



Conservation Commission AGENDA

Thursday, June 26, 2025 - 6:00 PM

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

A. Conservation Commission

- 1) 6:00PM REQUEST FOR DETERMINATION-151 Nicole Terrace-Reed
- 2) 6:05Pm PUBLIC HEARING-Goals & Objectives for revised Action Plan within the Open Space and Recreation Plan
- 3) PUBLIC HEARING CONT.-NOTICE OF INTENT-South West Street Right-of-Way
- 4) 2025 Pavement Management Plan-Agawam DPW
- 5) REQUEST FOR DETERMINATION-515 & 533 Mill St-Dikan & Ashlaban
- 6) REQUEST FOR DETERMINATION CONT.-223 Garden Street
- 7) PUBLIC HEARING CONT.-NOTICE OF INTENT-242 River Rd & 56 Forest Ridge Ln-Nakhabenko
- 8) PUBLIC HEARING CONT.-NOTICE OF INTENT-1014 North St Ext-VIP Homes & Associates, LLC
- 9) ENFORCEMENT ORDER UPDATES
- 10) APPROVAL OF MINUTES-June 12, 2025
- 11) Correspondence and Complaints

Request for Determination of Applicability

Under Massachusetts Wetlands Protection Act 310 CMR 10.00 & Town of Agawam Local Wetlands Protection Ordinance

Proposed Single-Family Home

Project Location:

151 Nicole Terrace (Lot 14)
Feeding Hills, Massachusetts 01030
(Assessor's Map C9, Parcel 5/47)

Submitted To:

Town of Agawam Conservation Commission
36 Main Street
Agawam, Massachusetts 01001

Applicant/Property Owner:

Brendan Reed & Sarah Reed
181 Southwick Street
Agawam, Massachusetts 01001

RLA Project File No. 250417

June 12, 2025

R LEVESQUE ASSOCIATES, INC.

A LAND PLANNING SERVICES COMPANY

40 School Street, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



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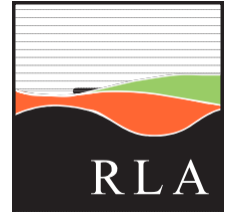
APPENDIX A: SITE PLAN

I. COVER LETTER

R LEVESQUE ASSOCIATES, INC.

40 School Street, P.O. BOX 640, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



June 12, 2025

Henry Kozloski, Chair
Town of Agawam Conservation Commission
36 Main Street
Agawam, Massachusetts 01001

RE: Request for Determination of Applicability
151 Nicole Terrace (Lot 14)
Agawam, Massachusetts 01001
(Assessor's Map C9 & Parcel: 5/47)
RLA Project File No. 250417

Dear Chairperson Kozloski and Commissioners:

On behalf of the applicant/property owner, Brendan & Sarah Reed, please find the requisite number of copies for a Request for Determination of Applicability and associated site plan. The applicant proposes to construct a single-family home, with portions of site work located within the buffer zone to a culverted intermittent stream. Wetland resource areas were previously determined through Superseding Order of Resource Area Delineation (SORAD) MassDEP File #087-0647.

As required, a copy of this Request for Determination of Applicability has been submitted electronically via email to the Town of Agawam Conservation Commission and through eDEP to the Massachusetts Department of Environmental Protection.

We are requesting to be placed on the Commission's next available agenda. Should you have any questions or comments regarding this filing, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
R LEVESQUE ASSOCIATES, INC.

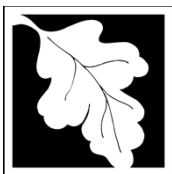
Ryan Nelson
Wetland/Soil Scientist & Project Manager

A LAND PLANNING SERVICES COMPANY

2. ADMINISTRATIVE FORMS

2.1 WPA FORM 1 – REQUEST FOR DETERMINATION OF APPLICABILITY

2.2 COPY OF CHECK



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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

Agawam
Municipality

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.



1. Applicant:		
Brendan & Sarah	Reed	
First Name	Last Name	
181 Southwick Street		
Address		
Agawam	MA	01001
City/Town	State	Zip Code
413-426-1156	brendan.reed@outlook.com	
Phone Number	Email Address	
2. Property Owner (if different from Applicant):		
Same as applicant		
First Name	Last Name	
Address		
City/Town	State	Zip Code
Phone Number	Email Address (if known)	
3. Representative (if any)		
Robert	Levesque	
First Name	Last Name	
R Levesque Associates, Inc.		
Company Name		
40 School Street		
Address		
Westfield	MA	01085
City/Town	State	Zip Code
413-568-0985	robl@rlaland.com	
Phone Number	Email Address (if known)	

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):		
151 Nicole Terrace (Lot 14)	Agawam	
Street Address	City/Town	
42.06571	-72.68665	
Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)	Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)	
C9	5/47	
Assessors' Map Number	Assessors' Lot/Parcel Number	
b. Area Description (use additional paper, if necessary):		
The subject property is located south of Southwick Street and west of Nicole Terrace. Please refer to the filing plan for detail.		
c. Plan and/or Map Reference(s): (use additional paper if necessary)		
Grading Plan Lot 14	6-11-2025	
Title	Date	
Title	Date	

[How to find Latitude and Longitude](#)

[and how to convert to decimal degrees](#)



Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Agawam

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

Municipality

B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

The applicant proposes to construct a single-family home, with portions of site work located within the buffer zone to a culverted intermittent stream. Wetland resource areas were previously determined through Superseding Order of Resource Area Delineation (SORAD) MassDEP File #087-0647.

- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

N/A

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

- b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)

N/A



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Agawam

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

Municipality

C. Determinations

1. I request the Agawam make the following determination(s). Check any that apply:
Conservation Commission

- ☒ a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- ☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- ☒ c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- ☐ d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance or bylaw** of:

Name of Municipality

- ☐ e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).
- _____

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Brendan Reed

Signature of Applicant

6/5/2025

Date

Michal Kats

Signature of Representative (if any)

06/05/2025

Date

SARAH J REED 01-19
BRENDAN D REED
181 SOUTHWICK ST.
FEEDING HILLS, MA 01030

10-4
220 8419

1041

DATE 6.6.25



PAY TO THE ORDER OF Town of Agawam \$ 50.00
Fifty Dollars — 00/100 DOLLARS



M&T Bank

MEMO CL Filing - 151 Mide B MP

⑆022000046⑆ 401244795⑈1041

SPECIALTY PRINT

3. PROJECT NARRATIVE

PROJECT NARRATIVE TO REQUEST FOR DETERMINATION OF APPLICABILITY

For

151 NICOLE TERRACE (LOT 14)
AGAWAM, MASSACHUSETTS 01001
(ASSESSOR'S MAP C9, PARCEL: 5/47)

INTRODUCTION

On behalf of the applicants and property owners, Brendan & Sarah Reed, R Levesque Associates, Inc. is providing this project narrative as a supplement to the Request for Determination of Applicability application for the above-referenced property. The applicant proposes to construct a single-family home, with portions of site work located within the buffer zone to a culverted intermittent stream. Wetland resource areas were previously determined through Superseding Order of Resource Area Delineation (SORAD) MassDEP File #087-0647.

SITE DESCRIPTION

The subject property is located west of Nicole Terrace and consists of approximately 0.52 ± acres. The property is shown on the associated site plan entitled "Grading Plan Lot 14" dated June 11, 2025, prepared by R Levesque Associates, Inc. Said property is recorded in the Hampden County Registry of Deeds in Book 25882 Page 31.

Examination of GIS information from the Massachusetts Natural Heritage Atlas revealed that the subject property is not located within Natural Heritage and Endangered Species Program (NHESP) jurisdiction. The project site is not located within the 100-year flood zone. Please see below for further information on resource areas related to this project site.

TOPOGRAPHY

The property is relatively flat with the highest elevation along the frontage of Nicole Terrace. The property generally slopes to the west towards an unnamed intermittent stream and offsite wetlands. Please refer to the USGS Topographic Map included with this application packet in Section 4, as Figure 1.

SOILS

According to the Web Soil Survey Map, the soil types mapped within the project site consist of Charlton fine sandy loam, 3 to 8 percent slopes (405B). Please refer to the attached NRCS Soil Map in Section 4, as Figure 3, of this application packet for exact locations of the below-defined soil.

The Charlton series consists of very deep, well drained soils formed in loamy melt-out till. They are nearly level to very steep soils on moraines, hills, and ridges. Slope ranges from 0 to 60 percent.

PROJECT DESCRIPTION

The project consists of the construction of a single-family home with typical site improvements such as a driveway, deck, and lawn areas. Portions of the project area is located within buffer zone to a culverted intermittent stream. Proposed construction will generally occur in the following sequence:

1. Installation of erosion/sedimentation controls along the permitted limit of work.
2. Clearing of vegetation and stripping of topsoil;;
3. Rough grading of the site;
4. Excavation for house foundation;
5. Installation of underground utility services from Nicole Terrace;
6. Construction of driveway;
7. Construction of house;
8. Final site grading, loam & seed, landscaping;
9. Maintenance of erosion controls until all disturbed soils have been stabilized and vegetated.

WETLAND RESOURCE AREAS

Wetland resource areas were delineated by R Levesque Associates, Inc. and have been previously determined by a Superseding Order of Resource Area Delineation (SORAD MassDEP File#087-0647). The performance standards for each resource area are presented below in italics; the project's conformations to the performance standards are presented in regular bold text.

Please note that any resource areas delineated off-site are shown to accurately portray buffer zone onto the subject property and are not the subject of this filing.

Bordering Vegetated Wetlands (BVW)

As defined in 310 CMR 10.55 (2) (a), *"Bordering Vegetated Wetlands are freshwater wetlands which border on creeks, rivers, streams, ponds, and lakes. The types of freshwater wetlands are wet meadows, marshes, swamps, and bogs. Bordering Vegetated Wetlands are areas where the soils are saturated and/or inundated such that they support a predominance of wetland indicator plants..."*.

Wetlands are located off-site, to the southeast of the subject property, but are not within a jurisdictional vicinity to the project site. Therefore, the proposed project will not alter BVW.

Bank

In 310 CMR 10.54(2) it states, *"A Bank is the portion of the land surface which normally abuts and confines a water body. It occurs between a water body and a vegetated bordering wetland and adjacent flood plain, or, in the absence of these, it occurs between a water body and an upland..."*.

Bank is associated with an intermittent stream that is located to the east of the project site. The bank of said intermittent stream is comprised of an culverted stream that conveys flow from north Southwick Street, across the property, and daylight southwest of the project site, offsite. No proposed work will alter bank or the existing culvert.

Buffer Zone

Buffer Zone as defined in 310 CMR 10.04 is *"the area of land extending 100 feet horizontally outward from the boundary of any areas specified in 310 CMR 10.02(1)(a)"*.

Buffer Zone is associated Bank of the culverted intermittent stream and is shown on the accompanying site plan to extend 50' and 100' from the boundary of said resource area. Proposed buffer zone work consists of site grading around the proposed house and removal of a soil stockpile remnant from the subdivision construction. The house itself will not be located within the buffer zone.

Riverfront Area

Riverfront Area (RA) as defined in 310 CMR 10.58(3) *"...is the area of land between a river's mean annual high water line measured horizontally outward from the river and a*

parallel line located 200 feet away. The riverfront area may include or overlap other resource areas or their buffer zone. The riverfront area does not have a buffer zone."

Riverfront Area is not located on the subject property.

Bordering Land Subject to Flooding (BLSF)

According to 310 CMR 10.57(2)(a)1., "Bordering Land Subject to Flooding is an area with low, flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds or lakes. It extends from the banks of these waterways and water bodies; where a bordering vegetated wetland occurs, it extends from said wetlands."

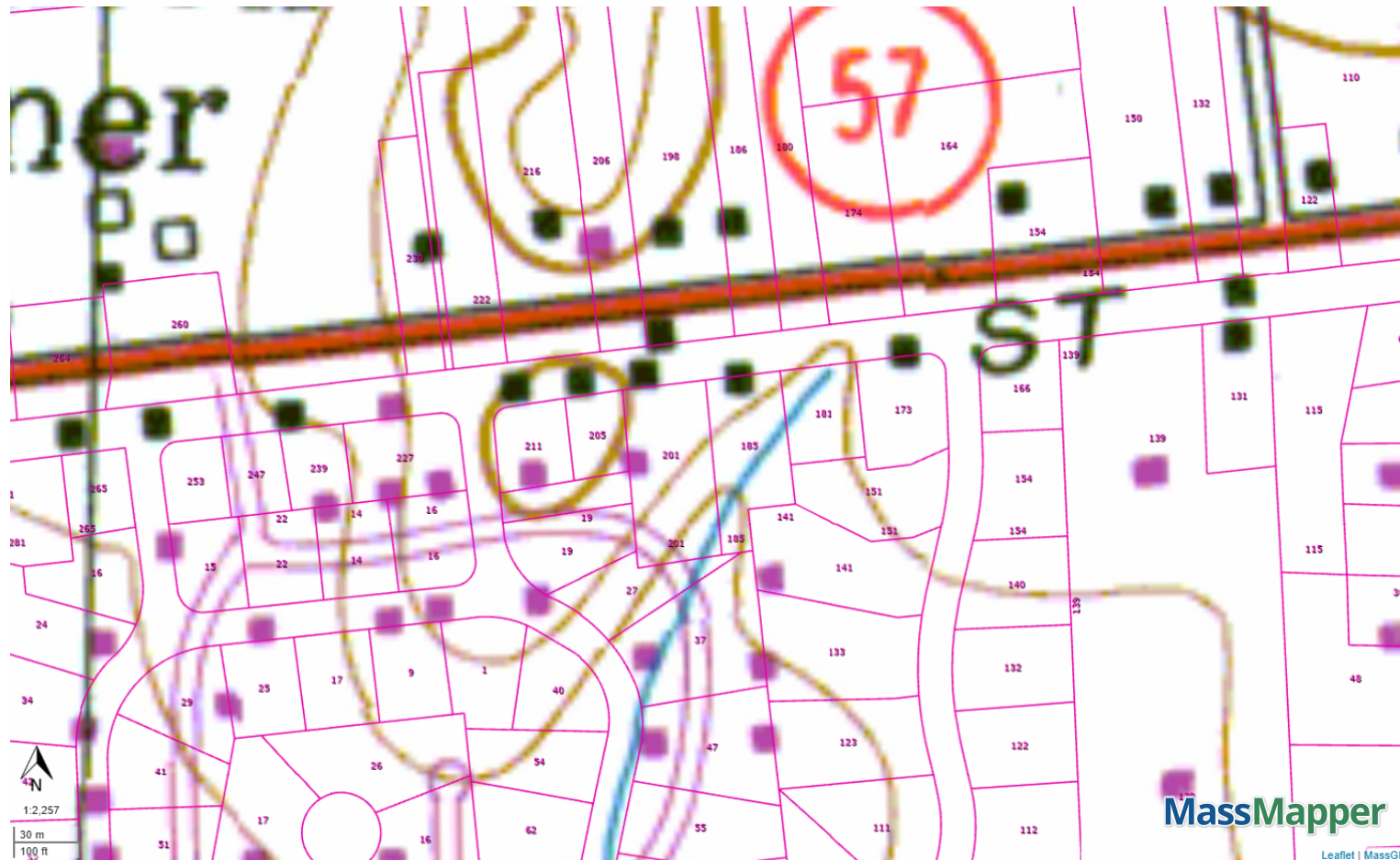
The aforementioned SORAD had determined that the 100-year flood zone (BLSF) does not exist on the subject property. The proposed project will not alter BLSF.

[END OF PROJECT NARRATIVE]

4. FIGURES

- 4.1 FIGURE 1 – USGS TOPOGRAPHIC MAP
- 4.2 FIGURE 2 – FEMA FLOODPLAIN MAP
- 4.3 FIGURE 3 – NRCS SOILS MAP

USGS Topo Map



NHESP Priority Habitats of Rare Species



NHESP Estimated Habitats of Rare Wildlife



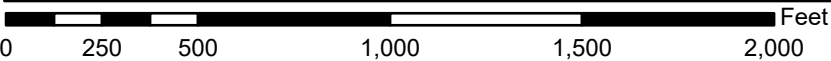
Property Tax Parcels

USGS Topographic Maps

National Flood Hazard Layer FIRMette



72°41'30"W 42°4'10"N



1:6,000

72°40'52"W 42°3'43"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		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 Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
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 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
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.

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

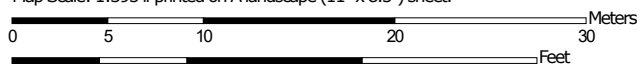
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/5/2025 at 7:07 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new 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.

Soil Map—Hampden County, Massachusetts, Central Part (Soil Map)



Map Scale: 1:395 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

Soil Map—Hampden County, Massachusetts, Central Part (Soil Map)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hampden County, Massachusetts, Central Part

Survey Area Data: Version 18, Aug 27, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 15, 2016—Oct 30, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
70A	Ridgebury fine sandy loam, 0 to 3 percent slopes	0.0	5.3%
310A	Woodbridge fine sandy loam, 0 to 3 percent slopes	0.0	4.5%
405B	Charlton fine sandy loam, 3 to 8 percent slopes	0.5	90.2%
Totals for Area of Interest		0.5	100.0%

APPENDIX A: SITE PLAN

SITE PLAN ENTITLED "GRADING PLAN LOT 14"

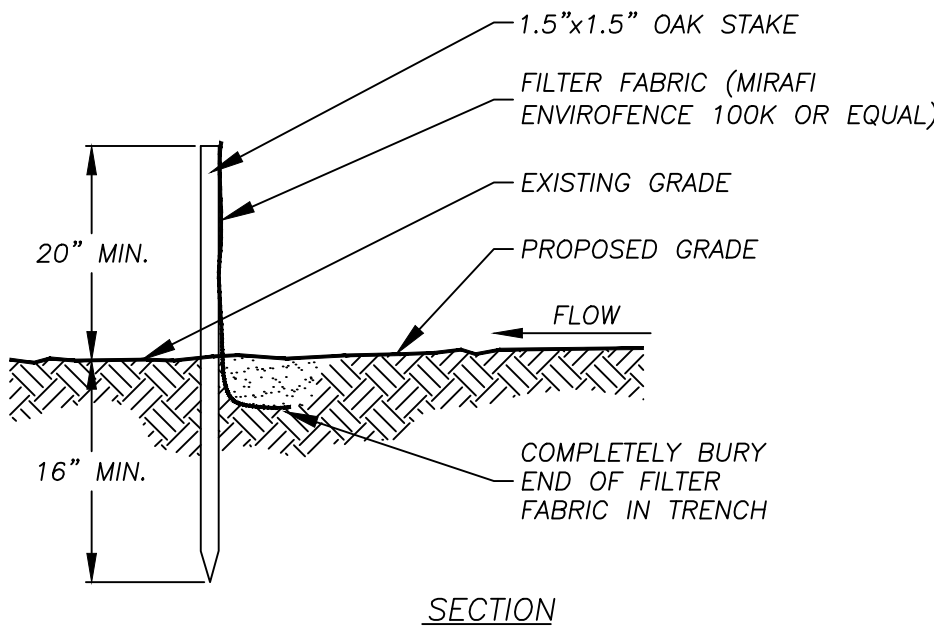
PREPARED FOR BRENDAN REED

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED JUNE 11, 2025

BENCHMARK

HYDRANT - TOP OF SPINDLE
LOCATION - SOUTH SIDE OF
SOUTHWICK ST. AND
PROPERTY CORNER OF
POLISH AMERICAN CLUB
ELEVATION - 246.67'



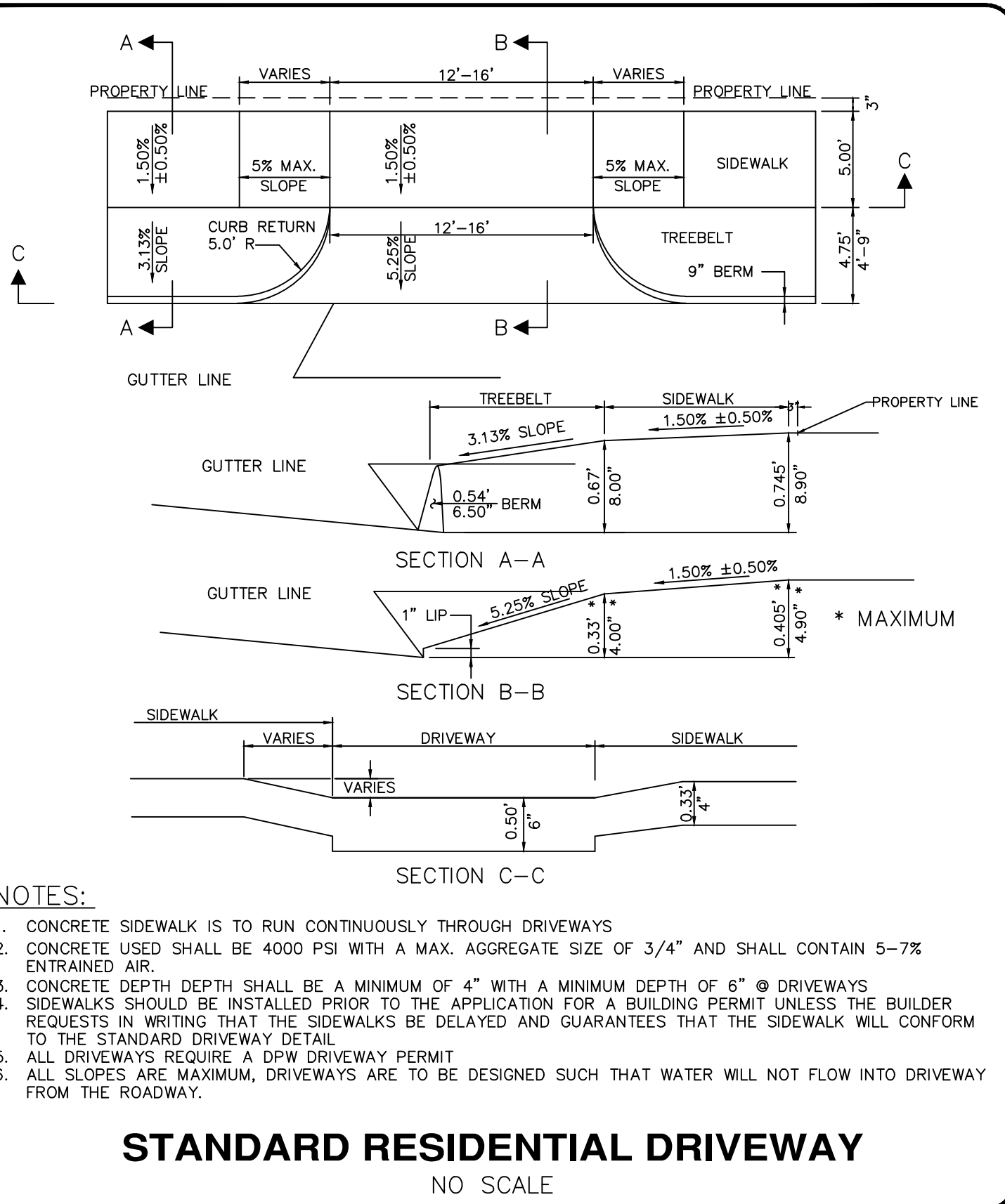
SILT FENCE DETAIL
NO SCALE

ZONING REVIEW - Agricultural (AG)

TYPE (MINIMUM)	REQUIRED	PROPOSED
AREA	20,000 FT ²	22,896± FT ²
FRONTAGE	120 FT	120.0 FT
FRONT YARD	35 FT	37.6± FT
SIDE YARD	15 FT	15.8± FT
REAR YARD	20 FT	135.7± FT
HEIGHT (MAX)	35 FT (2.5 STORIES)	<35 FT (2 STORIES)
BUILDING COVERAGE (MAX)	NONE	--

NOTES

- THE RECORD OWNERS OF THE SUBJECT PARCEL ARE BRENDAN REED AND SARAH REED. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 25882 PAGE 31.
- THE PROPERTY LINES SHOWN HEREON ARE BASED UPON A PLAN TITLED, "DEFINITIVE SUB DIVISION PLANS" PREPARED BY R LEVESQUE ASSOCIATES INC DATED 04/08/2020. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK OF PLANS 392 PAGE 4.
- THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT OF THE OUTSIDE PERIMETER OF THE EXISTING STRUCTURES. THE ACTUAL LOCATION OF THE EXISTING BUILDING WALLS AND CORNERS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK THAT WOULD ABUT OR TAKE PLACE ADJACENT TO THE EXISTING BUILDING(S). IF THE PLAN HEREON IS USED FOR CONSTRUCTION LAYOUT PURPOSES, THE PARTIES CONDUCTING LAYOUT SHALL CONTACT R. LEVESQUE ASSOCIATES INC. PRIOR TO SAID LAYOUT TO DETERMINE PROPER CONTROL. PLEASE NOTE WHILE THE BUILDING(S) ARE SHOWN TO BE SQUARE, IT SHOULD NOT BE ASSUMED THAT THE WALLS ARE SQUARE OR PLUMB. R. LEVESQUE ASSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN HEREON.
- THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
- SUBJECT PARCEL CONTAINS 22,896± S.F.
- THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
- WETLANDS DELINEATED BY R LEVESQUE ASSOCIATES INC IN SUMMER 2019.
- THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R LEVESQUE ASSOCIATES, INC. ON 04/24/2025.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE RECORD DATA. R LEVESQUE ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. R LEVESQUE ASSOCIATES, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HERE ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
- ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE PLAN MENTIONED ABOVE. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK OF PLANS 392 PAGE 4.
- SUBJECT PARCEL IS ZONED RA-2 & AGRICULTURAL ACCORDING TO THE AGAWAM ZONING MAP.
- A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN FLOOD ZONE A ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25013C0383E - EFFECTIVE DATE: 07/16/2013.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.



NOTES:

- CONCRETE SIDEWALK IS TO RUN CONTINUOUSLY THROUGH DRIVEWAYS
- CONCRETE USED SHALL BE 4000 PSI WITH A MAX. AGGREGATE SIZE OF 3/4" AND SHALL CONTAIN 5-7% ENTRAINED AIR.
- CONCRETE DEPTH SHALL BE A MINIMUM OF 4" WITH A MINIMUM DEPTH OF 6" @ DRIVEWAYS
- SIDEWALKS SHOULD BE INSTALLED PRIOR TO THE APPLICATION FOR A BUILDING PERMIT UNLESS THE BUILDER REQUESTS IN WRITING THAT THE SIDEWALKS BE DELAYED AND GUARANTEES THAT THE SIDEWALK WILL CONFORM TO THE STANDARD DRIVEWAY DETAIL
- ALL DRIVEWAYS REQUIRE A DPW DRIVEWAY PERMIT
- ALL SLOPES ARE MAXIMUM, DRIVEWAYS ARE TO BE DESIGNED SUCH THAT WATER WILL NOT FLOW INTO DRIVEWAY FROM THE ROADWAY.

STANDARD RESIDENTIAL DRIVEWAY

NO SCALE

PERMITTING
NOT FOR CONSTRUCTION

GRADING PLAN LOT 14

151 NICOLE TERRACE
AGAWAM, MA
PARCEL ID: C9 5 47



PREPARED FOR:

BRENDAN REED
181 SOUTHWICK ST.
FEEDING HILLS, MA 01030

ISSUANCE DATE: June 11, 2025

REVISIONS: DATE:

DRAFTED BY: B. A.

UNAUTHORIZED ALTERATION OF
THIS DOCUMENT IS A VIOLATION
OF MASSACHUSETTS STATE LAW

SCALE: As Noted

RLA PROJ. NUMBER: 250417

DRAWING# REV.

GP-14

Seven-Year Action Plan

The Action Plan below describes community objectives with associated projects and strategies developed through community input. Many of the actions listed reflect updated priorities and recommendations in development over many years

Responsible Party

The Action Plan tries to identify the responsible party(ies) that would be critical to implementing and completing each task—Town staff, boards and committees, volunteers, and local organizations. The Town of Agawam is fortunate to have a range of competent departments and staff who frequently collaborate on projects as well as work independently on specific tasks. In addition to Town staff, there are approximately 20 active boards and committees comprised of citizen volunteers who contribute to the success of projects undertaken by the Town of Agawam.

Timeline

The Action Plan categorizes action steps by the estimated timeframe needed to implement each action. Many of the recommended actions and strategies are complex tasks that are best accomplished in phases and with assistance from various departments and boards and committees. The timeframe in the Action Plan is labeled as follows:

- O – Ongoing
- S – Short term: 1-3 years
- M – Intermediate: 3-5 years
- L – Long term: 5-7 years

Funding

Funding is critical to the success of many of the objectives and actions. The Town of Agawam recognizes the importance and causal relationship between successful projects and successful funding, and has a history of securing grants for land conservation and recreation, as well as making use of Community Preservation Act (CPA).

Implementing the actions and objectives within the Action Plan will likely require the combination of many funding sources—general Town operating and capital funds, Community Preservation Act funds, state and federal grants, volunteer efforts, private donations, and financial strategies yet to be explored. Listed below are some funding sources that may be employing in the implementation of this plan.

- APR Funding: prime farmland and active agricultural operations
- LAND Grants: general open space, watershed protection and habitat preservation, trail corridors
- PARC Grants: active recreation lands—acquisitions and improvements
- LWCF: both active and passive recreation lands, open space, etc.
- CPA: the Town of Agawam generates funds annually with this program to help with conservation and recreation
- Donations of money and land
- Funding from private land trusts
- Cooperative projects with DCR, MassWildlife
- Cooperative projects with U.S. Fish and Wildlife Service
- Forest Legacy funding for intact forest lands

Goal 1

1	Develop an open space system that provides benefits throughout the town for all age groups and through all seasons.			
1.1	Acquire, preserve and/or protect parcels, which are in underserved areas, are contiguous with existing habitat, or are important to natural resource conservation or recreation.			
	Actions	Responsible Party	Funding Opportunities	Timeline
1.1.1	Complete the outdoor classrooms at High School and Junior High School.	School Committee, Conservation Commission	CPA	S/M
1.1.2	Create a permanent Open Space Committee to oversee acquisition and management of existing and future resources.	CPA, Conservation Commission, Planning Dept.	Town Budget, CPA	S
1.1.3	Create an up-to-date comprehensive plan that involves intensive public outreach in the vein of the Town's 1993 "Coming Together for Consensus" report.	Planning Dept.	Town Budget, Grants, PVPC	M
1.1.4	Identify tax title properties contiguous with existing open space and consider taking possession.	Mayor & Town Council, Planning Dept., Assessor,	Town Budget	O
1.1.5	Explore the potential to improve connectivity between parks and town facilities using trails and on-road infrastructure.	DPW, Parks & Rec., School Dept., Planning Dept.	Town Budget	L

Implement and continue to regularly update the Open Space and Recreation Plan.				
1.2	Actions	Responsible Party	Funding Opportunities	Timeline
1.2.1	Review implementation efforts with Town Departments, Boards, and Commissions at least annually.	Planning Dept.	Town Budget	O
1.2.2	Revise the community survey for 2026 OSRP update and seek greater community engagement.	Planning Dept.	CPA	O
1.3	Identify lots that may have ecological or recreational value.			
	Actions	Responsible Party	Funding Opportunities	Timeline
1.3.1	Work with Assessor to identify vacant and sub-prime building lots. Analyze them relative to natural resources and recreational assets mapping to identify key gaps.	Planning Dept., Assessor	Town Budget	S
1.3.2	Seek input from the community on strategic lots through future outreach efforts.	Planning Dept.	Town Budget	L

Goal 2

2	Ensure that the public can access open spaces and recreation areas, consistent with their intended uses.				
2.1	Publicize and inform residents about existing open space and recreation areas; where they are, when they are open, and what they offer.				
	Actions	Responsible Party	Funding Opportunities	Timeline	
2.1.1	Create a communication strategy of digital and print informational materials to advertise local recreation and open space resources, and promote regional/national resources, such as the New England Trail.	Parks & Rec.	CPA	S	
2.1.2	Create "page(s)" on Channel 15 for public recreation and open space amenities.	Parks & Rec.	CPA	S	
2.1.3	Assign a person to keep the Parks & Recreation website updated with current information.	Parks & Rec., IT	CPA	S	
2.1.4	Consider expanding public hours for the Agawam High School Track.	School Dept., Parks & Rec.	Town Budget	S	
2.2	Work to provide all residents access to open space or recreation facilities within a 5-minute drive from their home.				
	Actions	Responsible Party	Funding Opportunities	Timeline	
2.2.1	Encourage the balance of conservation, recreation, and agriculture as a part of the Tuckahoe Master Plan.	Planning Dept., Conservation Commission	Town Budget	O	
2.2.2	Implement the Tuckahoe Master Plan	Conservation Commission, Parks & Rec., Mayor & Town Council	Town Budget, CPA	M	
	See 1.3.1				

2.3	Support and encourage infrastructure which provides safe, active, and environmentally friendly access to Parks and Recreation amenities.			
	Actions	Responsible Party	Funding Opportunities	Timeline
2.3.1	Study the safety and availability of bike and pedestrian infrastructure conditions throughout town.	Engineering, DPW	Town Budget, Commonwealth, Federal	L
2.3.4	Encourage that a Complete Streets policy be included in the subdivision regulations.	Planning Dept., DPW, Engineering	Town	O/S
2.3.5	Encourage Town planning for bike lanes on all major roads.	Planning Dept., DPW, Engineering	Town	S
2.3.6	Encourage the use of utility easements for paths/bike lanes as appropriate.	DPW	Town Budget, Commonwealth, Federal	O

Goal 3

3 Preserve natural resources, habitat systems, wetlands, and farmland.				
3.1 Reassess land use regulations to encourage the preservation of open space and natural resources, and the creation of healthy communities.				
	Actions	Responsible Party	Funding Opportunities	Timeline
3.1.1	Encourage Town to engage in a comprehensive zoning revision in order to include low-impact development principals and sustainable development practices.	Zoning Review Committee, Planning Dept.	Town Budget	S/O
3.2.1	Support Town's and Conservation Commission's efforts to pass a municipal wetlands ordinance.	Conservation Commission, Planning Dept., Mayor & Town Council	Town Budget	O
3.2 Promote farmland protection and agricultural uses.				
	Actions	Responsible Party	Funding Opportunities	Timeline
3.2.1	Appoint members to the Agricultural Commission.	Mayor & Town Council	Town Budget	S
3.2.2	Create an inventory of active and potential farmland using information from the Assessor and soils mapping from MAGIS.	Planning Dept., Assessor	Town Budget	S
3.2.3	Reach out to all current farm owners and operators to promote APRs and discuss legacy planning.	Planning Dept.	Town Budget	S/O
3.2.4	Purchase farmland or work with a nonprofit to do so and encourage active farming uses in perpetuity.	Mayor, Planning Dept., American Farmland Trust	APR, MA Department of Agricultural Resources	O/L

Encourage donation of land.				
3.3	Actions	Responsible Party	Funding Opportunities	Timeline
3.3.1	Educate tax title property owners about the option to donate land.	Assessor	Town Budget	O
3.3.2	Update Town Council on open space objectives and make recommendations regarding potential land donations.	Conservation Commission	Town Budget	O
3.3.3	Foster the creation of a non-profit local land trust that can hold and acquire conservation easements and open space lands in order to have a nimble partner in open space protection efforts.			O
3.4	Educate the community about land management techniques, low impact development, and water resource protection.			
	Actions	Responsible Party	Funding Opportunities	Timeline
3.4.1	Create an education campaign regarding land management techniques, low-impact development, and water resource protection through the collaboration of multiple Town boards and commissions and nonprofit partners.	Town Depts., Conservation Commission	Town Budget, Commonwealth, Non-profits	M/O
3.5	Increase protections for ecologically sensitive areas.			
	Actions	Responsible Party	Funding Opportunities	Timeline
3.5.1	Pursue designation of ecologically sensitive land as a sanctuary for wildlife.	Conservation Commission	Town Budget, Commonwealth, Federal	L/O

Goal 4

Provide adequate recreational facilities to serve a variety of needs for all citizens of Agawam.				
4	Develop, manage, and maintain Town-owned active and passive recreational facilities and land, striving for geographic balance.			
	Actions	Responsible Party	Funding Opportunities	Timeline
4.1.1	Begin to implement recommendations from the 2018 Parks & Recreation Master Plan, including but not limited to: - exploring potential to build community gardens in interested neighborhoods; - creating a Trail System Master Plan for Valleybrook Park; - renovate Meadowbrook Park and update equipment; - complete Memorial Field Improvements.	Parks & Rec., DPW	Grants, Town Budget	O
4.1.5	Explore potential to create additional river access for small motorized boats, in concert with the DCR.	Parks & Rec., DPW	Town Budget	M
4.1.6	Budget to ensure maintenance of existing parks and new facilities.	Parks & Rec., DPW, Mayor	Town Budget	O
4.1.7	Identify other potential municipal funding sources to address open space and recreation needs.	Mayor, Town Council, Conservation Commission, Parks & Rec.	Town Budget	O

Seek ADA compliance for all recreational facilities				
4.2	Actions	Responsible Party	Funding Opportunities	Timeline
4.2.1	Follow the recommendations of the ADA self-evaluation to bring all Town-owned facilities into compliance.	DPW, Parks and Rec, Building Maintenance, ADA Committee	Town Budget, Commonwealth, Federal	O
4.2.2	Require universal design to be included in all future public recreation facilities.	DPW, Planning Dept.	Town Budget	S
4.2.3	Update the ADA Self-Evaluation	Planning, Dept., DPW	Town Budget, Commonwealth, Federal	L
4.3	Work to better integrate recreational opportunities for seniors in Town			
	Actions	Responsible Party	Funding Opportunities	Timeline
4.3.1	Begin a discussion with stakeholders to address the recreational needs of seniors.	Parks & Rec., Council on Aging, Senior Center	Town Budget	S/O



COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS
DEPARTMENT OF ENVIRONMENTAL PROTECTION
WESTERN REGIONAL OFFICE
436 DWIGHT STREET, SPRINGFIELD, MA 01103 413-784-1100

MAURA T. HEALEY
Governor

REBECCA L. TEPPER
Secretary

KIMBERLEY DRISCOLL
Lieutenant Governor

BONNIE HEIPLE
Commissioner

DATE: May 28, 2025

Municipality AGAWAM
(city/town)

RE: NOTIFICATION OF WETLANDS PROTECTION ACT FILE NUMBER

The Department of Environmental Protection has received a Notice of Intent filed in accordance with the Wetlands Protection Act (M.G.L. c. 131, §40):

Applicant: AGAWAM DEPARTMENT OF PUBLIC
Address: 1000 SUFFIELD STREET
AGAWAM, MA 01001

Owner: TOWN OF AGAWAM
Address: 36 MAIN STREET
AGAWAM, MA, 01001

LOCUS: #841 SOUTH WEST STREET

This project has been assigned the following file # : WE 087-0707

A FILE NUMBER ONLY INDICATES THAT THE APPLICATION CONTAINS THE MINIMAL SUBMITTAL REQUIREMENTS AND IS ADMINISTRATIVELY COMPLETE - NOT THAT THE INFORMATION IN THE APPLICATION IS ADEQUATE FOR ISSUANCE OF AN ORDER OF CONDITIONS.

Although a file # is being issued, please note the following:

[1] Was that paved swale showing in the Dec. 1, 2020 photo or other work later on, approved by the commission? There is absolutely no treatment there. Any oils or sand or salt have a paved path into the stream. There should have been something like a level spreader used at the outlet of the paved swale to prevent this erosion and some kind of treatment provided. If this was not permitted by the commission, there should be a stormwater report submitted for this discharge point.

[2] For the Bank stabilization, bioengineering techniques need to be considered prior to any use of rip-rap. The applicant should utilize the Technical Supplement 14I, Streambank Soil Engineering, Part 654 National Engineering Handbook. Was any flow rate calculated for the stream flow to determine if bioengineering techniques could be used or what size rip-rap will be required?

[3] There must be a setback from the Bank resource area at the outlet.. The specifications on the outlet and the specs on the proposed rip-rap should be provided to the commission.

[4] Please specify in the NOI and then in the OOC how much Riverfront alteration there will be.

This information is available in alternate format. Call Donald M. Gomes, ADA Coordinator at 617-556-1057. TDD# 1-866-539-7622 or 1-617-574-6868.



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AGAWAM DEPARTMENT OF PUBLIC WORKS
1000 SUFFIELD STREET
AGAWAM, MA 01001

If you have any questions regarding this letter, please contact: MARK STINSON @ (413)-961-9583

Cc: Agawam Conservation Commission, TOWN HALL, 36 MAIN STREET, Agawam, MA, 01001
Owner: TOWN OF AGAWAM, 36 MAIN STREET, AGAWAM, MA, 01001

This information is available in alternate format. Call Donald M. Gomes, ADA Coordinator at 617-556-1057. TDD# 1-866-539-7622 or 1-617-574-6868.



<http://www.mass.gov/dep>
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Sent To Michael Griffin Jr.

Street and Apt. No., or PO Box No. 841 S. West St.

City, State, ZIP+4® _____

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SECTION ON DELIVERY

- ☐ Agent
☐ Addressee

Printed Name) _____ C. Date of Delivery _____

- Is delivery different from item 1? ☐ Yes
Delivery address below: ☐ No

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3800, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

NOTICE OF INTENT REPAIR OF STREAM BANK & INSTALLATION OF DRAINAGE PIPE SOUTH WEST STREET



Agawam DPW
Engineering Division
Mario Mazza
Michelle C. Chase, P.E.
Michael F. Albro, P.E.
May 20, 2025

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3. Figures
 - a. USGS Topographic Map
 - b. FEMA Floodplain Map
 - c. GIS Aerial Map
4. Photographs of Project Area
5. Administrative Forms
 - a. Wetland Transmittal Fee Form
 - b. Notification to Abutters
 - c. List of Abutters
 - d. Certified Mail Receipts

SECTION 1 – WPA FORM 3 - NOTICE OF INTENT



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:

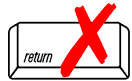
MassDEP File Number

Document Transaction Number

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):

Stream crossing at South West St, adjacent to #841 South West St

a. Street Address

Feeding Hills

01030

b. City/Town

c. Zip Code

42.037926

-72.699420

d. Latitude

e. Longitude

Latitude and Longitude:

South West Street Right-of-Way

f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Mario

Mazza

a. First Name

b. Last Name

Agawam Department of Public Works

c. Organization

1000 Suffield Street

d. Street Address

Agawam

MA

01001

e. City/Town

f. State

g. Zip Code

413-821-0623

413-821-0631

mmazza@agawam.ma.us

h. Phone Number

i. Fax Number

j. Email Address

3. Property owner (required if different from applicant): ☐ Check if more than one owner

a. First Name

b. Last Name

Town of Agawam

c. Organization

36 Main Street

d. Street Address

Agawam

MA

01001

e. City/Town

f. State

g. Zip Code

413-821-0623

413-821-0631

mmazza@agawam.ma.us

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

a. First Name

b. Last Name

c. Company

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

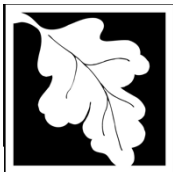
5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

exempt

a. Total Fee Paid

b. State Fee Paid

c. City/Town Fee Paid



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

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A. General Information (continued)

6. General Project Description:

Stormwater runoff has caused erosion damage to a section of stream bank within the Right-of-Way of South West Street, located at a stream crossing near #841 South West Street. Repair work shall include removing one (1) tree in danger of falling into the stream bed and re-establishing the stream bank with riprap protection. A drainage pipe with flared end section shall be installed at the invert of an existing paved swale to collect stormwater runoff, alleviating future erosion.

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 CMR 10.24(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:

Hampden County Commissioner's Record Book

a. County

9

c. Book

b. Certificate # (if registered land)

14

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- ☐ 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.
- ☒ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☒ Bank	<u>10</u> 1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. ☐ Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☐ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

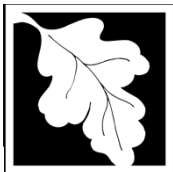
<u>0</u>	<u>0</u>	<u>0</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☒ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☒ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



Massachusetts Department of Environmental Protection
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WPA Form 3 – Notice of Intent

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

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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. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. ☐ Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. ☐ Coastal Banks	1. linear feet _____	
g. ☐ Rocky Intertidal Shores	1. square feet _____	
h. ☐ Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. ☐ Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. ☐ Land Containing Shellfish	1. square feet _____	
k. ☐ 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. ☐ 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 _____



Massachusetts Department of Environmental Protection
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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.

- 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

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/mas-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



Massachusetts Department of Environmental Protection
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

City/Town

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 - Bourne to Rhode Island border, and the Cape & Islands:

North Shore - Plymouth 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

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: 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).



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

City/Town

C. Other Applicable Standards and Requirements (cont'd)

Online Users:

Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
2. ☐ A portion of the site constitutes redevelopment
3. ☐ Proprietary BMPs are included in the Stormwater Management System.
b. ☒ No. Check why the project is exempt:
1. ☐ Single-family house
2. ☒ Emergency road repair
3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☐ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

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.

Agawam GIS Map - South West Street Stream Crossing

a. Plan Title

Town of Agawam

b. Prepared By

05-20-2025

d. Final Revision Date

c. Signed and Stamped by

1" = 200'

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:

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

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.

[Handwritten signature]

1. Signature of Applicant

5/20/25

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 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.

SECTION 2 – PROJECT NARRATIVE

NARRATIVE FOR NOTICE OF INTENT
REPAIR OF STREAM BANK & INSTALLATION OF DRAINAGE PIPE
SOUTH STREET RIGHT-OF-WAY
ADJACENT TO #841 SOUTH WEST STREET
FEEDING HILLS, MASSACHUSETTS 01030

Introduction & Property Description

The Agawam Department of Public Works (DPW) is herein providing this narrative as a supplement to the Notice of Intent application for the installation of one (1) stormwater drainage pipe with flared end and the placement of riprap stone on the bank of an unnamed stream adjacent to #841 South West Street. Proposed work will also include the removal of one (1) tree which is in danger of falling into the stream bed.

The project location is entirely within the right-of-way of South West Street, adjacent to the westerly property line of #841 South West Street, near a Town-owned culvert running under the road, approximately 350 feet north of the Agawam/Suffield town boundary.

Examination of GIS information for the Massachusetts Natural Heritage Atlas revealed that the subject property is not located within Natural Heritage and Endangered Species Program (NHESP) jurisdiction. According to the most current MassGIS information, the property is not located within a Special Flood Zone area.

Existing Conditions

The project area is located within a section of South West Street abutting residential lots and forested land cover. There is an unnamed stream that flows from west to east through a culvert under South West Street and continues in a northeasterly direction across the private properties of #841 & #819 South West Street before turning south and flowing past the Agawam town boundary into Connecticut.

The stream crossing is at a low point within South West Street, located between a high point in the road near #782 South West Street to the north and the Agawam town boundary to the south. There is no existing drainage infrastructure in this section of the road except for the existing culvert. Stormwater runoff from the road flows along the gutter line until it reaches the stream crossing where it discharges via sheet flow directly into the stream on the west side of the crossing and is collected within a paved swale on the east side that discharges into the stream. The stream bank at the invert of the paved swale is lined with riprap.

Project Background

Prior to 2020, the area of South West Street at the stream crossing was super-elevated towards the western side of the street. Stormwater runoff generated within the road from #782 South West Street to the town boundary would discharge into the unnamed stream on the western side of the crossing. In autumn of 2020, the Town of Agawam performed a Full Depth Reclamation on South West Street from Barry Street to the Agawam/Suffield town boundary. The stream crossing area of South West Street was re-designed with a standard centerline crown, so runoff now flows towards both the western and

eastern sides of the stream crossing. The DPW installed a paved swale on the eastern side of South West Street at the stream crossing to collect the runoff from the change in flow direction.

Since the reclamation was completed, the DPW has performed a number of site visits at the South West Street stream crossing and observed stormwater runoff eroding the stream bank at the invert of the paved swale. The DPW has installed riprap at the end of the paved swale to help stabilize the bank and prevent sediment discharge into the stream, but runoff has continued to erode the area. Site investigations in April and May of 2025 reveal that the erosion has undermined the roots of a tree adjacent to the paved swale, which is now leaning against another tree on the bank and in danger of falling into the stream bed.

Erosion has begun to form along the edge of the eastern headwall of the South West Street culvert. The headwall is in poor condition and further erosion may cause damage to the headwall and the culvert. The residents of #841 South West Street have stated that their electric service wires run underneath the area where the erosion is occurring. The DPW does not process plans showing the location of subsurface utilities in this area. However it has been visually confirmed that wires from the utility pole near the stream crossing run underground. Continued erosion in this area could expose or damage the electric service.

Proposed Work

The Town of Agawam is seeking approval from the Conservation Commission to repair the damage to the stream bank due to the erosion caused by the stormwater runoff. Work shall include repairing the eroded areas with topsoil, removing the fallen tree and re-establishing the riprap along the stream bank at the invert of the paved swale to alleviate future erosion. The DPW is also proposing to install a 10-inch HDPE drainage pipe with a flared end section at the invert of the paved swale which will collect the stormwater and discharge it directly into the stream. The drainage pipe will further help prevent erosion to the stream bank.

No new impervious surface will be added to the project area as a result of the proposed work. Only the stormwater runoff currently generated by the asphalt surface of South West Street and abutting landscaped properties will be collected by the installed drainage pipe.

All work described above shall be performed by the Town of Agawam. Existing utilities shall be located prior to digging and protected during construction so as not to cause damage or interrupt service. All work shall be performed within the right-of-way of South West Street. Any damages sustained to private property by the DPW outside of the limit of work shall be repaired to their original condition.

Long Term Pollution Prevention Plan:

This project will fall under the Town's NPDES permit and Agawam's Stormwater Ordinance for construction stormwater maintenance and erosion control. Future maintenance and repair of the riprap, paved swale and drainage pipe shall be the responsibility of the Town of Agawam.

The riprap shall be inspected at least twice a year and after every major storm for displaced stones, scouring and erosion along the edges of the riprap. Any observed damage will be repaired immediately.

Woody vegetation will be removed from the riprap as necessary to prevent tree roots from dislodging the stone.

A copy of the Town's NPDES Year 6 annual report can be found at:
<https://www.agawam.ma.us/537/NPDES-MS4-General-Permit>

SECTION 3 – FIGURES

FIGURE 1 – USGS Topographic Map

FIGURE 2 – FEMA Flood Hazard Map

FIGURE 3 – GIS Aerial Map

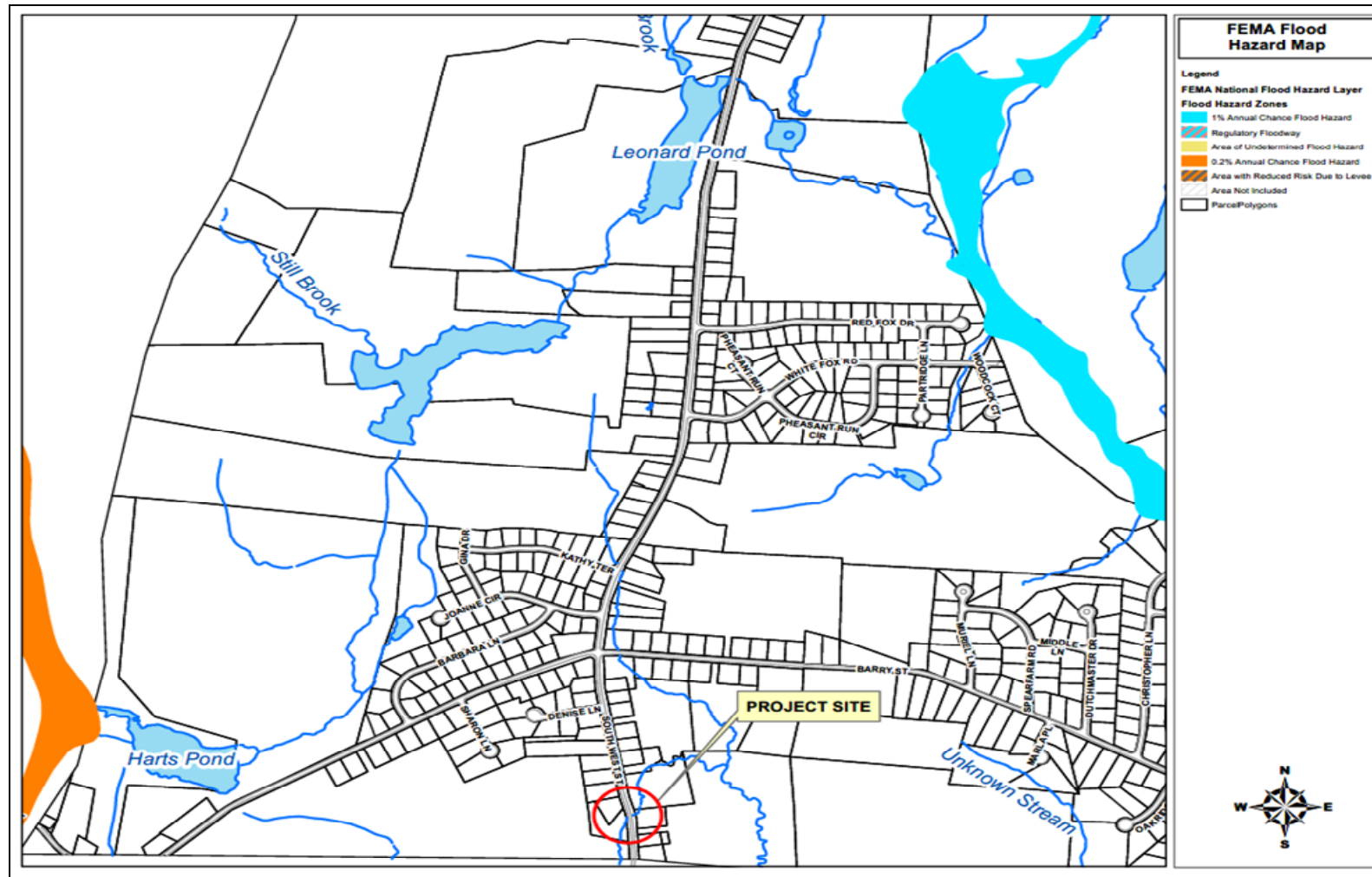
FIGURE 1 - USGS TOPOGRAPHIC MAP OF PROJECT AREA:



Source: <http://www.mass.gov/mgis>

Please Note: Map Is Not To Scale.

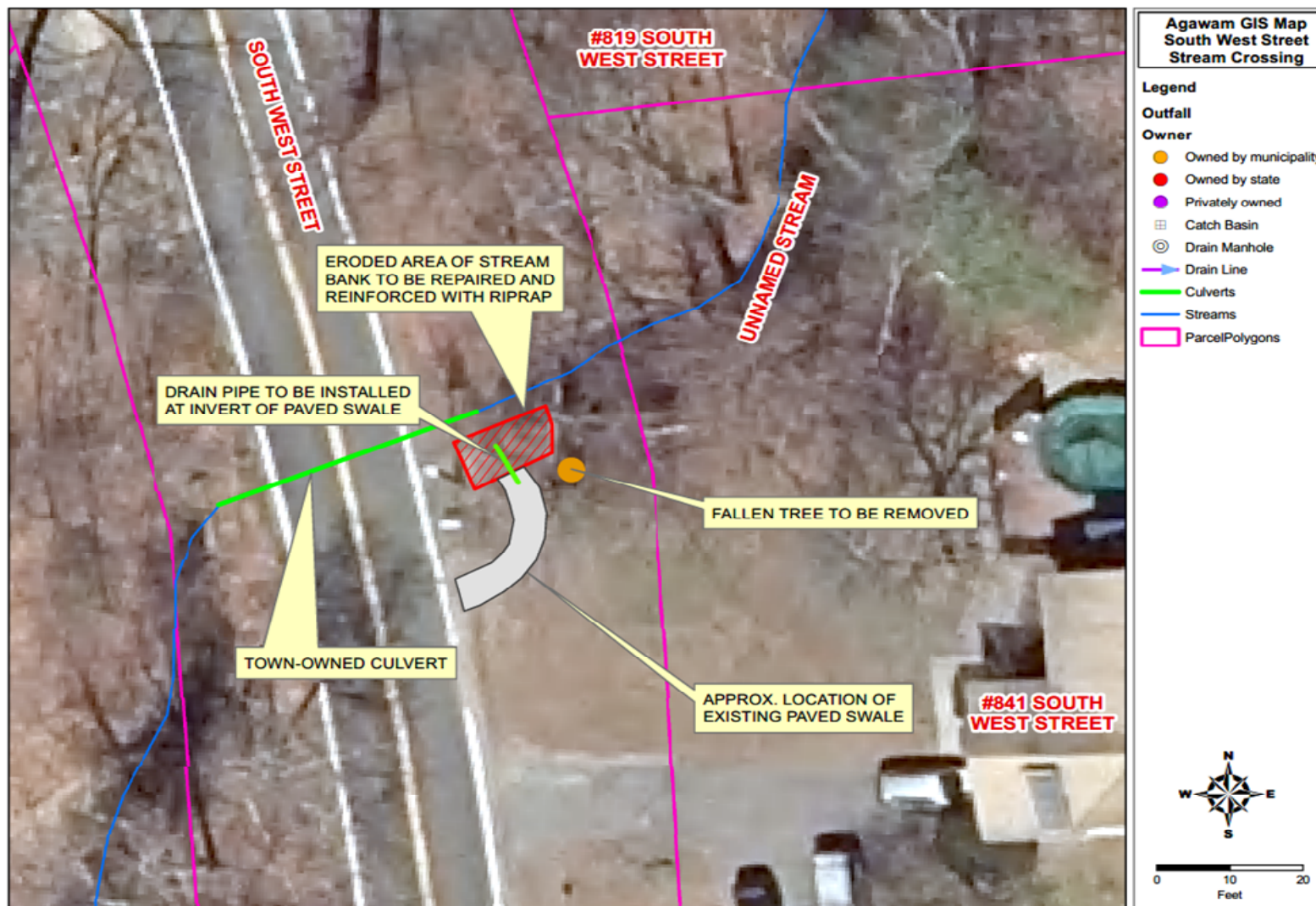
FIGURE 2 - FEMA FLOOD HAZARD MAP OF PROJECT AREA:



Source: [MassGIS FEMA National Flood Hazard Layer, July 2023](#)

Please Note: Map Is Not To Scale.

FIGURE 3 - GIS AERIAL MAP OF PROJECT AREA:



Source: Agawam ArcMap GIS

SECTION 4 – PHOTOGRAPHS OF PROJECT AREA



South West Street stream crossing prior to Full Depth Reclamation – November, 2015



South West Street stream crossing with paved swale – December 1, 2020



South West Street stream crossing, Erosion at end of paved swale – December 1, 2020



South West Street stream crossing, Erosion at end of paved swale – December 3, 2020



South West Street stream crossing, Collapse of paved swale at due to erosion by stormwater runoff –
August 4, 2021



South West Street stream crossing, Erosion caused by stormwater runoff near utility pole –
August 19, 2021



South West Street stream crossing, Riprap installed by DPW to reduce erosion –
August 19, 2021



South West Street stream crossing, Erosion continues along edges of riprap area – July 19, 2023



South West Street stream crossing, Tree damaged due to erosion – April 17, 2025



South West Street stream crossing, Erosion due to stormwater runoff along culvert headwall –
May 16, 2025



South West Street stream crossing, Continued erosion from runoff observed at stream bank –
May 16, 2025

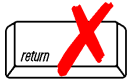
SECTION 5 – ADMINISTRATIVE FORMS

1. Wetland Transmittal Fee Form
2. Notification to Abutters
3. List of Abutters
4. Certified Mail Receipts



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:

Stream crossing at South West St, adjacent to #841 South West St

a. Street Address

Exempt

c. Check number

Feeding Hills

b. City/Town

Exempt

d. Fee amount

2. Applicant Mailing Address:

Mario

a. First Name

Mazza

b. Last Name

Agawam Department of Public Works

c. Organization

1000 Suffield Street

d. Mailing Address

Agawam Department of Public Works

MA

f. State

01001

g. Zip Code

e. City/Town

413-821-0623

h. Phone Number

413-821-0631

i. Fax Number

mmazza@agawam.ma.us

j. Email Address

3. Property Owner (if different):

a. First Name

Town of Agawam

b. Last Name

c. Organization

36 Main Street

d. Mailing Address

Agawam Department of Public Works

MA

f. State

01001

g. Zip Code

e. City/Town

413-821-0623

h. Phone Number

413-821-0631

i. Fax Number

mmazza@agawam.ma.us

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).



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Exempt			

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

Total Project Fee: _____
a. Total Fee from Step 5

State share of filing Fee: _____
b. 1/2 Total Fee **less** \$12.50

City/Town share of filing Fee: _____
c. 1/2 Total Fee **plus** \$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.)

NOTIFICATION TO ABUTTERS

By Certified Mail (Return Receipt Requested)

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 section 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:

1. A Notice of Intent was filed with the Town of Agawam Conservation Commission seeking permission to remove, fill, dredge or alter an area subject to protection under M.G.L. c. 131 section 40. The following is a description of the proposed activity/activities:

The Agawam Department of Public Works has determined that stormwater runoff from South West Street is causing erosion damage to the stream bank at the culvert crossing near #841 South West Street, discharging sediment into the stream bed, undermining tree roots and potentially damaging the stone headwall of the culvert. This project consists of repairing the eroded sections of the bank as well as removing one (1) tree in danger of falling into the stream bed. In order to alleviate future erosion, a drainage pipe with a flared end section will be installed at the invert of the existing paved swale to collect stormwater runoff and riprap stone will be placed on the stream bank.

2. The name of the applicant is: the Town of Agawam.
3. All work shall be performed within the right-of-way of South West Street, adjacent to #841 South West Street, Feeding Hills, Massachusetts, Assessor's Map B2 Block 2 Parcel 1
4. Copies of the Notice of Intent may be examined at the Conservation Commission office in the Agawam Town Hall Building located at 36 Main Street between the hours of 8:30 AM and 4:30 PM, Monday through Friday.
5. Copies of the Notice of Intent may be obtained from the Agawam Department of Public Works located at 1000 Suffield Street, Agawam MA, between the hours of 8:30 AM and 4:30 PM, Monday through Friday by calling (413) 821-0600. There is a \$95 copying fee for copies of the Notice of Intent, including plan sheets.
6. The Public Hearing will be held at the Agawam Senior Center, located at 954 Main Street in Agawam, Massachusetts. Information regarding the time of the Public Hearing may be obtained by calling the Conservation Commission at (413)-786-0400.
7. Notice of the Public Hearing, including its date, time and location, will be published at least five (5) business days prior to the hearing in the Republican newspaper and will be posted in the Agawam Town Hall at least forty-eight (48) hours in advance of the meeting date.
8. You may contact the Western Regional Office of the Massachusetts Department of Environmental Protection (MassDEP) at (413) 784-1100 for more information on this application or the Wetlands Protection Act.

100' Abutters List (Agawam GIS May 20, 2025)

Subject Property: Stream crossing within Right-of-Way of South West Street, adjacent to #841 South West Street

Parcel ID	Owner	Address	City	State	Zip
B3 4 1	James R Matroni	819 South West Street	Feeding Hills	MA	01030
B2 1 1	Peter J Briancesco	826 South West Street	Feeding Hills	MA	01030
B2 2 1	Michael W Griffin Jr	841 South West Street	Feeding Hills	MA	01030
B2 2 4	Linda Lewis	847 South West Street	Feeding Hills	MA	01030



Town of Agawam

Department Of Public Works

DPW
1000 Suffield Street
Agawam, MA 01001
Phone: 413-821-0600
Fax: 413-821-0631

MEMORANDUM

To: Conservation Commission
CC: File
From: Engineering Division
Date: June 11, 2025
Subject: 2025 Pavement Management Program

The Dept. of Public Works will be performing the paving projects listed below within the 2025 construction season. Streets that are marked with an asterisk (*) either cross over one or more streams or are within 200 feet of a waterbody or wetland area.

Please note, the schedules listed below are tentative and subject to change based on budget availability or if the DPW assesses other roads to be in worse condition or if there are scheduling conflicts with contractors and/or other Town projects.

Pavement Rehabilitation Scheduled for Summer 2025

Street Name	Length	Width	Planned Treatment
Glendale Road (River Rd to End)*	2,130 FT	30 FT	Mill/Overlay
Hampden Lane (Glendale Rd to Sherwood Dr)	1,030 FT	30 FT	Mill/Overlay
Sherwood Drive (Glendale Rd to End)	680 FT	30 FT	Mill/Overlay
Coventry Lane (Main St to End)	630 FT	26 FT	Mill/Overlay
Forest Ridge Lane (Main St to End)*	1,380 FT	30 FT	Mill/Overlay
Poplar Street (Shoemaker Ln to Garden St)*	1,920 FT	24 FT	Mill/SAMI/Overlay
Garden Street (Poplar St to Silver St)*	4,580 FT	30 FT	Mill/SAMI/Overlay
Suffield Street (Shoemaker Ln to CT State Line)*	3,800 FT	26 FT	Mill/SAMI/Overlay
Barry Street (Pine St to Southwick Town Line)*	7,990 FT	24 FT	Mill/SAMI/Overlay

Pavement Reconstruction Scheduled for Fall 2025

Street Name	Length	Width	Planned Treatment
Anthony Street (Suffield St to Valentine Terrace) *	2,000 FT	24 FT	Reclamation
Valentine Street (Suffield St to Valentine Terrace) *	1,800 FT	24 FT	Reclamation
Valentine Terrace (Clematis Rd to Anthony St) *	1,220 FT	30 FT	Reclamation

Preventative Maintenance Scheduled for Summer/Fall 2025

Street Name	Length	Width	Planned Treatment
North West Street (Southwick St to North Street Ext.)*	5,300 FT	22 FT	Crack Seal & Delta Mist
Mulberry Street (Maple St to End)*	340 FT	28 FT	Crack Seal & Fog Seal



Town of Agawam

Department Of Public Works

DPW
1000 Suffield Street
Agawam, MA 01001
Phone: 413-821-0600
Fax: 413-821-0631

Street Name	Length	Width	Planned Treatment
Potomac Place (Reed St to End)	325 FT	20 FT	Crack Seal & Fog Seal
Reed Street (Main St to Washington Ave)*	1,700 FT	22 FT	Crack Seal & Fog Seal
Virginia Street (Suffield St to Reed St)	550 FT	18 FT	Crack Seal & Fog Seal
Washington Avenue (Suffield St to Reed St)	500 FT	24 FT	Crack Seal & Fog Seal
Raymond Circle (Main St to End)	2,100 FT	25 FT	Crack Seal & Fog Seal
Provin Mountain Drive (North Westfield St to Ridgeview Dr)*	1,100 FT	30 FT	Crack Seal & Fog Seal
Ridgeview Drive (North Westfield St to Provin Mountain Dr)*	900 FT	30 FT	Crack Seal & Fog Seal
Squire Lane (Provin Mountain Dr to Ridgeview Dr)	450 FT	30 FT	Crack Seal & Fog Seal
Franklin Street Ext. (Silver St to End)	1,150 FT	24 FT	Crack Seal & Fog Seal
Cambridge Street (Liquori Drive to End)*	2,530 FT	30 FT	Crack Seal & Fog Seal
Columbia Drive (Cambridge St to Vassar Rd)	1,540 FT	29 FT	Crack Seal & Fog Seal
Granger Drive (Columbia Dr to Vassar Rd)	1,570 FT	27 FT	Crack Seal & Fog Seal
Kellogg Avenue (North Westfield St to Cambridge St)*	1,000 FT	29 FT	Crack Seal & Fog Seal
Vassar Road (#5 Vassar Rd to #109 Vassar Rd)	1,660 FT	30 FT	Crack Seal & Fog Seal
Fordham Avenue (Cambridge St to Vassar Rd)	1,560 FT	29 FT	Crack Seal & Fog Seal
Yale Avenue (North Westfield St to Cambridge St)	1,050 FT	30 FT	Crack Seal & Fog Seal
Northwood Street (Springfield St to Fordham Ave)	2,070 FT	30 FT	Crack Seal & Fog Seal
Columbus Street (Springfield St to End)*	950 FT	20 FT	Crack Seal & Fog Seal
Jasmine Lane (Cooper St to End)*	600 FT	26 FT	Crack Seal & Fog Seal
Pine Street (South Westfield St to CT State Line)*	6,090 FT	26 FT	Delta Mist
South Westfield Street (#371 South Westfield St to CT State Line)*	7,380 FT	24-32 FT	Delta Mist
North Westfield Street (North St Ext. to North Westfield St)*	8,760 FT	22 FT	Delta Mist
Suffield Street (Main St to Silver St)*	8,380 FT	26-40 FT	Delta Mist



Town of Agawam

Department Of Public Works

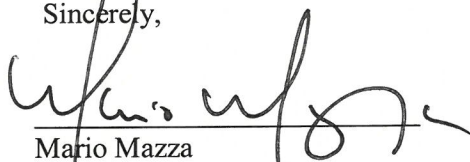
DPW
1000 Suffield Street
Agawam, MA 01001
Phone: 413-821-0600
Fax: 413-821-0631

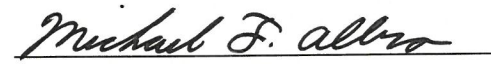
Street Name	Length	Width	Planned Treatment
North Street Ext. (North West St to North Westfield St)*	4,200 FT	30 FT	Delta Mist
Monroe Street (Main St to School St)	1,780 FT	26 FT	Fog Seal
Samuel Street (Valentine St to End)	950 FT	23 FT	Fog Seal
Woodside Drive (#10 Woodside Dr to Samuel St)*	1,140 FT	24 FT	Fog Seal
Washington Avenue Ext. (Ramah Circle South to Suffield St)*	660 FT	23 FT	Fog Seal
Spencer Street (Maple St to End)*	1,580 FT	22 FT	Fog Seal
Tower Terrace (Maple St to End)*	550 FT	27 FT	Fog Seal
Elizabeth Street (North St to North Westfield St)*	2,400 FT	30 FT	Fog Seal

Other work to be performed on the above listed streets includes street sweeping, adjustment of manhole and catch basin frames and covers, application of a tack coat between layers of pavement and painting of centerlines, fog lines and lane markings.

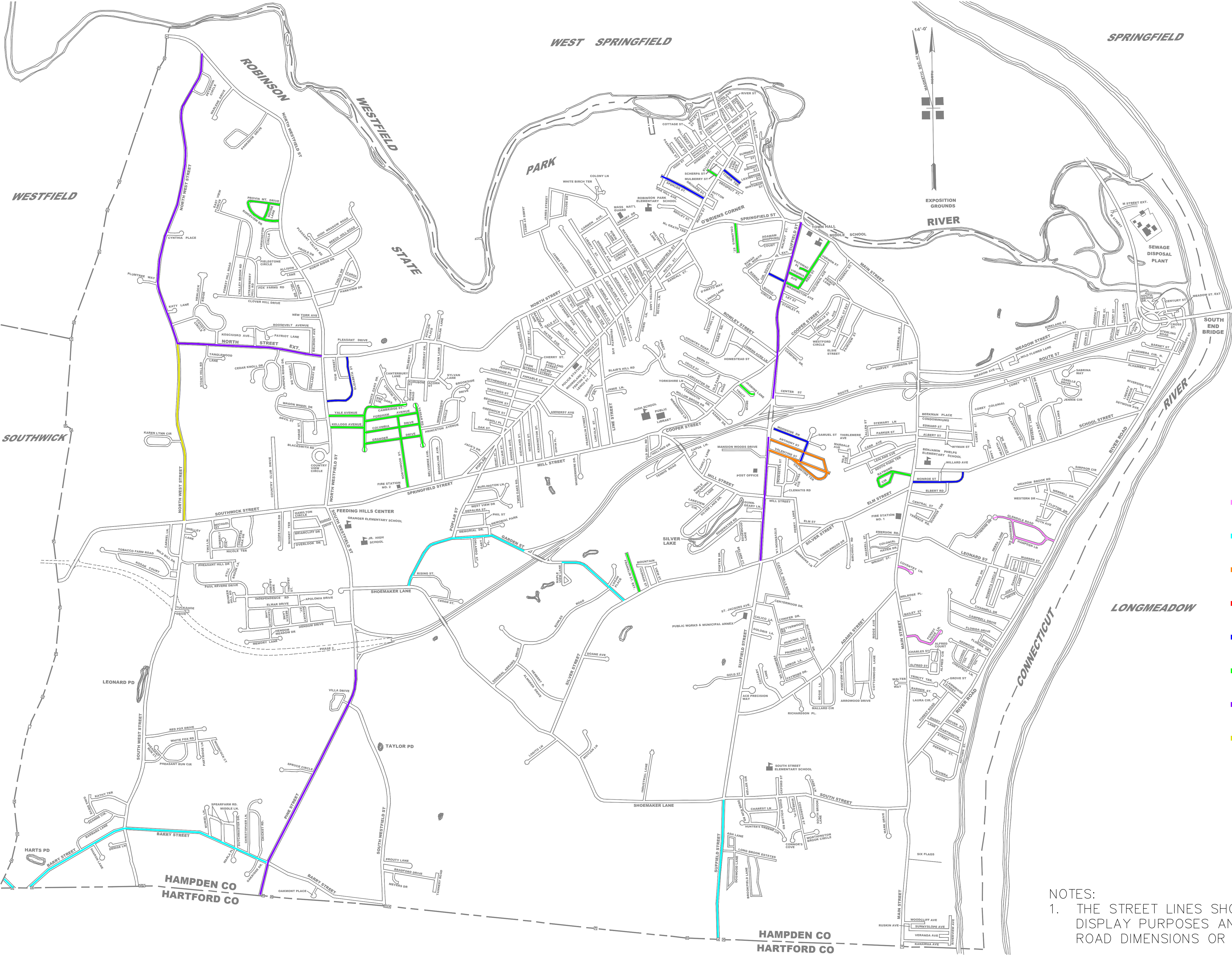
All proposed street paving work will be done within the limits of the public way or property and within the confines of the traveled way. We are not proposing to widen any roadways or increase impervious areas or storm water runoff. All appropriate preventative measures shall be used at all stream crossings to insure there is no illicit discharge to any stream, wetland or water body.

Sincerely,


Mario Mazza
DPW Superintendent


Michael F. Albro, P.E.
Assistant Town Engineer

AGAWAM STREET PAVING SCHEDULE 2025



LEGEND

ROAD PAVING SCHEDULE

MILL/OVERLAY

MILL/SAMI/OVERLAY

FULL DEPTH RECLAMATION

CRACK SEAL

FOG SEAL

CRACK SEAL & FOG SEAL

DELTA MIST

CRACK SEAL & DELTA MIST

NOTES:
1. THE STREET LINES SHOWN ON THIS MAP ARE SOLELY FOR DISPLAY PURPOSES AND DO NOT REFLECT ACCURATE ROAD DIMENSIONS OR ESTABLISHED LIMITS OF WORK.



FRANKLIN STREET
PUBLIC 1947 TOWN
LAYOUT 45' WIDE

50 0 25 50 100

SCALE: 1"=50'

- 
- RLA**
- R LEVESQUE
ASSOCIATES INC**
- Landscape Architects
Civil Engineers • Land Surveyors
Environmental Consultants
- ph: 413.568.0985 fax: 413.568.0986
-
- 40 School Street
Westfield, MA 01085
- rlaland.com**

CONSERVATION FILING PLAN

**515 Mill Street and Franklin Street Extension
Parcel ID HIO-2-19 and HIO-I-04
Agawam, MA.**



PREPARED FOR:

Sergey Dikan
14 Birch Hill Road
Lawrence, MA 01801

ISSUANCE DATE: 5-8-2025

REVISIONS:	DATE:
------------	-------

DRAFTED BY: J.L.T.A

UNAUTHORIZED ALTERATION OF
THIS DOCUMENT IS A VIOLATION
OF MASSACHUSETTS STATE LAW

SCALE: As Noted

RLA PROJ. NUMBER: 250105

DRAWING#	REV.
----------	------

W-1

Page 76 of 117

Request for Determination of Applicability

Under the Wetlands Protection Act 310 CMR 10.00

Project Location:

515 & 533 Mill Street
Agawam, Massachusetts 01001
(Assessor's Parcel IDs: H10-2-19 & H10-1-4)

Submitted To:

Town of Agawam Conservation Commission
36 Main Street
Agawam, Massachusetts 01001

Applicant(s) & Property Owner(s):

515 Mill Street
Sergey Dikan
114 Birch Hill Road
Agawam, Massachusetts 01001

533 Mill Street
Mikhail & Tamara Ashlaban
5 Ogden Street
Chicopee, Massachusetts 01013

RLA Project File No. 250105

May 8, 2025

R LEVESQUE ASSOCIATES, INC.

A LAND PLANNING SERVICES COMPANY

40 School Street, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



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LIST OF APPENDICES

APPENDIX A: SITE PLAN

I. COVER LETTER

R LEVESQUE ASSOCIATES, INC.

40 School Street, P.O. BOX 640, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



May 8, 2025

Henry A. Kozloski, Chairman
Town of Agawam Conservation Commission
36 Main Street
Agawam, Massachusetts 01001

**RE: Request for Determination of Applicability
515 & 533 Mill Street
Agawam, Massachusetts 01001
(Assessor's Parcel IDs: H10-2-19 & H10-1-4)
RLA Project File No. 250105**

Dear Chairman Kozloski and Commissioners:

On behalf of the applicants and property owners, Sergey Dikan and Mikhail Ashlaban, please find the requisite number of copies of a Request for Determination of Applicability and associated filing plan for the above referenced properties. The applicant is filing this Request to confirm whether the boundaries of resource areas depicted are accurately delineated and to confirm jurisdiction of the subject properties under the Wetlands Protection Act 310 CMR 10.00.

As required, a copy of this Request for Determination of Applicability has been submitted electronically via email to the Town of Agawam Conservation Commission and through eDEP to the Massachusetts Department of Environmental Protection.

We are requesting to be placed on the Commission's next available agenda. Should you have any questions or comments regarding this filing, please do not hesitate to contact our office at your earliest convenience.

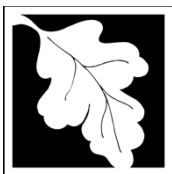
Sincerely,
R LEVESQUE ASSOCIATES, INC.

Nina Fazio

Nina Fazio
Permitting Coordinator

A LAND PLANNING SERVICES COMPANY

2. WPA FORM I – REQUEST FOR DETERMINATION OF APPLICABILITY



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

Agawam
Municipality

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

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.



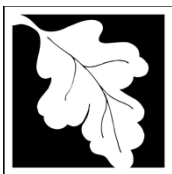
1. Applicant:		
Sergey / Mikhail	Dikan / Ashlaban	
First Name	Last Name	
114 Birch Avenue / 5 Ogden Street		
Address		
Agawam / Chicopee	MA	01001 / 01013
City/Town	State	Zip Code
	ymuravskiy@yahoo.com	
	Email Address	
Phone Number		
2. Property Owner (if different from Applicant):		
Same as applicants		
First Name	Last Name	
Address		
City/Town	State	Zip Code
Phone Number	Email Address (if known)	
3. Representative (if any)		
Robert	Levesque	
First Name	Last Name	
R Levesque Associates, Inc.		
Company Name		
40 School Street		
Address		
Westfield	MA	01085
City/Town	State	Zip Code
(413) 568-0985	robl@rlaland.com	
Phone Number	Email Address (if known)	

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):		
515 & 533 Mill Street	Agawam	
Street Address	City/Town	
42.07159	-72.64814	
Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)	Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)	
H10	2-19 & 1-4	
Assessors' Map Number	Assessors' Lot/Parcel Number	
b. Area Description (use additional paper, if necessary):		
The subject properties are located south of Mill Street.		
c. Plan and/or Map Reference(s): (use additional paper if necessary)		
Existing Conditions Plan	05-08-2025	
Title	Date	
Title	Date	

[How to find Latitude and Longitude](#)

[and how to convert to decimal degrees](#)



Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability **Agawam**

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

Municipality

B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

There is no proposed work as part of this filing.

- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

- b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Agawam

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

Municipality

C. Determinations

1. I request the Agawam Conservation Commission make the following determination(s). Check any that apply:

- ☒ a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- ☒ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- ☐ c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- ☐ d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance or bylaw** of:

Name of Municipality

- ☐ e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Michael Athlaban
Signature of Applicant

5-4-2025
Date

Vincent
Signature of Representative (if any)

05/05/2025
Date

3. RDA NARRATIVE

NARRATIVE TO REQUEST FOR DETERMINATION OF APPLICABILITY

For

515 & 533 MILL STREET
AGAWAM, MASSACHUSETTS 01001
(ASSESSOR'S PARCEL IDS: H10-2-19 & H10-1-4)

INTRODUCTION

On behalf of the applicants and property owners, Sergey Dikan and Mikhail Ashlaban, R Levesque Associates, Inc. is providing this narrative as a supplement to the Request for Determination of Applicability for the above-referenced properties. The applicant is filing this Request to confirm whether the boundaries of resource areas depicted are accurately delineated and to confirm jurisdiction of the subject properties under the Wetlands Protection Act 310 CMR 10.00.

PROPERTY DESCRIPTION

The subject properties are located south of Mill Street and consist of approximately 6.58 ± acres as shown on the associated site plan prepared by R Levesque Associates, Inc. The property known as 515 Mill Street is owned by Mr. Sergey Dikan and is recorded in the Hampden County Registry of Deeds Book 24346, Page 391. The property known as 533 Mill Street is owned by Mr. Mikhail Ashlaban and Ms. Tamara Ashlaban and is recorded in the Hampden County Registry of Deeds Book 20091, Page 539.

Examination of GIS information from the Massachusetts Natural Heritage Atlas revealed that the subject properties are not located within Natural Heritage and Endangered Species Program jurisdiction. The subject properties are not located within a Special Flood Zone Area according to flood insurance rate map number 25013C0384E, effective date July 16, 2013.

EXISTING CONDITIONS & TOPOGRAPHY

The subject properties consist of mostly wooded land, with residential structures along the Mill Street frontage of the properties. In general, the topography of the site is generally flat, sloping from the north along Mill Street to the south by Route 57. Please refer to the USGS Topographic Map included within this application packet under Section 4.

SOILS

According to the Web Soil Survey Map, the soil types mapped on the project site consist of: Merrimac fine sandy loam, 0 to 3 percent slopes (254A); Merrimac fine sandy loam, 3 to 8 percent slopes (254B); Merrimac fine sandy loam, 8 to 15 percent slopes (254C); and Gravel (600). Please refer to the attached NRCS Soil Map included within this application packet under Section 4.

The Merrimac series consists of very deep, somewhat excessively drained soils formed in outwash. They are nearly level through very steep soils on outwash terraces and plains and other glaciofluvial landforms. Slope ranges from 0 through 35 percent.

WETLAND RESOURCE AREAS

The wetland resource areas were flagged in the field by R Levesque Associates, Inc. in May 2025. The definition of each applicable resource area is presented below in italic text, followed by a description of the resource area presented below in boldface text.

Please note that wetlands delineated off-site have been shown to accurately portray buffer zone onto the subject property. The delineation of wetland resource areas off-site is not the subject of this filing.

Bordering Vegetated Wetlands (BVW)

As defined in 310 CMR 10.55 (2) (a), "Bordering Vegetated Wetlands are freshwater wetlands which border on creeks, rivers, streams, ponds, and lakes. The types of freshwater wetlands are wet meadows, marshes, swamps, and bogs. Bordering Vegetated Wetlands are areas where the soils are saturated and/or inundated such that they support a predominance of wetland indicator plants..."

A Bordering Vegetated Wetland (BVW) is located within the southeast portion of 515 Mill Street. The BVW has been flagged in the field and is shown on the accompanying filing plan with sequentially numbered flagging labeled "A-100" through "A-117".

Buffer Zone

Buffer Zone as defined in 310 CMR 10.04 is *"the area of land extending 100 feet horizontally outward from the boundary of any areas specified in 310 CMR 10.02(1)(a)"*.

Buffer Zone is associated with the Bordering Vegetated Wetland and has been shown on the accompanying plan to extend 50' and 100' from the boundary of the delineated resource area.

[END OF NARRATIVE]

4. FIGURES

- 4.1 FIGURE 1 – USGS TOPOGRAPHIC MAP
- 4.2 FIGURE 2 – FEMA FLOODPLAIN MAP
- 4.3 FIGURE 3 – NRCS SOILS MAP
- 4.4 FIGURE 4 – NHESP PRIORITY HABITATS

USGS Topographic Map

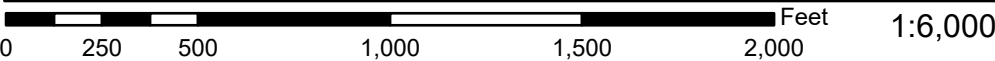


Property Tax Parcels
USGS Topographic Maps

National Flood Hazard Layer FIRMMette



72°39'17"W 42°4'28"N



Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		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 Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
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 Cross Sections with 1% Annual Chance Water Surface Elevation
		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.

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 4/29/2025 at 7:07 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.

Soil Map—Hampden County, Massachusetts, Central Part
(GISDATA_L3_TAXPAR_POLY_ASSESSPolygon)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

4/29/2025
Page 1 of 3
Page 92 of 117

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hampden County, Massachusetts, Central Part

Survey Area Data: Version 18, Aug 27, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 15, 2020—Oct 31, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
254A	Merrimac fine sandy loam, 0 to 3 percent slopes	5.6	81.8%
254B	Merrimac fine sandy loam, 3 to 8 percent slopes	0.9	13.5%
254C	Merrimac fine sandy loam, 8 to 15 percent slopes	0.2	2.7%
600	Pits, gravel	0.1	1.9%
Totals for Area of Interest		6.8	100.0%

NHESP Priority Habitat



NHESP Estimated Habitats of Rare Wildlife



NHESP Priority Habitats of Rare Species



Property Tax Parcels

APPENDIX A: SITE PLAN

SITE PLAN ENTITLED "CONSERVATION FILING PLAN"

PREPARED FOR SERGEY DIKAN

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED MAY 8, 2025



Kevin Duquette
Inspector of Buildings
inspections@agawam.ma.us

Town of Agawam
Inspection Services Department
1000 Suffield Street, Agawam, Massachusetts 01001
Telephone - (413) 821-0632

May 1, 2025

To: Office of Planning and Community Development:

Re: Conservation Commission Meeting May 8, 2025- Meeting Comments- 248 River Road & 56 Forest Ridge Lane;

Inspection Services has no zoning issues or concerns for the proposed project for the above referenced addresses.

Inspection Services does have the following general comments to provide for the project;

- Per Chapter #180-69 (D) of the Town's zoning ordinances, the proposed building additions located at 248 River Road will require a special permit from the Zoning Board of Appeals.
- If the addition project is verified to be a "Substantial Improvement" for the property located at 248 River Road, per Mass State Building code 780 CMR Section R105.3.1.1- the newly constructed portions of the dwelling and some of the existing dwelling structure areas will need to be constructed and or raised two feet (2') above the base flood elevation. With the structure above the base flood elevation, required compensatory storage areas can be considered a non-requirement and or a waived requirement for this project.

See attached for referenced sections.

Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam

§ 180-69 Permitted Uses- D. Dwellings lawfully existing prior to the adoption of these provisions; however, no building permits for substantial improvements or extensions shall be granted unless a special permit is granted by the Board of Appeals.

R105.3.1.1 Determination of Substantially Improved or Substantially Damaged Existing Buildings in Flood Hazard Areas and Coastal Dunes. For applications for reconstruction, rehabilitation, addition, alteration, repair or other improvement of existing buildings or structures located in a flood hazard area or coastal dune as established by section R322.1.1, the building official shall examine or cause to be examined the construction documents and shall make a determination with regard to the value of the proposed work.... If the building official finds that the value of proposed work equals or exceeds 50% of the market value of the building or structure.... the proposed work is a substantial improvement....and the building official shall require existing portions of the entire building or structure to meet the requirements of section R322. For the purpose of this determination, a substantial improvement shall mean any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50% of the market value of the building or structure before the improvement or repair is started.

R322.1.4 Establishing the Design Flood Elevation. The design flood elevation in Massachusetts shall be as follows: “For A Zones, the design flood elevation shall be the base flood elevation plus two feet”....

R322.1 General. The construction documents shall include documentation that is prepared and sealed by a registered design professional that the design and methods of construction to be used meet the applicable criteria of this section.



COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE OF ENERGY & ENVIRONMENTAL AFFAIRS
DEPARTMENT OF ENVIRONMENTAL PROTECTION
WESTERN REGIONAL OFFICE
436 DWIGHT STREET, SPRINGFIELD, MA 01103 413-784-1100

MAURA T. HEALEY
Governor

REBECCA L. TEPPER
Secretary

KIMBERLEY DRISCOLL
Lieutenant Governor

BONNIE HEIPLE
Commissioner

DATE: May 7, 2025

Municipality AGAWAM
(city/town)

RE: NOTIFICATION OF WETLANDS PROTECTION ACT FILE NUMBER

The Department of Environmental Protection has received a Notice of Intent filed in accordance with the Wetlands Protection Act (M.G.L. c. 131, §40):

Applicant: SERGE NAKHABENKO
Address: 242 RIVER RD.
AGAWAM, MA 01001

Owner: SERGE; BRYAN NAKHABENKO; HUNT
Address: 248 RIVER RD.; 56 FOREST RIDGE LN.
AGAWAM, MA, 01001

LOCUS: 248 RIVER RD. & 56 FOREST RIDGE LN.

This project has been assigned the following file # : WE 087-0706

A FILE NUMBER ONLY INDICATES THAT THE APPLICATION CONTAINS THE MINIMAL SUBMITTAL REQUIREMENTS AND IS ADMINISTRATIVELY COMPLETE - NOT THAT THE INFORMATION IN THE APPLICATION IS ADEQUATE FOR ISSUANCE OF AN ORDER OF CONDITIONS.

Although a file # is being issued, please note the following:

[1] The applicant's representative should contact NHESP to see if the removal of invasive species and debris requires a MESA filing.

[2] The commission needs to determine if by the removal of fill from 256 Forest Ridge, the flood waters will have an unrestricted hydrologic connection to the River. Timing of flood waters will certainly be different between the two sites and the commission needs to make sure that elevation 55 is found all the way from 256 Forest Ridge to the CT River, to ensure there is an unrestricted connection.

[3] Regarding the Riverfront improvement and mitigation, one should not be taking credit for trash and debris removal on a single family house lot. This is a single family house constructed around 1900, not a commercial building in the Riverfront. As for invasive species removal, no information was submitted in the NOI as to the extent and type of the invasive species. Typically this reviewer frowns upon invasive species removal as an improvement over existing conditions or as mitigation because if not monitored in perpetuity, invasive species will likely return. This is even more likely where you have a flood plain adjacent to the River where large storm events may wash out native species and create bare soil such that it becomes a prime target for invasives to return. It will likely also happen where you have an abundance of invasives upgradient of the site. Mitigation can be done offsite and this

This information is available in alternate format. Call Donald M. Gomes, ADA Coordinator at 617-556-1057. TDD# 1-866-539-7622 or 1-617-574-6868.

<http://www.mass.gov/dep>
Printed on Recycled Paper

SERGE NAKHABENKO
242 RIVER RD.
AGAWAM, MA 01001

reviewer recommends the commission spend some time reviewing this issue but still require an improvement over existing conditions on this parcel.

If you have any questions regarding this letter, please contact: MARK STINSON @ (413)-961-9583

Cc: Agawam Conservation Commission, TOWN HALL, 36 MAIN STREET, Agawam, MA, 01001
Natural Heritage & Endangered Species Program, Div of Fisheries & Wildlife Route 135, North Drive,
Westborough, MA, 01581

Owner: SERGE; BRYAN NAKHABENKO; HUNT, 248 RIVER RD.; 56 FOREST RIDGE LN., AGAWAM, MA,
01001

Representative: R. LEVESQUE ASSOCIATES, INC., 40 SCHOOL STREET, WESTFIELD, MA, 01085

This information is available in alternate format. Call Donald M. Gomes, ADA Coordinator at 617-556-1057. TDD# 1-866-539-7622 or 1-617-574-6868.

 <http://www.mass.gov/dep>
Printed on Recycled Paper



Town of Agawam

Department Of Public Works

DPW
1000 Suffield Street
Agawam, MA 01001
Phone: 413-821-0600
Fax: 413-821-0631

MEMORANDUM

To: Conservation Commission
CC: File
From: Engineering Division
Date: May 8, 2025
Subject: CC 388 – NOI – #248 River Road & #56 Forest Ridge Lane

Per your request, we have reviewed the Notice of Intent for the proposed addition to the single-family house at #248 River Road and the associated compensatory flood storage to be located at #56 Forest Ridge Lane; prepared by R Levesque Associates, Inc; dated April 24, 2025. Based on our review, Engineering has the following comments:

1. Despite the project not being subject to the MassDEP Stormwater Management Standards, Engineering recommends that a stipulation be included within the Order of Conditions requiring an annual inspection of the proposed dry wells to ensure they are functioning correctly.

Engineering reserves the right to make additional comments as new information is submitted. If you have any questions, please do not hesitate to contact this division.

Sincerely,

Michelle C. Chase, P.E.
Town Engineer

Michael F. Albro, P.E.
Assistant Town Engineer

Taryn Egerton

From: Stinson, Mark (DEP) <mark.stinson@mass.gov>
Sent: Tuesday, May 20, 2025 2:09 PM
To: Taryn Egerton; RobL@rlaland.com; NinaF@rlaland.com
Subject: FW: MESA Filing ?

FYI

From: Cheeseman, Melany (FWE) <Melany.Cheeseman@mass.gov>
Sent: Tuesday, May 20, 2025 1:58 PM
To: Stinson, Mark (DEP) <mark.stinson@mass.gov>
Subject: RE: MESA Filing ?

Sorry for the delay, this fell to the bottom of my inbox and got buried. Looking at the plans it's pretty tight for them to stay out of PH with that 150sf addition on the back. I am looking at the aerial and it looks like it's in a lawn area anyway so likely MESA exempt.

However, the 'Area to be Removed of Debris and Invasive Plant Species By Hand' needs to be submitted for review. Not having photos I have no idea what that area looks like but we'd need to review this portion of the work. It may qualify as a Habitat Management Exemption project but we'd have to get the filing to take a look and see what condition it's in and what exactly they're proposing.

From: Stinson, Mark (DEP) <mark.stinson@mass.gov>
Sent: Thursday, May 8, 2025 8:20 AM
To: Cheeseman, Melany (FWE) <Melany.Cheeseman@mass.gov>
Subject: RE: MESA Filing ?

Sorry, Agawam along the CT River

From: Cheeseman, Melany (FWE) <Melany.Cheeseman@mass.gov>
Sent: Wednesday, May 7, 2025 4:13 PM
To: Stinson, Mark (DEP) <mark.stinson@mass.gov>
Subject: RE: MESA Filing ?

Nothing in our system under those street addresses. What town is this?

From: Stinson, Mark (DEP) <mark.stinson@mass.gov>
Sent: Wednesday, May 7, 2025 12:18 PM
To: Cheeseman, Melany (FWE) <Melany.Cheeseman@mass.gov>
Subject: MESA Filing ?

NOI submitted for an addition in RFA and BLSF. 248 RIVER RD. & 56 FOREST RIDGE LN.

Rare species along and up Riverbank



May 22, 2025

Via email: TEgerton@agawam.ma.us

Henry A. Kozloski, Chairman
Town of Agawam Conservation Commission
36 Main Street
Agawam, MA 01001

**RE: Response to Town of Agawam Departmental Review Comments
Proposed Single-Family Addition & Compensatory Flood Storage
248 River Rd. & 56 Forest Ridge Ln.
Agawam, MA 01085
(Map: L6 Parcels: 10/3 & 5/26)**

Dear Chairman Kozloski & Commissioners:

On behalf of the applicant, Serge Nakhabenko, R Levesque Associates, Inc. is providing this response letter to department review comments issued for the above-referenced project. The review comment is presented below in italic text, followed by an RLA Response presented below in blue, boldface text. The comment number and format are consistent with the original document for ease of review.

Inspection Services – Kevin Duquette, Inspector of Buildings

Inspection Services has no zoning issues or concerns for the proposed project for the above referenced addresses.

RLA Response: Understood.

Inspection Services does have the following general comments to provide for the project;

- Per Chapter #180-69 (D) of the Town's zoning ordinances, the proposed building additions located at 248 River Road will require a special permit from the Zoning Board of Appeals.

RLA Response: A Special Permit application will be filed with the Zoning Board of Appeals.

- If the addition project is verified to be a "Substantial Improvement" for the property located at 248 River Road, per Mass State Building code 780 CMR Section R105.3.1.1- the newly constructed portions of the dwelling and some of the existing dwelling structure areas will need to be constructed and or raised two feet (2') above the base flood elevation. With the structure above the base flood elevation, required

A LAND PLANNING SERVICES COMPANY

R LEVESQUE ASSOCIATES, INC.

40 School Street, Westfield, MA 01085 p

413.568.0985 · f 413.568.0986 · www.rlaland.com



compensatory storage areas can be considered a non-requirement and or a waived requirement for this project.

RLA Response: The proponent will plan to raise the existing house and additions as required. Compensatory storage will still be required for the proposed project based on the displacement of Bordering Land Subject to Flooding (BLSF).

Engineering Division – Michelle C. Chase, P.E, Town Engineer & Michael F. Albro, P.E., Assistant Town Engineer

- 1. Despite the project not being subject to the MassDEP Stormwater Management Standards, Engineering recommends that a stipulation be included within the Order of Conditions requiring an annual inspection of the proposed dry wells to ensure they are functioning correctly.*

RLA Response: Understood.

Should you have any questions or comments regarding the information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
R LEVESQUE ASSOCIATES, INC

Robert M. Levesque, RLA, ASLA
President

A LAND PLANNING SERVICES COMPANY

R LEVESQUE ASSOCIATES, INC.

40 School Street, Westfield, MA 01085 p

413.568.0985 · f 413.568.0986 · www.rlaland.com



May 22, 2025

Via email: TEgerton@agawam.ma.us

Henry A. Kozloski, Chairman
Town of Agawam Conservation Commission
36 Main Street
Agawam, MA 01001

RE: Response to DEP Comments (DEP File #087-0706)
Proposed Single-Family Addition & Compensatory Flood Storage
248 River Rd. & 56 Forest Ridge Ln.
Agawam, MA 01085
(Map: L6 Parcels: 10/3 & 5/26)

Dear Chairman Kozloski & Commissioners:

On behalf of the applicant, Serge Nakhabenko, R Levesque Associates, Inc. is providing this response letter to MassDEP review comments issued for the above-referenced project. The review comment is presented below in italic text, followed by an RLA Response presented below in blue, boldface text. The comment number and format are consistent with the original document for ease of review.

[1] The applicant's representative should contact NHESP to see if the removal of invasive species and debris requires a MESA filing.

RLA Response: A MESA Project Review will be submitted with the revised site plan and proof of submission will be supplied.

[2] The commission needs to determine if by the removal of fill from 256 Forest Ridge, the flood waters will have an unrestricted hydrologic connection to the River. Timing of flood waters will certainly be different between the two sites and the commission needs to make sure that elevation 55 is found all the way from 256 Forest Ridge to the CT River, to ensure there is an unrestricted connection.

RLA Response: The proposed compensatory storage at 256 Forest Ridge is located immediately adjacent to the flood zone and a hydrologic connection exists along a stream and topographic low point between Florida Drive and Redwood Drive which drains directly to the CT River. There is a culvert beneath River Road that provides a connection for this stream corridor in which flood waters can migrate.

[3] Regarding the Riverfront improvement and mitigation, one should not be taking credit for trash and

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40 School Street, Westfield, MA 01085 p

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debris removal on a single family house lot. This is a single family house constructed around 1900, not a commercial building in the Riverfront. As for invasive species removal, no information was submitted in the NOI as to the extent and type of the invasive species. Typically this reviewer frowns upon invasive species removal as an improvement over existing conditions or as mitigation because if not monitored in perpetuity, invasive species will likely return. This is even more likely where you have a flood plain adjacent to the River where large storm events may wash out native species and create bare soil such that it becomes a prime target for invasives to return. It will likely also happen where you have an abundance of invasives upgradient of the site. Mitigation can be done offsite and this reviewer recommends the commission spend some time reviewing this issue but still require an improvement over existing conditions on this parcel.

RLA Response: The applicant is proposing to remove invasive plant species, which will be cut by hand and removed offsite, as one of the improvements over existing conditions. In order to alleviate the reviewer's concerns, we suggest the commission condition a period of time in which invasive plant species should be kept under control. Additionally, the proposed project includes the installation of subsurface drywells to capture and infiltrate stormwater runoff from the structure. Mass DEP Stormwater management standards do not apply to single-family home projects and therefore this stormwater control exceeds what is required by the regulations and thus should be considered an improvement over existing conditions.

Should you have any questions or comments regarding the information, please contact our office at RyanN@rlaland.com

Sincerely,

R LEVESQUE ASSOCIATES, INC

Robert M. Levesque, RLA, ASLA
President

cc: MassDEP WERO

A LAND PLANNING SERVICES COMPANY

May 27, 2025

Mr. Henry Kozloski, Chair
Town of Agawam Conservation Commission
750 Cooper Street
Agawam, MA 01001

Re: Notice of Intent – Single Family Home
1014 North Street Extension
Feeding Hills, Massachusetts 01030
(Map D13, Block 2, Parcel 10)
DEP File # 087-0684
Third Party Review-Supplemental Review 3

Dear Mr. Kozloski and Commissioners:

Per your request, Stockman Associates LLC performed a wetland consultant peer review of the Notice of Intent (NOI) submitted by Michael Mocko Environmental Consultant on behalf of their client, VIP Homes & Associates LLC, for the proposed construction of a single-family home. The proposed project impacts protected Bordering Vegetated Wetland.

Materials Reviewed

- Revised May 8, 2025 site plan entitled "*Conservation Filing Plan 1014 North Street Extension Parcel ID# D13 2 10 Feeding Hills, MA*" prepared by R Levesque Associates Inc.
- BVW Delineation Forms prepared by Michael Mocko Environmental dated April 27, 2025.

Site Visit

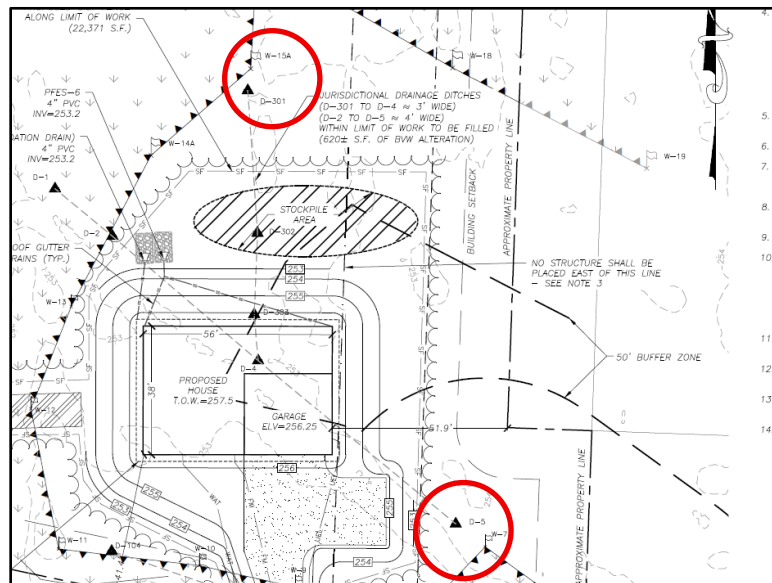
- Stockman Associates LLC performed a site visit on May 20, 2025. Also present were Mike Mocko (Mocko Environmental), Robin Mocko (Mocko Environmental), Henry Kozloski (ACC), Frank Meagher (ACC), and Page Fallon (ACC). Magda Galiatsos (ACC) was also present for a portion of the site visit.

Review Findings

Resource Area Boundaries

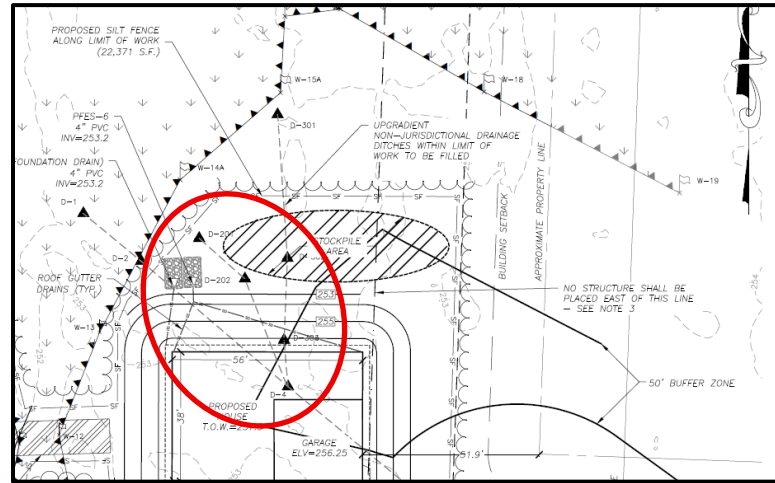
- 1) Stockman Associates concurs with the delineation of the BVW boundaries depicted on the revised May 8, 2025 site plan entitled "*Conservation Filing Plan 1014 North Street Extension Parcel ID# D13 2 10 Feeding Hills, MA*" prepared by R Levesque Associates Inc. as described below:
 - a. Stockman Associates concurs with the BVW boundaries demarcated by flags W1-3, W1-2, W1-1, W-1, W-2, W-3, W-5, W-7 through and including W-13, W-14A, W-15A, W-16A, W-17A, W-18, W101B, W102B, W102, W103B, W104B, W-105, W-106, W-107, W-301, W-302, W-303, and W-304.

- b. Stockman Associates concurs that the historic “drainage ditches” meet the criteria for protected BVW.
- i. The BVW boundaries associated with the historic “drainage ditches “ have not been delineated. Rather, the centerline of the “drainage ditches” were flagged and are depicted on the revised plan with a stated estimated width.
 - ii. The Conservation Commission has the authority to require a BVW boundary delineation.
 - iii. During the site visit, field measurements were taken with all parties present to assess the widths of the historic “drainage ditches.” An average width of 5-FT was determined for the D-2 through D-5 “drainage ditch” BVW. An average width of 4-FT was determined for the D-301 through D-4 “drainage ditch” BVW.
 - iv. Based on observations made in the field, the historic “drainage ditches” extend further than depicted on the May 8, 2025 site plan. Flag D-301 should be extended northerly to connect with BVW flag W-15A. Flag D-5 should be extended southeasterly to connect with BVW flag W-7.



- c. A third historic “drainage ditch” is not depicted on the current plan revision, but was previously shown on the January 8, 2025 site plan. The previous site plan depicted the centerline of the “drainage ditch” (flags D-204 to D-4).
- i. Based on indicators of hydrology (sparsely vegetated concave surface, water table present within 12-inches, water-stained leaves (below fallen Oak leaves) and wetland indicator plant species (Royal Fern, Highbush Blueberry, Glossy Buckthorne, Spicebush, and Red Maple), the third historic “drainage ditch” also meets the criteria for protected BVW. This BVW should be depicted on a revised site plan.

- ii. During the site visit, field measurements were taken with all parties present to assess the width. An average width of 5.6-FT was determined for the D-204 to D-4 historic "drainage ditch" BVW.



Performance Standards & Regulations

Bordering Vegetated Wetland

- 2) Based on the details provided above and discussed with Mocko Environmental during the site visit, impacts to BVW should be recalculated and provided on a revised site plan and updated MA WPA Form 3.
- 3) Proposed access to the BVW replication area is via a temporary timber mat crossing. The applicant should confirm that temporary impacts to BVW have been included in the total proposed impacts to BVW.
- 4) The applicant should confirm that BVW fill associated with proposed culvert armament is included within the BVW impact calculations.
- 5) The original NOI site plan excluded the deed restrictions provided with the updated May 8, 2025 site plan. The application would benefit from a discussion regarding the restrictions associated with Alexander Avenue. For example, the applicant should discuss potential future development of Alexander Avenue. Development of the paper road would result in additional loss of BVW, in excess of 5,000-SF.
- 6) Per 310 CMR 10.55(4)(b), "...the issuing authority may issue an Order of Conditions permitting work which results in the loss of up to 5000 square feet of Bordering Vegetated Wetland when said area is replaced..." The project has not been proposed as a limited project under 310 CMR 10.53. The applicant must confirm that impacts to BVW do not exceed 5,000-SF.
- 7) Per 310 CMR 10.55(4)(7) (**emphasis added**), "...In the exercise of this discretion, the issuing authority shall consider the magnitude of the alteration and the significance of the project site to the interests identified in M.G.L. c. 131, § 40, the extent to which adverse impacts can be **avoided**, the extent to which adverse impacts are **minimized**, and the extent to which mitigation measures, including replication or restoration, are provided to contribute to the protection of the interests identified in M.G.L. c. 131, § 40."

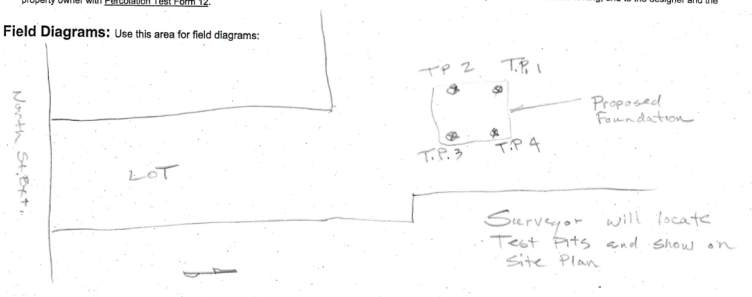
- a. The ADDENDUM TO NARRATIVE dated October 26, 2022 and submitted in response to the October 12, 2022 MA DEP comment letter does not address the supporting documented in the Massachusetts Inland Wetland Replacement Guideline Second Edition, September 2022. Furthermore, the ADDENDUM does not provide an analysis of 310 CMR 10.55(4). Rather, the ADDENDUM asserts conclusions under sections 310 CMR 10.55(4)(a) and (b). Please see peer review comment #6 from the April 20, 2023 letter prepared by Stockman Associates LLC. An updated narrative has not been provided with the current site plan.
- b. At this time, the NOI application lacks an assessment of the proposed impacts to BVW demonstrating that adverse impacts have been avoided and minimized.
 - i. The proposed paved driveway is described as 12-FT width with 3-FT shoulders (18-FT width). Grading associated with the driveway results in further fill within BVW (upwards of approximately 25-FT total width).
 1. The applicant should assess whether the driveway width can be reduced to a minimum legal and practical width acceptable to the planning board.
 2. To reduce impacts to BVW associated with grading the applicant should assess the feasibility of installing retaining walls.
 - ii. The proposed construction includes a 38 x 56-FT single-family house with garage. The application lacks an assessment of minimizing impacts to BVW by reducing the house size, removing the garage, shifting the location, and reducing grading (e.g., installation of retaining walls, etc.)
- 8) Two culverts are proposed where the driveway crosses the BVW, presumably to provide a hydrologic connection between the western and eastern portions of the BVW. The applicant should address the functionality of the culverts (particularly the smaller, 6-IN culvert). A discussion on culvert sizing has not been provided. The original NOI site plan indicated two 12-IN culverts. The smaller, 6-IN culvert will be more susceptible to clogging. Maintenance requirements for the culverts have not been provided.
- 9) A portion of the BVW to be impacted by the driveway contains a historic "*drainage ditch*" (Flags D-101 to D-104). The original NOI site plan indicated a 12-IN culvert at the historic "*drainage ditch*." The current site plan does not depict a culvert within this area. The application would benefit from a discussion regarding the siting of culverts and the extent to which the filling of the historic "*drainage ditch*" BVW adversely minimized flood control and storm damage prevention.
- 10) Per the Massachusetts Inland Wetland Replacement Guideline Second Edition, September 2022, an evaluation of existing BVW conditions and functions should be provided, including but not limited to, the BVW's function in flood control and storm damage prevention. The extent to which the filling of four (4) historic "*drainage ditch*" BVWs adversely minimized flood control and storm damage prevention and how these interests are mitigated/served by the replication area has not been provided.
- 11) Proposed access to the BVW replication area is via a temporary mat. The May site plan states that the BVW is to be restored after the mat is removed. A detailed restoration plan has not been provided.

- 12) Stockman Associates recommends that planting list for the BVW replication area be expanded to address the need for potential substitute species, if needed, due to nursery availability.
- 13) Stockman Associates concurs with the concerns raised in the February 11, 2025 Engineering Review memorandum. The February 13, 2025 response letter from Mocko indicates further review and a site walk. An updated response has not been provided at this time.
- 14) Soil tests performed to assess foundation stability were emailed by Mocko Environmental on September 30, 2023 indicating that the test pit locations would be located by survey. The May 8, 2025 site plan does not depict the location of the soil pits. Based on observations made during the site visit, including the staked corners of the proposed house, soils were not assessed at the current proposed house location but further to the northwest. The proposed house site (foundation) is partially located within three historic "drainage ditch" portions of the BVW. The Commission is encouraged to await review by the Engineering Department prior to closing the hearing. In their February 11, 2025 memorandum the Engineering Department stated concerns that the wetland soils onsite are not structurally sufficient to support the proposed structure.

15.107. *Michael Mocko*
Signature of Soil Evaluator Date 9-14-23
SE 1154
Typed or Printed Name of Soil Evaluator / License # Expiration Date of License 6-30-2025
Michael Aldro Engineering Dept.
Name of Approving Authority Witness Approving Authority

Note: In accordance with 310 CMR 15.018(2) this form must be submitted to the approving authority within 60 days of the date of field testing, and to the designer and the property owner with Percolation Test Form 12.

Field Diagrams: Use this area for field diagrams:



15form11.doc - rev. 3/15/18 Form 11 - Soil Reliability Assessment for On-Site

Buffer Zone

- 15) As stated in 310 CMR 10.53(1), "...For work in the Buffer Zone subject to review under 310 CMR 10.02(2)(b)3., the Issuing Authority shall impose conditions to protect the interests of the Act identified for the adjacent Resource Area. The potential for adverse impacts to Resource Areas from work in the Buffer Zone may increase with the extent of the work and the proximity to the Resource Area. The Issuing Authority may consider the characteristics of the Buffer Zone, such as the presence of steep slopes, that may increase the potential for adverse impacts on Resource Areas. Conditions may include limitations on the scope and location of work in the Buffer Zone as necessary to avoid alteration of Resource Areas. The Issuing Authority may require erosion and sedimentation controls during construction, a clear limit of work, and the preservation of natural vegetation adjacent to the Resource Area and/or other measures commensurate with the scope and location of the work within the Buffer Zone to protect the interests of M.G.L. c. 131, § 40..."
- 16) Subsequent to the original NOI submitted in 2022, the identification of protected BVW and the proposed project design have both changed. The most recent submittal to the

Conservation Commission lacked an updated narrative describing the current proposed project and an evaluation of under 310 CMR 10.53(1) as well as 10.55(4).

- 17) The Commission should consider how the removal of mature trees and increase in impervious surface within Buffer Zone will impact the hydrology of the adjacent BVW.
- 18) The Commission should consider the loss of native vegetation associated with the construction of the proposed BVW replication area. The proposed replication area exceeds the size requirement under 310 CMR 10.55(4)(1) and could be reduced to preserve forested Buffer Zone.

Site Plan

- 19) Buffer Zone boundaries should be updated to reflect the revised BVW boundaries. The depicted 50' Buffer Zone shown within the northerly portion of the property does not reflect the historic "drainage ditch" BVWs.
- 20) For clarity, the term "jurisdictional BVW" should be added to the callout for the historic "drainage ditches".
- 21) The original NOI site plan provided a detail on the driveway construction. The revised site plan does not include any details or cross sections. Updated details and cross-sections should be provided on a revised site plan.
- 22) A legend should be added to the site plan.
- 23) Note 3.3 lacks a unit after 25. The note is taken directly from the recorded property deed which also lacks a unit. From the site plan, it is assumed that the distance is 25-FT.
- 24) A construction sequence of work should be provided.
- 25) A dewatering plan should be provided.
- 26) The site plan would benefit from a detail regarding side slope stabilization and culvert installation.

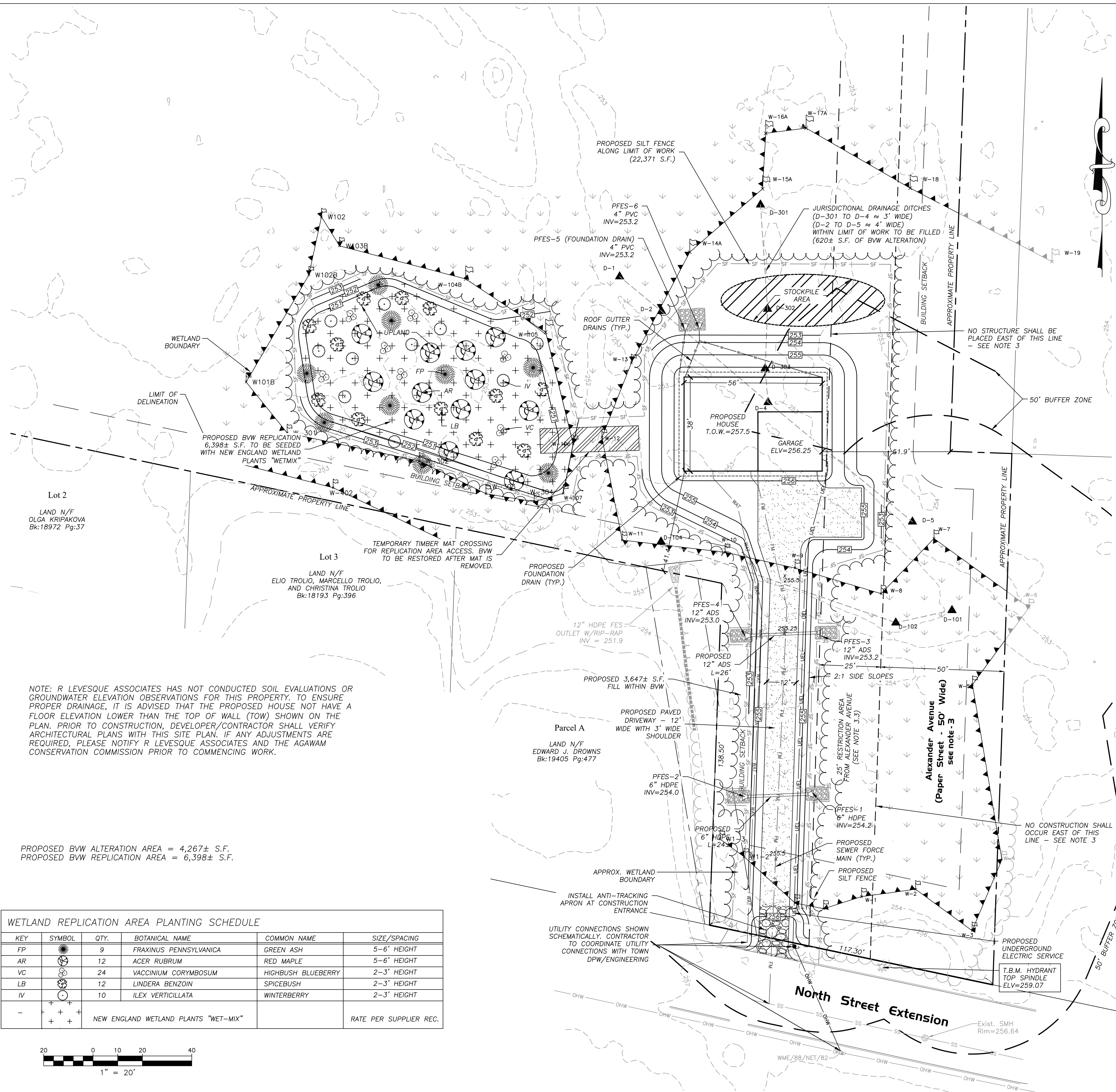
I trust that the above comments will assist the Commission in their review of the previously referenced NOI submittal. Please do not hesitate to contact me with any questions.

Sincerely,



Emily Stockman, M.S., P.W.S.
Senior Scientist/Principal
Stockman Associates LLC





NOTES

- THE RECORD OWNER OF THE SUBJECT PARCEL IS VIP HOMES & ASSOCIATES, LLC. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 16050 PAGE 452 & BOOK 20074 PAGE 89.
- THE PROPERTY LINES SHOWN ARE BASED ON THE ABOVE DEED REFERENCES AND ARE APPROXIMATE.
- PROPERTY IS SUBJECT TO DEED RESTRICTIONS IN DEED BOOK 20074 PAGE 89 WHICH STATE:
 - "ANY ACCESS TO THE PROPOSED HOME BY V.I.P. HOMES & ASSOCIATES, LLC. OR ANY ENTITY FOR A DRIVEWAY WILL NOT BE ON ANY PART OF ALEXANDER AVENUE, FEEDING HILLS, MASSACHUSETTS 01030."
 - "THERE WILL BE NO CONSTRUCTION OF ANY KIND ON ANY PART OF ALEXANDER AVENUE, FEEDING HILLS, MASSACHUSETTS 01030."
 - "ANY CONSTRUCTION OF A HOME BY V.I.P. HOMES & ASSOCIATES, LLC, OR ANY ENTITY WILL BE AT LEAST 25 WEST OF THE WESTERN BOUNDARY OF ALEXANDER AVENUE, FEEDING HILLS, MASSACHUSETTS 01030."
- THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT OF THE OUTSIDE PERIMETER OF THE EXISTING STRUCTURES. THE ACTUAL LOCATION OF THE EXISTING BUILDING WALLS AND CORNERS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK THAT WOULD ADJUT OR TAKE PLACE ADJACENT TO THE EXISTING BUILDING(S). IF THE PLAN HEREON IS USED FOR CONSTRUCTION LAYOUT PURPOSES, THE PARTIES CONDUCTING LAYOUT SHALL CONTACT R. LEVESQUE ASSOCIATES INC. PRIOR TO SAID LAYOUT TO DETERMINE PROPER CONTROL. PLEASE NOTE WHILE THE BUILDING(S) ARE SHOWN TO BE SQUARE, IT SHOULD NOT BE ASSUMED THAT THE WALLS ARE SQUARE OR PLUMB. R. LEVESQUE ASSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN HEREON.
- THIS PLAN HAS BEEN PREPARED FOR CONSERVATION PERMITTING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
- SUBJECT PARCEL CONTAINS APPROXIMATELY 2.25 ACRES.
- THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
- WETLAND RESOURCE AREAS WERE DELINEATED BY MIKE MOCKO ENVIRONMENTAL. R LEVESQUE ASSOCIATES MAKES NO ASSERTION AS TO ACCURACY OF WETLAND DELINEATION.
- THE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON NOAA LIDAR DATA.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AND AVAILABLE RECORD DATA. R LEVESQUE ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. R LEVESQUE ASSOCIATES, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HERE ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. NOT ALL UTILITIES HAVE BEEN SHOWN.
- ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM AGAWAM GIS AND ARE APPROXIMATE.
- SUBJECT PARCEL IS SPLIT ZONED RESIDENCE A2 AND AGRICULTURAL ACCORDING TO THE AGAWAM ZONING MAP.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 2501300383E - EFFECTIVE DATE: 7-16-2013.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

ZONING REVIEW - Agricultural

TYPE (MINIMUM)	REQUIRED	PROPOSED
AREA	20,000 FT ²	2.25± ACRES
FRONTAGE	120 FT	177± FT
FRONT YARD	35 FT	180± FT
SIDE YARD	15 FT	41.4± FT
REAR YARD	20 FT	150+ FT
HEIGHT (MAX)	35 FT	35 FT
BUILDING COVERAGE (MAX)	NONE	1.8%

ZONING REVIEW - Residence A2

TYPE (MINIMUM)	REQUIRED	PROPOSED
AREA	15,000 FT ²	2.25 ACRES
FRONTAGE	110 FT	177± FT
FRONT YARD	30 FT	180+ FT
SIDE YARD	15 FT	41.4± FT
REAR YARD	20 FT	150+ FT
HEIGHT (MAX)	35 FT	35 FT
BUILDING COVERAGE (MAX)	40%	1.8%

R LEVESQUE ASSOCIATES INC.
Landscape Architects
Civil Engineers - Land Surveyors
Environmental Consultants
ph: 413.568.0985 fax: 413.568.0986
40 School Street
Westfield, MA 01085
rlaland.com

CONSERVATION FILING PLAN

**1014 North Street Extension
Parcel I.D. #D13 2 IO
Feeding Hills, Mass.**

PREPARED FOR:

VIP Homes & Associates, LLC
c/o Mr. Vladimir Ruha
29 Avalon Place
Feeding Hills, MA 01030

ISSUANCE DATE: January 8, 2025
REVISIONS:
A. Revised wetland delineation
DATE:
5/8/25

DRAFTED BY: J.L. & R.N.

UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: As Noted
RLA PROJ. NUMBER: 240713
DRAWING#
W-1
REV.
A

PERMITTING

AGAWAM CONSERVATION COMMISSION
June 12, 2025

MEMBERS PRESENT:

Henry Kozloski, Chair
Keven Brown
Sheryl Becker
Frank Meagher
Jill Ward (6:03pm)
S Page Fallon

MEMBERS ABSENT:

Magda Galiatsos

ALSO PRESENT:

Taryn Egerton
Stefanie Kesecker

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

1. 6:00PM PUBLIC HEARING-NOTICE OF INTENT-South West Street Right-of-Way adjacent to 841 South West Street-Town of Agawam

Assistant Town Engineer Michael Albro was present for this agenda item. He stated the road is elevated to the west. He stated the Town put a crown in and diverted some of water which goes to the east, and this has created an unforeseen erosion problem. They attempted to fix it with rip-rap, but it needs to be redone as well. He stated they are proposing to reestablish the rip-rap and put in a short pipe in that area to help channel the water and lessen future erosion in this area. He stated he wanted to know if Conservation had questions regarding this proposal.

Mr. Kozloski asked if he had seen the DEP comments. Mr. Albro stated yes, but no revisions have been made to the plan yet. Mr. Kozloski stated water cannot be directly dumped into the stream and questioned how the water would be treated. Mr. Albro stated they are still working on the best way to treat the water. Mr. Kozloski asked how far from the brook to the pipe. Mr. Albro stated 10 ft. or less. Mr. Kozloski asked if anything can be done in that area to treat. Mr. Albro said maybe a deep catch basin, but there is not room for a larger filtration management system.

Mr. Meagher stated the problem is the short distance and not a lot of room in this area for a filtration system. Mr. Albro stated he would work with DPW on the filtration system.

Michael Griffin, 841 South West Street was present. He stated he is concerned because his electric wires are buried in the area underneath the rip-rap and paved swale. He stated the lines are buried 2 ft beneath the surface. He also stated that there is one tree that is eroding, besides the tree that was already removed.

Mr. Albro requested to continue this agenda item for two weeks.

Motion was made by Mr. Brown and seconded by Mr. Meagher to continue the PUBLIC HEARING-NOTICE OF INTENT-South West Street Right-of-Way adjacent to 841 South West Street-Town of Agawam to the June 26, 25 meeting, as requested.

VOTE 6-0-0

2. REQUEST FOR DETERMINATION-515 &533 Mill Street-Dikan & Ashlaban

Filipe Cravo, R. Levesque Associates was present for this agenda item. He stated Engineering had questions regarding a possible perennial stream that was onsite, but not shown on the plan. Mr. Cravo stated the wetlands are flagged on the plan. Mr. Kozloski asked Mr. Cravo if the property boundaries were accurate. Mr. Cravo stated that the flagging was done based upon the measurements within the deed and was completed by a professional surveyor. Mr. Kozloski asked if the water will be going across 57 to State property. Mr. Cravo stated yes. After discussion the Conservation Commission decided a peer review would be necessary. Mr. Cravo requested to continue this agenda item to the June 26, 2025 meeting.

Motion was made by Mr. Brown and seconded by Mr. Fallon to require a peer review for wetland delineation for the REQUEST FOR DETERMINATION-515 &533 Mill Street-Dikan & Ashlaban.

VOTE 6-0-0

Motion was made by Mr. Brown and seconded by Ms. Ward to continue the REQUEST FOR DETERMINATION-515 & 533 Mill Street-Dikan & Ashlaban to the June 26, 2025 meeting as requested.

VOTE 6-0-0

3. REQUEST FOR DETERMINATION CONT.-223 Garden Street-MBNZ Holding Co.

The Commission received a request to continue this agenda item to the June 26, 2025 meeting.

Motion was made by Mr. Meagher and seconded by Ms. Ward to continue the REQUEST FOR DETERMINATION CONT.—223 Garden Street-MBNZ Holding Co. to the June 26, 2025 meeting, as requested.

VOTE 6-0-0

4. PUBLIC HEARING CONT.-NOTICE OF INTENT-242 River Rd & 56 Forest Ridge Lane-Nakhabenko

Filipe Cravo, R. Levesque Associates was present for this agenda item. He stated the proposal is for a single family addition, with compensatory storage. He stated Natural Heritage had responded today with a no take. Mr. Cravo stated the crown of the road is lower than the elevation. He stated at the road it is 54.6 and at the slop it was 55 plus. Mr. Kozloski stated that is correct and he had verified this information with the Town. Mr. Kozloski stated the DEP said the debris removal cannot be considered mitigation. Mr. Cravo stated there would be removal of invasive species, removal of debris, and dry wells. He stated there will be a small surplus storage in the floodplain. Mr. Cravo stated it was proposed to replant native, woody, species where the invasive species will be removed.

Mr. Meagher said any mitigation done where the invasive species are will need to be maintained, otherwise the mitigation will be lost. Mr. Cravo stated it would be necessary to remove the invasive species so they do not grow back, or set a time line to monitor.

Ms. Becker suggested doing additional mitigation another spot along the river.

Mr. Brown and Ms. Ward suggested a native species that was a natural spreader.

Mr. Kozloski opened the meeting for public comment and there were no comments.

Mr. Cravo requested to continue this agenda item to the June 26, 2025 meeting.

Motion was made by Ms. Ward and seconded by Ms. Becker to continue the PUBLIC HEARING CONT.-NOTICE OF INTENT-242 River Rd & 56 Forest Ridge Lane to the June 26, 2025 meeting.

VOTE 6-0-0

5. PUBLIC HEARING CONT.-NOTICE OF INTENT-1014 North St Ext-VIP Homes & Associates, LLC

The Commission received a request to continue this agenda item to the June 26, 2025 meeting.

Motion was made by Ms. Ward and seconded by Mr. Brown to continue the PUBLIC HEARING CONT.-NOTICE OF INTENT-1014 North St Ext-VIP Homes & Associates, LLC to the June 26, 2025 meeting as requested.

VOTE 6-0-0

6. Request for Certificate of Compliance-131 Ridgeway Drive

Mr. Kozloski stated they needed a deed restriction. He stated the Commission performed an onsite and everything was in order.

Motion was made by Ms. Ward and seconded by Mr. Brown to issue the Certificate of Compliance-131 Ridgeway Drive, conditional upon receipt of a deed restriction.

VOTE 6-0-0

7. ENFORCEMENT ORDER UPDATES

None

8. APPROVAL OF MINUTES-May 22, 2025

Motion was made by Ms. Ward and seconded by Mr. Brown to approve the May 22, 2025 minutes as written.

VOTE 5-0-1(Fallon)

9. Correspondence and Complaints

68 Hemlock Ridge-The Commission sent the homeowner a letter regarding building and cutting in the wetland, but they have not contacted the office.

Motion was made by Ms. Ward and seconded by Ms. Becker to issue an Enforcement Order for 68 Hemlock Ridge to cease and desist any activity affecting the resource areas require an NOI be submitted by July 10, 2025 for work in jurisdictional area and to cease and desist.

VOTE 6-0-0

Mr. Kozloski stated the Conservation needs to set up an onsite with DPW for Silver Lake Drive. He stated there is a broken pipe. The Commission will perform an onsite Friday, June 13, 2025.

Nicole Terrace Subdivision-the plantings are in so the Commission will set up an onsite.

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

VOTE 6-0-0

Meeting adjourned at 7:30pm.