



**Conservation Commission
AGENDA**

Thursday, March 12, 2026 - 6:00 PM

Regular Meeting
Agawam Senior Center
954 Main Street
Agawam, MA 01001

A. Conservation Commission

- 1) 6:00PM PUBLIC HEARING – Abbreviated Notice of Resource Area Delineation – 311 Shoemaker Lane – Ameresco, Inc
- 2) REQUEST FOR DETERMINATION CONT– 769 Silver Street – Agawam Energy Center, LLC
- 3) APPROVAL OF MINUTES – February 26, 2026
- 4) Correspondence and Complaints

***Abbreviated Notice of Resource Area
Delineation***

Related to Property ID:

G4_1_11

at

**311 Shoemaker Lane
Agawam, Massachusetts**

February 24, 2026

Prepared on Behalf of:

Ameresco, Inc.
20 Winthrop Square
Boston, MA 02110
npollis@ameresco.com

Prepared by:



84 Russell Street
Hadley, MA 01035
413.325.7372
www.fleetwoodenv.com



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 4A – Abbreviated Notice of
Resource Area Delineation
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Agawam
 City/Town

A. General Information

1. Project Location (**Note:** electronic filers will click on button for GIS locator):

311 Shoemaker Lane
 a. Street Address

Agawam
 b. City/Town

01001
 c. Zip Code

Latitude and Longitude:
 42.041429
 d. Latitude

-72.653405
 e. Longitude

G4
 f. Assessors Map/Plat Number

1_11
 g. Parcel /Lot Number

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



2. Applicant:

Nikki
 a. First Name

Pollis
 b. Last Name

Ameresco, Inc.
 c. Organization

20 Winthrop Square
 d. Mailing Address

Boston
 e. City/Town

MA
 f. State

02110
 g. Zip Code

508.598.3254
 h. Phone Number

npollis@ameresco.com
 j. Email Address

i. Fax Number

3. Property owner (if different from applicant):

Timothy
 a. First Name

Zielinski
 b. Last Name

Check if more than one owner (attach additional sheet with names and contact information)

c. Organization

85026 Barsonage CT
 d. Mailing Address

Fernandina Beach
 e. City/Town

FL
 f. State

32034
 g. Zip Code

413.246.7311
 h. Phone Number

timzie218@gmail.com
 j. Email Address

i. Fax Number

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

4. Representative (if any):

David
 a. Contact Person First Name

Cameron
 b. Contact Person Last Name

Fleetwood Environmental Solutions, LLC
 c. Organization

35 Russell Street
 d. Mailing Address

Hadley
 e. City/Town

MA
 f. State

01035
 g. Zip Code

413.325.7372
 h. Phone Number

david@fleetwoodenv.com
 j. Email Address

i. Fax Number

Fees will be calculated for online users.

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

\$2,000.00
 a. Total Fee Paid

\$987.50
 b. State Fee Paid

\$1012.50
 c. City/Town Fee Paid



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B. Area(s) Delineated

1. Bordering Vegetated Wetland (BVW) ~ 5,762
Linear Feet of Boundary Delineated
2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:
 - a. MassDEP BVW Field Data Form (attached)
 - b. Other Methods for Determining the BVW boundary (attach documentation):
 1. 50% or more wetland indicator plants
 2. Saturated/inundated conditions exist
 3. Groundwater indicators
 4. Direct observation
 5. Hydric soil indicators
 6. Credible evidence of conditions prior to disturbance
3. Indicate any other resource area boundaries that are delineated:

Bank (off-site - just for the purposes of Buffer Zone projections)	~1,082
a. Resource Area	b. Linear Feet Delineated
c. Resource Area	d. Linear Feet Delineated

C. Additional Information

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. 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. ANRAD (Delineation Plans only)
2. 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.)
3. Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
4. List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.

D. Fees



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Agawam
City/Town

The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see Instructions and Wetland Fee Transmittal Form).

- 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 the attached Wetland Fee Transmittal Form) to confirm fee payment:

254_____

2. Municipal Check Number

2/9/26_____

3. Check date

255_____

4. State Check Number

2/9/26_____

5. Check date

David_____

6. Payor name on check: First Name

Cameron_____

7. Payor name on check: Last Name

E. Signatures

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I



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City/Town

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 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.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

Two copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

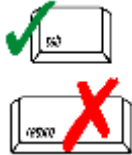
One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

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
ANRAD 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:

311 Shoemaker Lane Agawam
 a. Street Address b. City/Town
 \$987.50 255
 c. Fee amount d. Check number

2. Applicant:

Nikki Pollis Ameresco, Inc.
 a. First Name b. Last Name c. Company
 20 Winthrop Square
 d. Mailing Address
 Boston MA 02110
 e. City/Town f. State g. Zip Code
 508.598.3254
 h. Phone Number

3. Property Owner (if different):

Timothy Zielinski
 a. First Name b. Last Name c. Company
 85026 Barsonage CT
 d. Mailing Address
 Fernandina FL 32034
 e. City/Town f. State g. Zip Code
 413.246.7311
 h. Phone Number

B. Fees

The fee is calculated as follows for each Resource Area Delineation included in the ANRAD (check applicable project type). The maximum fee for each ANRAD, regardless of the number of Resource Area Delineations, is \$200 activities associated with a single-family house and \$2,000 for any other activity.

Bordering Vegetated Wetland Delineation Fee:

1. single family house project 2 2
 a. feet of BVW x \$2.00 = b. Fee for BVW
 2. all other projects 5,762 11,524
 a. feet of BVW x \$2.00 = b. Fee for BVW

Other Resource Area (e.g., bank, riverfront area, etc.):

3. single family house project a. linear feet x \$2.00 = b. Fee
 4. all other projects 1,082 2 2,164
 a. linear feet x \$2.00 = b. Fee

Total Fee for all Resource Areas: \$2,000
 Fee

State share of filing fee: \$987.50
 5. 1/2 of total fee less \$12.50

City/Town share of filing fee: 1012.50
 6. 1/2 of total fee plus \$12.50

Online users: check box if fee exempt.



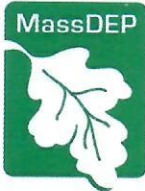
Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
ANRAD Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Submittal Requirements

- a.) Send a copy of this form, with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts, to:

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Abbreviated Notice of Resource Area Delineation; a **copy** of this form; and the city/town fee payment.
- c.) **To DEP Regional Office:** Send one copy of the Abbreviated Notice of Resource Area Delineation (and any additional documentation required as part of a Simplified Review Buffer Zone Project); a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
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Provided by MassDEP:

MassDEP File Number

Document Transaction Number

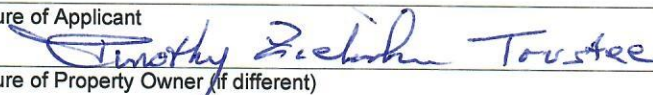
Agawam
City/Town

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 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.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

1. Signature of Applicant  3. Signature of Property Owner (if different) 5. Signature of Representative (if any)	2/20/2026 2. Date 2-5-2026 4. Date 6. Date
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For Conservation Commission:

Two copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

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.



Taryn Egerton, Conservation Officer
Conservation Commission
1000 Suffield Street
Agawam, MA 01001

February 24, 2026

Subject: *Abbreviated Notice of Resource Area Delineation for 311 Shoemaker Lane, Agawam, MA.*

Dear Ms. Egerton:

On behalf of Ameresco, Inc., Fleetwood Environmental Solutions, LLC (“Fleetwood”) conducted a field evaluation of resource areas subject to the Massachusetts Wetlands Protection Act (“WPA”) at the address referenced above. The following provides the background of this Abbreviated Notice of Resource Area Delineation (“ANRAD”), as well as Fleetwood’s methods and findings regarding the evaluation.

BACKGROUND

Fleetwood understands the subject property (“property”, “parcel” or “Site”) is presently designated as Assessors Map G4 Lot 1_11 (see site locus at Figure 1, below). The parcel is 36.4 acres in size, and owned by Timothy Zielinski (see Site Plan at Appendix B). The parcel is presently and has been an agricultural field for many decades. This ANRAD is seeking confirmation of the Resource Areas delineated on the parcel.

Figure 1. USGS Topographic/Site Locus Map (asterisk denotes Site location)



84 Russell Street
Hadley, MA 01035
413.325.7372

EVALUATION METHODS

During September and October of 2025, Fleetwood conducted a visual inspection of the Site, which entailed a meander survey throughout the parcel. These field investigations were preceded by a desktop evaluation of publicly-accessible maps, historic aerial images and related resources. A detailed description of the methods employed are outlined in the Wetland Delineation report provided at Appendix C.

Previous Evaluations

In 2015 and 2016 the property owner retained GZA to conduct a natural resources evaluation, including a streamflow assessment for a small stream immediately west of the subject parcel. The report that summarizes the methods and findings of that investigation is provided at Appendix D.

FINDINGS

The investigation resulted in the identification of the parcel being a large cornfield (Figure 2, below).

Figure 2. 2023 Aerial Image of Site



Three separate areas along its periphery were flagged as Resource Area boundaries: 1) a man-made ditch along the eastern and southern limits of the cornfield, which was designated as a linear Bordering Vegetated Wetland (“BVW”); 2) another BVW along much of the cornfield’s western boundary; and 3) the Bank of an intermittent stream just off-site to the west, which partially projects 100-foot Buffer Zone onto the subject parcel. This stream was determined to have no flow at least four days within a consecutive 12-month period through an evaluation conducted by GZA in 2015 and 2016, and documentation of these conditions is provided in the aforementioned report at Appendix D. Ameresco is seeking the Commission’s confirmation of the BVW boundaries, and those portions of Buffer Zone from the off-site stream that project into the parcel.

Thank you for your attention to this ANRAD. Do contact me with any questions.

Sincerely,

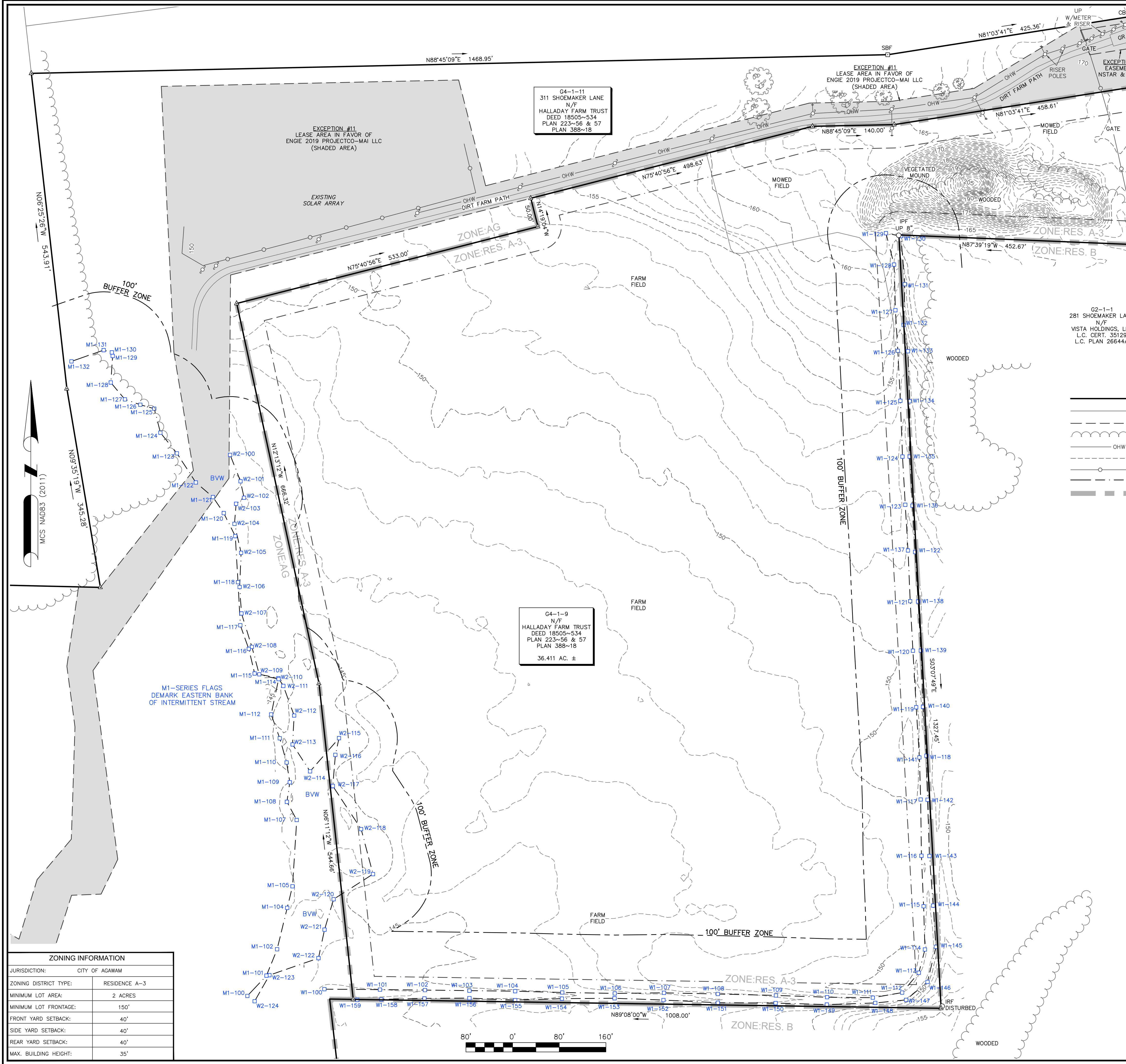
David Cameron

David Cameron, PWS, Principal
Fleetwood Environmental Solutions, LLC

Copy: Nikki Pollis, Ameresco, Inc.
MassDEP, WERO

APPENDIX B

Site Plan



ZONING INFORMATION	
JURISDICTION:	CITY OF AGAWAM
ZONING DISTRICT TYPE:	RESIDENCE A-3
MINIMUM LOT AREA:	2 ACRES
MINIMUM LOT FRONTAGE:	150'
FRONT YARD SETBACK:	40'
SIDE YARD SETBACK:	40'
REAR YARD SETBACK:	40'
MAX. BUILDING HEIGHT:	35'

G4-1-9
N/F
HALLADAY FARM TRUST
DEED 18505-534
PLAN 223-56 & 57
PLAN 388-18
36.411 AC. ±

G4-1-11
N/F
311 SHOEMAKER LANE
HALLADAY FARM TRUST
DEED 18505-534
PLAN 223-56 & 57
PLAN 388-18

- LEGEND**
- LOCUS PROPERTY LINE
 - ADJOINERS LINE (±)
 - - - EASEMENT LINE
 - ~ TREELINE
 - OHW OVERHEAD WIRES
 - - - CONTOUR LINE
 - CHAIN LINK FENCE
 - - - WETLAND DELINEATION
 - - - ZONING LINE
- G4-1-9 ASSESSOR'S ID
N/F NOW OR FORMERLY
▲ CALCULATED POINT
○ IRON PIPE / ROD FOUND
□ BOUND FOUND
⊗ UTILITY POLE
+ GUY WIRE ANCHOR

- TITLE EXCEPTIONS:**
- The following exceptions were taken from a title commitment prepared by Commonwealth Land Title Insurance Company, file #BOS-250073-MS, commitment date 2/20/2025.
- Rights or claims of persons in possession. (not a survey matter)
 - Easements or claims of easements not shown by the public records, boundary-line disputes, overlaps, encroachments, title to filled lands (if any) and any matters not of record which would be disclosed by an accurate survey and inspection of the premises. (see Significant Observations for any such matters disclosed by this survey)
 - Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. (not a survey matter)
 - Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. (not a survey matter)
 - Liens for taxes and municipal charges which become due and payable subsequent to the date of said policy. (not a survey matter)
 - Order of Conditions by the Agawam Conservation Commission, recorded in Book 7605, Page 74; as affected by a Certificate of Compliance, recorded in Book 7863, Page 324. (not a survey matter; pertains to locus)
 - Order of Conditions by the Agawam Conservation Commission, recorded in Book 4850, Page 241; as affected by a Certificate of Compliance, recorded in Book 9155, Page 489. (not a survey matter; non-locus)
 - Consent Agreement by and between Zielinski Brothers II and Tennessee Gas Pipeline Company, dated December 23, 1997, recorded in Book 10563, Page 447. (non-locus; not plotted)
 - Order of Conditions by the Agawam Conservation Commission, recorded in Book 22315, Page 489; as affected by a Certificate of Compliance, recorded in Book 24050, Page 101. (not a survey matter; pertains to locus)
 - Solar Real Estate Lease Option Agreement, dated June 19, 2017, recorded in Book 22570, Page 231; as affected by Landowner Estoppel Certificate, dated December 18, 2018, recorded in Book 22570, Page 260; as further affected by Assignment and Assumption of Option to Lease, dated March 7, 2019, recorded in Book 22579, Page 157; as further affected by Assignment and Assumption of Option to Lease, dated June 3, 2019, recorded in Book 22713, Page 253. (said option was exercised in #11 below)
 - Notice of Lease by and between Timothy Zielinski, as Trustee of the Holiday Farm Trust, and ENGIE 2019 ProjectCo.-MAI LLC, a Delaware limited liability company, dated November 12, 2019, recorded in Book 22981, Page 275; as affected by Amended and Restated Notice of Lease, dated February 21, 2020, recorded in Book 23129, Page 281. (plotted)
 - Temporary Construction Staging Easement Agreement, dated November 26, 2019, recorded in Book 23030, Page 228; as affected by First Amendment to Temporary Construction Staging Easement, dated January 23, 2020, recorded in Book 23080, Page 199. (said easement once impacted the locus parcel, but is not plotted because it has expired)
 - Easement to NStar Electric Company d/b/a Eversource Energy and Verizon New England, Inc., dated February 27, 2020, recorded in Book 23140, Page 193. (plotted)

- SURVEY NOTES:**
- The ALTA/NSPS certification given hereon is for the proposed solar facility and access only and does not cover the entire locus parcels.
 - Field survey by RTK GPS & RTK Drone.
 - The horizontal datum of this plan is the Massachusetts Coordinate System North American Datum 1983, the vertical datum is North American Vertical Datum 1988, both are based on RTK GPS observations taken on site.
 - According to Federal Emergency Management Agency maps, the majority of the property is in Zone X, areas of minimal flooding (no shading). Community-panel number 25013C 0392 E, effective date 7/16/2013.
 - A zoning report or letter was not provided to the surveyor. All zoning information given hereon is taken from the City of Agawam's website. The locus is located in the "Residence A-3" zoning district.
 - The location of utility structures shown hereon are from observed field evidence & record plans only, this plan may not depict the exact location of underground utilities & does not show all of the utilities which exist within the premises surveyed, please contact dig-safe at 1-888-344-7233 before excavation.
 - At the time of the ALTA survey there was no observed evidence of active earth moving work. At the time of the ALTA survey there was no observed evidence of building construction or building additions.
 - As allowed under Section 3.E.v and 6.B of the 2021 ALTA/NSPS Minimum Standard Detail Requirements, this survey exceeds the maximum allowable Relative Positional Precision due to the size and configuration of the surveyed property, and the relief, vegetation and improvements on the surveyed property.
 - Distance to nearest intersecting street (Industrial Lane) is 1,450'±.
 - All contours shown hereon were generated in ArcMap from digital elevation models of the 2015 QL1 & QL2 LIDAR Data distributed by NOAA.
 - Wetlands were delineated by Fleetwood Environmental Solutions, LLC in September 2025. Flags were located by this survey.

SIGNIFICANT OBSERVATIONS:

None found.

CERTIFICATION:

To: Commonwealth Land Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 8, 11a, 13, 14, 16 & 17 of Table A thereof. The fieldwork was completed on 10/14/2025.

2-3-2026
Date of map or plat

Brian C. Franetovich PLS #54258
brian@northeastsurvey.com

NORTHEAST SURVEY CONSULTANTS
3 FERRY STREET
STUDIO 1 EAST
EASTHAMPTON, MA 01027
(413) 203-5144

EXISTING CONDITIONS

ALTA/NSPS LAND TITLE SURVEY OF LAND IN AGAWAM, MA
PREPARED FOR
SHOEMAKER LANE
WESTON & SAMPSON ENGINEERS, INC.

SURVEYOR: BCF ENGINEER: —
DRAFTING: BCF JGD DESIGN: —
FIELD WORK: NAE MAK HORZ. SCALE: 1" = 80'
PROJECT NUMBER: 25-161 VERT. SCALE: —
DRAWING NAME: 25-161 ALTA-DWG DATE: 2-3-2026

SHEET NO. **1** OF **1**

APPENDIX C
Wetland Delineation Report

*Natural Resources Evaluation and Wetland
Determination Report*

for

**311 Shoemaker Lane
Agawam, Massachusetts**

October 25, 2025

Prepared for:

Ameresco
20 Winthrop Square
Boston, MA 02110

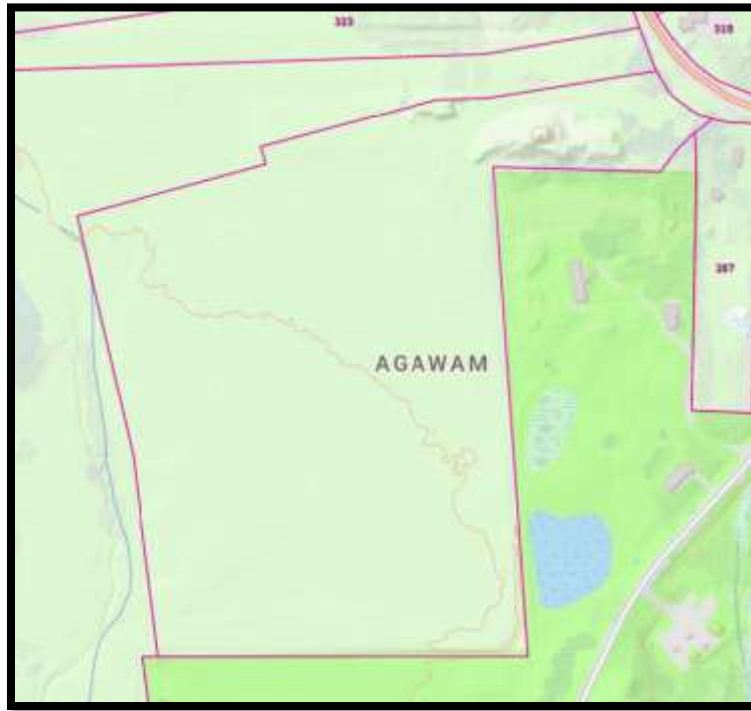
Prepared by:



84 Russell Street
Hadley, MA 01035
413.325.7372
www.fleetwoodenv.com

1.0 INTRODUCTION AND BACKGROUND

Per Ameresco’s request, Fleetwood Environmental Solutions, LLC (“Fleetwood”) conducted a natural resources-based evaluation for a parcel of land at 311 Shoemaker Lane in Agawam, Massachusetts, identified by MassMapper as property G4_1_9 per MassMapper (screenshot below, with parcel centered):



This property (the “Site”, “parcel” or “property”) is 36.4 acres in size. Ameresco is assessing the feasibility of a developing commercial solar array project at the Site, which is currently in agricultural use. The assessment was intended to provide detail regarding jurisdictional wetland determinations conducted by Fleetwood and the wetlands permitting implications for development at the Site.

2.0 REVIEW METHODS

2.1 *Desktop Analysis*

Fleetwood initially conducted a desktop investigation for the Site. The following project file was provided by Ameresco for Fleetwood’s use:

- Conceptual design plan (Sheet E-100), prepared by Ameresco and dated May 9, 2024 (Appendix A).

Fleetwood additionally consulted historic and contemporary aerial imagery and resource maps depicting topography, elevation, land use, wetlands, floodplains, hydrologic connections, linear [hydrographic] features soils, Estimated Habitats of Rare Wildlife (“EH”), Priority Habitats of Rare Species (“PH”), Certified Vernal Pools (“CVPs”), Potential Vernal Pools (“PVP”), Areas of Critical Environmental Concern (“ACECs”), Outstanding Resource Waters (“ORWs”), Coldwater Fisheries Resources (“CFRs”), and the U.S. Geological Survey’s (“USGS”) StreamStats Program, as part of the desktop exercise.

2.2 *Field-Based Analysis*

Field evaluations were conducted by Fleetwood on September 12, 2025; September 26, 2025; and October 21, 2025. These evaluations initially entailed a meander survey to search for Resource Areas regulated under the Massachusetts Wetlands Protection Act (“WPA”) and its implementing regulations (310 CMR 10.00), followed by the placement of survey flags along jurisdictional wetland features discovered on and immediately adjacent to the parcel. The requisite state and federal criteria were followed in order to delineate jurisdictional features, including plant communities, soils, and indicators of hydrology. Approximately 45 acres (“Study Area”) were visually inspected during the field survey.

3.0 **FINDINGS**

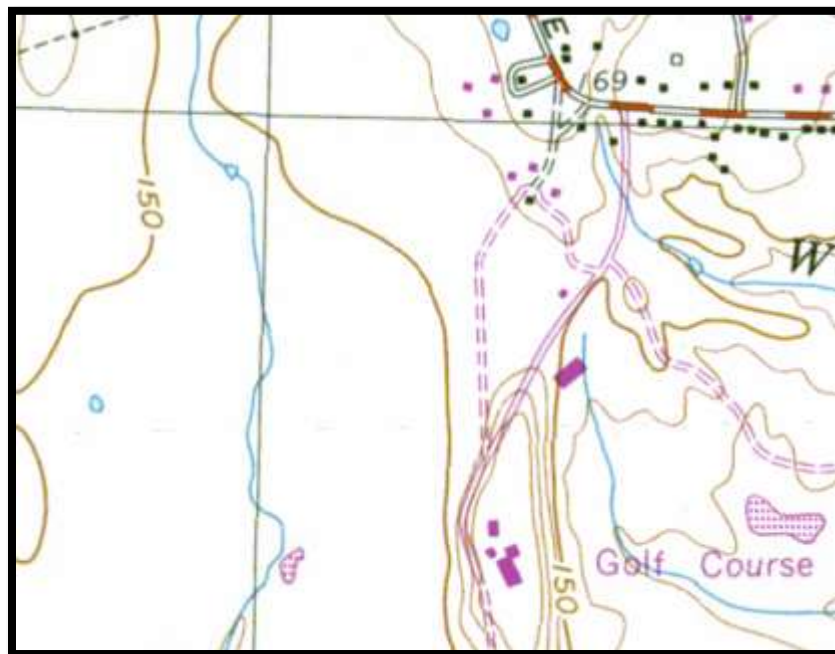
3.1 *General*

According to MassMapper data the Site is comprised of one parcel totaling 36.4 acres and is owned by Timothy Zielinski. Mr. Zielinski also owns the parcel to the immediate west. The Site consists of a large agricultural field, which was serving as an active corn crop during the time of the field evaluation.

3.2 *Historic and Contemporary Aerial Imagery, Topography, Elevation, and Land Use*

Elevation at this property is relatively homogenous, and ranges from 44-46 meters (~144-151) feet, with elevation gains occurring mainly from southwest to northeast. Based upon review of historic aerial images and maps, as well as anecdotal information provided by the property owner, the Site has been in substantially the same state (i.e., agricultural land) for at least several decades.

Current USGS topographic maps depict one stream very close to the western boundary of the Site, originating from the northwest and flowing off-site toward the south, ultimately discharging to Philo Brook. An image is provided below depicting an asterisk near the center of the subject parcel.

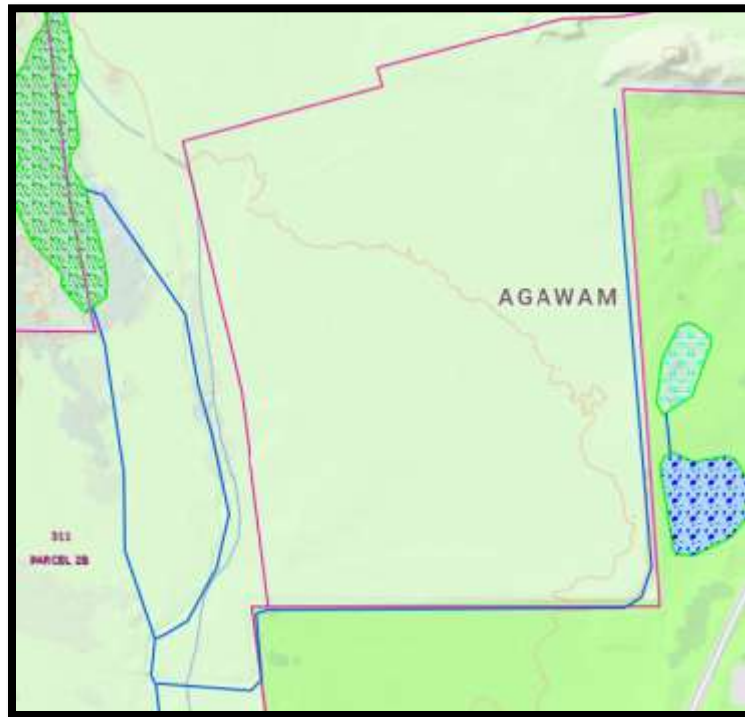


3.3 *Wetlands and Hydrologic Connections*

According to MassMapper’s “DEP Wetlands” data layer the Study Area contains two wetland features:

- A hydrologic connection [stream] that wraps the property’s eastern and southern boundaries; and
- Another stream along the property’s western boundary

These features are depicted in the image below:



MassMapper does not indicate any polygons of “Wetlands Change” or “2005 Human Altered Areas” that have been detected on the Site, meaning no illicit alterations of wetlands have been detected by state regulatory agencies via remote sensing.

Based on Fleetwood’s on-site investigations, the following additional information was obtained:

- The wetland features identified by USGS mapping and MassMapper exist and are located generally consistent with said mapping;
- The stream depicted by MassMapper along the eastern and southern property boundaries is a made-made drainage swale that is maintained as mowed herbaceous plants along its channel bottom and embankments. Given it is primarily a long, linear vegetated feature with no scoured channel bottom, it would be best characterized as a linear Bordering Vegetated Wetland (“BVW”), given it discharges to the aforementioned stream near the property’s southwestern corner. This feature has an associated 100-foot Buffer Zone;
- An additional wetland along the western edge of the property was discovered, and is composed exclusively of herbaceous plant species, since it is within an active pasture. This wetland is hydrologically connected to the stream to the immediate west, and thus qualifies as a BVW, with an associated 100-foot Buffer Zone; and
- An isolated wetland near the northwestern corner of the parcel that was not flagged by Fleetwood.

The field-located and verified wetlands and streams were flagged accordingly:

- **Wetland 1:** BVW which is the grassy swale along the eastern and southern property boundaries (pink wire pin flags labeled W1-100 through W1-160);

- **Wetland 2:** BVW between the corn field and stream along the property’s western boundary (pink tape flags affixed to fiberglass rods labeled W2-100 through W2-124); and
- **Stream:** the apparent Bank/mean annual high-water line (“MAHWL”) along the eastern side of the stream was flagged with blue tape and blue wire pin flags labeled M1-100 through M1-132.

3.4 Floodplain

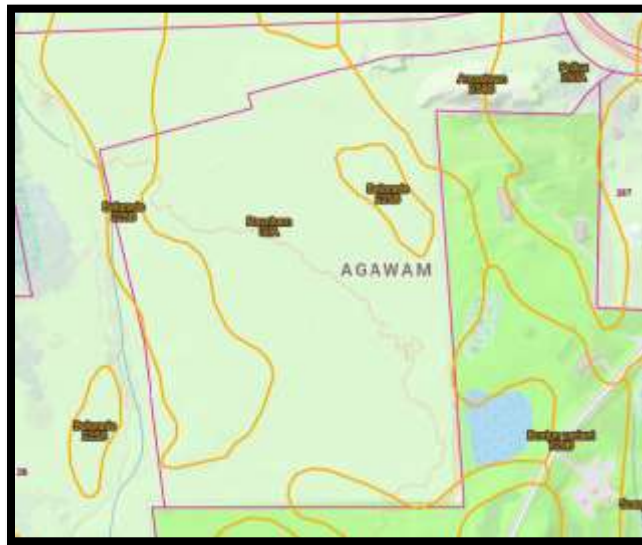
MassGIS does not depict any portion of the project footprint as encompassed by a 100-year [i.e., “Zone A”] floodplain. Neither does the corresponding Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Panel (Appendix C). This means that none of the conceptual solar array would fall within Bordering Land Subject to Flooding (“BLSF”)---a Resource Area regulated under the WPA, short of credible documentation being provided by the Agawam Conservation Commission (“Commission”) or a third party.

3.5 Soils

Four distinct soil types are mapped on the portion of the Site which encompasses the anticipated solar array footprint, per the Natural Resources Conservation Service’s Hampden County Soil Survey (Central Part) and MassMapper, as summarized in Table 3-1, and depicted in the image, below.

Table 3-1. Soil Types Mapped within the Vicinity of the Anticipated Proposed Solar Project Footprint

Map Symbol and Unit Name	Portion of Site	Slopes	Hydric?	Prime or Statewide Important Farmland?	Drainage Class
250A Pollux fine sandy loam	northeastern	0-3%	No	Yes	Well drained
258B Amostown fine sandy loam	northeastern	0-6%	No	Yes	Moderately well drained
225B Belgrade silt loam	western	0-8%	No	Yes	Moderately well drained
30A Raynham silt loam	majority of project site	0-3%	Yes	No	poorly drained



Fleetwood’s opinion is that the soil survey mapping appears to match the conditions observed in the field, but for the fact that the Raynham soil unit did not display contemporary hydrology (surface water nor groundwater), and was comprised primarily of a healthy corn crop---an agricultural commodity that is generally stunted when growing in wetlands at the margins of corn fields. This may be the result of the significant drainage that has occurred at the property due to the grassy swale.

3.6 *Estimated Habitats of Rare Wildlife*

According to MassGIS there is no EH on the Site.

3.7 *Priority Habitats of Rare Species*

According to MassGIS there is no PH on the Site.

3.8 *Certified Vernal Pools*

According to MassGIS there are no CVPs on the Site.

3.9 *Potential Vernal Pools*

According to MassGIS there are no PVPs on the Site.

3.10 *Areas of Critical Environmental Concern*

According to MassGIS the Site is not within or encompassed by any ACECs.

3.11 *Outstanding Resource Waters*

According to MassGIS there are no ORWs on the Site.

3.12 *Coldwater Fisheries Resources*

According to MassGIS there are no CFRs on the Site.

3.13 *U.S. Geological Survey's StreamStats Program*

StreamStats was consulted to assess the contributing drainage area and percentage of underlying stratified drift soils associated with the stream along the property's western boundary. The StreamStats report for this watercourse is provided at Appendix D, and these data indicate the contributing watershed to the stream is 0.60 square mile with 55% underlying stratified drift. While there is a presumptive perennial status for this stream, a previous streamflow monitoring evaluation by others (GZA) documented at least four days within a consecutive, non-drought period whereupon the stream exhibited no flow. Thus, it does not have an associated 200-Foot Riverfront Area.

Representative Site photographs are provided at Appendix E.

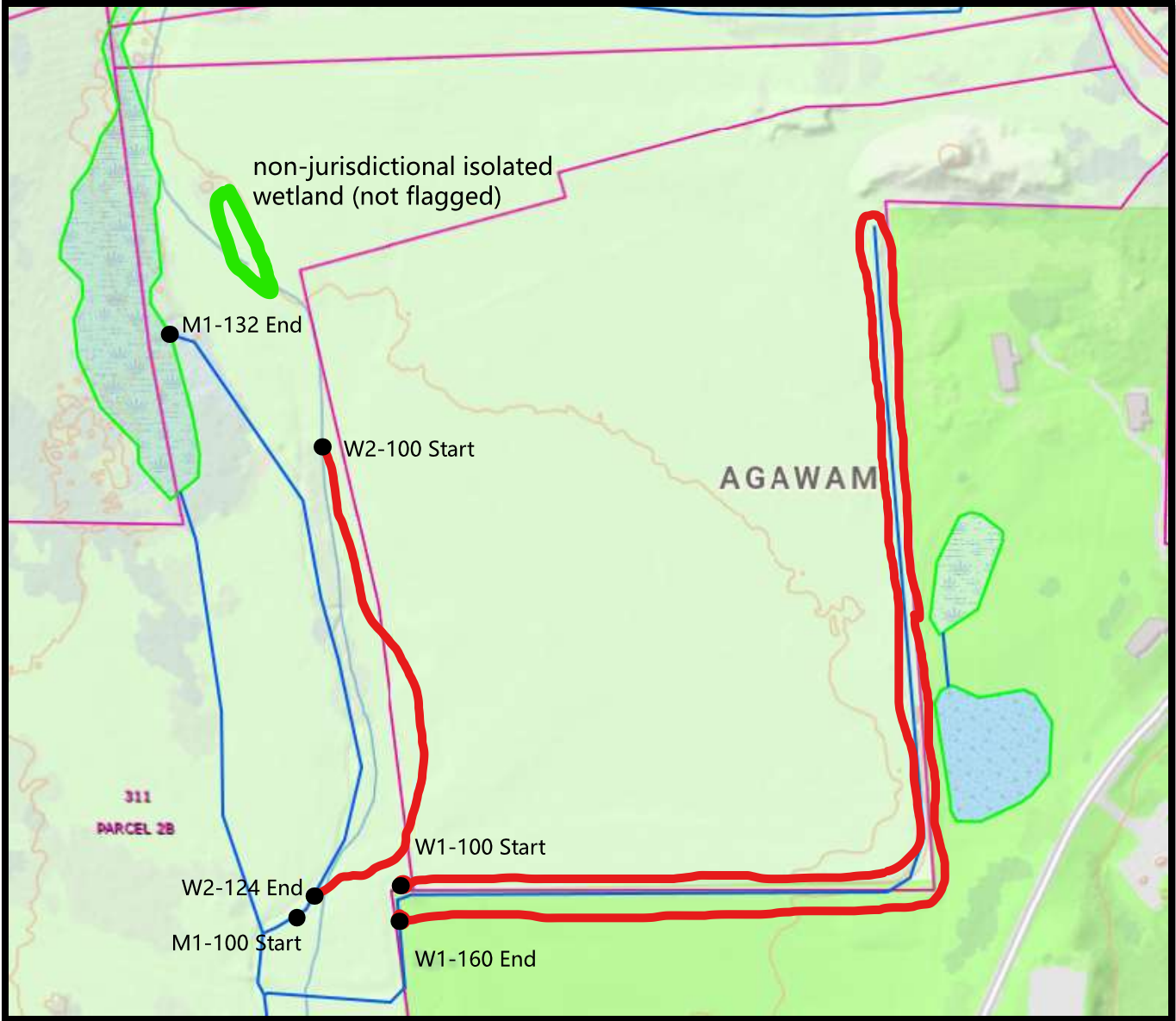
4.0 DISCUSSION AND RECOMMENDATIONS

It is important to note the hydric soil characterization over much of the site, despite it being able to sustain a robust corn crop. As previously discussed, Fleetwood did not flag the majority of this site as a wetland, given: 1) the lack of such a characterization on MassMapper by DEP; 2) the grass swale (Wetland 1) that was constructed to provide significant drainage of the farm field; and 3) anecdotal information from the property owner indicating a significant soils and hydrology investigation was conducted by the Agawam Conservation Commission in the past ruling out the field is a wetland.

APPENDIX B

Wetland Delineation Sketch

Approximate location of wetland flags placed at 311 Shoemaker Lane by Fleetwood Environmental Solutions, LLC - September 2025



W1 Flags = pink wire pin flags on either side of grassy swale [BVW] that are labeled "WETLAND DELINEATION"

W2 Flags = pink tape flags affixed to fiberglass driveway edge stakes that are labeled "WETLAND BOUNDARY" that demarcate the eastern edge of a Bordering Vegetated Wetland ("BVW")

M1 flags = blue wire pin and tape flags that demarcate the eastern mean annual high-water line of an unnamed tributary to Philo Brook

APPENDIX C
Flood Insurance Rate Map

National Flood Hazard Layer FIRMMette



72°39'28"W 42°2'52"N

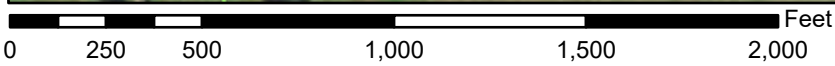


Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



1:6,000

72°38'51"W 42°2'25"N

Basemap Imagery Source: USGS National Map 2023

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

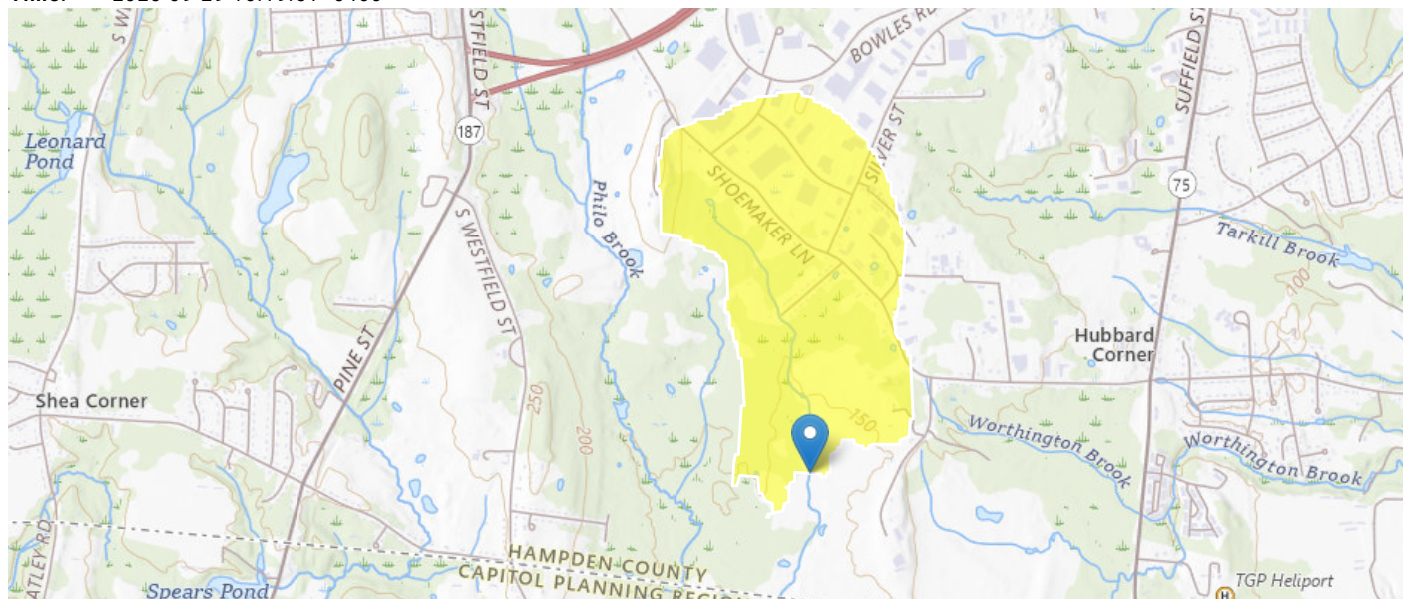
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/24/2025 at 8:34 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX D
USGS StreamStats Report

StreamStats Report

Region ID: MA
Workspace ID: MA20250929141929673000
Clicked Point (Latitude, Longitude): 42.03902, -72.65579
Time: 2025-09-29 10:19:51 -0400



[+ Collapse All](#)

Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	0.6	square miles
PCTSDNGRV	Percentage of land surface underlain by sand and gravel deposits	54.65	percent

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty.

USGS Software Disclaimer: This software has been approved for release by the U.S. Geological Survey (USGS). Although the software has been subjected to rigorous review, the USGS reserves the right to update the software as needed pursuant to further analysis and review. No warranty, expressed or implied, is made by the USGS or the U.S. Government as to the functionality of the software and related material nor shall the fact of release constitute any such warranty. Furthermore, the software is released on condition that neither the USGS nor the U.S. Government shall be held liable for any damages resulting from its authorized or unauthorized use.

USGS Product Names Disclaimer: Any use of trade, firm, or product names is for descriptive purposes only and does not imply endorsement by the U.S. Government.

Application Version: 4.29.3
 StreamStats Services Version: 1.2.22
 NSS Services Version: 2.2.1

APPENDIX E

Site Photographs from September 26, 2025



Representative view of property---view southeast



Wetland 1 (farm ditch) at eastern edge of Site---view south



Wetland 1 (farm ditch) at southern edge of Site---view west



Stream near where it enters the property toward northwestern corner of Site---view west



Isolated wetland (not flagged) toward northwestern corner of Site---view north



Stream along the parcel's western property boundary---view downstream/southwest



Wetland 2 along the edge of cornfield near Site's western property boundary---view north



Wetland 2 near southwestern corner of property---view north

APPENDIX D

GZA Streamflow Monitoring Report



Proactive by Design

GEOTECHNICAL
ENVIRONMENTAL
ECOLOGICAL
WATER
CONSTRUCTION
MANAGEMENT

1350 Main Street
Suite 1400
Springfield, MA 01103
413.726.2100
www.gza.com



5/31/2017

GZA File No.: 15.0166503.00

Note: annotations in red were made by Fleetwood Environmental Solutions, LLC upon confirmation of typos/errors in the original report upon discussion with the field scientist (Steven Riberdy) that conducted the evaluation.

Tim Zielinski
218 Shoemaker Lane
Agawam, MA 01001

Re: Shoemaker Lane-Intermittent Stream Monitoring 2014-2016

Dear Tim:

This letter report documents our on-site observations of the stream on your Shoemaker Lane property (see Figure 1) in order to document no-flow conditions in support of overturning the DEP map-based presumption of perennial status. The site was visited 5 occasions between August 2014 and July 2016 (8/15/14, 9/8/15, 9/9/15, 9/10/15, and 7/7/16). Figure 1 also depicts the location of stream monitoring stations that were visited during this timeframe. Photos of each station by date are included in this report.

(This was intended to say "within a consecutive 12-month period" vs. "calendar year.")
In summation, during the course of our site survey the stream was observed completely dry on three consecutive days between 9/8/15 and 9/19/15 as well as a fourth date within the same calendar year on 7/7/16. Low flow was observed on our first observation in August 2014. The site was also visited on other occasions between 8/2014 and 7/2016 when some steam flow was observed. In general the upper portions of the stream (up-gradient of Station 6) were observed dry on other dates however the lower sections were observed wet and flowing, albeit in diminished capacity. There is a change in soil type between stations 5 and 7 where sandy soils of the upper stream reach transitions to glacio-lacustrine soils and hold water longer and contribute base-flow for longer in the year.

If you have any questions or concerns, please contact our office at your convenience.

Very truly yours,

GZA, Inc.

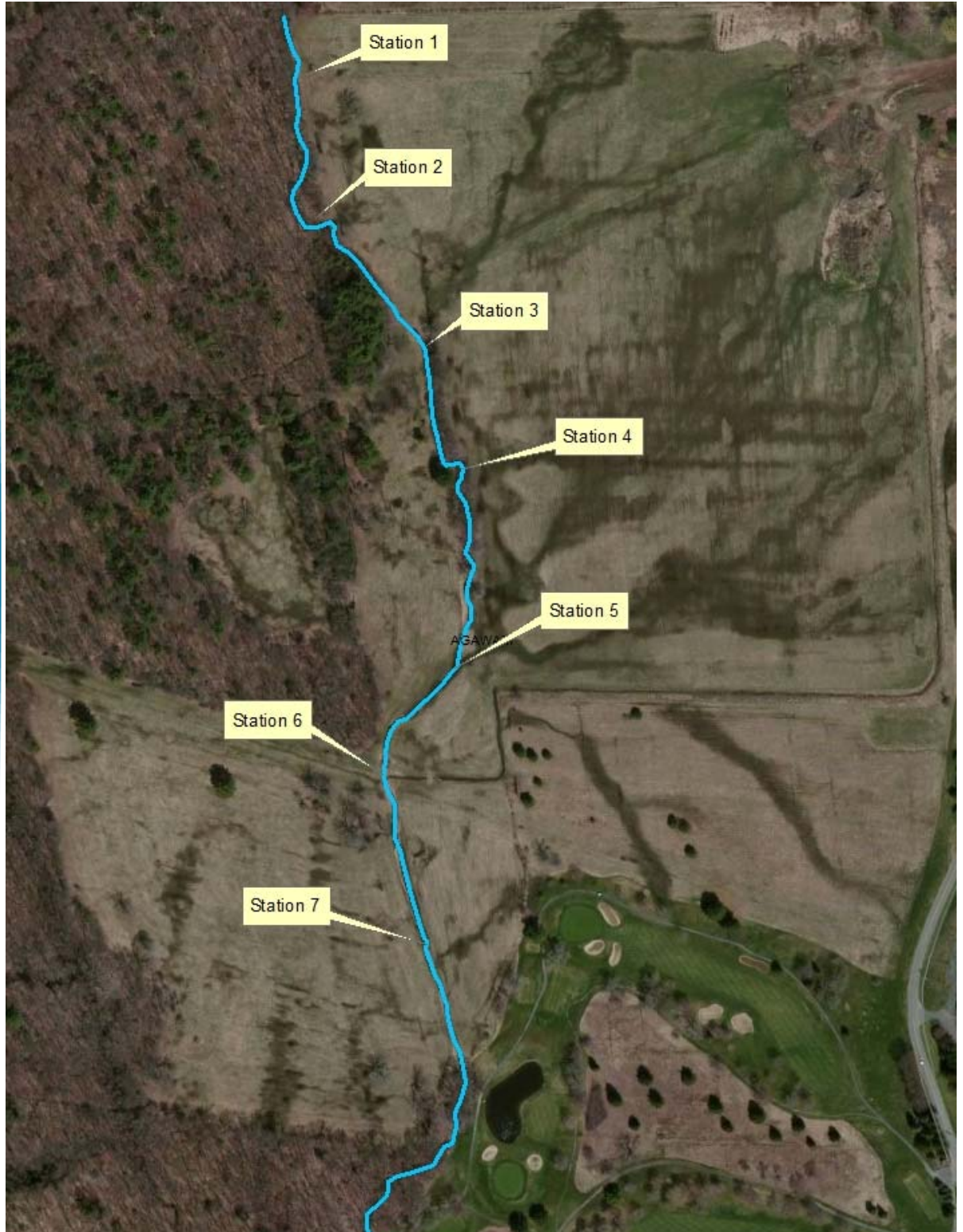
Steven D. Riberdy, MS, PWS, CWB, CE
Senior Ecologist

Attached: Figure 1: Stream Monitoring Stations

Site Photos



Proactive by Design



SITE PHOTOS



8/15/14 Station 1: Wet



8/15/14 Station 2: Wet

SITE PHOTOS



8/15/14 Station 3: Wet



8/15/14 Station 4: Wet

SITE PHOTOS



8/15/14 Station 6: Wet



8/15/14 Station 7 downstream: wet

SITE PHOTOS



8/15/14 Station 7 Upstream: Wet



9/8/15 Station 1: Dry

SITE PHOTOS



9/8/15 Station 2: Dry



9/8/15 Station 2: Dry

SITE PHOTOS



9/8/15 Station 3 Upstream: Dry



9/8/15 Station 3 Downstream: Dry

SITE PHOTOS



9/8/15 Station 4: Dry



9/8/15 Station 4: Dry

SITE PHOTOS



9/8/15 Station 5: Dry



9/8/15 Station 5: Dry

SITE PHOTOS



9/8/15 Station 6: Dry



9/8/15 Station 7: Dry

SITE PHOTOS



9/9/17 Station 1: Dry (caption should be 9/9/15)



9/9/17 Station 2: Dry (caption should be 9/10/15)

SITE PHOTOS



9/9/17 Station 3: Dry (caption should be 9/9/15)



9/9/17 Station 3: Dry (caption should be 9/9/15)

SITE PHOTOS



9/9/17 Station 4: Dry (caption should be 9/9/15)



9/9/17 Station 4: Dry (caption should be 9/9/15)

SITE PHOTOS



9/9/17 Station 5: Dry (caption should be 9/9/15)



9/9/17 Station 6: Dry (caption should be 9/9/15)

SITE PHOTOS



9/10/16 Station 1: Dry (caption should be 9/10/15)



9/10/16 Station 2: Dry (caption should be 9/10/15)

SITE PHOTOS



9/10/16 Station 2: Dry (caption should be 9/10/15)



9/10/16 Station 2: Dry (caption should be 9/10/15)

SITE PHOTOS



9/10/16 Station 3: Dry (caption should be 9/10/15)



9/10/16 Station 3: Dry (caption should be 9/10/15)

SITE PHOTOS



9/10/16 Station 4: Dry (caption should be 9/10/15)



9/10/16 Station 4: Dry (caption should be 9/10/15)

SITE PHOTOS



9/10/16 Station 5: Dry (caption should be 9/10/15)



9/10/16 Station 5: Dry (caption should be 9/10/15)

SITE PHOTOS



9/10/16 Station 6: Dry (caption should be 9/10/15)



9/10/16 Station 7: Dry (caption should be 9/10/15)

SITE PHOTOS



9/10/16 Station 7: Dry



7/7/16 Station 1: Dry

SITE PHOTOS



7/7/16 Station 2: Dry



7/7/16 Station 2: Dry

SITE PHOTOS



7/7/16 Station 3: Dry



7/7/16 Station 4: Dry

SITE PHOTOS



7/7/16 Station 5: Dry



7/7/16 Station 5: Dry

SITE PHOTOS



7/7/16 Station 6: Dry



7/7/16 Station 7: Dry

APPENDIX E

Certified Abutters List and Abutter Notification

Town of Agawam

Assessor's Office

36 Main St, Agawam, MA 01001-1837
Tel: 413-786-0400 x 8701 Fax: 413-726-2828
Email: assessor@agawam.ma.us

CERTIFIED LIST OF ABUTTERS


SUBJECT PROPERTY MAP, BLOCK + LOT	LOCATION OF SUBJECT PROPERTY	OWNERS AND MAILING ADDRESS
G4-01-0009	311 Shoemaker Ln.	Timothy Zielenski Tr Halladay Farm Trust 85026 Barsonage Ct. Fernandina Beach, FL 32034

PLEASE SEE ATTACHED LIST OF ABUTTERS

Per the Assessor's records I certify that the attached lists of persons are the abutters of record for the subject properties within 100 feet of the outer perimeter.

To the best of our knowledge, this list represents the most current owners of the properties. The accuracy of this listing is based solely on the information currently available in our database.

**Please note that this parcel borders another community. Some of the abutters are not located in Agawam, and are not listed in the enclosed report. You will need to contact the bordering community for any additional abutter information required.*



Kelly McCormick, MAA
Agawam Assessor

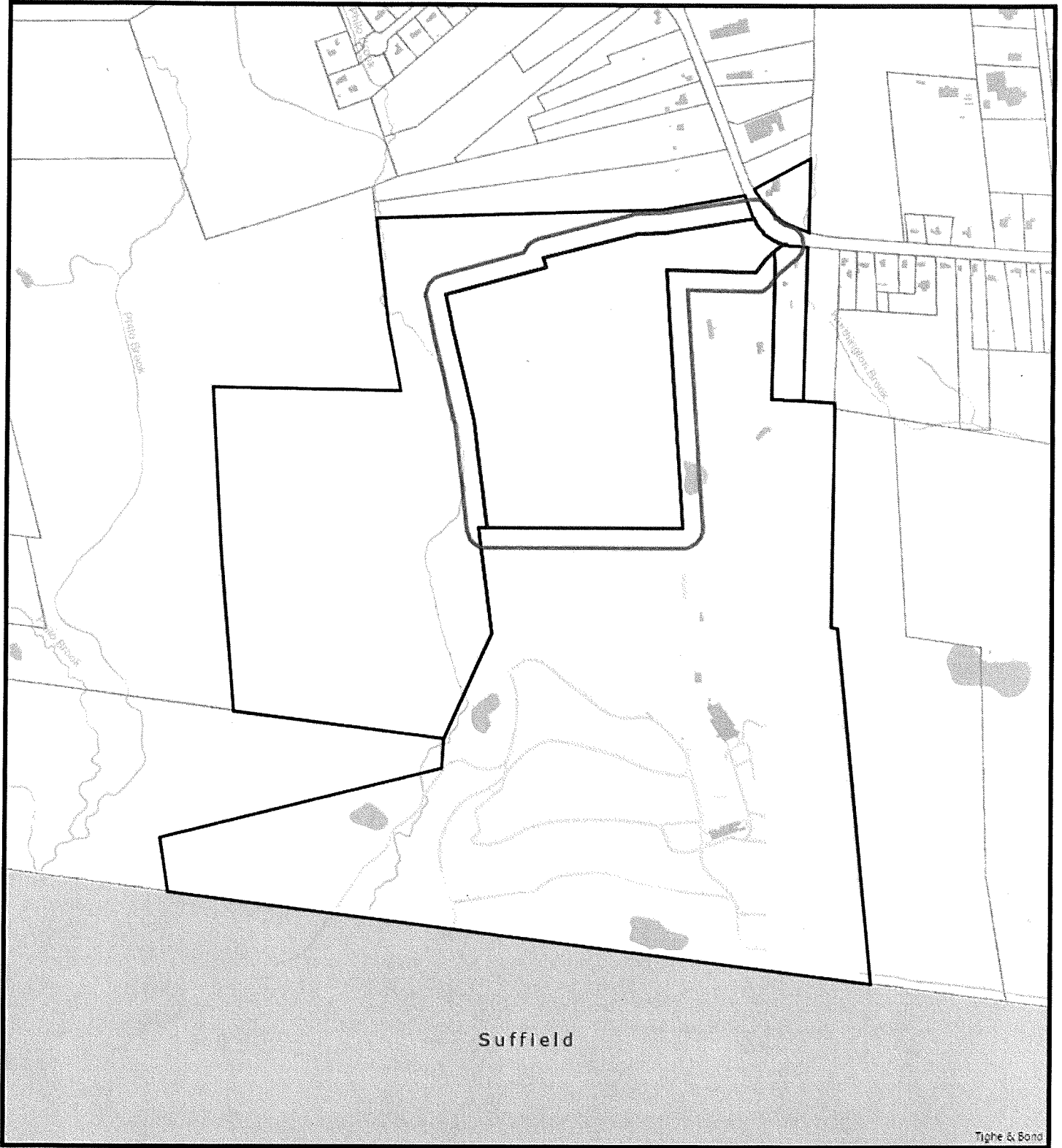


Date

311 SHOEMAKER LN

100'

Parcel ID	Address	Owner	Owner 2	Owner Address	City	State	Zip
H3 1 20	287 SHOEMAKER LN	BRIGGS ROBERT A L/E		287 SHOEMAKER LN	AGAWAM	MA	01001
H4 2 15	318 SHOEMAKER LN	SMUS PETER J		318 SHOEMAKER LN	AGAWAM	MA	01001
G2 1 1	281 SHOEMAKER LN	VISTA HOLDINGS LLC		281 SHOEMAKER LN	AGAWAM	MA	01001
G4 1 11	PARCEL 2B SHOEMAKER LN	ZIELINSKI TIMOTHY TR	HALLADAY FARM TRUS	85026 BARSONAGE CT	FERNANDINA BEACH	FL	32034



311 SHOEMAKER LN 100'

2/3/2026 10:15:47 AM

Scale: 1"=700'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



Tighe & Bond

**Notification to Abutters
Under the Massachusetts Wetlands Protection Act**

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

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

- A. An Abbreviated Notice of Resource Area Delineation (“ANRAD”) was filed with the Agawam Conservation Commission on February 24, 2026 seeking confirmation of the boundaries of areas subject to protection under M.G.L. c. 131 §40.). The work proposed is:

No work proposed at this time.

- B. The name of the applicant is: Ameresco, Inc.
- C. The address of the land where the activity is proposed is: 311 Shoemaker Lane.
- D. Copies of the ANRAD may be examined at the Public Works Municipal Annex, 1000 Suffield Street, between the hours of 9:00 a.m. and 3:00 p.m., Monday – Friday, and online at: www.agawam.ma.us/169/Conservation-Commission (see “Pending Applications”).
- E. Copies of the ANRAD may be obtained from the applicant’s representative (Fleetwood Environmental Solutions, LLC) by calling 413.325.7372. An administrative fee may be applied for providing copies of the ANRAD and plans.
- F. Information regarding the date, time, and place of the public hearing may be obtained by calling the Conservation Officer at 413.786.0400 x. 8245. Conservation Commission agendas are also posted at: www.agawam.ma.us/169/Conservation-Commission

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

AGAWAM CONSERVATION COMMISSION
February 26, 2026

MEMBERS PRESENT:

Henry Kozloski, Chair
Keven Brown
Sheryl Becker
Jill Ward (6:01)
Frank Meagher
Magda Galiatsos

MEMBERS ABSENT:

ALSO PRESENT:

Taryn Egerton

Mr. Kozloski called the meeting to order at 6:00pm.

1. REQUEST FOR DETERMINATION CONT. – 769 Silver Street – Agawam Energy Center, LLC

The Commission received a request to continue this agenda item to the next meeting.

Motion was made by Mr. Brown and seconded by Ms. Galiatsos to continue the Request for Determination for 769 Silver Street – Agawam Energy Center, LLC to the next meeting as requested.

VOTE 5 – 0

2. Write Order of Conditions – 38 Tuckahoe Drive – Town of Agawam

The Commission wrote and discussed the Order of Conditions.

Motion was made by Mr. Meagher and seconded by Ms. Galiatsos to issue the Order of Conditions for 38 Tuckahoe Drive – Town of Agawam as written.

VOTE 6 – 0

A copy of the full Order of Conditions is available for review in the Agawam Planning Department at 1000 Suffield Street, Agawam or the Town Clerk's office at 36 Main Street, Agawam.

3. APPROVAL OF MINUTES – February 12, 2026

Motion was made Mr. Brown and seconded by Ms. Ward to approve the February 12, 2026 minutes as written.

VOTE 4 – 0 – 2 (Ward & Meagher)

4. Correspondence and Complaints

None.

Motion was made by Ms. Ward and seconded by Mr. Brown to adjourn the meeting.

VOTE 6 – 0

Meeting adjourned at 6:05pm.