

# Town of Rowley

Conservation Commission

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

Conservation@townofrowley.org

## NOTICE OF INTENT PERMIT FILING CHECKLIST

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

**Rowley Conservation Commission, PO Box 24, OR 39 Central Street, Room #4, Rowley MA 01969**

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

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

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

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

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

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

- Check made out to the Commonwealth of Massachusetts
- NOI Wetland Fee Transmittal Form, pages 1 & 2.

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

Revised 2/22/23

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



**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  
& Under the Town of Rowley Wetlands Protection Bylaw

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):

255 Newbury Road  
a. Street Address

Rowley  
b. City/Town

01969  
c. Zip Code

Latitude and Longitude: 42.68376  
d. Latitude

70.94134  
e. Longitude

Map 1  
f. Assessors Map/Plat Number

Parcel 26  
g. Parcel /Lot Number

2. Applicant:

255 Newbury Road Nominee Trust  
a. First Name

Morin  
b. Last Name

c/o The Morin-Cameron Group, Inc.  
c. Organization

66 Elm Street  
d. Street Address

Danvers  
e. City/Town

MA  
f. State

01923  
g. Zip Code

978-777-8586  
h. Phone Number

i. Fax Number

John@morincameron.com  
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):

John  
a. First Name

Morin  
b. Last Name

The Morin-Cameron Group, Inc.  
c. Company

66 Elm Street  
d. Street Address

Danvers  
e. City/Town

MA  
f. State

01923  
g. Zip Code

978-777-8586  
h. Phone Number

i. Fax Number

John@morincameron.com  
j. Email address

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

\$1,958.05  
a. Total Fee Paid

\$237.50  
b. State Fee Paid

\$1,720.55  
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  
& Under the Town of Rowley Wetlands Protection Bylaw

## A. General Information (continued)

6. General Project Description:

The proposed project involves the construction of a single-family dwelling with associated driveway and walkway, installation of a septic system, installation of utilities, construction of retaining walls and grading. The project also includes the removal of an existing structure.

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:

So. Essex	
a. County	b. Certificate # (if registered land)
13918	477
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

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**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.  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. \_\_\_\_\_

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. <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**

- 1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage 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:**

MA GIS 2023  
b. Date of map

Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581

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\*
  - 1.  Percentage/acreage of property to be altered:
    - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
    - (b) outside Resource Area \_\_\_\_\_ percentage/acreage
  - 2.  Assessor's Map or right-of-way plan of site
- 2.  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/mass-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)

**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.
- 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

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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 Design Plan in Rowley, MA, 255 Newbury Road (Assessor's Map 1, Lot 26), prepared for 255 Newbury Road Nominee Trust

The Morin-Cameron Group, Inc.	John M. Morin, PE
b. Prepared By	c. Signed and Stamped by
5/23/2023	1" = 20'
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:

3396	6/26/2023
2. Municipal Check Number	3. Check date
3397	6/26/2023
4. State Check Number	5. Check date
The Morin-Cameron Group, Inc.	
6. Payor name on check: First Name	7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

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Rowley

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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

2. Date

6/23/23

3. Signature of Property Owner (if different)

4. Date

*John M. Morin*

6/23/23

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:

255 Newbury Road Rowley  
 a. Street Address b. City/Town  
3397 \$237.50  
 c. Check number d. Fee amount

2. Applicant Mailing Address:

255 Newbury Road Nominee Trust \_\_\_\_\_  
 a. First Name b. Last Name  
c/o The Morin-Cameron Group, Inc. \_\_\_\_\_  
 c. Organization  
66 Elm Street \_\_\_\_\_  
 d. Mailing Address  
Danvers MA 01923  
 e. City/Town f. State g. Zip Code  
978-777-8586 \_\_\_\_\_  
 h. Phone Number i. Fax Number John@morincameron.com  
 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.

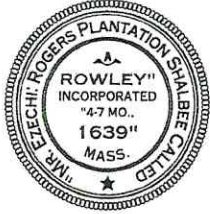
**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity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







# 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: 255 Newbury Road

Map: 1

Parcel: 26

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	1	\$250.00
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	5,023 sf	\$251.15
Buffer Zone, 25'-50' from resource area boundary	\$0.10 / square foot	4,789 sf	\$478.90
Buffer Zone, 0'-25' from resource area boundary	\$0.25 / square foot	1,912 sf	\$478.00
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		
<b>For filings resulting from enforcement action, double the Local Bylaw Fee Total</b>			
<b>LOCAL BYLAW FEE TOTAL</b>			\$1,458.05
<b>As Determined by the Commission, Fee Total not to exceed \$15,000 except Enforcement</b>			
<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			

The Morin-Cameron Group, Inc.  
66 Elm Street  
Danvers, MA 01923

Brookline Bank  
53-7148/2113

3396

6/26/2023

PAY TO THE  
ORDER OF

Town of Rowley

\$ 1,720.55

One thousand seven hundred twenty & -----

55/100

DOLLARS

MEMO

Marsh #1807 - NOI

*John M. Morin*  
AUTHORIZED SIGNATURE



Location: 255 Newbury Road, Rowley

The Morin-Cameron Group, Inc.  
66 Elm Street  
Danvers, MA 01923

Brookline Bank  
53-7148/2113

3397

6/26/2023

PAY TO THE  
ORDER OF

Commonwealth of Massachusetts

\$ 237.50

Two hundred thirty-seven & -----

50/100

DOLLARS

MEMO

Marsh #1807 - NOI

*John M. Morin*  
AUTHORIZED SIGNATURE





**AFFIDAVIT OF SERVICE**

**Under the Massachusetts Wetlands Protection Act**

(to be submitted to Mass. DEP and the Conservation Commission  
when filing a Notice of Intent)

I, Kathleen Molina of The Morin-Cameron Group, Inc., hereby certify under the pains and penalties of perjury that on **June 26, 2023** I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent was filed under the Massachusetts Wetlands Protection Act by **255 Newbury Road Nominee Trust** with the Town of **Rowley** Conservation Commission on **June 26, 2023** for property located at **255 Newbury Road (Assessors Map 1, Parcel 26)**.

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

*Kathleen Molina*

Kathleen Molina  
The Morin-Cameron Group, Inc.  
66 Elm Street  
Danvers, MA 01923

*6/26/2023*

Date

**Notification to Abutters Under the  
Massachusetts Wetlands Protection Act and  
The Town of Rowley Wetlands Protection Bylaw**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40 and the Town of Rowley Wetlands Protection Bylaw, you are hereby notified of the following:

- A. The name of the applicant is 255 Newbury Road Nominee Trust
- B: The applicant has filed a(n) Notice of Intent with the Rowley  
(permit type)  
Conservation Commission seeking to:  
Description of Project: The proposed project involves the construction of a single-family dwelling  
with associated driveway and walkway, installation of a septic system, installation of utilities,  
construction of retaining walls and grading. The project also includes the removal of an existing  
structure in accordance with the Wetlands Protection Act (Mass.General Laws, Chapter 131, section 40) and  
the Town of Rowley Wetlands Protection Bylaw.
- C. The address of the lot where the activity is proposed is 255 Newbury Road  
Map 1, Parcel 26, Lot \_\_\_\_\_.
- D. Copies of the application may be examined or obtained at the Rowley Conservation  
Commission office, Rowley Town Hall Annex, 39 Central Street, Rowley between the hours of 9:00  
AM to 12:30 PM on Monday to Thursday. For more information please call 978 948-2330.
- E. Copies of the application may also be examined or obtained from either the applicant, or the  
applicant's representative, by calling this telephone number 978-777-8586 \* between the  
hours of 7:30am and 4:30pm on the following days of the week: Monday-Friday  
  
\*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 the Town Hall 139 Main Street, Rowley not less than forty-eight (48) hours in advance.

**Note:** You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call: **Northeast Regional Office 978 694-3200** or write **DEP NERO 150 Presidential Way, Woburn, MA 01801**



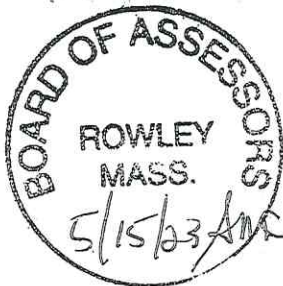
CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
001-026	255 NEWBURY RD	TRS. 255 NEWBURY RD NOMINEE TRUST MARSH THOMAS L TRUSTEE 245 NEWBURY RD ROWLEY, MA 01969

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A B U T T E R S  
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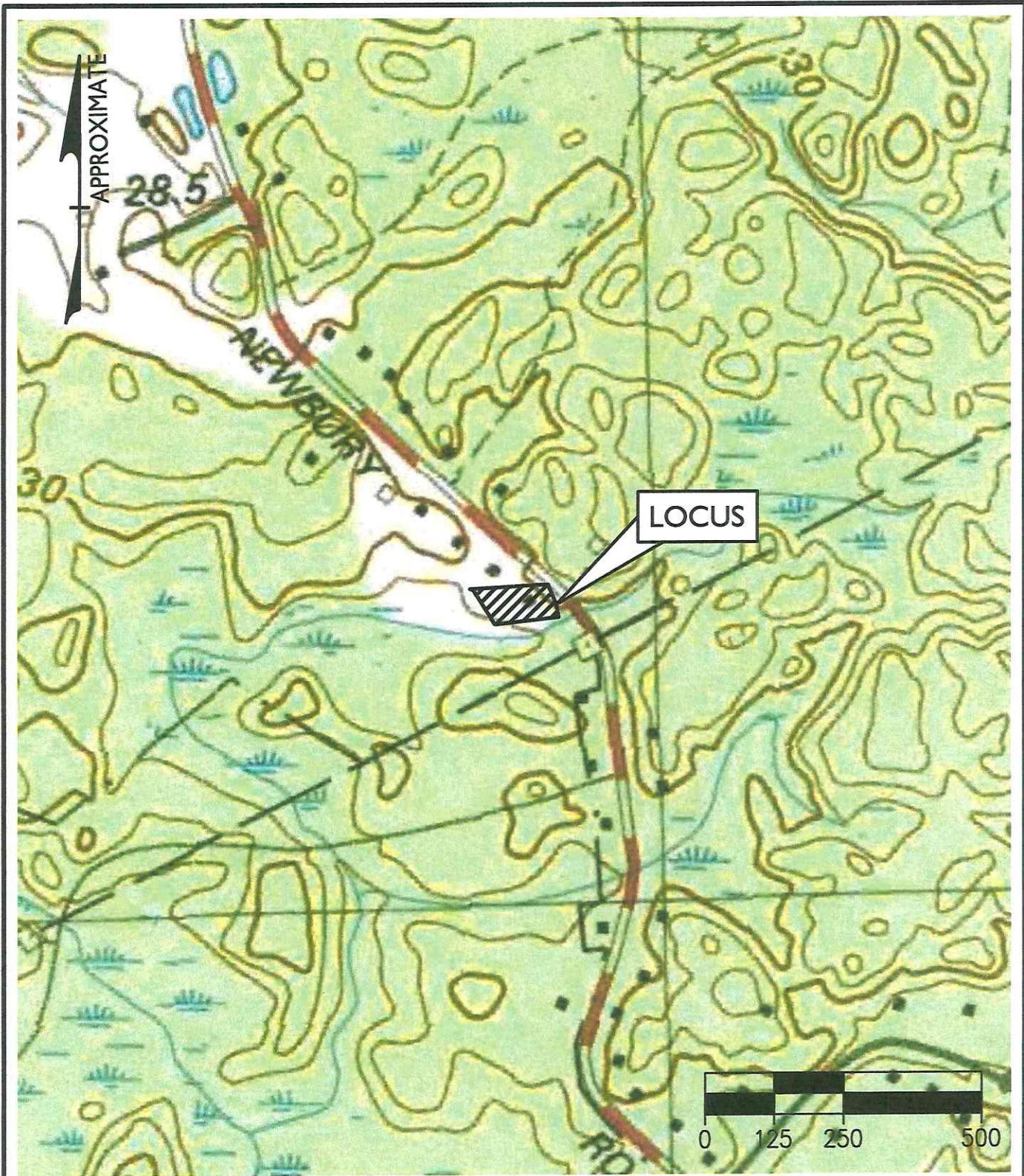
001-020	248 NEWBURY RD	WEYMOUTH DORIA L S/O TURTLE CROSSING LLC 11 ACORN ST MIDDLETON, MA 01949
001-023	OFF NEWBURY RD	COMMONWEALTH OF MASSACHUSETTS DEPT CONSERVATION & RECREATION 251 CAUSEWAY ST SUITE 900 BOSTON, MA 02114
001-025	259 NEWBURY RD	CULLEN WALTER F JR CULLEN MARY E 36 NEWBURY RD IPSWICH, MA 01938
001-027	245 NEWBURY RD	MARSH THOMAS L 245 NEWBURY RD ROWLEY, MA 01969

4 parcels listed



*Sean W. McFadden*  
Principal Assessor





**THE MORIN-CAMERON GROUP, INC.**

66 ELM STREET, DANVERS, MA 01923

P | 978.777.8586

[WWW.MORINCAMERON.COM](http://WWW.MORINCAMERON.COM)

**255 NEWBURY ROAD  
IN  
ROWLEY, MA**

DATE: JUNE 12, 2023

SCALE: 1" = 500'

**USGS MAP**