

# NOTICE OF INTENT

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18 West Ox Pasture Lane  
Rowley, Massachusetts

October 10, 2023

**Owner/Applicant:**

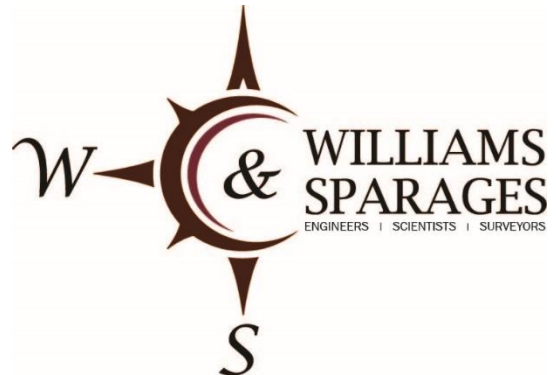
Martin Hastings  
18 West Ox Pasture Lane  
Rowley, MA 01969

**Prepared By:**

Williams & Sparages LLC  
189 North Main Street, Suite 101  
Middleton, MA 01949  
Ph: 978-539-8088  
Fax: 978-539-8200  
[www.wsengineers.com](http://www.wsengineers.com)

**W&S Project No:**

ROWL-0049





**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):

18 West Ox Pasture Lane  
 a. Street Address

Rowley  
 b. City/Town

01969  
 c. Zip Code

Latitude and Longitude:  
 42.717540  
 d. Latitude

-70.891970  
 e. Longitude

17  
 f. Assessors Map/Plat Number

18-1  
 g. Parcel /Lot Number

2. Applicant:

Martin  
 a. First Name

Hastings  
 b. Last Name

The Hastings Family Revocable Trust  
 c. Organization

18 West Ox Pasture Lane  
 d. Street Address

Rowley  
 e. City/Town

MA  
 f. State

01969  
 g. Zip Code

508-633-5782  
 h. Phone Number

i. Fax Number

mhastings36@gmail.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):

Thorsen  
 a. First Name

Akerley  
 b. Last Name

Williams & Sparages LLC  
 c. Company

189 N. Main Street  
 d. Street Address

Middleton  
 e. City/Town

MA  
 f. State

01949  
 g. Zip Code

978-539-8088  
 h. Phone Number

978-539-8200  
 i. Fax Number

takerley@wsengineers.com  
 j. Email address

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

\$110.00  
 a. Total Fee Paid

\$42.50  
 b. State Fee Paid

\$67.50  
 c. City/Town Fee Paid



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

Provided by MassDEP:
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## A. General Information (continued)

6. General Project Description:

Proposed construction of a garage and section of gravel driveway within the 100' buffer zone to Bordering Vegetated Wetlands.

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	b. Certificate # (if registered land)
26690	371
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.



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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. <input type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

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:

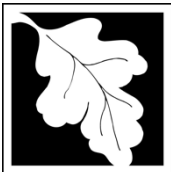
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

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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**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 BVW \_\_\_\_\_ 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 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:**

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

- 8/2021  
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\*

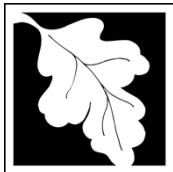
1.  Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
  - (b) outside Resource Area \_\_\_\_\_ percentage/acreage
2.  Assessor's Map or right-of-way plan of site

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/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.



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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](mailto: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](mailto: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).



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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

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- 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  
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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.

Plan to Accompany a Notice of Intent - 18 West Ox Pasture Lane

a. Plan Title

Williams & Sparages LLC

Richard L. Williams, P.E.

b. Prepared By

c. Signed and Stamped by

10/10/23

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:

1104

2. Municipal Check Number

10/3/23

3. Check date

1103

4. State Check Number

10/3/23

5. Check date

Martin

6. Payor name on check: First Name

Hastings

7. Payor name on check: Last Name

MARTIN L. HASTINGS  
18 WEST OX PASTURE LANE  
ROWLEY, MA 01969

date 10/3/2023

PRIDE IN AMERICA

**PAY to the order of** Town of Rowley \$ 239.00  
Two hundred and thirty nine Dollars <sup>00</sup>/<sub>100</sub> DOLLARS

TD BANK

for

Martin L. Hastings MP

⑆ 211370545⑆ 8243031618⑆ 1105

MARTIN L. HASTINGS  
18 WEST OX PASTURE LANE  
ROWLEY, MA 01969

date 10/3/2023

PRIDE IN AMERICA

**PAY to the order of** Town of Rowley \$ 67.50  
Sixty Seven Dollars and <sup>50</sup>/<sub>100</sub> DOLLARS

TD BANK

for

Martin L. Hastings MP

⑆ 211370545⑆ 8243031618⑆ 1104

MARTIN L. HASTINGS  
18 WEST OX PASTURE LANE  
ROWLEY, MA 01969

date 10/3/2023

PRIDE IN AMERICA

**PAY to the order of** Commonwealth of MA \$ 42.50  
Forty two Dollars and <sup>50</sup>/<sub>100</sub> DOLLARS

TD BANK

for

Martin L. Hastings MP

⑆ 211370545⑆ 8243031618⑆ 1103



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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.

*Martin J. Anthony*

1. Signature of Applicant

*10-3-2023*

2. Date

3. Signature of Property Owner (if different)

*[Signature]*

4. Date

*10-5-2023*

6. Date

5. Signature of Representative (if any)

### 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:

18 West Ox Pasture Lane	Rowley
a. Street Address	b. City/Town
1103	\$42.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Martin	Hastings	
a. First Name	b. Last Name	
The Hastings Family Revocable Trust		
c. Organization		
18 West Ox Pasture Lane		
d. Mailing Address		
Rowley	MA	01969
e. City/Town	f. State	g. Zip Code
508-633-5782	mhastings36@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).



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**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
1,a.	1	\$110.00	\$110.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Step 5/Total Project Fee:</b>			\$110.00
<b>Step 6/Fee Payments:</b>			
Total Project Fee:			\$110.00
State share of filing Fee:			\$42.50
City/Town share of filing Fee:			\$67.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee <b>less</b> \$12.50
			c. 1/2 Total Fee <b>plus</b> \$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.)

**Introduction:**

The subject property is located in the southcentral portion of Rowley just north of Bradford Street and Route 133 intersection. The subject property was developed in 1986 according to the Rowley Assessor's Department with a single-family home and driveway. Otherwise, the property is improved by lawn and landscaped areas around the dwelling. Areas beyond the chain link fence in the rear of the dwelling are predominantly wooded. In total, the parcel is approximately 104,058 sq. ft. in size. The subject property is located within the Outlying zoning district. The property is not located within the Town of Rowley's Groundwater Protection Areas.

According to the NRCS Web Soil Survey, soils within the subject parcel are mapped as 31A, Walpole sandy loam. The property is not mapped by the Natural Heritage and Endangered Species Program (NHESP). The subject parcel is not located within an Area of Critical Environmental Concern (ACEC).

**Proposed Development:**

The proposal is to construct a detached 30' x 50' garage on a slab foundation in the side yard of the property. The existing gravel driveway is proposed to be extended by roughly 20-25' (varying) to connect to the proposed garage. The roof runoff on either side of the proposed garage will be captured and infiltrated into a 2' x 2' stone infiltration trench (see detail).

Topographically, the work area is very flat, so minimal grading is proposed to take place. The primary disturbance of the site will be the excavation associated with the installation of the concrete slab and slight raising of the elevation around the garage. This work is proposed to occur entirely within existing lawn areas directly adjacent to the existing dwelling and near the termination of the existing gravel driveway. The area between the wetland resource area and proposed garage and driveway is currently occupied by an 8' high vinyl fence, lawn area, and on the neighboring property, an existing driveway.

**Bordering Vegetated Wetlands (BVW):**

A BVW exists to the east of the proposed development on the #10 West Ox Pasture Lane property. The BVW delineation on the subject property was conducted and reviewed under DEP File #: 63-511. The wetland boundary was digitized from the approved plan associated with this filing and shown on the accompanying plan herein.

No activity is proposed within BVW on the subject lot.

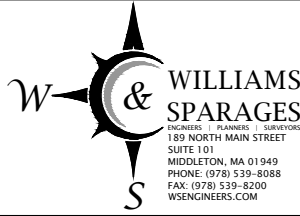
**Erosion Controls:**

Erosion Controls in the form of a 6-inch diameter mulch sock will be installed prior to construction and will remain in place until all work on site is stable. The location of the proposed erosion controls is shown on the accompanying plan.

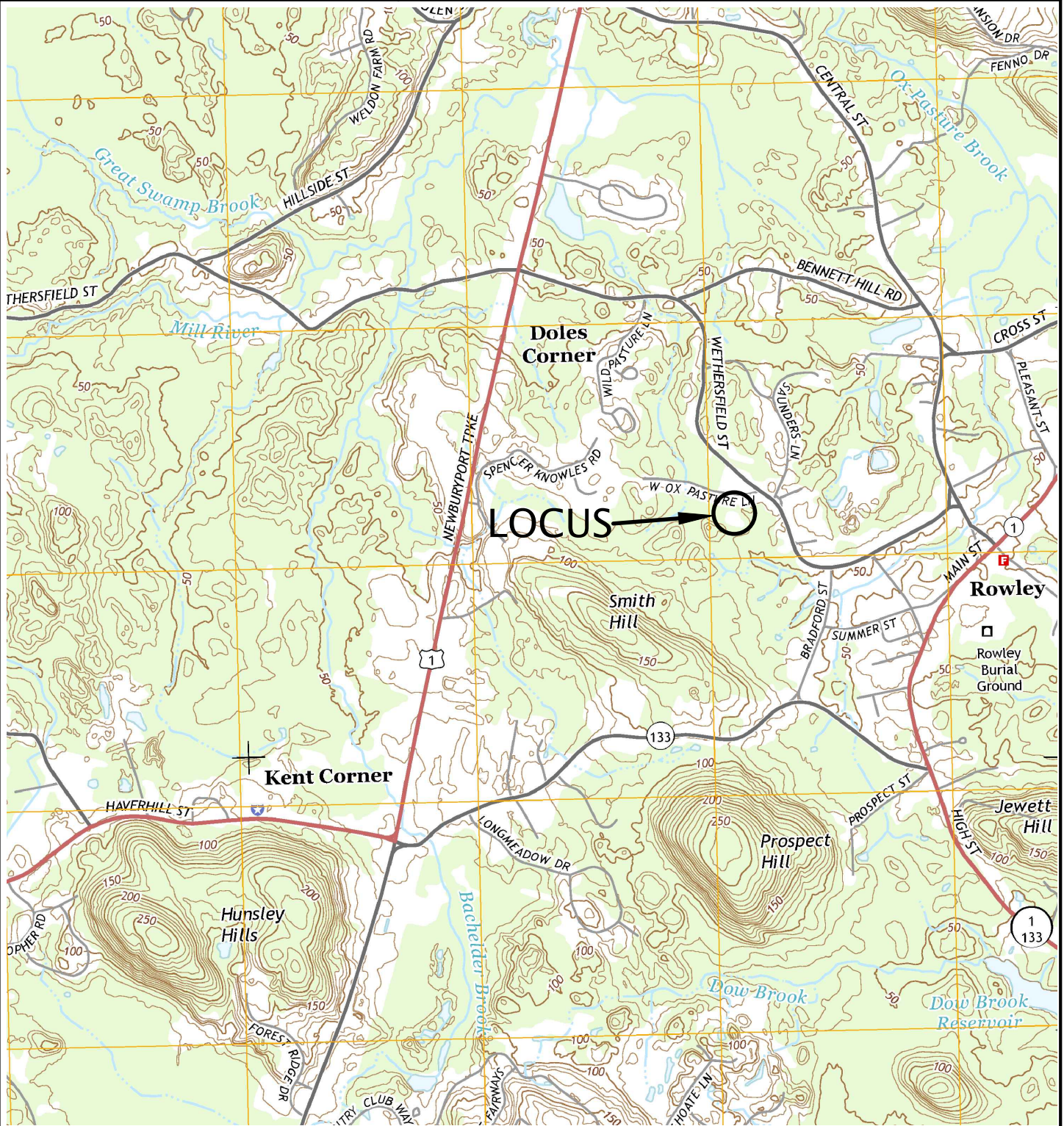




WILLIAMS & SPARAGES  
 CIVIL ENGINEERING &  
 LAND SURVEYORS



189 NORTH MAIN STREET  
 SUITE 101  
 MIDDLETON, MA 01949  
 PHONE: (978) 539-8088  
 FAX: (978) 539-8200

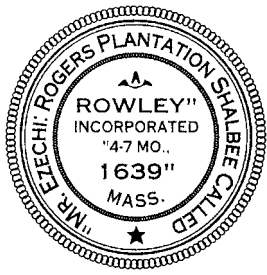


UNITED STATES GEOLOGIC SURVEY MAP  
 GEORGETOWN, MASS QUAD  
 SCALE: 1:24,000 (metric contours)

LOCUS MAP  
 18 WEST OX PASTURE LANE  
 ROWLEY, MA 01969







# 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:**

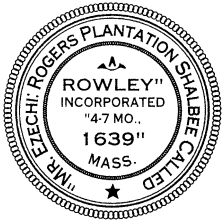
**Department of Environmental Protection, Box 4062, Boston, MA 02211**

- 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



# 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
<b>Request for a Determination of Applicability (RDA)</b>	\$75		
<b>Abbrev. Notice of Resource Area Delineation (ANRAD)</b>			
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		
<b>Notices of Intent (NOI)</b>			
Category 1 Activity	\$100	1	\$110.00
Category 2 Activity	\$250		
Category 3 Activity	\$525		
Category 4 Activity	\$725		
Category 5 Activity	\$2/foot		
Category 6 Activity - If no ANRAD was filed for the project site, then a local Cat. 6 fee must be paid in accordance with the ANRAD fee schedule	See ANRAD fee schedule		
<b>Request to Amend an OOC (RAOC)</b>	\$100		
<b>Resource Area Alterations (for NOI &amp; RAOC)</b>			
Buffer Zone, 50'-100' from resource area boundary	\$0.05 / square foot	2,580 s.f.	\$129.00
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		
<b>Extension Permit</b>	\$100		
<b>Certificate of Compliance</b>	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>			<b>\$239.00</b>
<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			

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

(To be submitted to the Massachusetts Department of Environmental Protection and the Conservation Commission when filing a Notice of Intent)

I, Thorsen Akerley, hereby certify under the pains and penalties of perjury that on October 10, 2023, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Law 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 Massachusetts Wetlands Protection Act by Martin Hastings with the Town of Rowley Conservation Commission on October 10, 2023 for the property located at 18 West Ox Pasture Lane, Rowley, MA.

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.

Thorsen Akerley  
Name

10/10/2023  
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 Martin Hastings

**B:** The applicant has filed a(n) Notice of Intent with the Rowley  
(permit type)

Conservation Commission seeking to:

Description of Project: Construct a garage and section of gravel driveway within the 100' buffer  
zone to Bordering Vegetated Wetlands.

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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 18 West Ox Pasture Lane  
Map 17, Parcel 18, Lot 1.

**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 978-539-8088 \* between the hours of 8:00am and 4:00pm on the following days of the week: M T W Th F.

*\*Circle One: This is the applicant, representative, or other (specify):* Representative

**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.

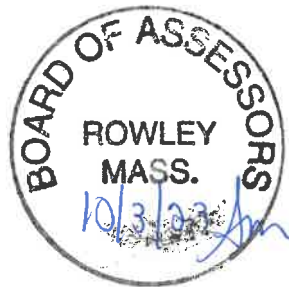
**Note:** You also may contact your local Conservation Commission or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call: **Northeast Regional Office 978 694-3200** or write **DEP NERO 150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

Parcel ID	Location	Owner Name/Address
017-018-01	18 W OX PASTURE LN	TRS THE HASTINGS FAMILY REVOCABL HASTINGS KAREN L ET AL TRUSTEES 18 W OX PASTURE LN ROWLEY, MA 01969

A B U T T E R S

017-011	100 WETHERSFIELD ST	YOUNG BRADLEY J THOMPSON STEPHEN H 100 WETHERSFIELD ST ROWLEY, MA 01969
017-018-02	30 W OX PASTURE LN	GIRARD DANIEL J GIRARD MARIA 30 W OX PASTURE LN ROWLEY, MA 01969
017-018-03	22 W OX PASTURE LN	ROONEY MATTHEW J ROONEY JODY M 22 W OX PASTURE LN ROWLEY, MA 01969
017-018-05	10 W OX PASTURE LN	SEXTON ROBERT 10 W OX PASTURE LN ROWLEY, MA 01969
023-001	154 WETHERSFIELD ST	IRVIN WILLIAM L IRVIN ALYSON C 154 WETHERSFIELD ST ROWLEY, MA 01969
023-002	156 WETHERSFIELD ST	ESTELLA SEAN ESTELLA JANET 156 WETHERSFIELD ST ROWLEY, MA 01969
023-042	21 W OX PASTURE LN	DAVIS WARREN J JR DAVIS JANET C 21 W OX PASTURE LN ROWLEY, MA 01969

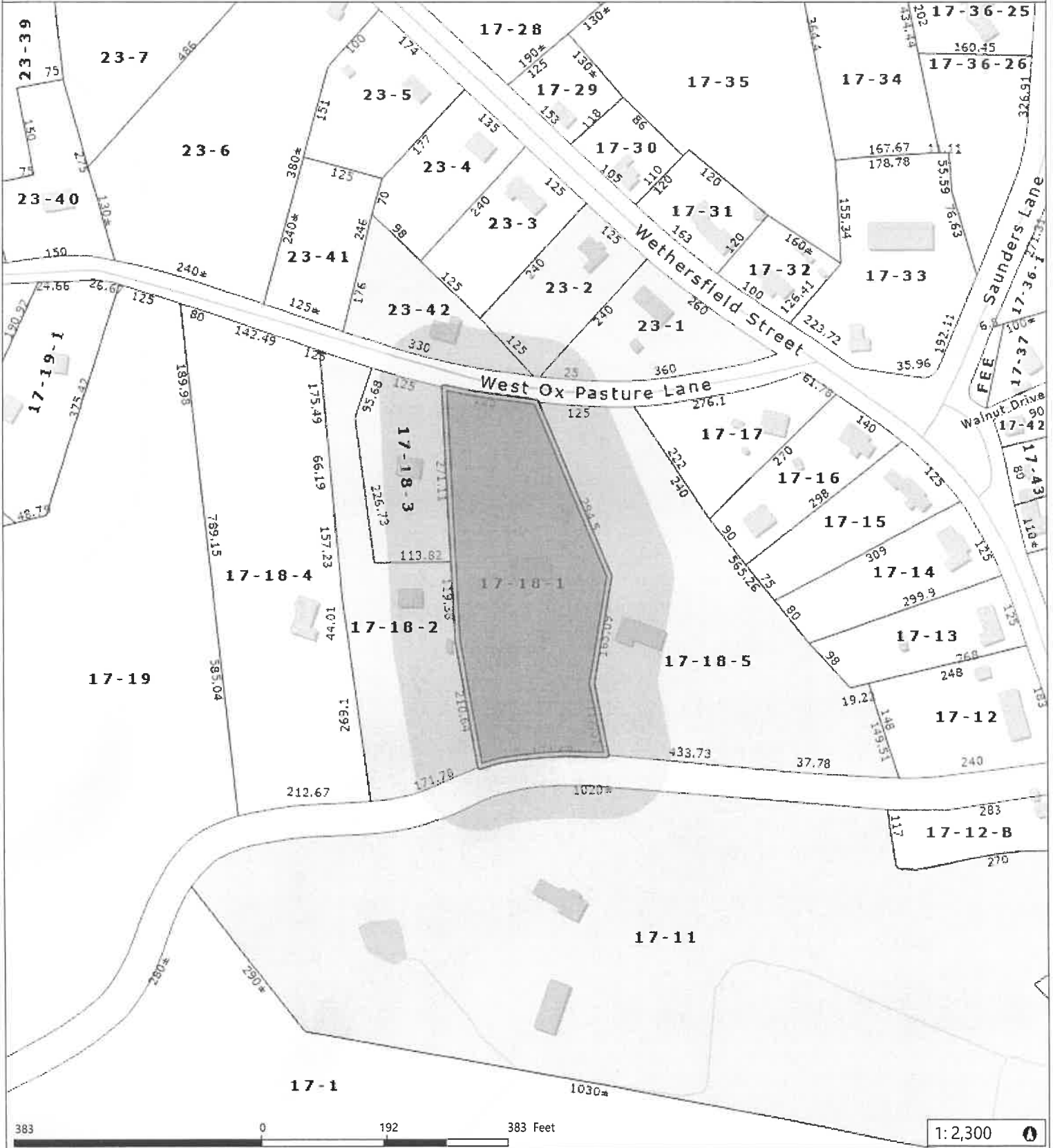
7 parcels listed



*Sean M. Ladden*  
Principal Assessor

# Town of Rowley

10/03/2023



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  | Roads                 | Interstate | <b>Legend</b> | Major Road | Local Road | Parcels |
| Building Footprints | Hydrographic Features | Streams    |               |            |            |         |