility, Site Or Individual

45 STACKYARD ROAD

2. Street Address

ROWLEY

3. City/Town

MA

01969

617-610-2811

4. State

5. Zip Code

6. Telephone #

7. Ext. #

8. DEP Facility Number (if Known)

9. Federal I.D. Number (if Known)

10. BWSC Tracking # (if Known)

## D. Application Prepared by (if different from Section B)\*

ENGINEERING LAND SERVICES, LLC

1. Name of Firm Or Individual

P.O. BOX 41

2. Address

WEST NEWBURY

3. City/Town

MA

01985

978-815-6744

4. State

5. Zip Code

6. Telephone #

7. Ext. #

8. Contact Person

9. LSP Number (BWSC Permits only)

## E. Permit - Project Coordination

1. Is this project subject to MEPA review?  yes  no  
If yes, enter the project's EOE file number - assigned when an Environmental Notification Form is submitted to the MEPA unit:

EOEA File Number

## F. Amount Due

### Special Provisions:

- Fee Exempt (city, town or municipal housing authority)(state agency if fee is \$100 or less).  
*There are no fee exemptions for BWSC permits, regardless of applicant status.*
- Hardship Request - payment extensions according to 310 CMR 4.04(3)(c).
- Alternative Schedule Project (according to 310 CMR 4.05 and 4.10).
- Homeowner (according to 310 CMR 4.02).

DEP Use Only

Permit No:

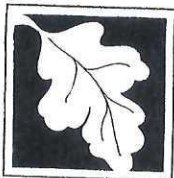
Rec'd Date:

Reviewer:

Check Number

Dollar Amount

Date



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

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 STACKYARD ROAD

a. Street Address

ROWLEY

b. City/Town

01969

c. Zip Code

Latitude and Longitude:

42.741148

d. Latitude

-70.850877

e. Longitude

TAX MAP 33

f. Assessors Map/Plat Number

LOT 16

g. Parcel /Lot Number

2. Applicant:

MICHAEL

a. First Name

GOOLKASIAN

b. Last Name

17 VESTRY STREET, LLC

c. Organization

2 ALDERSON DRIVE

d. Street Address

IPSWICH

e. City/Town

MA

f. State

01938

g. Zip Code

617-610-2811

h. Phone Number

i. Fax Number

mgman26@gmail.com

j. Email Address

3. Property owner (required if different from applicant):

Check if more than one owner

MICHAEL

a. First Name

GOOLKASIAN

b. Last Name

17 VESTRY STREET, LLC

c. Organization

2 ALDERSON DRIVE

d. Street Address

IPSWICH

e. City/Town

MA

f. State

01938

g. Zip Code

617-610-2811

h. Phone Number

i. Fax Number

mgman26@gmail.com

j. Email address

4. Representative (if any):

ROBERT

a. First Name

GRASSO

b. Last Name

ENGINEERING LAND SERVICES, LLC

c. Company

P.O. BOX 41

d. Street Address

WEST NEWBURY

e. City/Town

MA

f. State

01985

g. Zip Code

978-815-6744

h. Phone Number

978-462-6800

i. Fax Number

MASSPLSRG@AOL.COM

j. Email address

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

\$220 + \$680(LOCAL)

a. Total Fee Paid

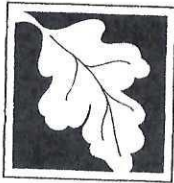
\$97.50

b. State Fee Paid

\$122.50 + \$680(LOCAL)

c. City/Town Fee Paid





# WPA Form 3 – Notice of Intent

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

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ROWLEY

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## A. General Information (continued)

6. General Project Description:

REPLACEMENT OF AN EXISTING SANITARY DISPOSAL SYSTEM AND SITE WORK(RE-LOCATION OF PRIVATE WELL)

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1.  Yes  No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

ESSEX SOUTH

a. County

41873

c. Book

b. Certificate # (if registered land)

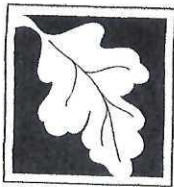
459

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

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

MassDEP File Number \_\_\_\_\_

Document Transaction Number \_\_\_\_\_

**ROWLEY**

City/Town

**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 _____	2. square feet _____
	3. cubic yards dredged _____	

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

4. Proposed alteration of the Riverfront Area:

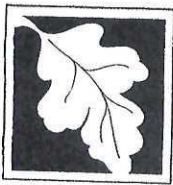
a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No
6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.





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

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____	
	2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	

4.  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.

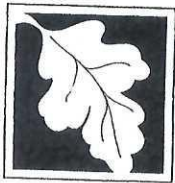
a. square feet of BWV \_\_\_\_\_

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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## 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 Notice of Intent – Required Actions (310 CMR 10.11).

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- 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

01-22-2024

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).*

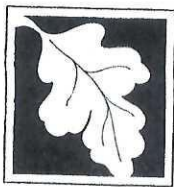
#### c. Submit Supplemental Information for Endangered Species Review\*

- Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
  - (b) outside Resource Area \_\_\_\_\_ percentage/acreage
- Assessor's Map or right-of-way plan of site
- 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 <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/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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## C. Other Applicable Standards and Requirements (cont'd)

- (c)  MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/ mesa/ mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_fee_schedule.htm)). 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, [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/ mesa/ mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/ mesa/ mesa_exemptions.htm); 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:

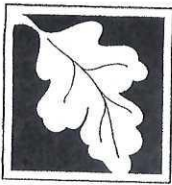
South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
1213 Purchase Street – 3rd Floor  
New Bedford, MA 02740-6694  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

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.



# WPA Form 3 – Notice of Intent

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

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Document Transaction Number

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City/Town

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

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

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No      If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- GREAT MARSH
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.
- b.  No. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

## D. Additional Information

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

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.





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## D. Additional Information (cont'd)

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

SANITARY DISPOSAL SYSTEM UPGRADE PLAN

a. Plan Title

ENGINEERING LAND SERVICES, LLC

STANTON W. BIGELOW/ROBERT GRASSO

b. Prepared By

c. Signed and Stamped by

01-22-2024

1" = 30'

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:

2. Municipal Check Number 1030 & 1075

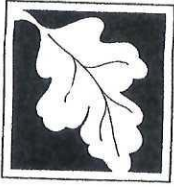
3. Check date 1-22-24

4. State Check Number 1032

5. Check date 1-22-24

6. Payor name on check: First Name 17 VESTRY STREET, LLC

7. Payor name on check: Last Name NATURAL ORGANIC DISCOUNT



# WPA Form 3 – Notice of Intent

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

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## 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

1-22-24

2. Date

3. Signature of Property Owner (if different)



4. Date

5. Signature of Representative (if any)

1-22-24

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:

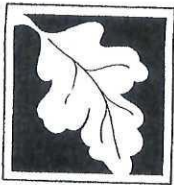
One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

### 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 STACKYARD ROAD

a. Street Address

# 1032

c. Check number

ROWLEY

b. City/Town

\$97.50

d. Fee amount

2. Applicant Mailing Address:

MICHAEL

a. First Name

17 VESTRY STREET, LLC

c. Organization

2 ALDERSON DRIVE

d. Mailing Address

IPSWICH

e. City/Town

617-610-2811

h. Phone Number

i. Fax Number

MA

f. State

01938

g. Zip Code

mgman26@gmail.com

j. Email Address

3. Property Owner (if different):

MICHAEL

a. First Name

17 VESTRY STREET, LLC

c. Organization

2 ALDERSON DRIVE

d. Mailing Address

IPSWICH

e. City/Town

617-610-2811

h. Phone Number

i. Fax Number

MA

f. State

01938

g. Zip Code

mgman26@gmail.com

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
REPLACE SEPTIC SYSTEM & SITE WORK	CAT1(A&E)	\$220.00	\$220.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Step 5/Total Project Fee:** \$220.00

**Step 6/Fee Payments:**

Total Project Fee:	\$220.00
State share of filing Fee:	\$97.50
City/Town share of filing Fee:	\$122.50
	+\$680(Local)

**C. Submittal Requirements**

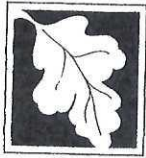
- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

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.)





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection – Wetlands & Waterways  
**BRP WPA Form 3 - Notice of Intent**  
**Instructions and Supporting Materials**

**Category Activities and Fees**

**Category 1** (Fee for each activity is **\$110**):

- a.) work on single family lot; addition, pool, etc.;
- b.) site work without a house;
- c.) control vegetation;
- d.) resource improvement;
- e.) work on septic system separate from house;
- f.) monitoring well activities minus roadway;
- g.) new agricultural or aquaculture projects.

**Category 2** (Fee for each activity is **\$500**)

- a.) construction of single family house;
- b.) parking lot;
- c.) beach nourishment;
- d.) coastal limited projects;
- e.) inland limited projects minus road crossings and agriculture;
- f.) each crossing for driveway to single family house;
- g.) each project source (storm drain) discharge;
- h.) control vegetation in development;
- i.) water level variations;
- j.) any other activity not in Category 1, 3, 4, 5 or 6;
- k.) water supply exploration.

**Category 3** (Fee for each activity is **\$1,050**)

- a.) site preparation (for development) beyond Notice of Intent scope;
- b.) each building (for development) including site;
- c.) road construction not crossing or driveway;
- d.) hazardous cleanup;
- e.) water supply development.

**Category 4** (Fee for each activity is **\$1,450**):

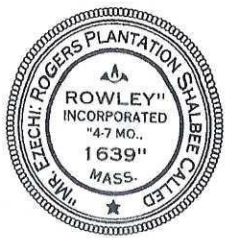
- a.) each crossing for development or commercial road;
- b.) dam, sluiceway, tidegate (safety) work;
- c.) landfills operation/closures;
- d.) sand and gravel operations;
- e.) railroad line construction;
- f.) bridge;
- g.) hazardous waste alterations to resource areas;
- h.) dredging;
- i.) package treatment plant and discharge;
- j.) airport tree clearing;
- k.) oil and/or hazardous material release response actions.

**Category 5** (Fee is **\$4 per linear foot**; total fee not less than \$100 or more than \$2,000):

- a.) work on docks, piers, revetments, dikes, etc. (coastal or inland).

**Category 6** (Fee is **\$2 per linear foot for each resource area**): For each resource area delineation, the fee shall not exceed \$200 for activities associated with a single family house or \$2,000 for all other activities).





# Town of Rowley Conservation Department

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

## WETLAND BYLAW FEE CALCULATION FORM

Property Address:

Map:

Parcel:

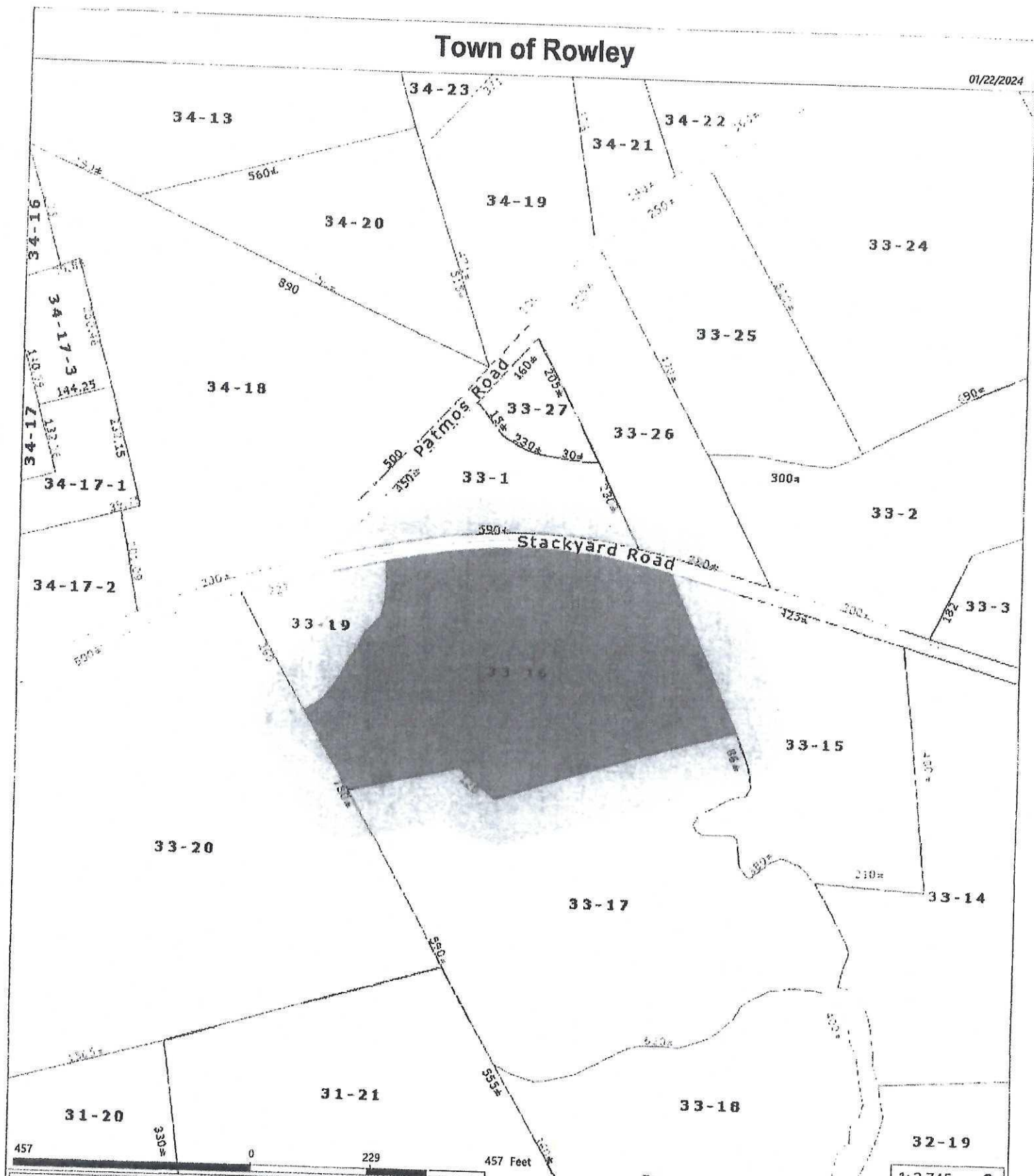
Lot:

APPLICATION NAME / ACTIVITY	LOCAL BYLAW FEE	# of Activities or Measurement	Subtotal
Request for a Determination of Applicability (RDA)	\$75 XZ	ENF. ORDER	150-
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	200-
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	1920	96-
Buffer Zone, 25'-50' from resource area boundary	\$0.10 / square foot	840	84-
Buffer Zone, 0'-25' from resource area boundary	\$0.25 / square foot	600	150-
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			
<b>LOCAL BYLAW FEE TOTAL</b>			680.00
As Determined by the Commission, Fee Total not to exceed \$15,000 except Enforcement			
<b>NOTES:</b>			
*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			



# Town of Rowley

01/22/2024



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.



Municipal Boundary  
Building Footprints

Roads  
Hydrographic Features

Interstate  
Streams

### Legend

Major Road

Local Road

Parcels

1:2,745

Projection: NAD\_1983\_StatePlane\_Massachusetts\_Mainland\_FIPS\_2001

© Merrimack Valley Planning Commission

Date: 01/22/2024  
txaabut

Town of Rowley

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
033-016	45 STACKYARD RD	HAYES DAVID S S/O 17 VESTRY STREET LLC 2 ALDERSON LN IPSWICH, MA 01938
----- A B U T T E R S -----		
033-001	15 PATMOS RD	MASSACHUSETTS AUDUBON SOCIETY 208 S GREAT RD LINCOLN, MA 01773
033-015	75 STACKYARD RD	HAYES DAVID S S/O 17 VESTRY STREET LLC 2 ALDERSON DR IPSWICH, MA 01938
033-017	STACKYARD RD	HAYES DAVID S S/O 17 VESTRY STREET LLC 2 ALDERSON DR IPSWICH, MA 01938
033-019	27 STACKYARD RD	ESSEX COUNTY GREENBELT ASSOC INC 82 EASTERN AVE ESSEX, MA 01929
033-020	645 MAIN ST	FIRST CONGREGATIONAL CHURCH ROWL 175-179 MAIN ST ROWLEY, MA 01969
033-026	25 PATMOS RD	MASSACHUSETTS AUDUBON SOCIETY 208 S GREAT RD LINCOLN, MA 01773

6 parcels listed



*Deanne McFadden*  
Principal Assessor





UNITED STATES  
POSTAL SERVICE

Certificate Of  
Mailing

To pay fee, affix stamps or  
meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.  
This form may

From: \_\_\_\_\_  
\_\_\_\_\_ Engineering Land Services, LLC  
\_\_\_\_\_ P.O. Box 41  
\_\_\_\_\_ West Newbury, MA 01985  
\_\_\_\_\_

To: \_\_\_\_\_  
\_\_\_\_\_ MASS. D.E.P. BOSTON  
\_\_\_\_\_ 100 Cambridge Street, Suite 900  
\_\_\_\_\_ Boston, MA 02114  
\_\_\_\_\_



PS Form 3817, April 2007 PSN 7530-02-000-9065



UNITED STATES  
POSTAL SERVICE

Certificate Of  
Mailing

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meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing.  
This form may be used for domestic and international mail.

From: \_\_\_\_\_  
\_\_\_\_\_ ENGINEERING LAND SERVICES  
\_\_\_\_\_ PO Box 41  
\_\_\_\_\_ WEST NEWBURY, MA 01985  
\_\_\_\_\_

To: \_\_\_\_\_  
\_\_\_\_\_ D.E.P. NORTHEAST OFFICE  
\_\_\_\_\_ 150 PRESIDENTIAL WAY SUITE 300  
\_\_\_\_\_ WOBURN, MA 01801-1150  
\_\_\_\_\_



PS Form 3817, April 2007 PSN 7530-02-000-9065



### Certificate Of Mailing

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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for:

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Engineering Land Services, LLC  
 P.O. Box 41  
 West Newbury, MA 01985

Michael Goolkasian  
 S/O 17 Vestry Street LLC.  
 2 Alderson Drive  
 Ipswich, MA 01938  
 Parcel ID 033-015, 033-017



PS Form 3817, April 2007 PSN 7530-02-000-9065



### Certificate Of Mailing

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Engineering Land Services, LLC  
 P.O. Box 41  
 West Newbury, MA 01985

Massachusetts Audubon Society  
 208 South Great Road  
 Lincoln, MA 01773

Parcel ID 033-001, 033-026



PS Form 3817, April 2007 PSN 7530-02-000-9065



### Certificate Of Mailing

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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for:

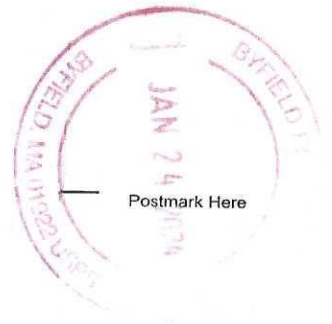
From: \_\_\_\_\_  
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Engineering Land Services, LLC  
 P.O. Box 41  
 West Newbury, MA 01985

Essex County Greenbelt Assoc. Inc.  
 82 Eastern Avenue  
 Essex, MA 01929

Parcel ID 033-019



PS Form 3817, April 2007 PSN 7530-02-000-9065



### Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for:

To pay fee, affix stamps or meter postage here.

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To: \_\_\_\_\_  
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 \_\_\_\_\_

Engineering Land Services, LLC  
 P.O. Box 41  
 West Newbury, MA 01985

First Congregational Church, Rowley  
 175-179 Main Street  
 Rowley, MA 01969



Parcel ID 033-020

PS Form 3817, April 2007 PSN 7530-02-000-9065



**Abutter Notification Form**  
**Notification to Abutters Under the Town of Rowley Wetlands Protection Bylaw**

In accordance with the Town of Rowley Wetlands Protection Bylaw, you are hereby notified of the following:

A. The name of the applicant is 17 VESTRY STREET, LLC - MICHAEL GOOLKASIAN

B. The applicant has filed a(n) NOTICE OF INTENT with the Rowley Conservation Commission seeking permission to remove, fill, dredge or alter an area subject to protection under the Town of Rowley Wetlands Protection Bylaw.  
(permit type)

C. The address of the lot where the activity is proposed is 45 STACKYARD ROAD  
Map 33, Parcel \_\_\_\_\_, Lot 16.

Description of Project: REPLACEMENT OF AN EXISTING SANITARY  
DISPOSAL SYSTEM AND RE-LOCATION OF AN EXISTING  
PRIVATE WELL

D. Copies of the application may be examined or obtained at the Rowley Conservation Commission Office, Room 4, Town Hall Annex, 39 Central Street, Rowley, MA 01969 between the hours of 9:00 A.M. and 12:30 P.M. on M, T, W, & Th.  
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 978-815-6744 \* between the hours of 9 and 4 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 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 Town Hall, 139 Main Street, Rowley, MA not less than forty-eight (48) hours in advance.

# 45 STACKYARD RD

**Location** 45 STACKYARD RD

**Mblu** 33/ 16/ //

**Acct#**

**Owner** HAYES DAVID S

**Assessment** \$238,300

**Appraisal** \$238,300

**PID** 2374

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$32,000	\$206,300	\$238,300

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$32,000	\$206,300	\$238,300

## Parcel Addresses

### Additional Addresses

No Additional Addresses available for this parcel

## Owner of Record

**Owner** HAYES DAVID S  
**Co-Owner**  
**Address** 45 STACKYARD RD  
 ROWLEY, MA 01969-1104

**Sale Price** \$192,000  
**Certificate**  
**Book & Page** 35221/0171  
**Sale Date** 08/31/2016  
**Instrument** 1V

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HAYES DAVID S	\$192,000		35221/0171	1V	08/31/2016
TRS THE WENDELL R HOPKINS TRS	\$0		30599/0073	1H	08/18/2011
TRS HOPKINS REAL ESTATE TRUST	\$0		10972/0548		10/01/1991

## Building Information



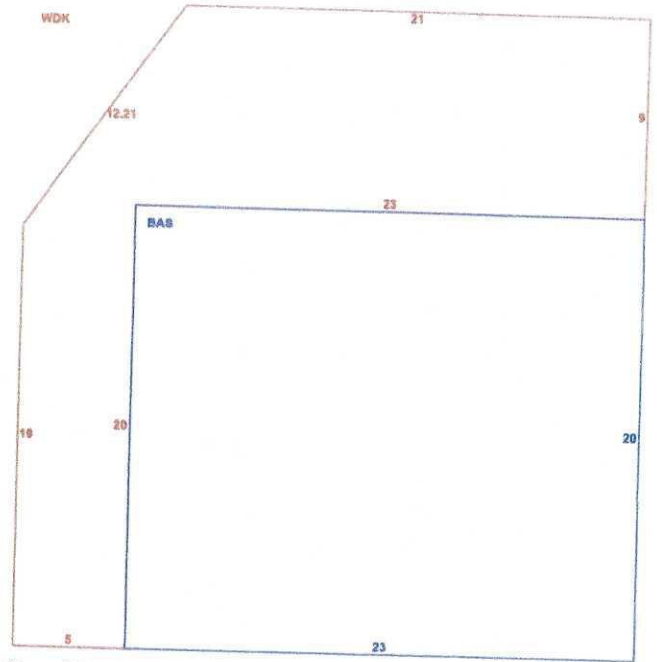
# Building 1 : Section 1

**Year Built:** 1880  
**Living Area:** 460  
**Building Percent Good:** 62  
**Replacement Cost**  
**Less Depreciation:** \$32,000

## Building Attributes

Field	Description
Style:	Camp
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Wall Brd/Wood
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Coal or Wood
Heat Type:	None
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	0
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	2
Bath Style:	
Kitchen Style:	Old Style
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

## Building Layout



(ParcelSketch.ashx?pid=2374&bid=2374)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	460	460
WDK	Deck, Wood	317	0
		777	460

## Extra Features

Extra Features

Legend

**Land**

**Land Use**

Use Code 1010  
 Description Single Fam MDL-01  
 Zone CCD  
 Neighborhood 510  
 Alt Land Appr No  
 Category

**Land Line Valuation**

Size (Acres) 5.00  
 Frontage 0  
 Depth 0  
 Assessed Value \$206,300  
 Appraised Value \$206,300

**Outbuildings**

**Outbuildings**

**Legend**

No Data for Outbuildings

**Valuation History**

**Appraisal**

Valuation Year	Improvements	Land	Total
2023	\$29,300	\$178,900	\$208,200
2022	\$26,500	\$148,900	\$175,400
2021	\$26,500	\$130,000	\$156,500

**Assessment**

Valuation Year	Improvements	Land	Total
2023	\$29,300	\$178,900	\$208,200
2022	\$26,500	\$148,900	\$175,400
2021	\$26,500	\$130,000	\$156,500





SO.ESSEX #30 Bk:41873 Pg:459  
11/24/2023 09:34 AM DEED Pg 1/3  
eRecorded

Return to:

MASSACHUSETTS EXCISE TAX  
Southern Essex District ROD  
Date: 11/24/2023 09:34 AM  
ID: 1598354 Doc# 20231124000300  
Fee: \$1,185.60 Cons: \$260,000.00

### QUITCLAIM DEED

Property Address: 0, 45 and 75 Stackyard Road, Rowley, MA

I, **DAVID S. HAYES**, a married man, of Rowley, Essex County, Massachusetts, for Two Hundred Sixty Thousand and No/100s (\$260,000.00) Dollars Paid,

GRANT to **17 VESTRY STREET LLC**, with principal place of business at 2 Alderson Drive, Ipswich, Massachusetts 01938 with QUITCLAIM COVENANTS,

The land with all buildings and improvements thereon, consisting of three parcels presently known as and numbered 0, 45 and 75 Stackyard Road, Rowley, Essex County, Massachusetts, and further described as follows:

#### Parcel 1

A certain parcel of marsh and woodland, containing about 4 acres, known as the "Nanny Lot," being bound and described as follows:

NORTHERLY by Stackyard Road, so-called;  
SOUTHERLY and  
EASTERLY by land formerly of George E. Todd and others; and  
WESTERLY by land formerly of Edward Todd and by another parcel described herein.

#### Parcel 2

A certain lot of marshland of about 8 acres and adjoining Parcel 3 hereof, known as the lot within the "Field Gate," and bounded:

NORTHERLY by marsh now or formerly of G.W. Thompson;  
EASTERLY by a creek which separates it from 107 Stackyard Road, Rowley;  
SOUTHERLY by a creek; and  
WESTERLY by marsh now or formerly of the First Parish of Religious Society in Rowley.

Subject to any easement, rights of way or restrictions of record that are now in force and effect.

*MG*

**Parcel 3**

A certain parcel of woodland and marsh containing about 5 acres with building(s) thereon, located as 45 Stackyard Road, Rowley, Massachusetts, bounded and described as follows:

Beginning at the Westerly corner thereof on said Road by land now formerly of Frank L. Burke and 227 feet Easterly from land of the First Parish in said Rowley; thence running

SOUTHERLY by said land of Burke, 105 feet, to a corner; thence turning and running

SOUTHWESTERLY by said land of Burke, 239 feet, to a corner by said Parish land, which is 260 feet measured on a the line of said Parish land from said Road; thence turning and running by said Parish land, about 134 feet, to a marsh, formerly of Thomas E. Payson; thence

NORTHERLY 86° Easterly by said Payson land 12 rods, 8 links; thence

SOUTHERLY 83° Easterly by said Payson land, 7 rods, 7 links; thence

SOUTHERLY 76½° Easterly by Payson land, 12 rods, 10 links; thence

SOUTHERLY 87½° Easterly by said Payson land, 14 rods; thence

NORTHERLY 10½° Westerly by said Payson land, 20 rods or more to said Stackyard Road; and thence

NORTHWESTERLY by said Road, 36 rods, 21 links, more or less, to the point of beginning.

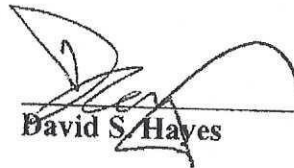
The Grantor named herein, does hereby voluntarily release all rights of Homestead, if any, as set forth in Massachusetts General Laws, Chapter 188 and certifies under the pains and penalties of perjury that the property is not the home of the grantor's spouse or former spouse and there is no other person or persons, either individually or as trustee, entitled to any homestead rights other than those executing this Deed.

Meaning and intending to convey the same premises conveyed to Grantor herein by Deed of Wendell R. Hopkins, Trustee to the Grantor herein dated August 24, 2016 and recorded on August 31, 2016 in Book 35221, Page 171 with said Essex South District Registry of Deeds.

*WLB*



Executed as a sealed instrument this 6<sup>th</sup> day of November 2023

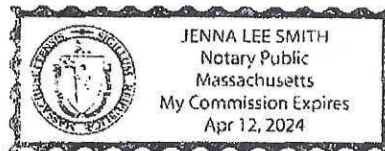
  
\_\_\_\_\_  
David S. Hayes

COMMONWEALTH OF MASSACHUSETTS

ESSEX, ss.

On this 6<sup>th</sup> day of November 2023, before me, the undersigned notary public, personally appeared **DAVID S. HAYES**, the above-named, and proved to me through satisfactory evidence of identification, specifically driver's licenses, to be the person(s) whose name(s) are signed on the preceding document and acknowledged to me that she/he/they signed it voluntarily for its stated purpose and who swore and affirmed that the homestead certification contained therein is truthful and accurate.

  
\_\_\_\_\_  
Notary Public: Jenna Smith  
My Commission Expires: 4/12/24





Available map types include topos, aerial/satellite images, private land boundary maps, Game Manag

Q 45 Stackyard Road, Rowley, Massachusetts 01969, United States

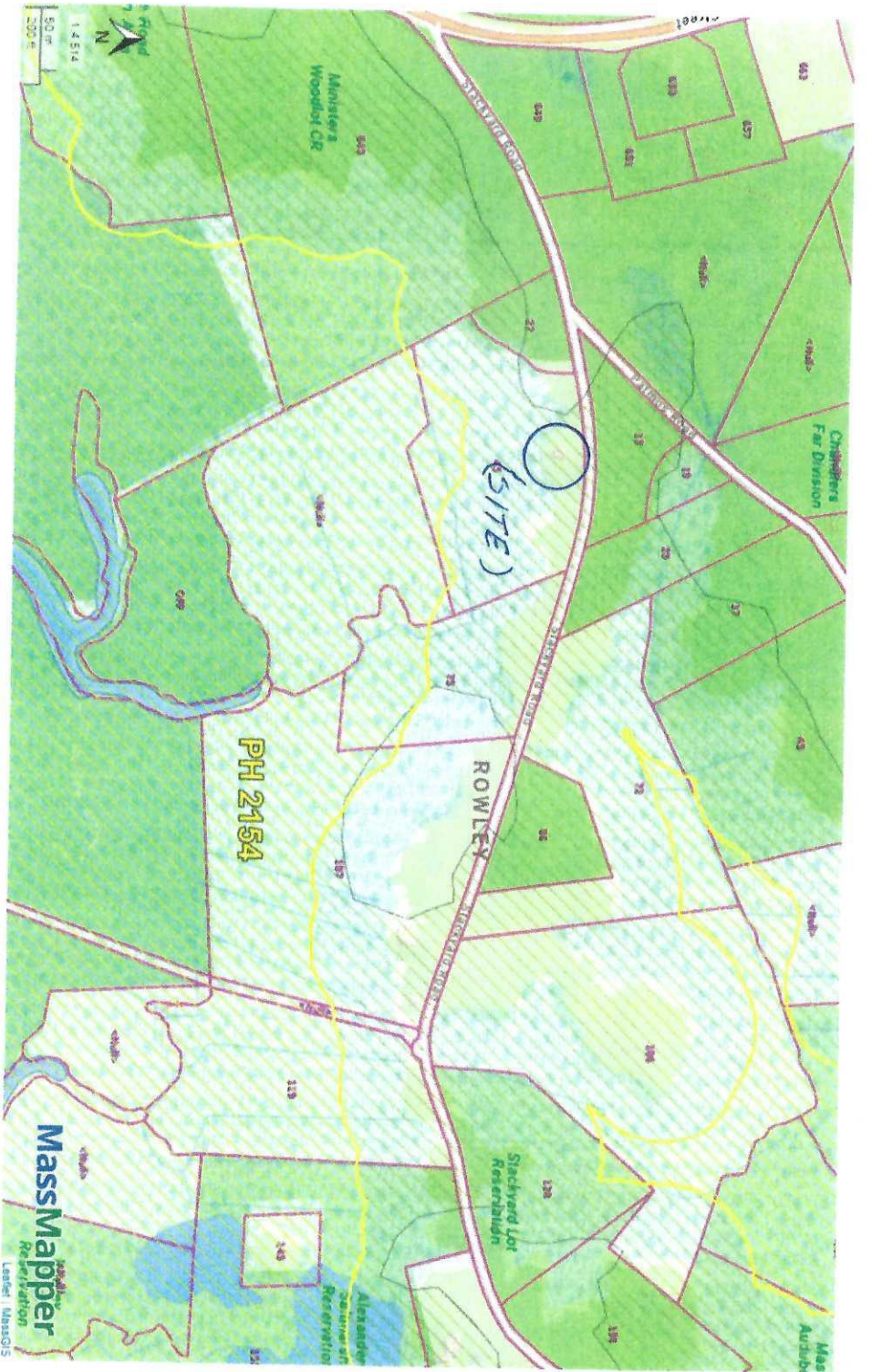


42.741148, -70.850877

42.741148 Lon: -70.850877

Mapbox





NHESP Priority Habitats of Rare Species

Potential Vernal Pools

NHESP Estimated Habitats of Rare Wildlife

NHESP Certified Vernal Pools

Areas of Critical Environmental Concern ACECs

Property Tax Parcels



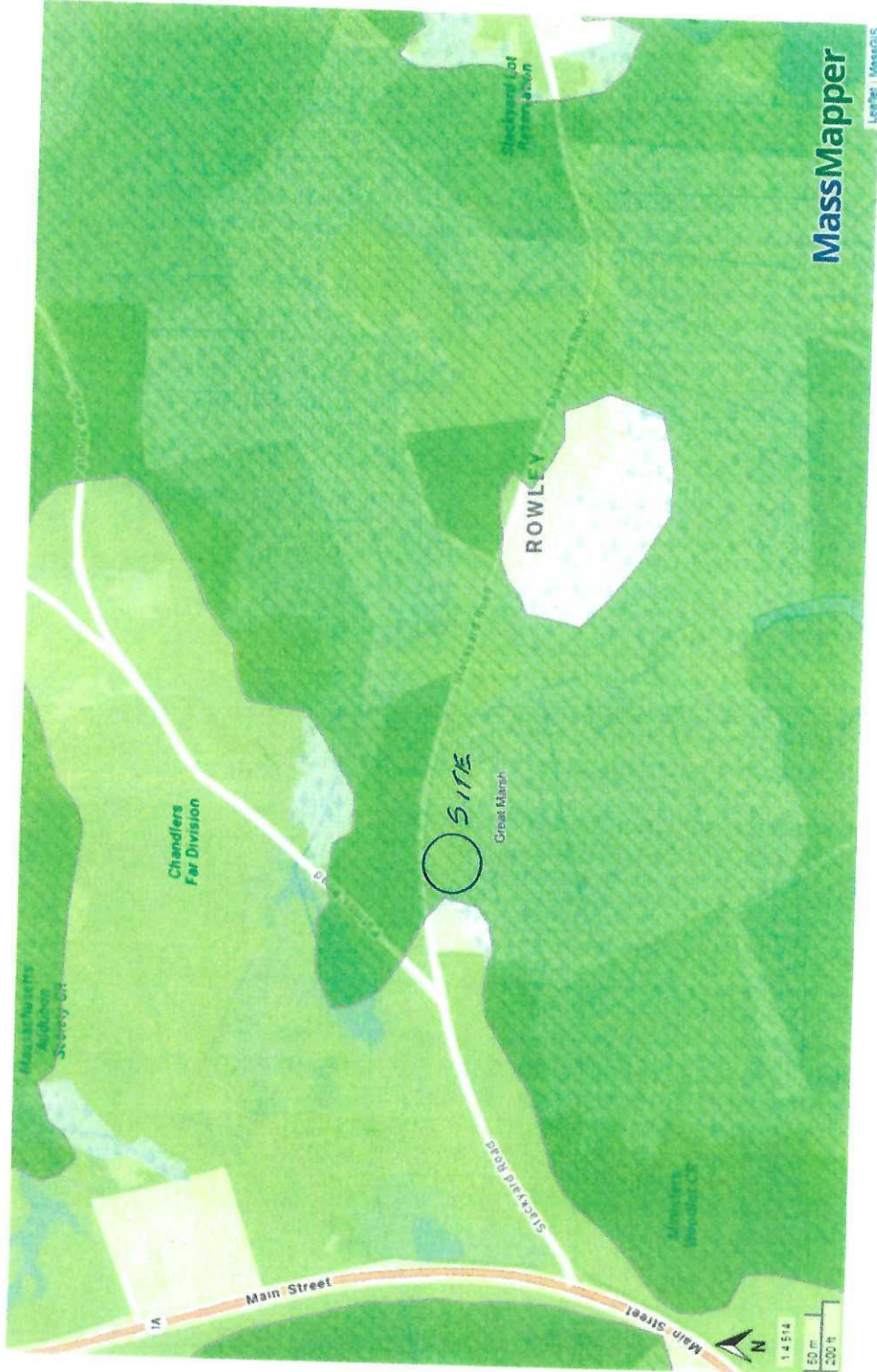
**Areas of Critical Environmental Concern  
ACECs Boundaries**

- ROAD/RAIL BASED
- RIVER BASED
- WETLAND BASED
- FLOODPLAIN BASED
- TIDAL BASED
- CONTOUR BASED
- POLITICAL BOUNDARY
- PROPERTY LINE BASED
- OTHER
- NOT DEFINED

**Areas of Critical Environmental Concern  
ACECs Transparent Green**



**Areas of Critical Environmental Concern  
ACECs**





Soil Map—Essex County, Massachusetts, Northern Part



Soil Map may not be valid at this scale.

Map Scale: 1:1,640 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

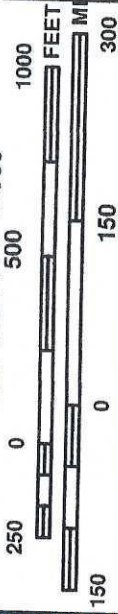
## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
* 225B	Belgrade very fine sandy loam, 3 to 8 percent slopes	4.7	42.9%
712A	Ipswich and Westbrook mucky peats, 0 to 2 percent slopes, very frequently flooded	6.3	57.1%
<b>Totals for Area of Interest</b>		<b>11.0</b>	<b>100.0%</b>





MAP SCALE 1" = 500'



# NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0276G

## FIRM FLOOD INSURANCE RATE MAP ESSEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS)

PANEL 276 OF 600  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
NEUBURY, TOWN OF	250056	0276	G
ROWLEY, TOWN OF	250056	0276	G
ROWLEY, TOWN OF	280101	0276	G

-NOTE-  
THIS MAP INCLUDES BOUNDARIES OF THE COASTAL BARRIER RESOURCES SYSTEM ESTABLISHED UNDER THE COASTAL BARRIER RESOURCES ACT OF 1982 AND/OR SUBSEQUENT ENABLING LEGISLATION.

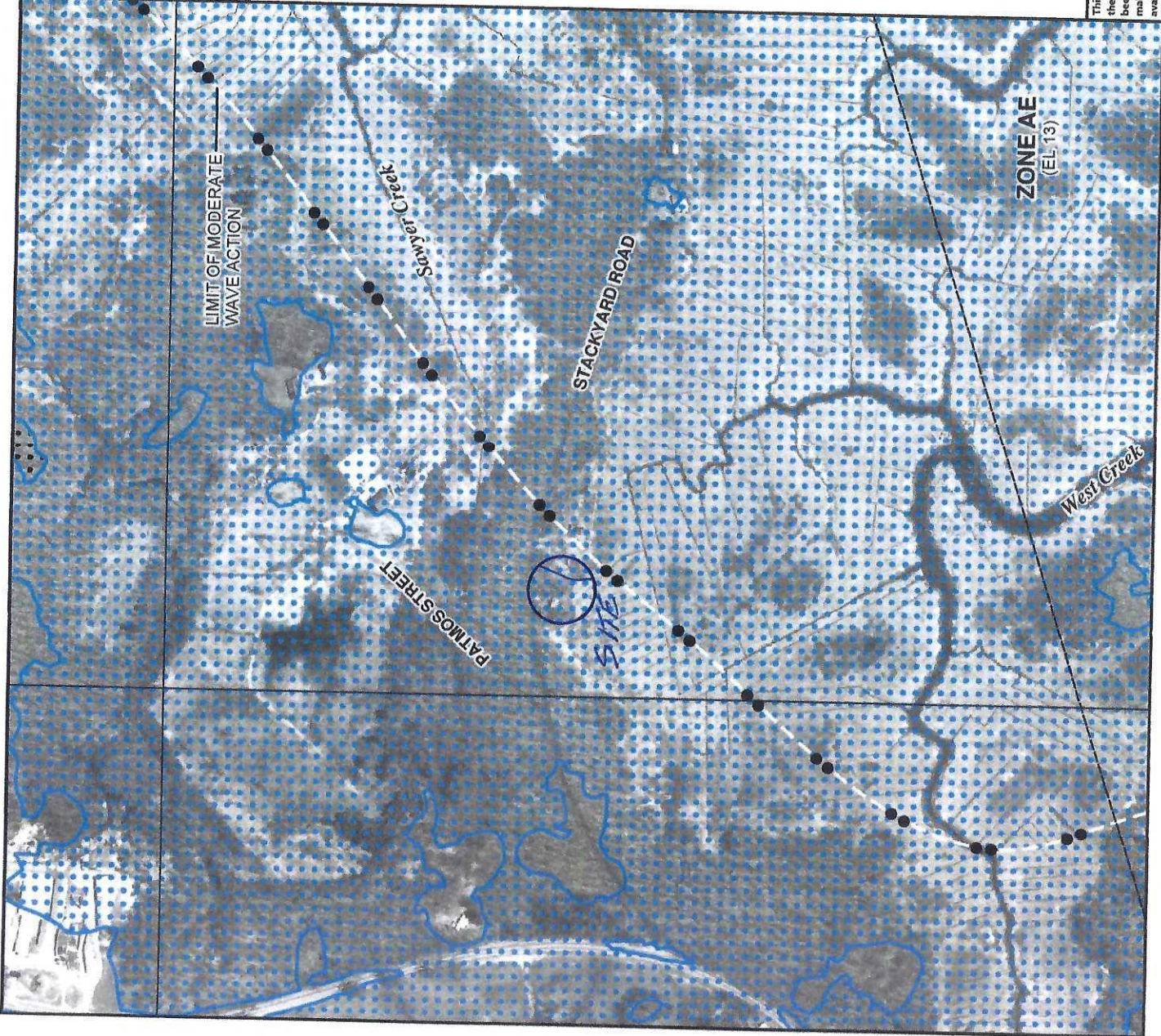
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER  
25009C0276G  
MAP REVISED  
JULY 16, 2014

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.







**Norse Environmental Services, Inc.**  
**2100 Lakeview Avenue, Unit 3A**  
**Dracut, MA 01826**  
**Ph: (978) 649-9932**  
**Website: [www.norseenvironmental.com](http://www.norseenvironmental.com)**

January 22, 2024

Mr. Robert Grasso  
Engineering Land Services, LLC  
P.O. Box 41  
West Newbury, MA 01985

Re: 45 Stackyard Road  
Rowley, MA 01969

Mr. Grasso,

Norse Environmental Services, Inc. performed a site visit on December 7, 2023, to flag the resource areas per Massachusetts General Laws Chapter 131, Section 40: The Wetland Protection Act, 310 CMR 10.00 Wetland Protection Act Regulations, Town of Rowley Wetlands Protection Bylaws and Regulations

The five-acre property is located on the southerly side of Stackyard Road with a seasonal cottage, deck, outhouse, driveway and well. A bordering vegetated wetland or red maple swamp borders on an expansive salt marsh. The wetland is flagged in the field with blue ribbon and aluminum tags labeled 1A-43A. The overstory consists of red maple (*Acer rubrum*) and swamp white oak (*Quercus bicolor*). The understory consists of highbush blueberry (*Vaccinium corymbosum*), marsh elder (*Iva sp.*) rugosa rose (*Rosa rugosa*), honeysuckle (*Lonicera sp.*) common winterberry (*Ilex verticillata*) and common reed (*Phragmites australis*).

The Web Soil Survey maps the site as Belgrade, Ipswich and Westbrook Soils. The Belgrade series consists of very deep, moderately well drained soils formed in glaciolacustrine material. They are nearly level to moderately steep soils on terraces. The upper part of the soil formed in water or wind deposited material high in silt and very fine sand. The material below 40 inches is variable and ranges from gravelly sand to silt. Slope ranges from 0 to 25 percent.

The Westbrook series consists of very deep, very poorly drained soils formed in organic deposits over loamy mineral material. The thickness of the organic deposits ranges from 40 to 130 cm (16 to 51 in). They are in tidal marshes subject to inundation by salt water twice daily. The soil is very poorly drained, and the runoff is very slow.

The Ipswich series consists of very deep, very poorly drained soils formed in thick herbaceous organic deposits. They are on level tidal marshes subject to inundation by salt water twice daily. These soils are formed in partially decomposed organic material from salt tolerant herbaceous plants. The soil is very poorly drained, and runoff is negligible or ponded.



The USGS Topographic Map shows no perennial streams within 200 ft. of the cottage. The property is located within Land Subject to Coastal Storm Flowage. The FIRM Map maps the site as Zone AE at elevation 13 ft. The most southerly portion of the lot is located within NHESP mapping of Priority Habitat or PH 2154. There are no certified or potential vernal pools located on or near the property. The property is located within an Area of Critical and Environmental Concern (ACEC) or Great Marsh.

Enclosed are the maps of the site. If you have any questions or concerns regarding the above information, please do not hesitate to call.

Sincerely,

*Maureen Herald*

Maureen Herald, PWS, CWS