

DECOULOS & COMPANY

ENVIRONMENTAL ENGINEERING & LAND PLANNING

VIA EMAIL AND HAND DELIVERY

Tuesday, October 31, 2023

Daniel Shinnick, Chairman
Rowley Conservation Commission
39 Central Street
Rowley, MA 01969

*RE: Notice of Intent under MA Wetlands Protection Act
and Rowley Wetlands Bylaw; Rowley Assessor Map 9, Parcels 38-1 to 38-5*

Dear Chairman Shinnick and members of the Commission:

Enclosed herewith are five separate Notice of Intent applications to construct single-family houses, driveways, septic tanks and stormwater controls on Lots 1 to 5 in the Danielsville Open Space Residential Development (“OSRD”) subdivision off Daniels Road.

The roadway, utilities, common septic system and stormwater management controls for the OSRD infrastructure have been previously permitted by the Commission and work is currently underway. The MassDEP file number for that project is 63-0625.

Two copies of the following documents are attached for these five Notices of Intent:

1. Rowley NOI Permit Filing Checklist;
2. DEP WPA Form 3 for each Lot;
3. Rowley Wetland Bylaw Fee Calculation Form;
4. Check to the Town of Rowley in the amount of \$2562.50, which includes the fee under the Wetlands Protection Act (\$262.50 for each lot) and the fee under the Rowley Wetland Bylaw (\$250.00 for each lot);
5. Copy of the \$1,187.50 check to the Commonwealth of Massachusetts;
6. Locus Map of the proposed project on the U.S. Geological Survey quadrangle of Georgetown, Massachusetts dated 2018;
7. Plans entitled “Proposed Conditions, Danielsville OSRD – Lots 1 to 5, Rowley, MA, by Decoulos & Company, LLC, Sheet 1 of 2, dated October 30, 2023” and “Proposed Details, Danielsville OSRD – Lots 1 to 5, Rowley, MA, by Decoulos & Company, LLC, Sheet 2 of 2, dated October 30, 2023”;
8. List of certified abutters from the Rowley Board of Assessors;
9. Abutter Notification Form; and
10. Affidavit of Service.

Page 2 of 2

Daniel Shinnick, Chairman

Rowley Conservation Commission

Notices of Intent for Lots 1 to 5, Danielsville OSRD, off Daniels Road, Rowley

Tuesday, October 31, 2023

Please feel free to contact us if you have any questions or need additional information.

Thank you.

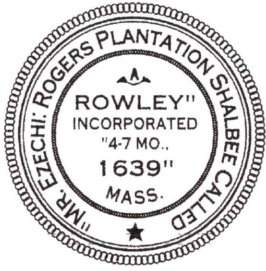
Respectfully submitted,

A handwritten signature in black ink, appearing to read "James J. Decoulos". The signature is written in a cursive, flowing style.

James J. Decoulos, PE

jamesj@decoulos.com

cc: DEP Northeast Regional Office *via certified mail, return receipt*
Theodore A. Speros, Manager, Danielsville, LLC



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:

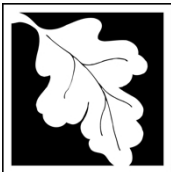
DEP NERO, Wetlands Div. 205B Lowell Street, Wilmington, MA 01887

- 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.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Rowley

City/Town

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

off Daniels Road _____ Rowley _____ 01969
a. Street Address b. City/Town c. Zip Code
Latitude and Longitude: 42.71107 N _____ 70.92818 W
d. Latitude e. Longitude
9 _____ 38/2 - Lot 2
f. Assessors Map/Plat Number g. Parcel /Lot Number

2. Applicant:

Theodore _____ Speros _____
a. First Name b. Last Name
Danielsville LLC _____
c. Organization
3 Brighton Street _____
d. Street Address
Belmont _____ MA _____ 02478
e. City/Town f. State g. Zip Code
617-719-5344 _____ tedsperos@gmail.com
h. Phone Number i. Fax Number j. Email Address

3. Property owner (required if different from applicant): Check if more than one owner

a. First Name b. Last Name

c. Organization

d. Street Address

e. City/Town f. State g. Zip Code

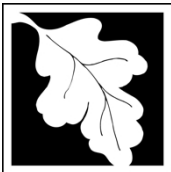
h. Phone Number i. Fax Number j. Email address

4. Representative (if any):

James _____ Decoulos _____
a. First Name b. Last Name
Decoulos & Company LLC _____
c. Company
185 Alewife Brook Parkway _____
d. Street Address
Cambridge _____ MA _____ 02138
e. City/Town f. State g. Zip Code
617-489-7795 _____ jamesj@decoulos.com
h. Phone Number i. Fax Number j. Email address

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

500.00 _____ 237.50 _____ 262.50 _____
a. Total Fee Paid b. State Fee Paid c. City/Town Fee Paid



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WPA Form 3 – Notice of Intent

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

Provided by MassDEP:
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Rowley
City/Town

A. General Information (continued)

6. General Project Description:

Construction of single-family home, driveway, septic tank and stormwater controls on Lot 2.

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.

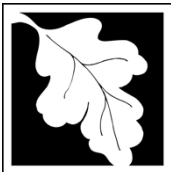
8. Property recorded at the Registry of Deeds for:

a. County	b. Certificate # (if registered land)
c. Book	d. Page Number

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

- 1. Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2. Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

Provided by MassDEP:
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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
	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. <input type="checkbox"/> Riverfront Area	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.
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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)

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



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City/Town

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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	

	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	

	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	

	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- 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.

- 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 _____

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 <https://www.mass.gov/ma-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



Massachusetts Department of Environmental Protection
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C. Other Applicable Standards and Requirements (cont'd)

- (c) MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) Vegetation cover type map of site

- (e) Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

1. Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

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

- a. Not applicable – project is in inland resource area only b. Yes No

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

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

North Shore - Hull to New Hampshire border:

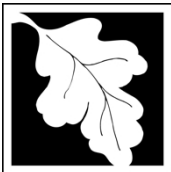
Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

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

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. Is this an aquaculture project? d. Yes No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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Document Transaction Number
Rowley
City/Town

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

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

- 4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 - a. Yes No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 - b. ACEC

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

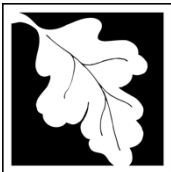
D. Additional Information

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

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

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

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



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	
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Rowley	
City/Town	

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.

<u>Proposed Conditions, Danielsville OSRD - Lots 1 to 5, Rowley, MA</u>	
a. Plan Title	
<u>Decoulos & Company LLC</u>	<u>James J. Decoulos</u>
b. Prepared By	c. Signed and Stamped by
<u>10/30/23</u>	<u>1" = 20'</u>
d. Final Revision Date	e. Scale
<u>Proposed Details, Danielsville OSRD - Lots 1 to 5, Rowley, MA</u>	
f. Additional Plan or Document Title	g. Date
	<u>10/30/23</u>
- 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:

<u>1103</u>	<u>10/31/23</u>
2. Municipal Check Number	3. Check date
<u>1104</u>	<u>10/31/23</u>
4. State Check Number	5. Check date
<u>Decoulos & Company, LLC</u>	
6. Payor name on check: First Name	7. Payor name on check: Last Name



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

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

10/31/23

2. Date

3. Signature of Property Owner (if different)

4. Date

10/31/23

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:

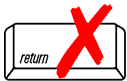
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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
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: **LOT 2**

Danielsville OSRD, off Daniels Road	Rowley
a. Street Address	b. City/Town
1103 and 1104	500.00
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Theodore	Speros	
a. First Name	b. Last Name	
Danielsville, LLC	c. Organization	
3 Brighton Street	d. Mailing Address	
Belmont	MA	02478
e. City/Town	f. State	g. Zip Code
617-719-5344	tedsperos@gmail.com	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

_____	_____	
a. First Name	b. Last Name	
_____	c. Organization	
_____	d. Mailing Address	
_____	_____	_____
e. City/Town	f. State	g. Zip Code
_____	_____	_____
h. Phone Number	i. Fax Number	j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

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



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Construction of single family house	1	500	500
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee:	500
	a. Total Fee from Step 5
State share of filing Fee:	237.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	262.50
	c. 1/2 Total Fee plus \$12.50

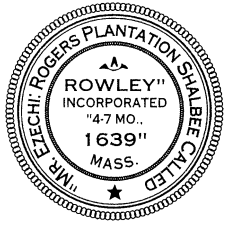
C. Submittal Requirements

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

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



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		
Category 2 Activity	\$250	5	1250
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		
Buffer Zone, 25'-50' from resource area boundary	\$0.10 / square foot		
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 Ordinance Fee Total			
LOCAL ORDINANCE FEE TOTAL			1250
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			

DECOULOS & COMPANY LLC
185 ALEWIFE BROOK PARKWAY
CAMBRIDGE, MA 02138

TD BANK, N.A.
53-7054/2113

1103

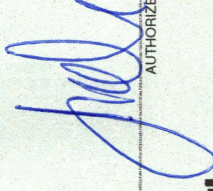
10/31/2023

PAY TO THE
ORDER OF Town Of Rowley

\$ **2,562.50

Two Thousand Five Hundred Sixty-Two and 50/100*****

DOLLARS



AUTHORIZED SIGNATURE

MP

MEMO NOI - Danielsville Lots 1-5

⑈001103⑈ ⑆211370545⑆ 8247100360⑈

SECURITY FEATURES INCLUDED. DETAILS ON BACK

15381870

08B3-01/1302 BEST CHECKS • Phone: 1-800-521-9619 • www.bestchecks.com PRINTED IN U.S.A.

DECOULOS & COMPANY LLC
185 ALEWIFE BROOK PARKWAY
CAMBRIDGE, MA 02138

TD BANK, N.A.
53-7054/2113

1104

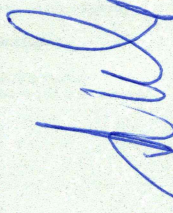
10/31/2023

PAY TO THE
ORDER OF Commonwealth Of Massachusetts

\$ **1,187.50

One Thousand One Hundred Eighty-Seven and 50/100*****

DOLLARS



AUTHORIZED SIGNATURE

MP

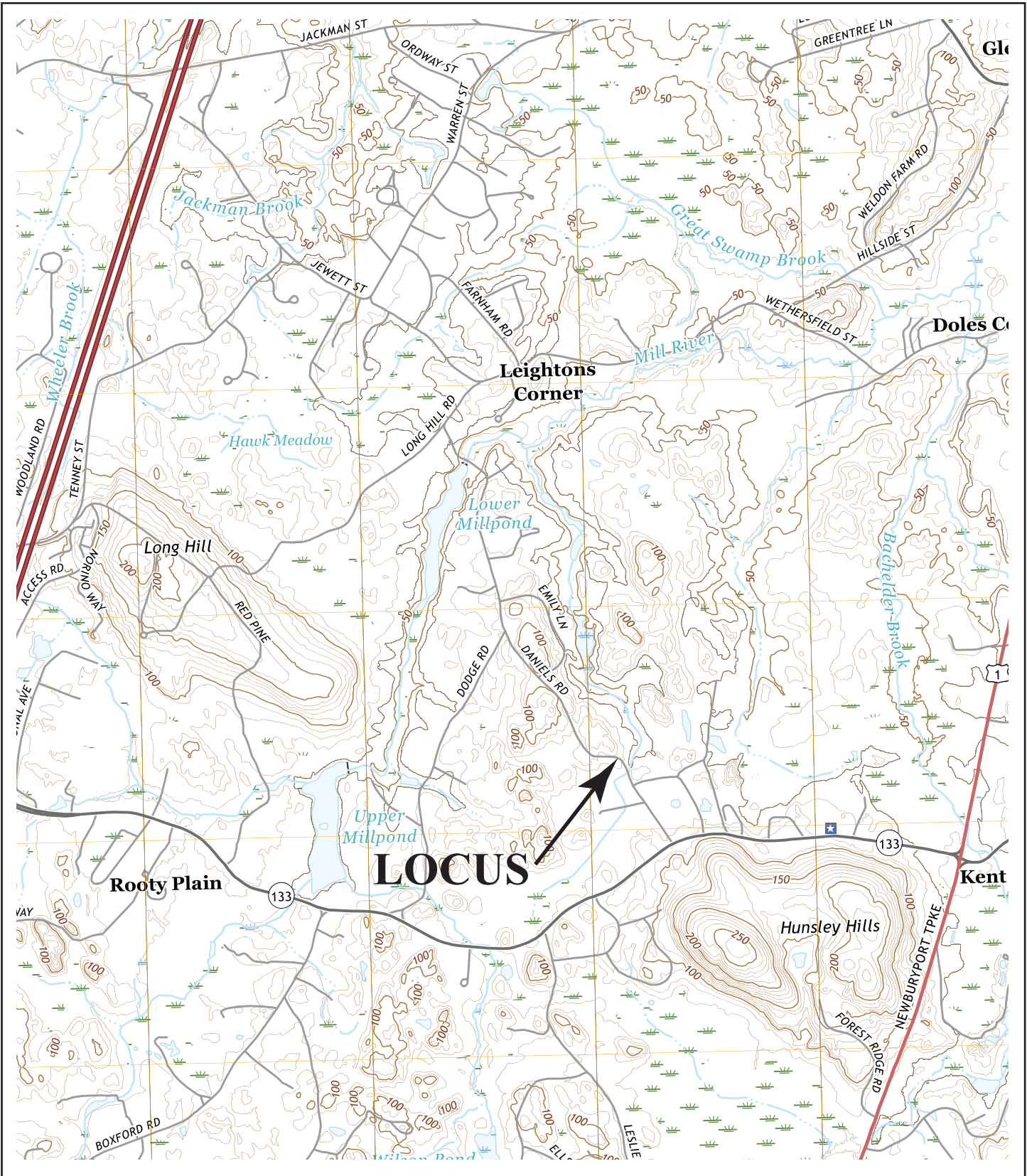
MEMO Danielsville OSRD NOI - Lots 1 to 5, Rowley

⑈001104⑈ ⑆211370545⑆ 8247100360⑈

SECURITY FEATURES INCLUDED. DETAILS ON BACK

15381870

08B3-01/1302 BEST CHECKS • Phone: 1-800-521-9619 • www.bestchecks.com PRINTED IN U.S.A.



REFERENCE:

USGS QUADRANGLE:
 GEORGETOWN, MA (2018)
 SCALE: 1:24,000

DECOULOS & COMPANY LLC



LOCUS MAP

FIGURE 1

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
009-038-01	BETSY LN	DANIELSVILLE LLC 981 CONCORD AVE BELMONT, MA 02478

A B U T T E R S =====		
008-047	99 DANIELS RD	BURL CHRISTOPHER ✓ BURL COLETTE 99 DANIELS RD ROWLEY, MA 01969
008-048	75 DANIELS RD	TOMPKINS BRUCE E ✓ 74 LONG HILL RD ROWLEY, MA 01969
008-049-01	89 DANIELS RD	KAY ANDREW J ✓ KAY ROBIN A 89 DANIELS RD ROWLEY, MA 01969
008-049-02	83 DANIELS RD	TRS THE EVANS IRREVOCABLE TRUST ✓ EVANS JOSEPH TRUSTEE 83 DANIELS RD ROWLEY, MA 01969
008-049-03	79 DANIELS RD	HILDEBRANDT THEODORE A ✓ HILDEBRANDT ANNETTE P 79 DANIELS RD ROWLEY, MA 01969
008-049-04	71 DANIELS RD	FRASER CHRISTOPHER R FRASER DIANNE B 71 DANIELS RD ROWLEY, MA 01969
008-050	53 DANIELS RD	TREMBLAY ROGER H 53 DANIELS RD ROWLEY, MA 01969
008-051	43 DANIELS RD	TRS HAR RICKER REALTY TRUST C/O DEBRA A RICKER 117 CONANT ST DANVERS, MA 01923
008-062-D	56 SILVA LN	ROWLEY FARMS DEVELOPMENT LLC 981 CONCORD AVE BELMONT, MA 02478
009-023	DANIELS RD	ROWLEY FARMS DEVELOPMENT LLC 981 CONCORD AVE BELMONT, MA 02478

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
009-038-01	BETSY LN	DANIELSVILLE LLC 981 CONCORD AVE BELMONT, MA 02478
----- A B U T T E R S -----		
009-023-13	125 DANIELS RD	GEYER JESSE BARRY ERICA 125 DANIELS RD ROWLEY, MA 01969
009-023-25	41 EMILY LN	ROWLEY FARMS DEVELOPMENT LLC 981 CONCORD AVE BELMONT, MA 02478
009-023-26	33 EMILY LN	TRS THE 33 EMILY LANE REAL ESTAT SHEERAN MAUREEN TRUSTEE 33 EMILY LN ROWLEY, MA 01969
009-023-28	25 EMILY LN	TRS TERRIEN FAMILY TRUST TERRIEN HOWARD R ET AL TRUSTEES 25 EMILY LN ROWLEY, MA 01969
009-023-30	EMILY LN	DANIELSVILLE LLC 981 CONCORD AVE BELMONT, MA 02478
009-023-31	15 EMILY LN	FIRTH JAMES R PLEVOCK KIMBERLY A 15 EMILY LN ROWLEY, MA 01969
009-024	121 DANIELS RD	MARTINO FRANK R HESFORD GIANNA 121 DANIELS RD ROWLEY, MA 01969
009-025	115 DANIELS RD	WOLLEN BRUCE P ROUNDS KRISTEN 115 DANIELS RD ROWLEY, MA 01969
009-026	111 DANIELS RD	RAMIREZ ALEX D DEJESUS RAMIREZ NORMA I 111 DANIELS RD ROWLEY, MA 01969

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
009-038-01	BETSY LN	DANIELSVILLE LLC 981 CONCORD AVE BELMONT, MA 02478

A B U T T E R S		
=====		
009-038-02	BETSY LN	DANIELSVILLE LLC 981 CONCORD AVE BELMONT, MA 02478
009-038-03	BETSY LN	DANIELSVILLE LLC 981 CONCORD AVE BELMONT, MA 02478
009-038-04	BETSY LN	DANIELSVILLE LLC 981 CONCORD AVE BELMONT, MA 02478
009-038-05	BETSY LN	DANIELSVILLE LLC 981 CONCORD AVE BELMONT, MA 02478
009-038-06	BETSY LN	DANIELSVILLE LLC 981 CONCORD AVE BELMONT, MA 02478
009-038-07	BETSY LN	DANIELSVILLE LLC 981 CONCORD AVE BELMONT, MA 02478
009-038-08	BETSY LN	DANIELSVILLE LLC 981 CONCORD AVE BELMONT, MA 02478
009-038-09	BETSY LN	DANIELSVILLE LLC 981 CONCORD AVE BELMONT, MA 02478
009-038-A	BETSY LN	DANIELSVILLE LLC 981 CONCORD AVE BELMONT, MA 02478
009-038-B	BETSY LN	DANIELSVILLE LLC 981 CONCORD AVE BELMONT, MA 02478
009-038-C-1	BETSY LN	DANIELSVILLE LLC 981 CONCORD AVE BELMONT, MA 02478

Date: 10/30/2023
txaabut

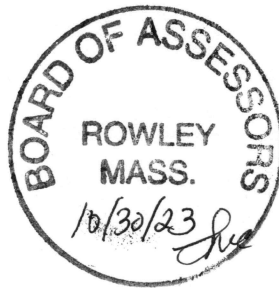
Town of Rowley

CERTIFIED ABUTTERS' LIST

Page 4

Parcel ID	Location	Owner Name/Address
009-038-01	BETSY LN	DANIELSVILLE LLC 981 CONCORD AVE BELMONT, MA 02478
----- A B U T T E R S -----		
009-038-C-2	BETSY LN	DANIELSVILLE LLC 981 CONCORD AVE BELMONT, MA 02478
009-038-C-3	BETSY LN	DANIELSVILLE LLC 981 CONCORD AVE BELMONT, MA 02478

32 parcels listed

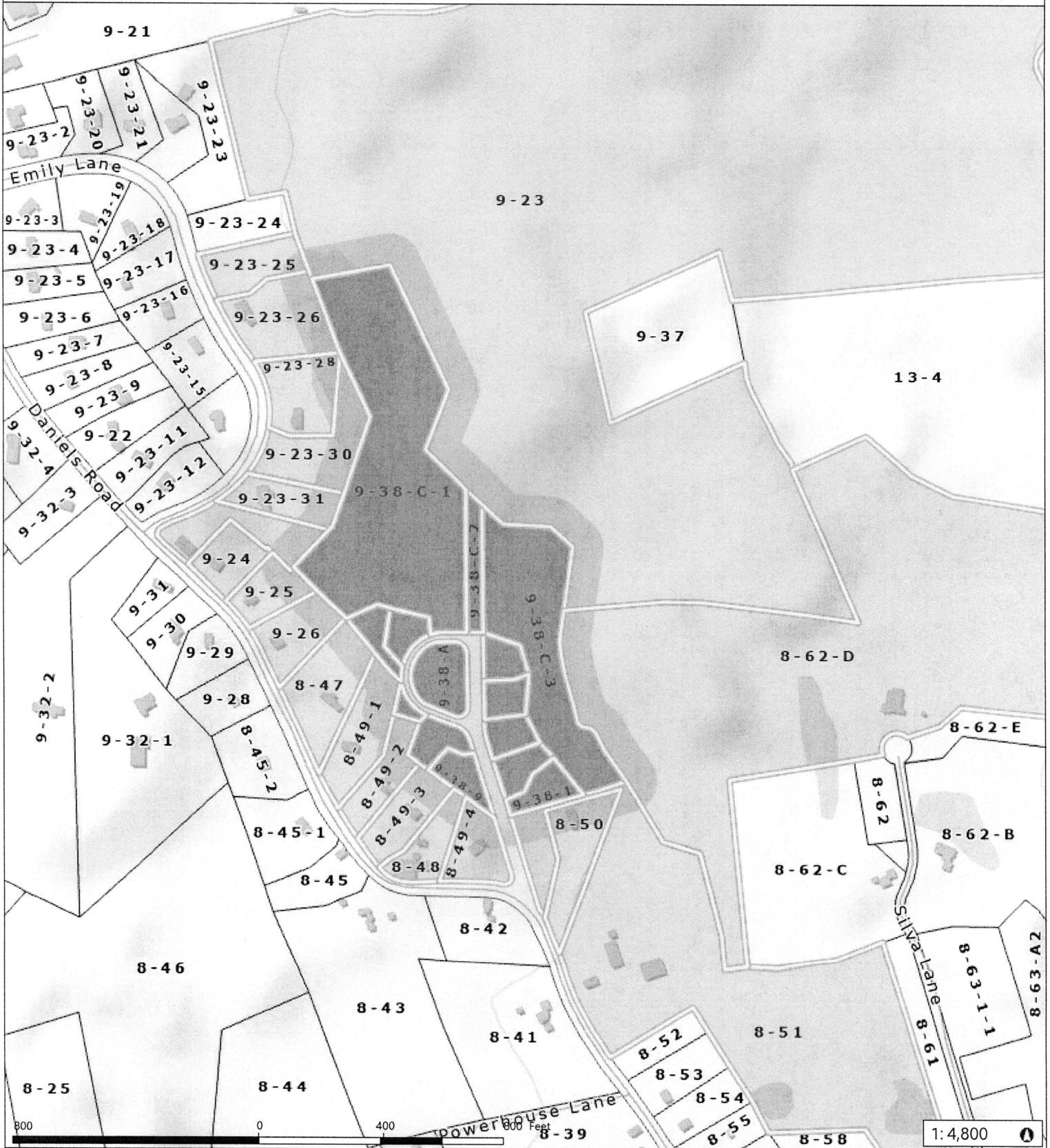


Sean M. McFadden
Principal Assessor

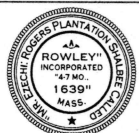
RR

Town of Rowley

10/30/2023



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

Notification to Abutters

By Hand Delivery, Certified Mail (return receipt requested), or Certificate of Mailing

This is a notification required by law. You are receiving this notification because you have been identified as the owner of land abutting another parcel of land for which certain activities are proposed. Those activities require a permit under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40) and/or the Town of Rowley Wetlands Protection Bylaw.

In accordance with the second paragraph of the Massachusetts Wetlands Protection Act, and 310 CMR 10.05(4)(a) of the Wetlands Regulations as well as the Town of Rowley Wetlands Protection Bylaw, you are hereby notified that:

- A. A Notice of Intent was filed with the Rowley Conservation Commission on 10/31/2023 seeking permission to remove, fill, dredge, or alter an area subject to protection under M.G.L. c. 131 §40 and/or the Town of Rowley Wetlands Protection Bylaw. The following is a description of the proposed activity/activities:

Construction of five single family houses in a new subdivision known as the Danielsville Open Space Residential Development off Daniels Road. The new road shall be named Betsy Lane. The houses will be part of a condominium association and will discharge sewage into a common septic system. Prior approvals from the Conservation Commission have permitted the new road, stormwater controls and an open space plan. Those activities are now under construction.

- B. The name of the applicant is: Danielsville, LLC.
- C. The address of the land where the activity is proposed is: Betsy Lane, off Daniels Road.
- D. Copies of the Notice of Intent may be examined or obtained at the office of the Rowley Conservation Commission located at 39 Central Street, Rowley. The regular office hours of the Commission are Monday-Thursday from 9 AM to 12:30 PM and the Commission may be reached at 978-948-2330.
- E. Copies of the Notice of Intent may be obtained from the applicant or their representative by calling James J. Decoulos at 617-489-7795 . An administrative fee may be applied for providing copies of the NOI and plans.
- F. Information regarding the date, time, and location of the public hearing regarding the may be obtained from the Rowley Conservation Commission. Notice of the public hearing will be published at least five business days in advance in a paper of general circulation and on the Town's website at www.townofrowley.net.

Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.

AFFIDAVIT OF SERVICE

My name is James J. Decoulos and I hereby certify that I mailed a completed version of the Abutter Notification Form I received by email from the Rowley Conservation Commission to notify abutters that the Danielsville, LLC has filed five separate Notices of Intent to construct single-family houses on Lot 1 through 5 of the Danielsville Open Space Residential Development under the Wetlands Protection Act and the Rowley Wetlands Bylaw. The notifications were sent by certified mail today with return receipts.

The form of the notification and the list of certified abutters from the Rowley Assessors who have been notified are attached hereto.

Signed under the pains and penalties of perjury this 31st day of October, 2023.

A handwritten signature in black ink, appearing to read "James J. Decoulos", written in a cursive style.

James J. Decoulos