For Registry of Deeds Use Only

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 4B – Order of Resource Area Delineation

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

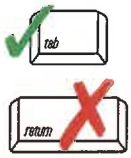
Provided by MassDEP:
002-1350
MassDEP File Number

eDEP Transaction Number

Amesbury
City/Town

A. General Information

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.

From: Amesbury
1. Conservation Commission

2. This Issuance is for (check one):

a. ☒ Order of Resource Area Delineation

b. ☐ Amended Order of Resource Area Delineation

3. Applicant:

Ryan
a. First Name

Buckley
b. Last Name

c. Organization

33 Barclay Street #1
d. Mailing Address

Worcester
e. City/Town

MA
f. State

01604
g. Zip Code

4. Property Owner (if different from applicant):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

5. Project Location:

131 Haverhill Road
a. Street Address

Amesbury
b. City/Town

01913
c. Zip Code

83
d. Assessors Map/Plat Number

24, 21-E, & 21-F
e. Parcel/Lot Number

Latitude and Longitude (in degrees, minutes, seconds):

d m s
f. Latitude

d m s
g. Longitude

6. Dates:

6.4.25
a. Date ANRAD filed

1.5.26
b. Date Public Hearing Closed

2/2/26
c. Date of Issuance

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A. General Information (cont.)

7. Title and Date (or Revised Date if applicable) of Final Plans and Other Documents:

ANRAD EXHIBIT PLAN	10.27.2025
a. Title	b. Date
c. Title	d. Date

B. Order of Delineation

1. The Conservation Commission has determined the following (check whichever is applicable):

a. ☒ **Accurate**: The boundaries described on the referenced plan(s) above and in the Abbreviated Notice of Resource Area Delineation are accurately drawn for the following resource area(s):

1. ☒ Bordering Vegetated Wetlands

2. ☒ Other resource area(s), specifically:

a. Isolated Vegetated Wetland

b. ☐ **Modified**: The boundaries described on the plan(s) referenced above, as modified by the Conservation Commission from the plans contained in the Abbreviated Notice of Resource Area Delineation, are accurately drawn from the following resource area(s):

1. ☐ Bordering Vegetated Wetlands

2. ☐ Other resource area(s), specifically:

a.

c. ☐ **Inaccurate**: The boundaries described on the referenced plan(s) and in the Abbreviated Notice of Resource Area Delineation were found to be inaccurate and cannot be confirmed for the following resource area(s):

1. ☐ Bordering Vegetated Wetlands

2. ☐ Other resource area(s), specifically:

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B. Order of Delineation (cont.)

3. ☐ The boundaries were determined to be inaccurate because:

C. Findings

This Order of Resource Area Delineation determines that the boundaries of those resource areas noted above, have been delineated and approved by the Commission and are binding as to all decisions rendered pursuant to the Massachusetts Wetlands Protection Act (M.G.L. c.131, § 40) and its regulations (310 CMR 10.00). This Order does not, however, determine the boundaries of any resource area or Buffer Zone to any resource area not specifically noted above, regardless of whether such boundaries are contained on the plans attached to this Order or to the Abbreviated Notice of Resource Area Delineation.

This Order must be signed by a majority of the Conservation Commission. The Order must be sent by certified mail (return receipt requested) or hand delivered to the applicant. A copy also must be mailed or hand delivered at the same time to the appropriate DEP Regional Office (see https://www.mass.gov/service-details/massdep-regional-offices-by-community).

D. Appeals

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate DEP Regional Office to issue a Superseding Order of Resource Area Delineation. When requested to issue a Superseding Order of Resource Area Delineation, the Department's review is limited to the objections to the resource area delineation(s) stated in the appeal request. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request for Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order of Resource Area Delineation will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order or Determination, or providing written information to the Department prior to issuance of a Superseding Order or Determination.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act, (M.G.L. c. 131, § 40) and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal bylaw or ordinance, and not on the Massachusetts Wetlands Protection Act or regulations, the Department of Environmental Protection has no appellate jurisdiction.

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E. Signatures

Date of Issuance

Please indicate the number of members who will sign this form.

1. Number of Signers

By vote on 04/03/2023 the Amesbury Conservation Commission authorized the use of their electronic signatures pursuant to the certificate of vote recorded with the Essex south Registry of Deeds in Book 41530 Page 251. They intend for their typed names to serve as electronic signatures.

Signatures

Fred Zackon (Jan 16, 2026 13:49:12 EST)	Fred Zackon
Signature of Conservation Commission Member	Printed Name
Jamie McCarthy	Jamie McCarthy
Signature of Conservation Commission Member	Printed Name
Bob Manseau (Jan 18, 2026 19:55:07 EST)	Bob Manseau
Signature of Conservation Commission Member	Printed Name
Maya gakidis (Jan 16, 2026 09:13:43 EST)	Maya gakidis
Signature of Conservation Commission Member	Printed Name
Mike Fallon (Jan 16, 2026 10:51:35 EST)	Mike Fallon
Signature of Conservation Commission Member	Printed Name
Matthew Mohr (Jan 18, 2026 09:14:19 EST)	Matthew Mohr
Signature of Conservation Commission Member	Printed Name
Signature of Conservation Commission Member	Printed Name
Signature of Conservation Commission Member	Printed Name

This Order is valid for three years from the date of issuance.

If this Order constitutes an Amended Order of Resource Area Delineation, this Order does not extend the issuance date of the original Final Order, which expires on unless extended in writing by the issuing authority.

This Order is issued to the applicant and the property owner (if different) as follows:

2. ☐ By hand delivery on

a. Date

3. ☒ By certified mail, return receipt requested on

2/2/26

a. Date

9589 0710 5270 0730 0258 37

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

Request for Departmental Action Fee Transmittal Form

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

DEP File Number:

Provided by DEP

A. Request Information

1. Location of Project

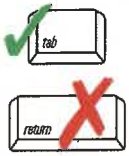
a. Street Address

b. City/Town, Zip

c. Check number

d. Fee amount

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



2. Person or party making request (if appropriate, name the citizen group's representative):

Name

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

3. Applicant (as shown on Determination of Applicability (Form 2), Order of Resource Area Delineation (Form 4B), Order of Conditions (Form 5), Restoration Order of Conditions (Form 5A), or Notice of Non-Significance (Form 6)):

Name

Mailing Address

City/Town

State

Zip Code

Phone Number

Fax Number (if applicable)

4. DEP File Number:

B. Instructions

1. When the Departmental action request is for (check one):

☐ Superseding Order of Conditions – Fee: $120.00 (single family house projects) or $245 (all other projects)

☐ Superseding Determination of Applicability – Fee: $120

☐ Superseding Order of Resource Area Delineation – Fee: $120

Send this form and check or money order, payable to the *Commonwealth of Massachusetts,* to:

Department of Environmental Protection
Box 4062
Boston, MA 02211

B. Instructions (cont.)

2. On a separate sheet attached to this form, state clearly and concisely the objections to the Determination or Order which is being appealed. To the extent that the Determination or Order is based on a municipal bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.

3. Send a **copy** of this form and a **copy** of the check or money order with the Request for a Superseding Determination or Order by certified mail or hand delivery to the appropriate DEP Regional Office (see https://www.mass.gov/service-details/massdep-regional-offices-by-community).

4. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

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Recording Information

Prior to commencement of work, this Order of Resource Area Delineation must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Resource Area Delineation. The recording information on this page shall be submitted to the Conservation Commission listed below.

Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

Conservation Commission

Please be advised that the Order of Resource Area Delineation for the Project at:

Project Location | MassDEP File Number

Has been recorded at the Registry of Deeds of:

County | Book | Page

For: Property Owner

and has been noted in the chain of title of the affected property in:

Book | Page

In accordance with the Order of Resource Area Delineation issued on:

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

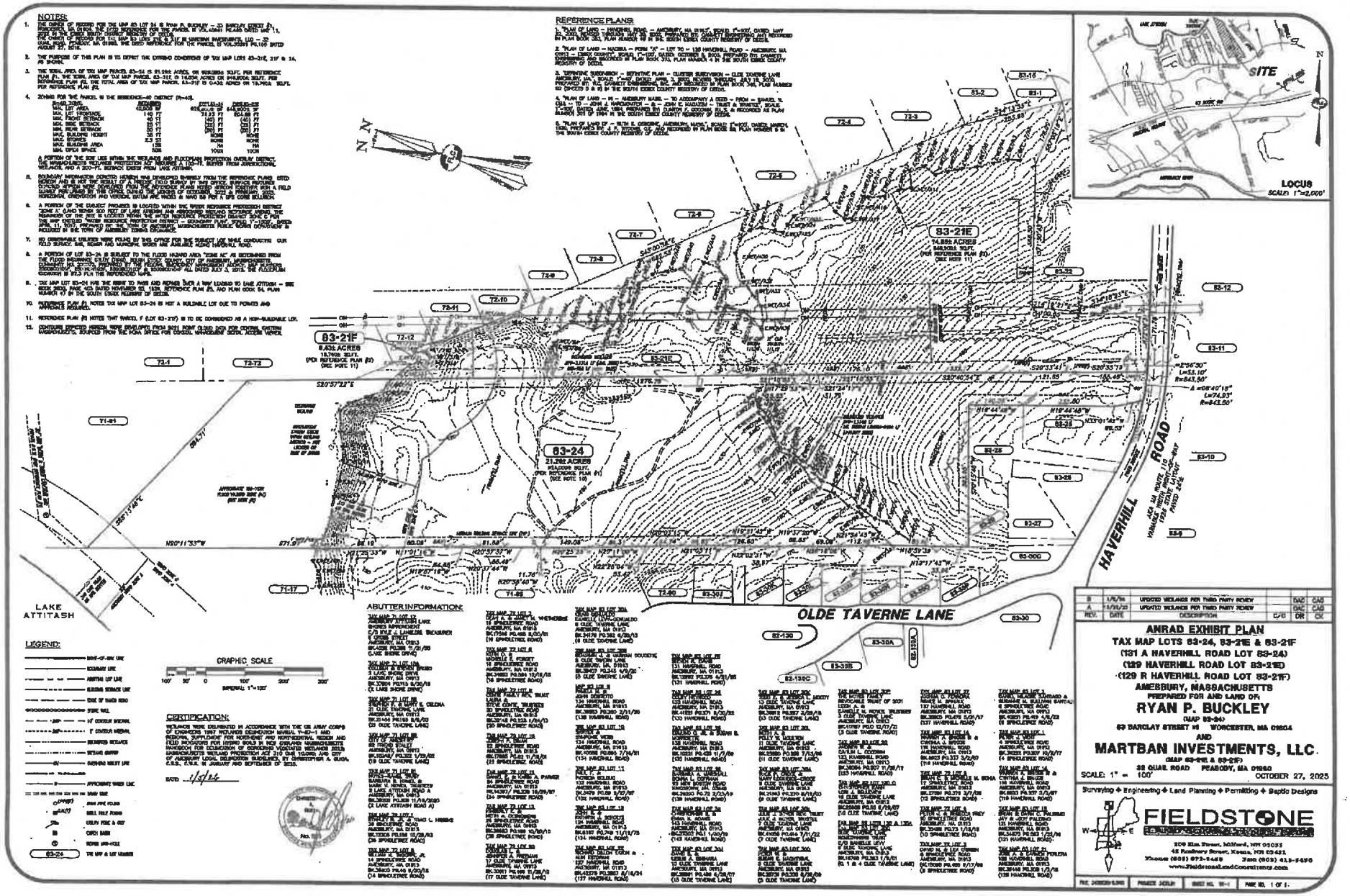
Document Number

Signature of Applicant

Attachment to ORAD 002-1350 131 Haverhill Road

Findings:

The Applicant acknowledges the presence of an intermittent stream on the project site. The boundaries of the intermittent stream were not delineated as part of this filing and, therefore, are not included within the scope of this Order of Resource Area Delineation (ORAD). This ORAD serves solely to confirm the delineated boundaries of Bordering Vegetated Wetland and Isolated Vegetated Wetland resources on the property located at 131 Haverhill Road.


NOTES:
REFERENCE PLANS:
LOCUS
SCALE: 1"=2,000'
SITE
83-21E
14.89± ACRES
83-21F
8.83± ACRES
83-24
21.26± ACRES
HAVERHILL ROAD
OLDE TAVERNE LANE
LAKE ATTITASH
LEGEND:
GRAPHIC SCALE
CERTIFICATION:
ABUTTER INFORMATION:
ANRAD EXHIBIT PLAN
TAX MAP LOTS 83-24, 83-21E & 83-21F
(131 A HAVERHILL ROAD LOT 83-24)
(129 HAVERHILL ROAD LOT 83-21E)
(129 R HAVERHILL ROAD LOT 83-21F)
AMESBURY, MASSACHUSETTS
PREPARED FOR AND LAND OF:
RYAN P. BUCKLEY
(MAP 83-24)
62 BARCLAY STREET #6 WORCESTER, MA 01604
AND
MARTBAN INVESTMENTS, LLC
(MAP 83-21E & 83-21F)
28 GUAL ROAD PEABODY, MA 01960
SCALE: 1" = 100'
OCTOBER 27, 2025
Surveying ◆ Engineering ◆ Land Planning ◆ Permitting ◆ Septic Designs
FIELDSTONE
209 Elm Street, Milford, NH 03031
45 Roulhac Street, Keene, NH 03431
Phone: (603) 673-9449 Fax: (603) 413-5496
www.fieldstoneandcompany.com