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26696

June 7th, 2023

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

Re: Notice of Intent (NOI) – 58-66 Forest Ridge Drive and Right of Way (ROW), Rowley, MA

Dear Conservation Commission Members,

On behalf of Gateway II Realty Trust of 1997 (Applicant), Hancock Associates respectfully submits this Notice of Intent (NOI) in request to permit the construction of an industrial use building with appurtenances within buffer zone and local setback zones to BVW under the Massachusetts Wetlands Protection Act (WPA) and Rowley Wetlands Protection Bylaw.

Work included within the Project also includes shortening Forest Ridge Drive to facilitate future expansion onsite, which is all outside of buffer zone to jurisdictional wetland resource areas under the WPA and Rowley Wetlands Protection Bylaw.

Existing Conditions and Wetland Resource Areas

The proposed work is located on Forest Ridge Drive (Assessor's Parcel ID #7-10-5-8) in Rowley, Massachusetts (the "Project Site") currently has an approximate ±2,200-foot-long roadway, with a cul-de-sac at the end, and is located between vacant land and two (2) industrial buildings. The Project Site is located north of Route 1 (Newbury Turnpike), south of Hensley Hills and east of the Kathleen Circle Conservation Area.

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

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

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

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

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

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

Resource Area Delineation

Bordering Vegetated Wetlands

The bordering vegetated wetlands (BVW) to the west of the Project Site were delineated by Seekamp Environmental Consulting on August 23rd, 2022, and located in the field by Topographic Survey in January 2023. There are twenty (20) wetland flags shown on the Permit Site Plans, labeled A4 through A24, which have an associated buffer zone and local subzones under the MA WPA and Rowley Wetlands Protection Bylaw. This series delineates a wooded wetland stream channel associated with a wet swale / intermittent stream and becomes BVW where the topography flattens and widens out occasionally. No work is proposed within the existing downslope intermittent stream / BVW, however proposed work does encroach within the buffer zone. See the attached Wetland Characterization Report as a separate cover for further information.

Buffer Zones and Setback Zones

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

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

Proposed Conditions

The purpose of this Notice Intent filing is to request that the Rowley Conservation Commission issue an Order of Conditions to permit site improvements related to the construction of a ±36,000 SF two (2)-story incubating industrial building with parking, utilities, landscaping, and stormwater collection system. There will be a total of eighty-nine (89) proposed parking spaces on the side, which include four (4) handicap accessible spaces.

The following section provides details on the overall Project. Proposed construction is to include implementation of a silt fence and/or silt sock which will be installed prior to any earth disturbance and shall serve as the limits of work. The demolition includes existing manholes and catch basins to be

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removed or abandoned and removing any other existing roadway materials. For the proposed bituminous cul-de-sac, existing pavement and curb cut will be removed to the north of the lot and there will be a proposed driveway for future development to the northeast. Some of the existing pavement to the west of the cul-de-sac will be removed, including the existing curb and there will be an island in the middle of the cul-de-sac, which will maintain an existing transformer.

All proposed work is outside of the 25' NDZ to jurisdictional wetland resource areas. There is ±2,610 SF of proposed impervious between the 25' and 100' limits of jurisdictional wetlands, and a total of ±4,690 SF of permanent disturbance associated with a proposed 1:1 riprap slope, grading, and a corner of the proposed building. The proposed work has been designed to minimize and mitigate impacts to the resource areas. There is no disturbance or major changes being proposed within the 25' limit.

In existing conditions, most of the unoccupied Project Site is a sloped area with grass cover. A small portion of the Site does have some wooded vegetative cover and a mature tree canopy between the wetland limits and the project activity limits. This area will be cleared during construction. There will be a 3' planted strip of landscaping between the front of the building and the proposed parking lot to the east and additional foundation plantings. Almost all mature trees that are between the cul-de-sac and proposed parking limits are to remain during and post construction. After grading is completed, along the southern portion of the building will be planted dogwood trees, ornamental species, and other grasses, which are all outside of the conservation commissions jurisdiction. To help ensure the success and longevity of the proposed landscaping, all sources of erosion on the site—including upland runoff—have been identified and addressed as part of the site evaluation and design process. See Buffer Zone Impact **Table 1-1** for more information.

Table 1-1: Buffer Zone Impact Calculations

Resource Area	Existing Impervious	Proposed Impervious	Net (Reduction or Increase ±)
100' Buffer Zone BVW/Bank	0 SF	2,810 SF	+2,810 SF (riprap, roof, and pavement)
25' from BVW/Bank	0 SF	0 SF	0 SF

Bordering Vegetated Wetlands (BVW)

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

Inland Bank (Intermittent Stream)

In 310 CMR 10.54(2), a “*Bank is the portion of the land surface which normally abuts and confines a water body. It occurs between a water body and a vegetated bordering wetland and adjacent flood plain, or, in the absence of these, it occurs between a water body and an upland.*” Bank is associated with an unmapped intermittent stream that starts at the existing roadway crossing and ends at a

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stonewall near the property line. The proposed work is not located within the inland bank and the bank will not be disturbed as part of this Project.

Construction Access

The proposed construction access locations will utilize the reconfigured cul-de-sac roadway off Forest Ridge Drive and the existing bituminous paved driveway to the south of Lot 8.

Stormwater Management

The industrial park and drainage system were designed by Meridian Associates, Inc. (hereinafter "Meridian") While the entirety of the industrial park has not been constructed, the Best Management Practice (BMP's) of drainage system have been. The drainage system is comprised of deep sump catch basins and drain manholes connected to sediment forebays and infiltration basins, via a network of pipes. The discharge point for the project currently proposed is an infiltration basin called "Pond 3" in the Stormwater Analysis and Calculations for Forest Ridge (hereinafter "the Stormwater Analysis"), dated January 21, 2000, last revised March 15, 2006, by Meridian. This document was also used as the basis of this design. The stormwater management system was designed to meet the Stormwater Management Standards described in the Massachusetts Stormwater Handbook. Please refer to the attached Stormwater Report as a separate cover for further information.

Conclusion

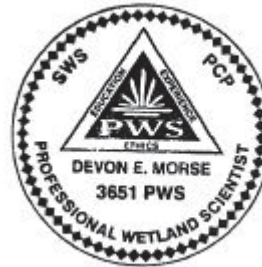
All work has been designed to meet or exceed Performance Standards in accordance with the Massachusetts Wetlands Protection Act (WPA) Regulations (310 CMR 10.00) and the Rowley Wetlands Protection Bylaw. With standard Best Management Practices (BMPs) for erosion and sediment control during construction,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

Regards,

Hancock Associates on behalf of Gateway II Realty Trust of 1997



Devon Morse, PWS
Project Manager / Wetland Scientist



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

Attachments:

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

Under Separate Cover:

- Stormwater Report
- Seekamp Environmental Consulting Wetland Report

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