



Conservation Commission AGENDA

Thursday, July 24, 2025 - 6:00 PM

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

A. Conservation Commission

- 1) REQUEST FOR DETERMINATION CONT.-515 & 533 Mill Street-Dikan & Ashlaban
- 2) PUBLIC HEARING CONT.-NOTICE OF INTENT-1014 North St Ext-VIP Homes & Associates, LLC
- 3) Request for Certificate of Compliance-8 Alexander Drive
- 4) APPROVAL OF MINUTES-July 1, 2025 & July 10, 2025
- 5) Correspondence & Complaints

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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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

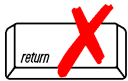
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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:		
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

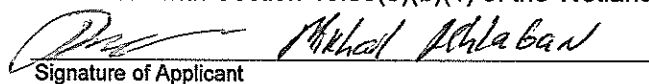
I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

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.

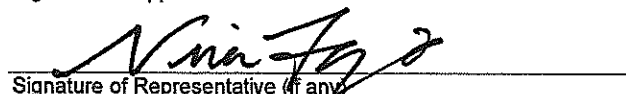
Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

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.


Signature of Applicant

5-4-2025
Date


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

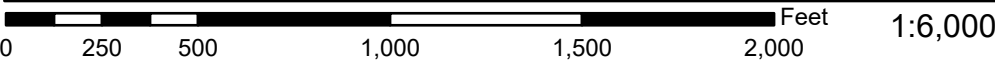


Property Tax Parcels
USGS Topographic Maps

National Flood Hazard Layer FIRMMette



72°39'17"W 42°4'28"N



Basemap Imagery Source: USGS National Map 2023

72°38'39"W 42°4'2"N

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



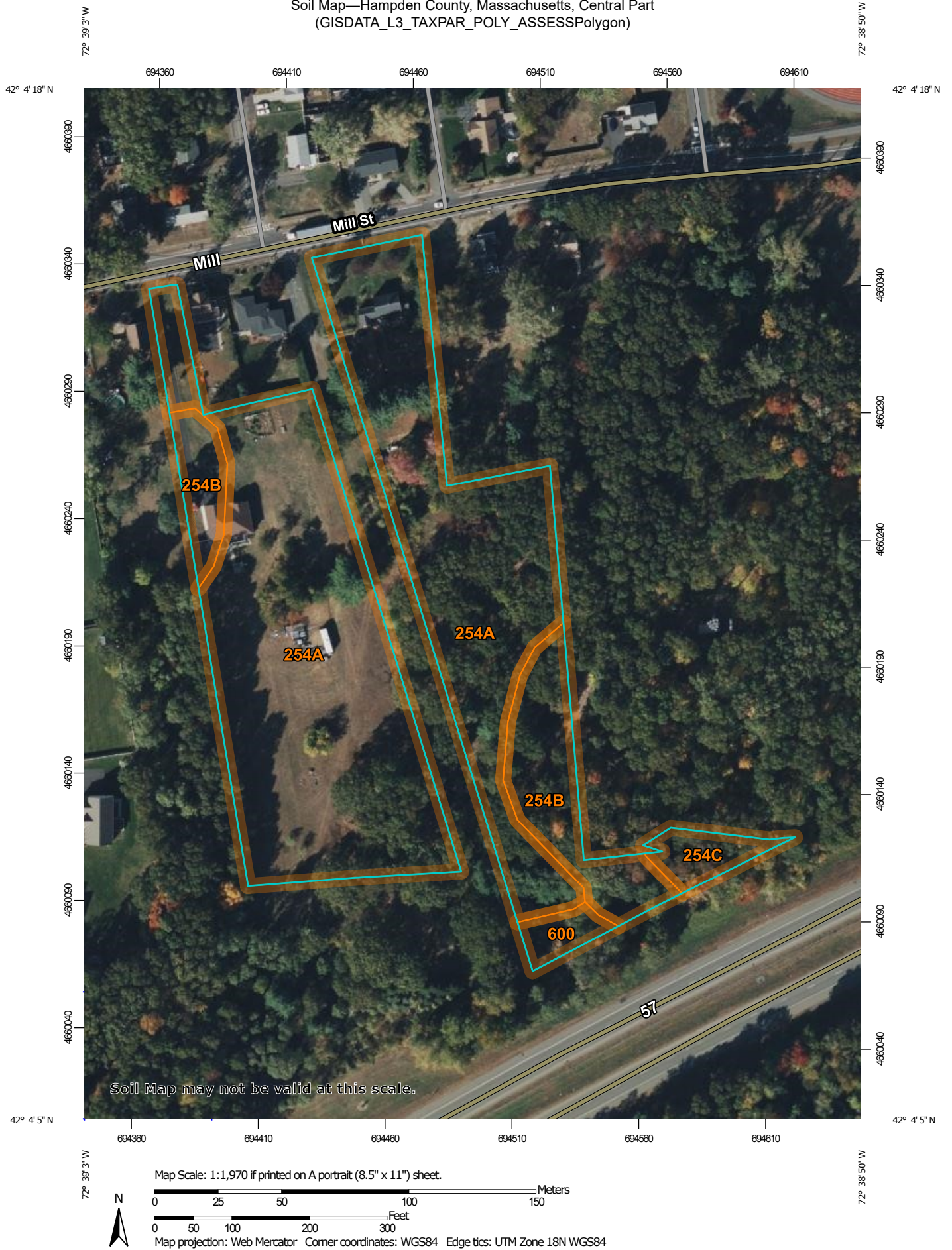
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 17 of 72

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

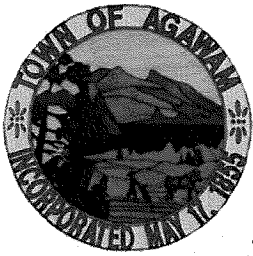
APPENDIX A: SITE PLAN

SITE PLAN ENTITLED "CONSERVATION FILING PLAN"

PREPARED FOR SERGEY DIKAN

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED MAY 8, 2025



Town of Agawam

Conservation Commission

Conservation Commission
36 Main Street
Agawam, MA 01001
Ph: 413-786-0400 ext.
8737
Fax: 413-786-9927

June 27, 2025

Sergey Dikan
114 Birch Avenue
Agawam, Ma 01001

Mikhail Ashlaban
5 Ogden Street
Chicopee, Ma 01013

Dear Mr. Dikan & Mr. Ashlaban:

At its duly called meeting held on June 26, 2025, the Agawam Conservation Commission voted to accept the Peer Review proposal submitted by Stockman Associates for the amount of \$2,860.00 for a Request for Determination of Applicability on property at 515 & 533 Mill Street. Review by Stockman Associates will not commence until this Peer Review fee is submitted to the Conservation Commission in its entirety. The Commission shall be responsible for expenditures.

If you have any questions, please contact this office.

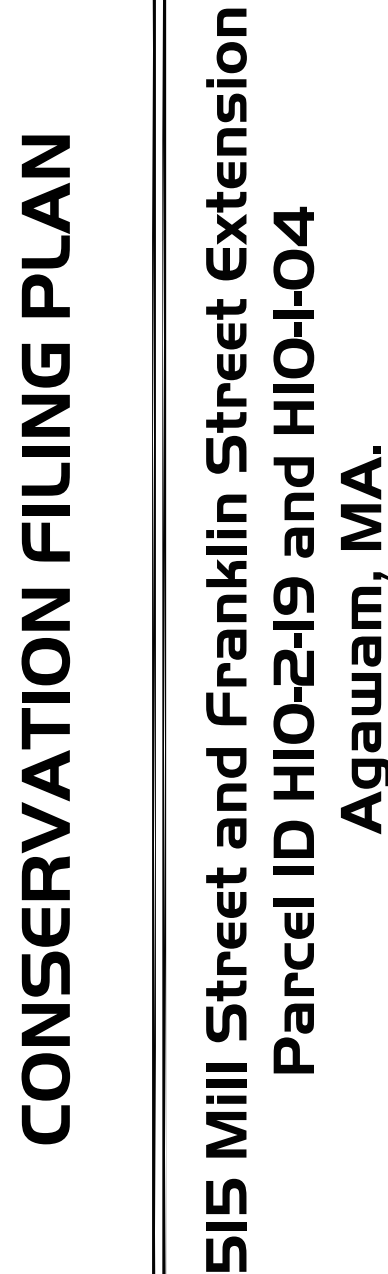
Sincerely,

Henry A. Kozloski, Chairman
Agawam Conservation Commission

cc: Stockman Associates
R. Levesques Associates, LLC
Town Clerk, File



1. THE RECORD OWNER OF THE SUBJECT PARCEL IS SERGEY DIKAN (515 MILL ST.) AND MIKHAIL & TAMARA ASHLABAN (533 MILL ST.). SEE HAMPTON COUNTY REGISTRY OF DEEDS BOOK 24346 PAGE 391 (515 MILL ST), DEEDS BOOK 20091 PAGE 539 (533 MILL ST.)
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON A RLA BOUNDARY SURVEY.
3. 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 SAY 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.
4. THIS PLAN HAS BEEN PREPARED FOR CONSERVATION PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
5. 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.
6. WETLANDS DELINEATED BY R. LEVESQUE ASSOCIATES INC IN MAY 2025.
7. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, 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.
8. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF AGAWAM GIS MAPPING.
9. SUBJECT PARCEL IS ZONED AS SHOWN ON PLAN.
10. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25013C0384E – EFFECTIVE DATE: JULY 16, 2013.
11. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.



Sergey Dikan
14 Birch Hill Road
Lawrence, MA 01001

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.
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W-1

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June 23, 2025

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

Re: Request for Determination of Applicability (RDA)
515 & 533 Mill Street
Agawam, MA 01001
Assessor's Parcel IDs: H10-2-19 & H10-1-4
Wetland Consultant Peer Review Proposal

Dear Mr. Kozloski:

Foremost, thank you for considering Stockman Associates LLC. It is our understanding that the Agawam Conservation Commission is seeking an estimate for a wetland consultant peer review of a Request for Determination of Applicability (RDA) submitted by R Levesque Associates, Inc. (RLA) on behalf of their clients, Sergey Dikan and Mikhail & Tamara Ashlaban, for the properties located at 515 & 533 Mill Street (Assessor's Parcel IDs: H10-2-19 & H10-1-4) in Agawam, MA. Based on the RDA narrative prepared by RLA dated May 8, 2025, the boundary of Bordering Vegetated Wetland (wetland "A") will be reviewed. It is our understanding that the scope will also include a review of the entire subject parcels to confirm that there are no additional unmapped, protected wetland resource areas.

Scope of Work

Field Work

Site Visit: to review and confirm field work performed by RLA and depicted on the RDA site plan dated May 8, 2025, including the review of the Bordering Vegetated Wetland boundary described above. It is anticipated that boundary delineation flagging will be clearly visible and labeled in the field. Any observation plots utilized by RLA to evaluate soils, vegetation, and hydrology should also be clearly marked on a site plan and in the field for review.

Furthermore, it is anticipated that a representative from RLA as well as members of the Agawam Conservation Commission may be present during the site visits.

Estimated ½ Field Day

Materials Review

Request for Determination of Applicability (RDA) Review: including the review of the RDA WPA Form 1, and other supporting documents submitted with the May 8, 2025 RDA prepared by RLA.

The review will be performed under the Massachusetts Wetlands Protect Act (MA WPA) regulations (310 CMR 10.00). It is our understanding that the Town of Agawam does not have a local wetland protection bylaw.

Follow-up Review: including the review of RLA responses to our initial findings report, revisions to the plans and other submitted documents.

Reporting

Review Findings: including a findings report and recommendations based on the materials review and the site visit. The report will specifically address concurrence and non-concurrence with the Bordering Vegetated Wetland boundary as presented in the RDA prepared by RLA.

Follow-up Review Findings: including a follow-up findings report identifying any outstanding comments not addressed by RLA.

Meetings

Attendance: This proposal includes attendance at one (1) in person Agawam Conservation Commission meeting.

Total Cost Estimate

26 hours
\$2,860

Please note that the above cost estimate has been provided based on the May 8, 2025 RDA submittal prepared by RLA and includes one review of revised materials. Any additional submittals, additional site visits, and/or public hearings would be considered extra work beyond the proposed scope. If additional review is requested during the process, Stockman Associates LLC will bill for those services at the rates provided below.

Hourly Rates (including travel):

Wetland Scientist \$110/hour
Field Technician \$65/hour

This proposal is valid for 30 days. Our receipt of a signed copy of this proposal and confirmation of funding will serve to authorize Stockman Associates LLC to proceed with the work outlined above in our Scope of Services and in the attached General Contract Conditions.

It is anticipated that work will commence within two weeks of authorization. Please note that aspects of the proposed timeline are subject to the scheduling and availability of others as well as site conditions and, therefore, may be subject to change. Based on our current workload we have limited availability during July 2025. Please note that the office will be closed from August 18, 2025 through August 29, 2025.

I look forward to working with you on this project. Thank you for considering Stockman Associates LLC.



If you have any questions regarding the above estimate, please do not hesitate to contact me at emily@stockmanassociates.com or at 413-743-1372.

Sincerely,

A handwritten signature in cursive script that reads "Emily Stockman".

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

AUTHORIZATION TO PROCEED

Agawam Conservation Commission

Request for Determination of Applicability (RDA)

515 & 533 Mill Street

Agawam, MA 01001

Assessor's Parcel IDs: H10-2-19 & H10-1-4

Wetland Consultant Peer Review Proposal

I hereby authorize Stockman Associates LLC to proceed with the above-referenced project in accordance with the Scope of Services described herein.

Agawam Conservation Commission

Printed Name

Date

Signature

Title

MICHAEL MOCKO ENVIRONMENTAL CONSULTANT

mockoenvironmental@cox.net

**36 HAMPDEN ROAD
STAFFORD SPRINGS, CT 06076
TEL. 860-684-7205
CELL 860-933-0997**

ADDENDUM TO NARRATIVE

JUNE 20, 2025

**1014 North Street Ext.
Feeding Hills, MA
MA DEP File # WE 087-0684**

The following is a response to the comments made by Stockman Associates review of May 27, 2025.

1. BVW flagging has been reviewed in the field by Stockman Associates and field walked with the Agawam Conservation Commission on May 20, 2025. Agreement on the flagged and surveyed boundary was reached and shown on the revised plan. Revision Date: June 20, 2025

Historic drainage ditches were determined to be jurisdictional BVW with the widths measured in the field and the revised plan depicts all the ditches, including the 201 series. Calculated loss of jurisdictional wetland includes all ditches with the agreed widths.

iii. D-2 through D-5 has been recalculated at a 5-ft. width.

D-301 series has been recalculated at a 4-ft. width.

iv. Extensions of the “ditches”, as noted, at D-301 and D-5 are on the plan.

Historic “drainage ditch” D-201 series is now on the plan (June 20, 2025) and calculated as jurisdictional with an average width of 5.6-ft.

2. These BVW impacts have been reviewed and calculated by the surveyor to provide an updated BVW loss.
3. Temporary logging mats will be elevated on log runners to minimize BVW impact. Temporary impact is shown on the plan and replication will be in the same place. Mats and runners will be removed, ground surface smoothed, and disturbed soil will be straw mulched.

4. Culvert armament has been minimized on the plan and the area calculated as impacted BVW.
5. Deed restriction existing on Alexander Ave. which once was a “paper street” prohibits further development, construction, or access. This permanently eliminates further development that would result in greater BVW loss in excess of 5,000 sq. ft.
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 5,000 sq. ft. of BVW when said area is replaced”. This project results in 4,776 sq. ft. of BVW loss which is less than 5,000 sq. ft.

7. a. Analysis of 10.55 (4)

1. Based on recalculation of the BVW lost including driveway, pipe and riprap, and BVW – historical ditches the total sq. ft. is 4,776. The surface area of the BVW replication area has been reduced to 5,179 sq. ft. to minimize the buffer zone impact.
2. Conditions in the BVW lost to the driveway construction is typically flat topography with hydric soil conditions – typical 0 – 12” 10YR3/2 FSL, 12”-14” 2.5 Y 3/3 FSL, 14” – 24” 2.5Y 4/2 Silty fine – med sand with redox features @ 12-24”. Estimated water table is 0 – 12” and ponding of water has been observed during extended wet periods. Ponding of surface water does drain off slowly to the southwest and the lower part of the landscape. The gradient of the surface of the BVW is only 0.5 – 1.0% making the sight slow to drain during wet periods.

The existing conditions of the replication area (not BVW) is nearly flat topography and elevated 1.0 – 2.0- ft. above the adjacent BVW. Soils are typically 0-6” 10YR 3/2 FSL 6”-14” 2.5Y 4/3 FSL, 14”-24” 2.5Y 4/3 fine-med silty sand, redox features @ 20”, estimated water table at 20”, and observed water @ 18” during wet periods.

8. Culverts are proposed to provide and maintain existing drainage patterns. There is minimal contributing drainage area and culverts are oversized just for ease of maintenance. The occasional removal of leaves and fallen branches will benefit the pipe function.
9. Siting of the primary 12” culvert is now shown in the “historic ditch”, as this is the low point. The second 6” culvert is in a secondary low and is for redundancy. These will ensure that existing drainage patterns are maintained.
10. Existing drainage patterns will be maintained by driveway culverts. Preservation of the existing drainage patterns will remain the same through the undisturbed BVW. Surface drainage by the proposed grading will maintain the drainage currently following the “historic ditches” that will be filled.

The replication BVW will add stormwater detention that is lost to the proposed driveway fill and “historic drainage ditch” fill.

11. Once logging mats are removed, the soil disturbance will be smoothed with an excavator bucket, restoring the original grade, and mulched with straw. The remaining root stock and

seed stock will adequately revegetate the minimal disturbance. The one year and two year inspection will observe conditions and supplemental seeding with the appropriate wet mix can be provided, if necessary.

12. Plant list is revised on the plan. (June 20,2025)

13. A revised plan will be submitted to the Engineering Department and a site walk will be scheduled.

14. Engineering may want additional test pits for foundation suitability, as the home location has been revised.

15. Buffer zone review by the Agawam Conservation Commission was discussed on the May 20, 2025 site walk. The limit of clearing was staked for review, as was the silt fence location. Erosion controls are detailed on page 2 of the plan. During tree clearing, any dangerous or unhealthy trees beyond clearing limits should be marked and permission for removal should be obtained by the Agawam Conservation Commission.

16. The current revised plan dated June 20, 2025 and narrative addendum dated June 20, 2025 are enclosed.

17. The impervious area is in very small proportion to the large extent of the wetland left undisturbed. No measurable impact is expected in the BVW.

18. The size of the wetland replication area has been revised to reflect a 1:1 ratio, in order to minimize the disturbance of the buffer zone.

Points 19 through 26 addressing the site plan have been added to the revised plan dated June 20, 2025.



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: July 9, 2025
Subject: Notice of Intent – 1014 North Street Extension – CC 380

Per your request, we have reviewed the revised Conservation Filing Plan entitled, “Conservation Filing Plan, 1014 North Street Extension, Parcel I.D. #D13 2 10, Feeding Hills, Mass.; Prepared for: VIP Homes & Associates, LLC c/o Mr. Vladimir Ruha, 29 Avalon Place, Feeding Hills, MA 01030; Prepared by: R Levesque Associates, Inc., 40 School Street, Westfield, MA 01086; Scale: 1”=20’; Dated: June 20, 2025”. Based on our review, we have the following comments:

1. The Agawam Engineering Division concurs with all comments presented by Stockman Associates LLC in their memo dated May 27, 2025.
2. Engineering is concerned the capacity of the proposed culverts may not be sufficient to maintain the hydrology of the project site which is currently provided by the existing drainage ditches. Blocking the flow of these ditches may cause stormwater to collect within abutting properties on the eastern side of the project site and on the southern side of North Street Extension. The stream on the northern side of Roosevelt Avenue and its receiving waterbodies may also be negatively affected since these areas are hydrologically connected to the drainage ditches. A stormwater analysis of the project site needs to be submitted in order to verify the capacity of the culverts.
3. The Applicant shall submit a maintenance plan for the proposed culverts including the contact information for the responsible party.
4. The footprint of the proposed building has changed from the original plan dated September 12, 2022. The locations of the soil test pits performed in September of 2023 were based on the original footprint. The test pits shall be located by survey and shown on the Filing Plan to confirm whether the test pits fall within the new building footprint shown on the current plan. If the test pits are located outside of the new building footprint, additional test pits may be required to confirm soil conditions.
5. The drainage easement encompassing the existing 12” culvert pipe from North Street Extension should be labelled on the plan.
6. As noted by Stockman Associates LLC, details of the driveway and culvert installation should be included on the Filing Plan.
7. When this project was originally submitted in 2022, there was concern with flooding on the northern section of the property. At the time, the DPW had conducted an inspection of the culvert located on Roosevelt Avenue and downstream streambed. The DPW did not observe any kind of obstruction to the culvert at that time and the water was flowing as intended.



Town of Agawam

Department Of Public Works

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

The Conservation Commission and Engineering have performed follow-up inspections of the culvert in May and June of 2025. Fallen tree limbs and other debris have been observed within the stream bed north of the culvert which may cause an impediment to flow, potentially causing flooding on the project site. The Agawam DPW will coordinate with the Applicant to have the debris removed to improve stream flow.

8. Engineering is willing to meet with the Applicant onsite if they wish to discuss the above listed comments and any other questions they may have. The Applicant should contact Engineering to schedule a date and time for the site visit.

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

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

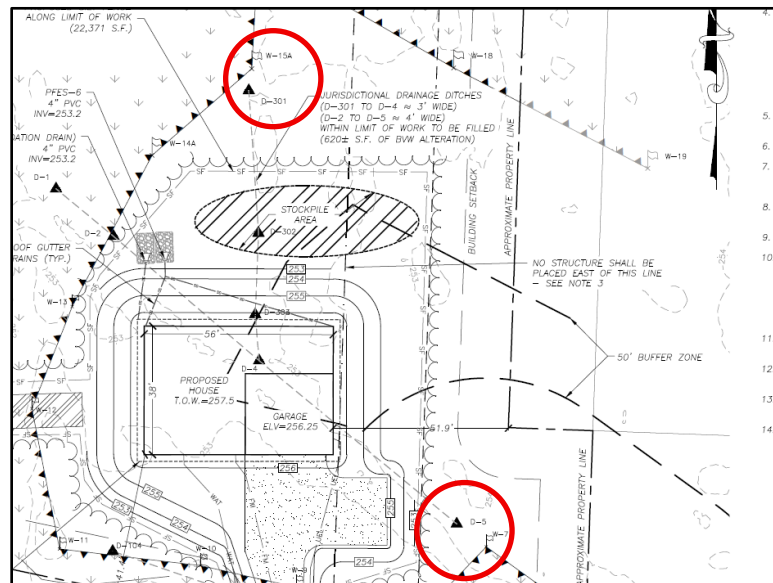
- Stockman Associates LLC performed a site visit on May 20, 2025. Also present were Mike Mocko (Mocko Environmental), Robin Mocko (Mocko Environmental), Henry Kozloski (ACC), Frank Meagher (ACC), and Page Fallon (ACC). Magda Galiatsos (ACC) was also present for a portion of the site visit.

Review Findings

Resource Area Boundaries

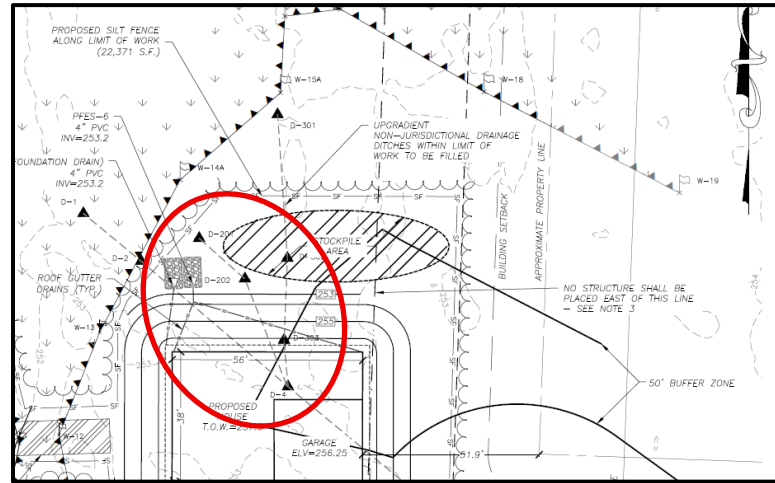
- 1) Stockman Associates concurs with the delineation of the BVW boundaries depicted on the revised May 8, 2025 site plan entitled "*Conservation Filing Plan 1014 North Street Extension Parcel ID# D13 2 10 Feeding Hills, MA*" prepared by R Levesque Associates Inc. as described below:
 - a. Stockman Associates 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."

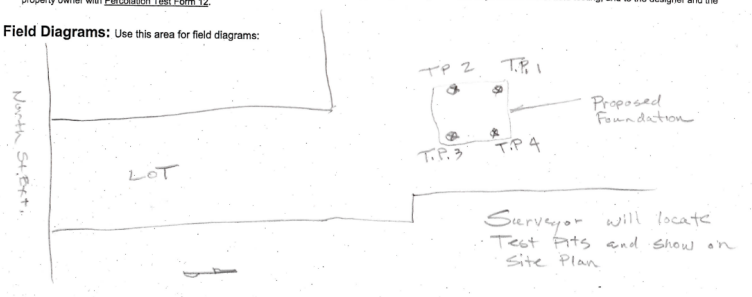
- a. The ADDENDUM TO NARRATIVE dated October 26, 2022 and submitted in response to the October 12, 2022 MA DEP comment letter does not address the supporting documented in the Massachusetts Inland Wetland Replacement Guideline Second Edition, September 2022. Furthermore, the ADDENDUM does not provide 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 Aldro*
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:



18form11.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.

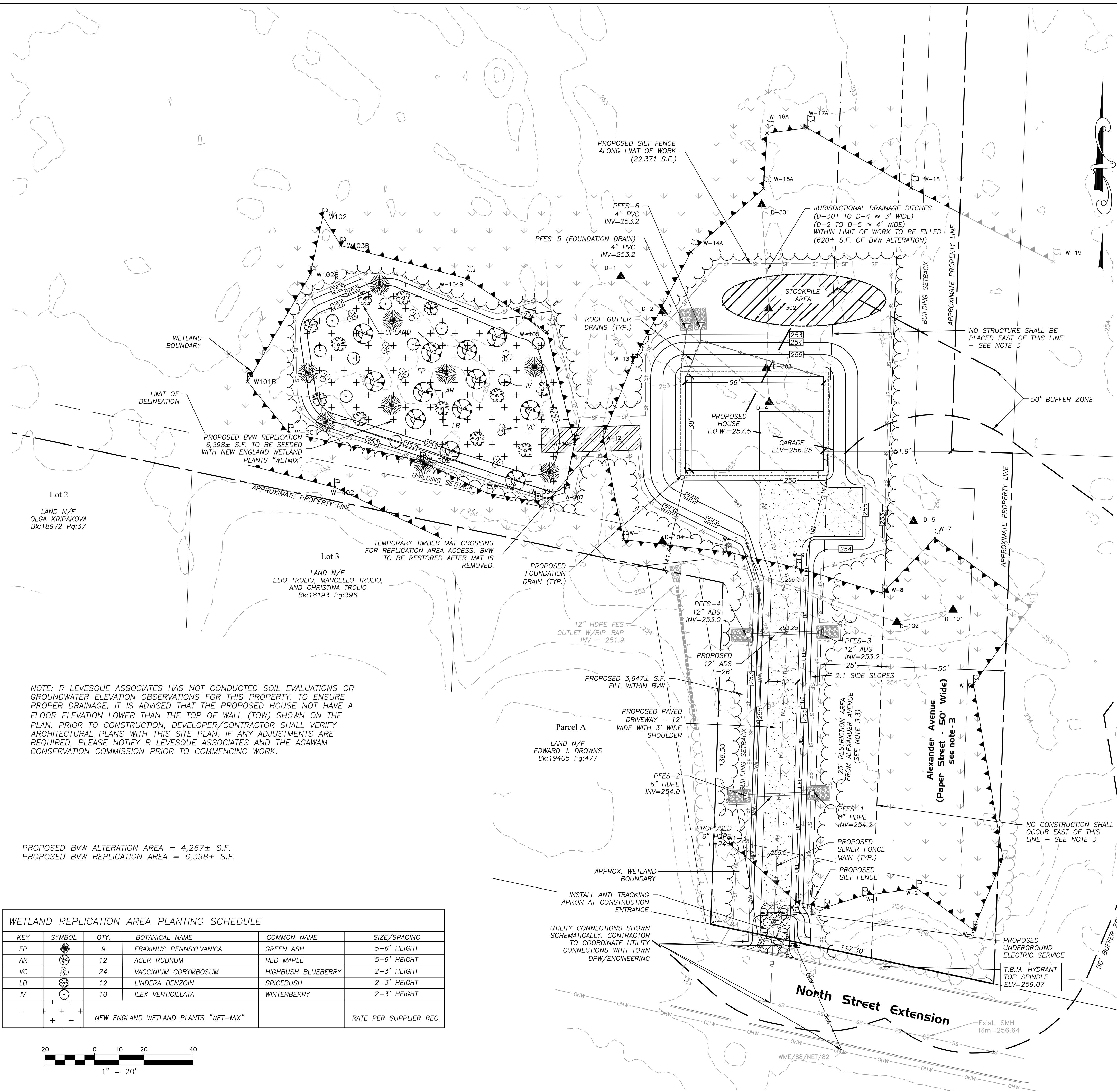
I trust that the above comments will assist the Commission in their review of the previously referenced NOI submittal. Please do not hesitate to contact me with any questions.

Sincerely,



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





NOTE: R LEVESQUE ASSOCIATES HAS NOT CONDUCTED SOIL EVALUATIONS OR GROUNDWATER ELEVATION OBSERVATIONS FOR THIS PROPERTY. TO ENSURE PROPER DRAINAGE, IT IS ADVISED THAT THE PROPOSED HOUSE NOT HAVE A FLOOR ELEVATION LOWER THAN THE TOP OF WALL (TOW) SHOWN ON THE PLAN. PRIOR TO CONSTRUCTION, DEVELOPER/CONTRACTOR SHALL VERIFY ARCHITECTURAL PLANS WITH THIS SITE PLAN. IF ANY ADJUSTMENTS ARE REQUIRED, PLEASE NOTIFY R LEVESQUE ASSOCIATES AND THE AGAWAM CONSERVATION COMMISSION PRIOR TO COMMENCING WORK.

PROPOSED BVW ALTERATION AREA = 4,267± S.F.
PROPOSED BVW REPLICATION AREA = 6,398± S.F.

WETLAND REPLICATION AREA PLANTING SCHEDULE

KEY	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
FP		9	FRAXINUS PENNSYLVANICA	GREEN ASH	5-6' HEIGHT
AR		12	ACER RUBRUM	RED MAPLE	5-6' HEIGHT
VC		24	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2-3' HEIGHT
LB		12	LINDERA BENZOIN	SPICEBUSH	2-3' HEIGHT
IV		10	ILEX VERTICILLATA	WINTERBERRY	2-3' HEIGHT
-		+	NEW ENGLAND WETLAND PLANTS "WET-MIX"		RATE PER SUPPLIER REC.

NOTES

1. 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.
2. THE PROPERTY LINES SHOWN ARE BASED ON THE ABOVE DEED REFERENCES AND ARE APPROXIMATE.
3. PROPERTY IS SUBJECT TO DEED RESTRICTIONS IN DEED BOOK 20074 PAGE 89 WHICH STATE:
 - 3.1. "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."
 - 3.2. "THERE WILL BE NO CONSTRUCTION OF ANY KIND ON ANY PART OF ALEXANDER AVENUE, FEEDING HILLS, MASSACHUSETTS 01030."
 - 3.3. "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."
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 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.
5. THIS PLAN HAS BEEN PREPARED FOR CONSERVATION PERMITTING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
6. SUBJECT PARCEL CONTAINS APPROXIMATELY 2.25 ACRES.
7. 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.
8. WETLAND RESOURCE AREAS WERE DELINEATED BY MIKE MOCKO ENVIRONMENTAL. R LEVESQUE ASSOCIATES MAKES NO ASSERTION AS TO ACCURACY OF WETLAND DELINEATION.
9. THE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON NOAA LIDAR DATA.
10. 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.
11. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM AGAWAM GIS AND ARE APPROXIMATE.
12. SUBJECT PARCEL IS SPLIT ZONED RESIDENCE A2 AND AGRICULTURAL ACCORDING TO THE AGAWAM ZONING MAP.
13. 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.
14. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

ZONING REVIEW - Agricultural

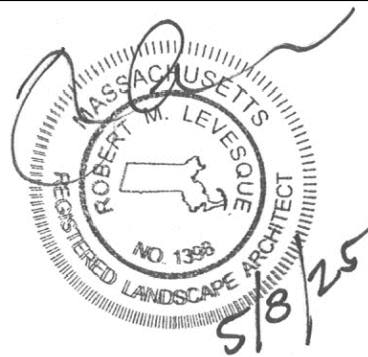
TYPE (MINIMUM)	REQUIRED	PROPOSED
AREA	20,000 FT ²	2.25± ACRES
FRONTAGE	120 FT	177± FT
FRONT YARD	35 FT	180± FT
SIDE YARD	15 FT	41.4± FT
REAR YARD	20 FT	150+ FT
HEIGHT (MAX)	35 FT	35 FT
BUILDING COVERAGE (MAX)	NONE	1.8%

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%

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: DATE:
A. Revised wetland delineation 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# REV.

W-1

A

PERMITTING

Taryn Egerton

From: WERO_NOI@MassMail.state.ma.us
Sent: Wednesday, October 12, 2022 3:20 PM
To: vovan99@aol.com; mockoenvironmental@cox.net
Cc: wero_noi@state.ma.us; Taryn Egerton; wero_noi@state.ma.us
Subject: [BULK] MassDEP NOI File Number

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

Date: 10/12/2022 Municipality AGAWAM

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	VIP HOMES & ASSOCIATES LLC	Owner Address
Address	29 AVALON PLACE, AGAWAM MA	
Locus	1014 NORTH STREET EXTENSION , AGAWAM MA	

This project has been assigned the following file # : **WE 087-0684**

ISSUANCE OF A FILE NUMBER INDICATES ONLY COMPLETENESS OF SUBMITTAL, NOT APPROVAL OF APPLICATION

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

[1] The information submitted in the application does not sufficiently address the applicable General Performance Standards of the impacted resource area(s) (including but not limited to 310 CMR 10.55: Bordering Vegetated Wetland). The Applicant should provide a brief narrative and, when applicable, supporting documentation to demonstrate compliance with all applicable General Performance Standards.

Regards,
for MassDEP,

(413)-755-2260
Thomas.Gruskos@mass.gov

CONTENTS

- WPA FORM 3 – NOTICE OF INTENT
- NARRATIVE
- DEP DELINEATION FIELD DATA FORM
- LOCUS MAP, SOILS MAP, FLOOD MAP, & ASSESSOR'S MAP
- NOI WETLAND FEE TRANSMITTAL FORM
- CERTIFIED ABUTTERS LIST
 - a) NOTIFICATION TO ABUTTERS
 - b) AFFIDAVIT
- ATTACHMENT

PLAN – CONSERVATION & SITE PLAN – 1014 NORTH STREET EXT.,
FEEDING HILLS, MA 01030

SCALE: 1" = 20' DATE: SEPTEMBER 12, 2022



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

Agawam

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):

1014 North St. Extension

a. Street Address

Feeding Hills

b. City/Town

01030

c. Zip Code

Latitude and Longitude:

42.0803

d. Latitude

-72.6833

e. Longitude

D 13 2 10

f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Vladimir

a. First Name

Ruha

b. Last Name

VIP Homes & Associates LLC

c. Organization

29 Avalon Pl

d. Street Address

Feeding Hills

e. City/Town

MA

f. State

01030

g. Zip Code

413-374-5439

h. Phone Number

i. Fax Number

vovan99@aol.com

j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Michael

a. First Name

Mocko

b. Last Name

Michael Mocko Environmental Consultant

c. Company

36 Hampden Road

d. Street Address

Stafford Springs

e.

CT

f. State

06076

g. Zip Code

860-684-7205

h. Phone Number

i. Fax Number

mockoenvironmental@cox.net

j. Email address

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

\$ 500.00

a. Total Fee Paid

\$ 237.50

b. State Fee Paid

\$ 262.50

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

Provided by MassDEP:

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City/Town

A. General Information (continued)

6. General Project Description:

Proposed is the construction of a single family home. Access to buildable land requires a bordering vegetated wetland (bvwm) driveway crossing.

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

a. County

16941

c. Book

b. Certificate # (if registered land)

29

d. Page Number

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

1. ☐ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
2. ☒ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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	1. linear feet	2. linear feet
b. ☒ Bordering Vegetated Wetland	3,600 1. square feet	3,900 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:

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
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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Agawam

City/Town

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 _____	



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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

Online - Aug. 1,
2021

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

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

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☒ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

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).



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

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

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

D. Additional Information

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Conservation and Site Plan - 1014 North Street Ext.

a. Plan Title

Michael Mocko Environmental Consultant

Anderson Associates, LLC

b. Prepared By

c. Signed and Stamped by

September 12, 2022

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.

E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2183
2. Municipal Check Number

9/14/22
3. Check date

2184
4. State Check Number

9/14/22
5. Check date

VIP Homes + Associates, LLC
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

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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

2. Date

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.

NARRATIVE

1014 North Street Ext.
Feeding Hills, MA

Proposed is the construction of a single family house on an existing 3.86 acre lot. A wetland driveway crossing is needed to access the buildable land on the lot. A wetland replacement area is proposed to compensate for the wetland lost due to the driveway construction. Utilities, pipes, or conduits will be installed during driveway construction and include public water, sewer service, electric service, and CATV conduits. Erosion controls will be installed prior to construction and maintained until the site construction is complete and permanent vegetation is established.

The resource areas include a mature bordering vegetated wetland with red maple trees and spicebush shrubs dominating the woodland swamp. It is apparent that the site was farmland 100 years ago and shallow ditches were dug at that time to drain what were probably isolated pockets of standing water. The entire site is flat with slopes 1-2% draining to the northwest to the main body of wetland on site.

The upland area is mature forest dominated by red oak, eastern white pine, and sweet birch. Soils here are mapped Ridgebury with 1-2% slopes. Soil auger samples revealed non-hydric soil conditions consistent with Ridgebury fine sandy loam. Seasonal high groundwater can be expected at 18-24" as indicated by mottling. Construction will include elevation of the home with fill. A buffer zone with a minimum width of 25-ft. will be observed to the wetland. Erosion controls will be installed and maintained until permanent vegetation is in place. There will be no negative impact to the adjacent wetlands.

MassDEP Bordered Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: VLP Homes & Associates Prepared by: Michael Mocko Project location: 1014 North St. Ext. DEP File #: _____
 Check all that apply:

- ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
☐ Method other than dominance test used (attach additional information)

Section I.

Vegetation	Observation Plot Number: <u>14</u>	Transect Number: <u>14A</u>	Date of Delineation: <u>6-29-2022</u>
A. Sample Layer & Plant Species (by common/scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)
Trees			
Red Maple, <i>Acer rubrum</i>	85%	89%	Yes FAC
Eastern White Pine, <i>Pinus strobus</i>	10.5%	11%	No FACU
Shrubs			
Spicebush, <i>Lindera benzoin</i>	38%	93%	Yes FACW -
Highbush Blueberry, <i>Vaccinium corymbosum</i>	3%	7%	No FACW -
Groundcover			
Cinnamon Fern, <i>Osmundastrum cinnamomeum</i>	38%	78%	Yes FACW
Canada Mayflower, <i>Maianthemum canadense</i>	10.5%	22%	Yes FAC -

* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

Vegetation conclusion:

Number of dominant wetland indicator plants: 3

Number of dominant non-wetland indicator plants: /

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes no

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? yes no
 title/date: Online
 map number:
 soil type mapped: Ridgebury
 hydric soil inclusions: Yes

Are field observations consistent with soil survey? yes (no)
 Remarks: Wetland inclusion

2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
A	0-6"	5Y 3/2	
Bw	6"-12"	5Y 5/2	
C	12"-17"	5Y 4/3	14"

Remarks: Hydric

3. Other: Farm ditches altered landscape 100 years ago

Conclusion: Is soil hydric? yes no

Other Indicators of Hydrology: (check all that apply & describe)

- ☐ Site Inundated: _____
- ☐ Depth to free water in observation hole: _____
- ☐ Depth to soil saturation in observation hole: _____
- ☐ Water marks: _____
- ☐ Drift lines: _____
- ☐ Sediment Deposits: _____
- ☐ Drainage patterns in BVW: _____
- ☐ Oxidized rhizospheres: _____
- ☒ Water-stained leaves: in ditches
- ☐ Recorded Data (streams, lake, or tidal gauge; aerial photo; other): _____
- ☐ Other: _____

Vegetation and Hydrology Conclusion

Number of wetland indicator plants
 ≥ # of non-wetland indicator plants

Yes No

✓ _____

Wetland hydrology present:

Hydric soil present

✓ _____

Other indicators of hydrology present

✓ _____

Sample location is in a BVW

✓ _____

Submit this form with the Request for Determination of Applicability or Notice of Intent.

MassDEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: VIP Homes + Associates Prepared by: Michael Mocko Project location: 1014 North St. Ext. DEP File #: _____

Check all that apply:

- ☐ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
☒ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
☐ Method other than dominance test used (attach additional information)

Section I.

Vegetation	Observation Plot Number:	Transsect Number:	Date of Delineation:
A. Sample Layer & Plant Species (by common/scientific name)	B. Percent Cover (or basal Area)	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
Trees			
White Oak, <i>Quercus alba</i>	85.5%	Yes	FACU-
Eastern White Pine, <i>Pinus strobus</i>	10.5%	No	FACU
Sweet Birch, <i>Betula lenta</i>	3%	No	FACU
White Birch, <i>Betula alba</i>	3%	No	FAC+
Red Maple, <i>Acer rubrum</i>	3%	No	FAC
Saplings			
Eastern White Pine, <i>Pinus strobus</i>	20.5%	Yes	FACU
Sweet Birch, <i>Betula lenta</i>	3%	No	FACU
Groundcover			
Canada Mayflower, <i>Maianthemum canadense</i>	63%	Yes	FAC-

* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

Vegetation conclusion:

Number of dominant wetland indicator plants: 0

Number of dominant non-wetland indicator plants: 3

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? yes no

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

Is there a published soil survey for this site? yes no
 title/date: On line
 map number:
 soil type mapped: Ridgebury
 hydric soil inclusions:

Are field observations consistent with soil survey? yes no
 Remarks:

2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
A	0-10"	5Y 2.5/1	
Bw	10"-15"	5Y 5/3	
C	15"-19"	5Y 6/3	18"

Remarks:

Mottling @ 18"

3. Other:

Conclusion: Is soil hydric? yes no

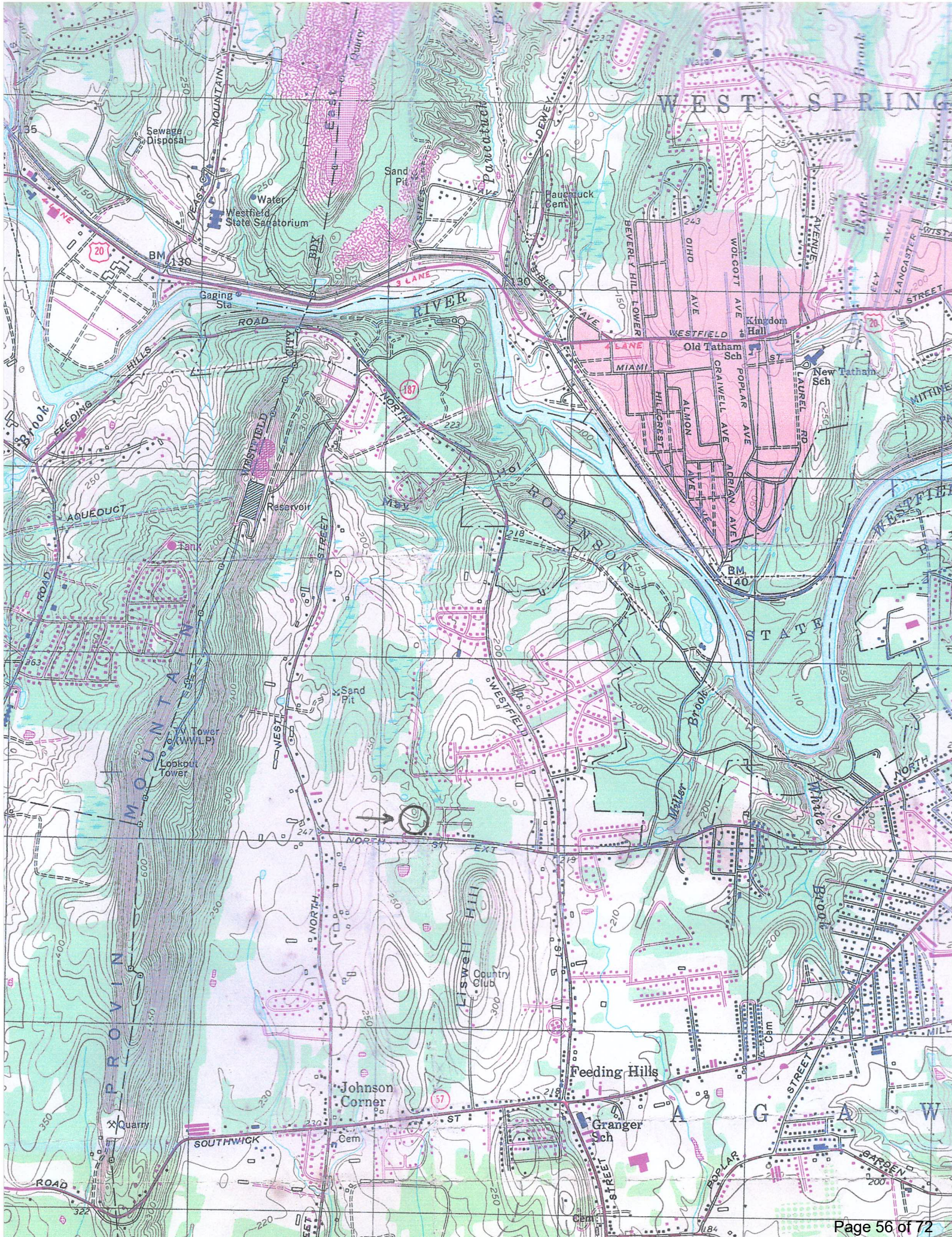
Other Indicators of Hydrology: (check all that apply & describe)

- ☐ Site Inundated: _____
- ☐ Depth to free water in observation hole: _____
- ☐ Depth to soil saturation in observation hole: _____
- ☐ Water marks: _____
- ☐ Drift lines: _____
- ☐ Sediment Deposits: _____
- ☐ Drainage patterns in BVW: _____
- ☐ Oxidized rhizospheres: _____
- ☐ Water-stained leaves: _____
- ☐ Recorded Data (streams, lake, or tidal gauge; aerial photo; other): _____
- ☐ Other: _____

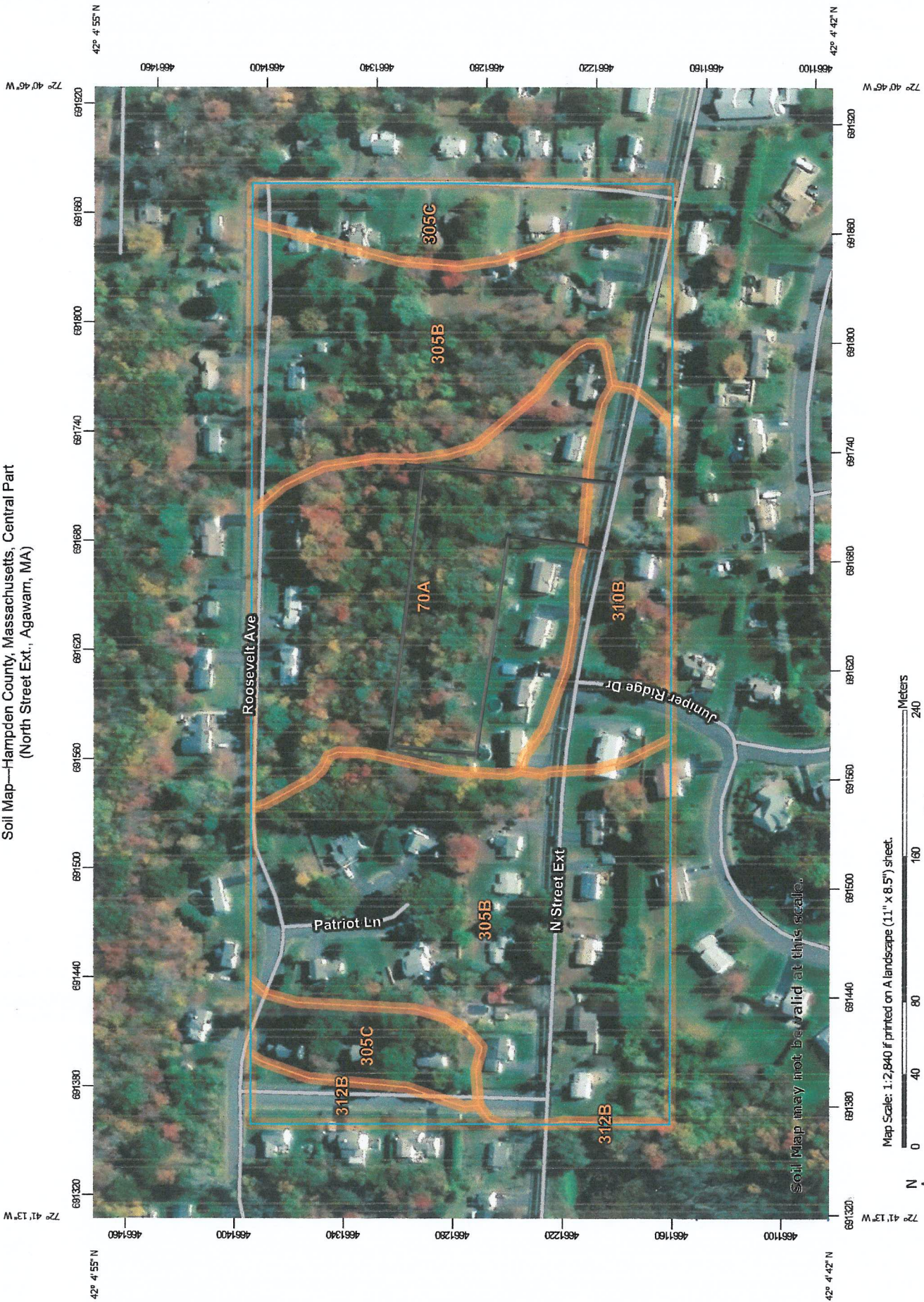
Vegetation and Hydrology Conclusion

	Yes	No
Number of wetland indicator plants ≥ # of non-wetland indicator plants	_____	☒
Wetland hydrology present:		
Hydric soil present	_____	☒
Other indicators of hydrology present	_____	☒
Sample location is in a BVW	_____	☒

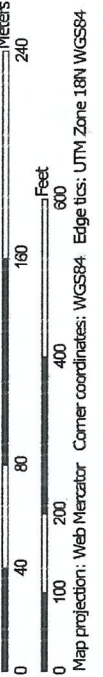
Submit this form with the Request for Determination of Applicability or Notice of Intent.



Soil Map—Hampden County, Massachusetts, Central Part
(North Street Ext., Agawam, MA)



Map Scale: 1:2,840 if printed on A landscape (11" x 8.5") sheet.



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



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	7.9	26.8%
305B	Paxton fine sandy loam, 3 to 8 percent slopes	14.9	50.7%
305C	Paxton fine sandy loam, 8 to 15 percent slopes	3.3	11.1%
310B	Woodbridge fine sandy loam, 3 to 8 percent slopes	2.7	9.1%
312B	Woodbridge fine sandy loam, 0 to 8 percent slopes, extremely stony	0.7	2.4%
Totals for Area of Interest		29.5	100.0%

National Flood Hazard Layer FIRMette



72°41'20"W 42°5'2"N

Legend

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

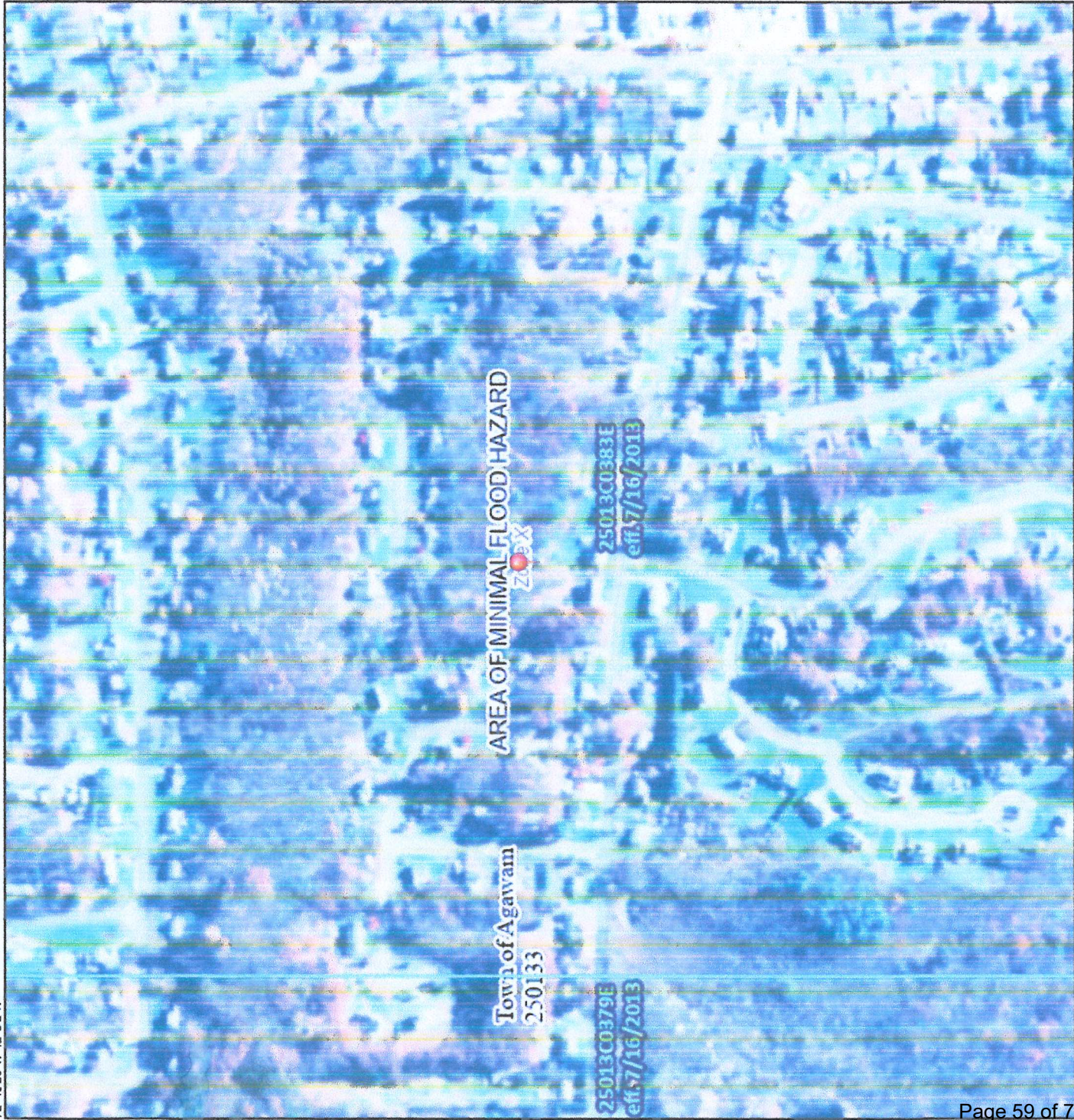
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
OTHER AREAS		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
GENERAL STRUCTURES		Area with Flood Risk due to Levee Zone D
		NO SCREEN
OTHER FEATURES		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
MAP PANELS		Area of Undetermined Flood Hazard Zone X
		Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
Cross Sections with 1% Annual Chance Water Surface Elevation		20.2
		17.5
OTHER FEATURES		Coastal Transect
		Base Flood Elevation Line (BFE) Limit of Study
MAP PANELS		Jurisdiction Boundary
		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 6/23/2022 at 9:32 AM 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.



1:6,000

Feet

0 500 1,000

1,500 2,000

2,500 3,000

3,500 4,000

4,500 5,000

5,500 6,000

6,500 7,000

7,500 8,000

8,500 9,000

9,500 10,000

10,500 11,000

11,500 12,000

12,500 13,000

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19,500 20,000

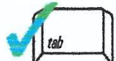
20,500 21,000

21,500 22,000



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:

1014 North Street Ext.

a. Street Address

2104

c. Check number

Feeding Hills

b. City/Town

\$ 237.50

d. Fee amount

2. Applicant Mailing Address:

Vladimir

a. First Name

Ruha

b. Last Name

VIP Homes & Associates LLC

c. Organization

29 Avalon PI

d. Mailing Address

Feeding Hills

e. City/Town

MA

f. State

01030

g. Zip Code

413-374-5439

h. Phone Number

i. Fax Number

vovan99@aol.c

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2(a) construction of a single family house	1	\$ 500.00	\$ 500.00
Step 5/Total Project Fee:			\$ 500.00

Total Project Fee:	\$ 500.00
	a. Total Fee from Step 5
State share of filing Fee:	\$ 237.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:	\$ 262.50
	c. 1/2 Total Fee plus \$12.50

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.

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.)

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM.

VIP HOMES & ASSOCIATES, LLC

29 AVALON PLACE 413-374-5439
FEEDING HILLS, MA 01030

2183

53-7168/2118



DATE 7/14/22

PAY
TO THE
ORDER OF

Treas of Agency \$ 262.50

two hundred sixty two 50/100 DOLLARS

Florence Bank
85 Main Street • Florence, MA 01062



FOR 1014 word ex check by MP

⑈002183⑈ ⑆211871688⑆ 19 82 6998 20⑈

Security Features Included

Details on Back.

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM.

VIP HOMES & ASSOCIATES, LLC

29 AVALON PLACE 413-374-5439
FEEDING HILLS, MA 01030

2184

53-7168/2118



DATE 9/14/22

PAY
TO THE
ORDER OF

Community ed news \$ 237.50

two hundred thirty eight 50/100 DOLLARS

Florence Bank
85 Main Street • Florence, MA 01062



FOR 1014 word ex check by MP

⑈002184⑈ ⑆211871688⑆ 19 82 6998 20⑈

Security Features Included

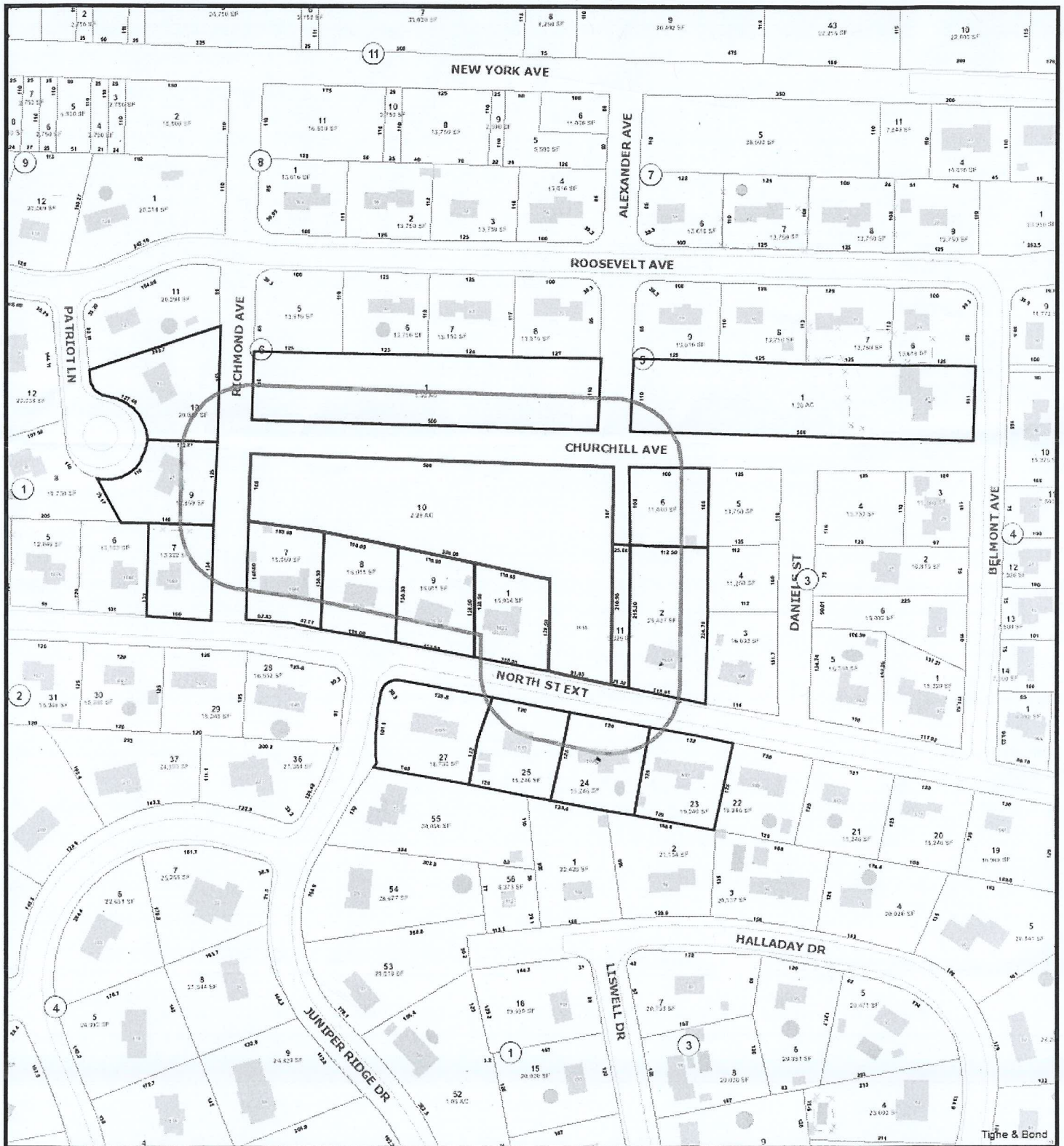
Details on Back.

JULY 8, 2022

CERTIFIED ABUTTERS' LIST
1014 NORTH STREET EX.

D13 2 10

Parcel ID	Address	Owner	Owner 2	Address	City	State	Zip
D13 2 1	1022 NORTH ST EX	DROWNS EDWARD J		1022 NORTH ST EX	FEEDING HILLS	MA	01030
D13 2 7	1046 NORTH ST EX	HALPY JOSEPH J		1046 NORTH ST EX	FEEDING HILLS	MA	01030
D13 5 1	41 BELMONT AV	KEARNEY RYAN T		41 BELMONT AV	FEEDING HILLS	MA	01030
D13 2 8	1038 NORTH ST EX	KRIKAKOVA OLGA		1038 NORTH ST EX	FEEDING HILLS	MA	01030
D13 1 7	1060 NORTH ST EX	MODZELEWSKI JOSEPH	PENNA JENNIFER A	1060 NORTH ST EX	FEEDING HILLS	MA	01030 1522
D13 1 10	15 PATRIOT LN	OLEKSIAK MICHAEL J	OLESKA RITA A	15 PATRIOT LN	FEEDING HILLS	MA	01030 2552
D12 2 25	1019 NORTH ST EX	PIETRASZ MICHAEL	PIETRASZ MARIA	1019 NORTH ST EX	FEEDING HILLS	MA	01030 1507
D13 6 1	CHURCHILL AV	VIP HOMES & ASSOCIATES LLC		29 AVALON PL	FEEDING HILLS	MA	01030
D13 1 9	21 PATRIOT LN	SCHUTT WESLEY J JR	SCHUTT SUZANNE M	21 PATRIOT LN	FEEDING HILLS	MA	01030 2552
D12 2 27	1029 NORTH ST EX	SIEDLIK KATHLEEN D		1029 NORTH ST EX	FEEDING HILLS	MA	01030
D12 2 23	999 NORTH ST EX	THE 999 NORTH STREET EXT IRREVOCABLE TRUST	NOES MICHAEL LEE TR	999 NORTH ST EX	FEEDING HILLS	MA	01030 1505
D13 2 9	1030 NORTH ST EX	TROLIO MARIO L/E	TROLIO TERESA L/E	1030 NORTH ST EX	FEEDING HILLS	MA	01030
D13 2 10	1014 NORTH ST EX	VIP HOMES & ASSOCIATES LLC		29 AVALON PL	FEEDING HILLS	MA	01030
D13 2 6	LT 533 ALEXANDER AV	VIP HOMES & ASSOCIATES LLC		29 AVALON PL	FEEDING HILLS	MA	01030
D13 2 11	PAR B NORTH ST EX	VIP HOMES & ASSOCIATES LLC		29 AVALON PL	FEEDING HILLS	MA	01030
D13 2 2	1004 NORTH ST EX	VOROBEL VLADISLAV		1004 NORTH ST EX	FEEDING HILLS	MA	01030
D12 2 24	1009 NORTH ST EX	WAITE RONALD R JR	WAITE DEBORAH F	1009 NORTH ST EX	FEEDING HILLS	MA	01030 1507



1014 North St. Ex.

7/8/2022 11:37:17 AM

Scale: 1"=200'

Scale is approximate

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



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

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

- A. The name of the applicant is VIP Homes & Associates, LLC.
- B. The applicant has filed a Notice of Intent with the Agawam Conservation Commission seeking permission to remove, fill, dredge, or alter an area subject to protection under the Wetlands Protection Act (General Laws Chapter 131, Section 40).
- C. The address of the lot where the activity is proposed is 1014 North Street Ext..
- D. The work proposed is the construction of a single family home with a driveway crossing a bordering vegetated wetland.
- E. Copies of the Notice of Intent may be examined at the Agawam Conservation Commission, Town Hall – 36 Main Street, Agawam, MA between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
- F. Copies of the Notice of Intent may be obtained from either (check one) the applicant ____ or the applicant's representative X, by calling this telephone number 860-684-7205 between the hours of 9:00 a.m. to 4:00 p.m. Monday through Friday.
- G. Information regarding the date, time, and place of the public hearing may be obtained from the Agawam Conservation Commission by calling (413) 726-9737 between the hours of 9:00 a.m. and 4:00 p.m. Monday through Friday – Meeting held at the Agawam Public Library, 750 Cooper Street, Agawam, MA – See Town website or call for date and time of meeting.

NOTE: Notice of the public hearing, including its date, time, and place, will be published at least five (5) days in advance in the Agawam Advertiser News.

NOTE: Notice of the public hearing, including its date, time, and place, will be posted in the Agawam Town Hall not less than forty-eight (48) hours in advance.

NOTE: You may also contact the South Hadley Conservation Commission at (413) 538-5030 ext. 6129 or the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call:

Central Region: 508-792-7650

Northeast Region: 978-661-7600

Southeast Region: 508-946-2700

Western Region: 413-784-1100

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

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

I, **Michael Mocko**, hereby certify under the pains and penalties of perjury that I gave notification to abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, to the DEP Guide to Abutters Notification dated April 8, 1994, in connection with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by **VIP Homes & Associates, LLC** with the Agawam Conservation Commission on September 14, 2022, for property located at **1014 North Street Ext., Agawam, MA.**

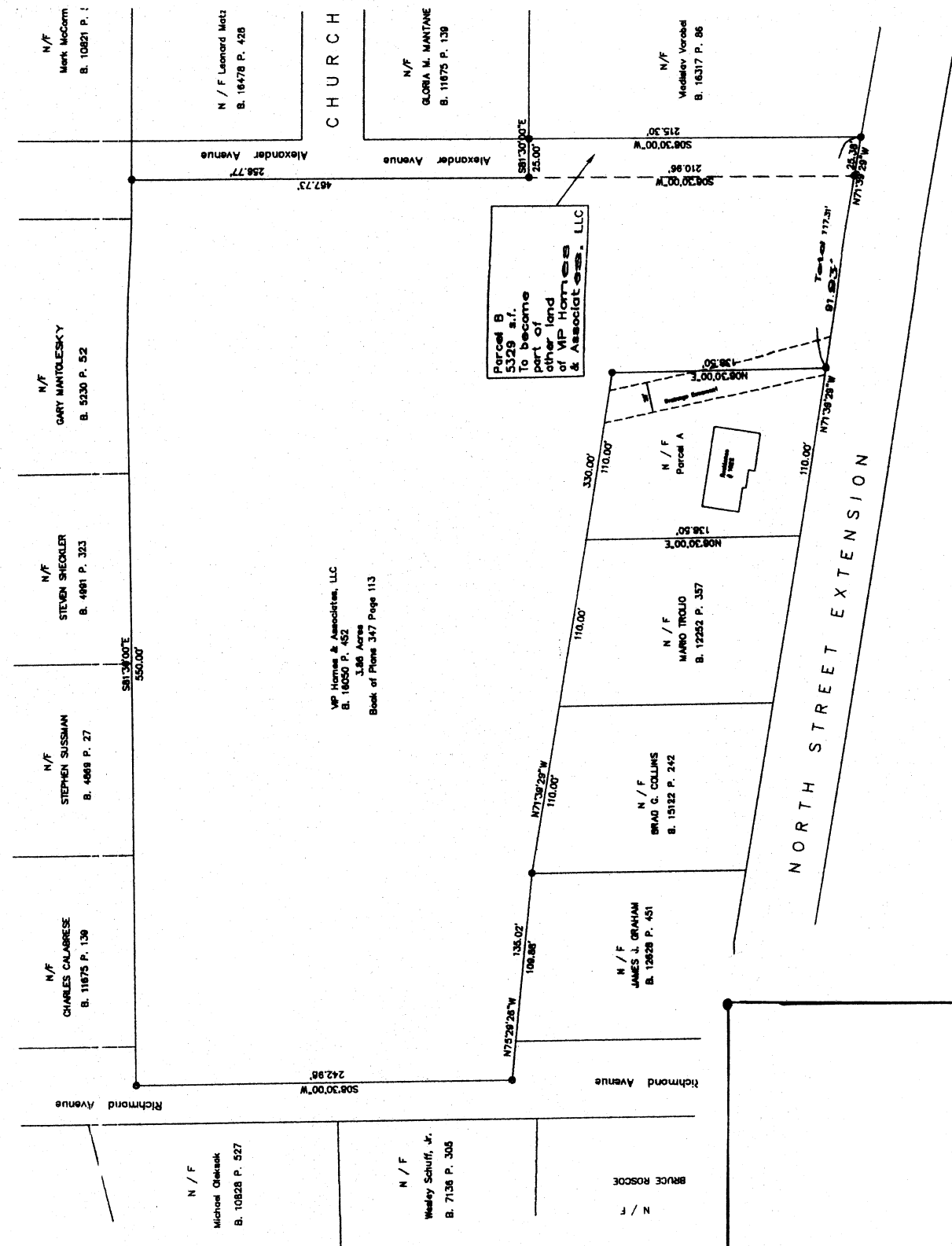
The form of the notification and a certified list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.

Michael Mocko

Name

9-14-2022

Date

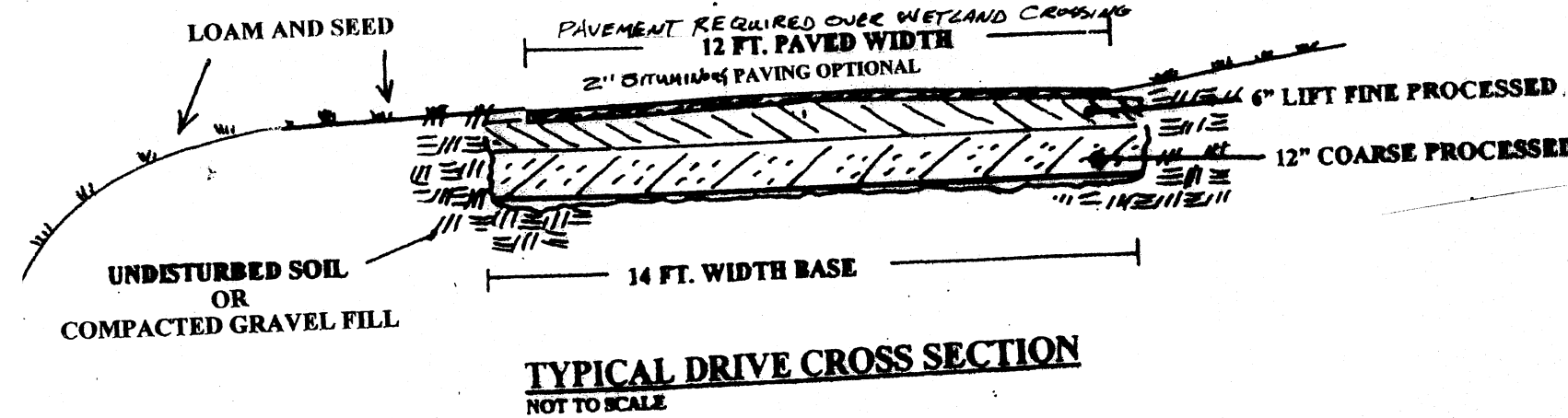
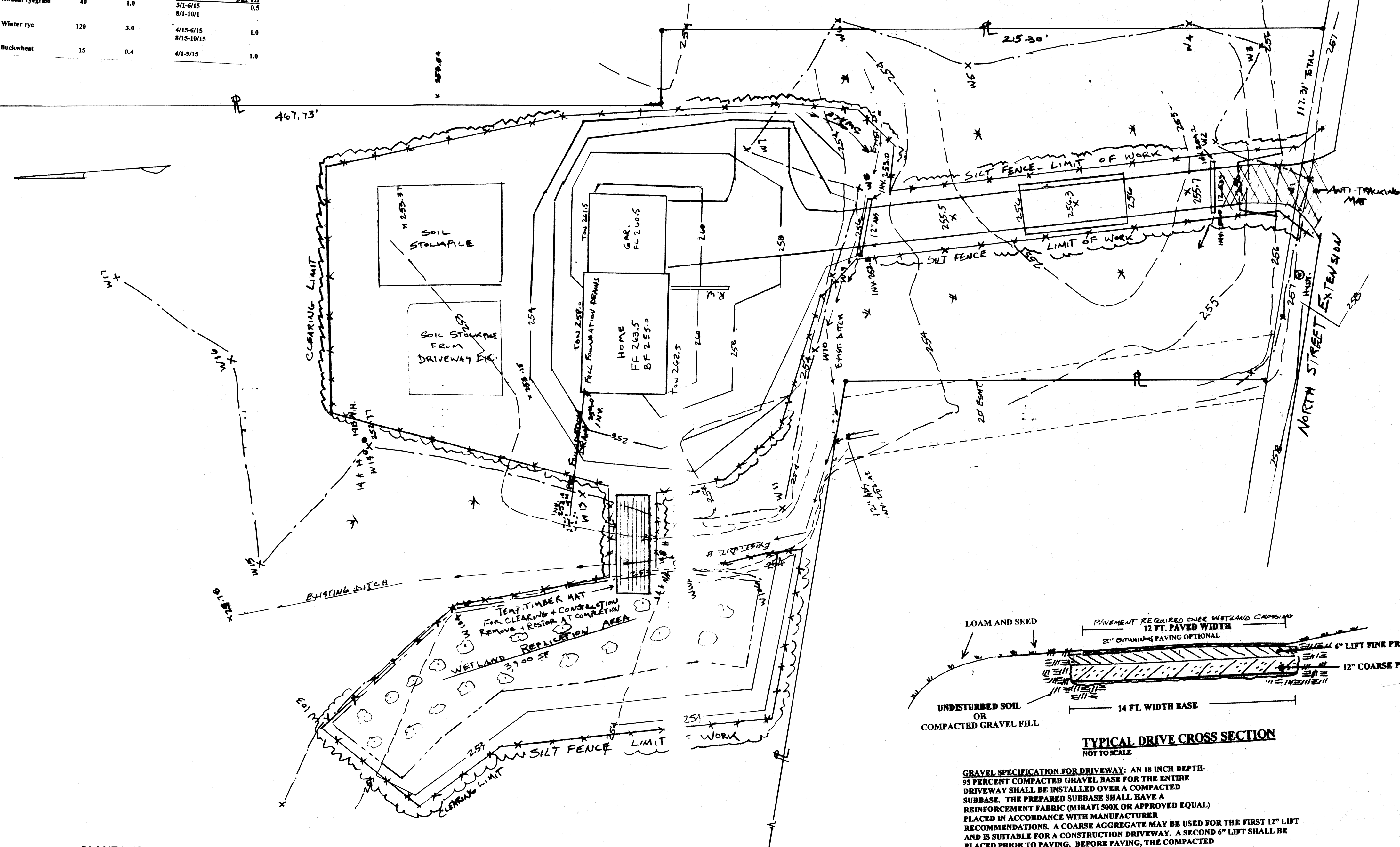
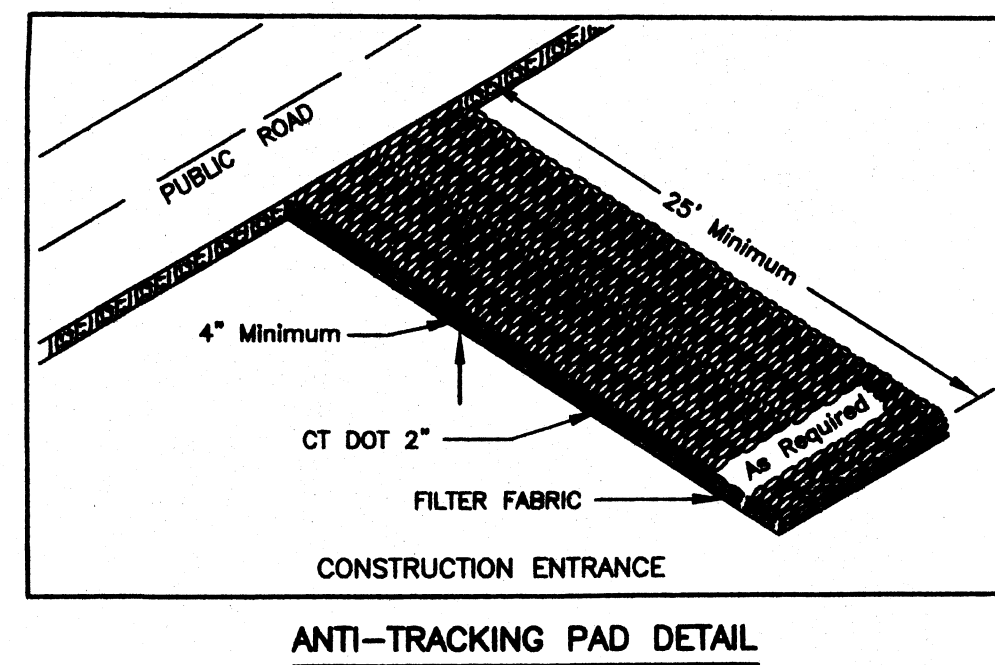
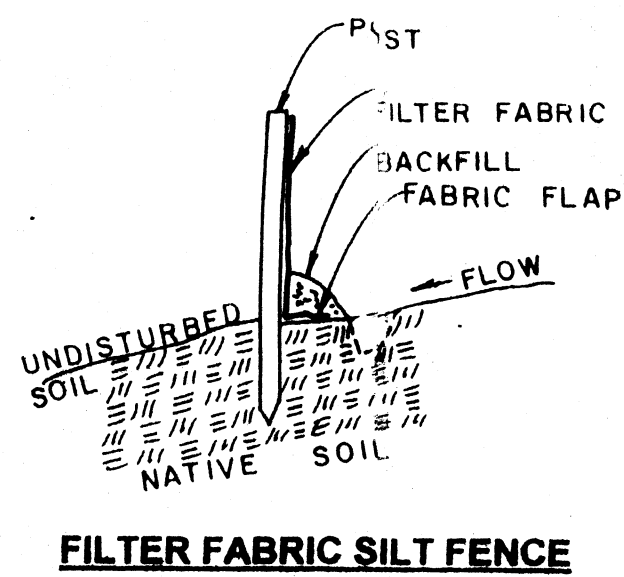


PERMANENT SEEDING			
Date: April 15 - June 15 or Aug. 15 - Sept. 15			
No.	Seed Mixture	Lbs/Acre	Lbs/1000 sq. Ft.
1.	Kentucky Bluegrass	20	.45
	Creeping Red Fescue	20	.45
	Perennial ryegrass	5	.10
	Total	45	1.00
2.	Creeping Red Fescue	20	.45
	Redtop	2	.05
	Tall Fescue or Smooth bromegrass	20	.45
	Total	42	.95
3.	Creeping Red Fescue	20	.45
	Bird's-foot trefoil with inoculant	8	.35
	Tall Fescue or Smooth bromegrass	20	.45
	Total	48	1.10
4.	Bird's-foot trefoil with inoculant	8	.35
	Crowfoot with inoculant	15	.35
	Creeping Red Fescue, Tall Fescue or Smooth bromegrass	20	.45
	Total	43	1.00
FERTILIZER: 10-10-10 300 lbs/acre or 7.5 lbs/1000 sq. ft.			
LIME: 3 tons/acre or 135 lbs/1000 sq. ft.			

TEMPORARY SEEDING RATES AND DATES			
SPECIES	SEEDING RATES (pounds)		OPTIMUM SEEDING DATE
	per acre	per 1000 sq. ft.	
Annual ryegrass	40	1.0	3/1-6/15
Winter rye	120	3.0	8/1-10/15
Buckwheat	15	0.4	4/15-6/15
			8/15-10/15
			4/1-9/15

CONSTRUCTION SEQUENCE AND PROCEDURE FOR EROSION AND SEDIMENT CONTROL

- WORK LIMIT AND SILT FENCE LOCATION:** Before any alteration or other work, flag or stake limit of work and proposed sediment barrier locations as shown on the plan. Sediment barrier and/or equipment traffic, stockpiles, or other alteration is allowed on the river side of the silt fence.
- SILT FENCE INSTALLATION:** Before any other site work, install fence (with skirt trenched in or buried) to prevent wash under) in locations as shown on plan.
- CONSTRUCTION:** Proceed with work as required by plans, construction notes, and Conservation Commission requirements. No fill or temporary stockpiles shall be placed directly against the sediment barriers. Sediment barriers shall be inspected daily during grading and after all rainstorms by the responsible individual on site, and shall be kept in functioning condition until permanent vegetation is established. Sediment shall be removed from silt fence if depth reaches 6".
- PERMANENT COVER:** As soon as feasible after finish grading and topsoil/loam placement, the finished portions of the site shall be seeded or planted to permanent vegetative cover (season permitting) in accordance with applicable USDA, SCS guidelines, including loam, lime, fertilizer, and mulch. Sediment barriers shall be removed only after permanent cover is established sufficiently to protect the soil from erosion.



GRAVEL SPECIFICATION FOR DRIVEWAY: AN 18 INCH DEPTH 95 PERCENT COMPACTED GRAVEL BASE FOR THE ENTIRE DRIVEWAY SHALL BE INSTALLED OVER A COMPACTED SUBBASE. THE PREPARED SUBBASE SHALL HAVE A REINFORCEMENT FABRIC (MIRAFI 500X OR APPROVED EQUAL) PLACED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. A COARSE AGGREGATE MAY BE USED FOR THE FIRST 12" LIFT AND IS SUITABLE FOR A CONSTRUCTION DRIVEWAY. A SECOND 6" LIFT SHALL BE PLACED PRIOR TO PAVING. BEFORE PAVING, THE COMPACTED GRAVEL BASE SHALL BE TEST-ROLLED WITH A MINIMUM GROSS VEHICLE WEIGHT OF 50,000 LBS.

THE GRADATION REQUIREMENTS FOR GRAVEL SHALL BE AS FOLLOWS:

FINE PROCESSED AGGREGATE SPECIFICATIONS	
SQUARE MESH SIEVES	PERCENT PASSING BY MASS
37.5mm	100
25mm	90-100
19mm	75-100
6.3mm	30-60
4.75mm	5-25
1.50mm	3-12

WETLAND REPLACEMENT

The proposed wetland replacement is being performed to replace wetland area proposed to be filled due to the construction of a driveway for a single family home. A wetland replacement will be created on an upland area adjacent to the site. The replacement area will be prepared by grading to provide wetland hydrology prior to relocating wetland soil from the area of disturbance. As much as possible, native rootstock in the wetland soil will be transplanted to the replacement site. The replacement area will be oversized by 10% to allow for a transitional zone and insure that a minimum 1:1 replacement occurs. Additional native wetland shrubs and trees will be provided from a nursery to complement the wetland replacement.

WETLAND REPLACEMENT PROCEDURE: The wetland replacement area shall be prepared by tree clearing and by lowering the grade sufficiently to provide wetland hydrology anticipating the relocation of a 12"-18" depth of wetland soil. Prior to commencing work, the limits of excavation shall be field-staked and trees marked for clearing. Clearing limits shall be checked by the wetland specialist, and any field adjustments made to insure that remaining trees are not subject to uprooting due to wind. The site shall be cleared taking care to minimize damage to vegetation and soils in the adjacent b.v.w.

Silt fencing according to plans shall be provided immediately following clearing work, and prior to any excavation work.

Preparation of the replacement area by excavation shall be performed with the wetland specialist on site to observe and field adjust to insure that hydric conditions are present.

Remove the stumps off site prior to excavation of the replacement area. Excavate the replacement area to the desired grade, remove excess soil from the site. The wetland specialist shall be on site for this process.

The wetland soil designated to be moved (see plan) shall be excavated 18" deep and stockpiled for use in the replacement area. A 12" minimum depth of wetland soil is required. Some unevenness in finished grade is allowable, as it simulates pit and mound topography found in wooded wetlands.

Native rootstock shall be supplemented with nursery-grown native species from the plant list. Spring or fall planting is required consistent with USDA-NRCS standards.

After the first and second complete growing season, the replacement area shall be evaluated for successful re-vegetation by the wetland specialist. At least 75% of the nursery stock shall be established following the first growing season.

Following successful re-vegetation of the replacement area, the site contractor shall remove the silt fence from the site.

DRIVEWAY CONSTRUCTION PROCEDURE: Driveway construction shall proceed first to access site. Tree clearing, silt fencing, and stump removal shall be performed. Removal of wetland soils shall be with the environmental consultant on site. A prepared stockpile area shall be designated.

PLANT LIST

Trees (4-6 Ft.)

- 2 - River Birch, *Betula nigra*
- 4 - Flowering Dogwood, *Cornus florida*
- 2 - Swamp White Oak, *Quercus bicolor*
- 2 - Pin Oak, *Quercus palustris*

Shrubs (2-3 ft.)

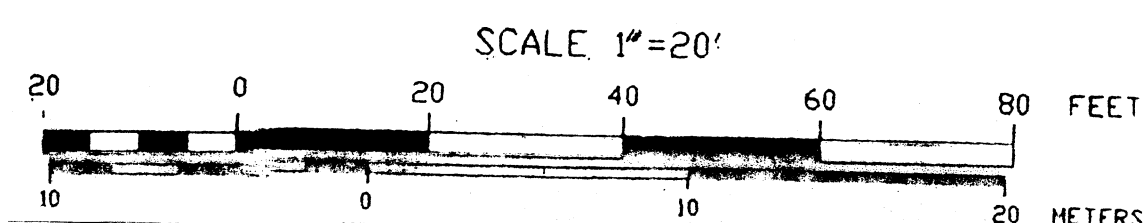
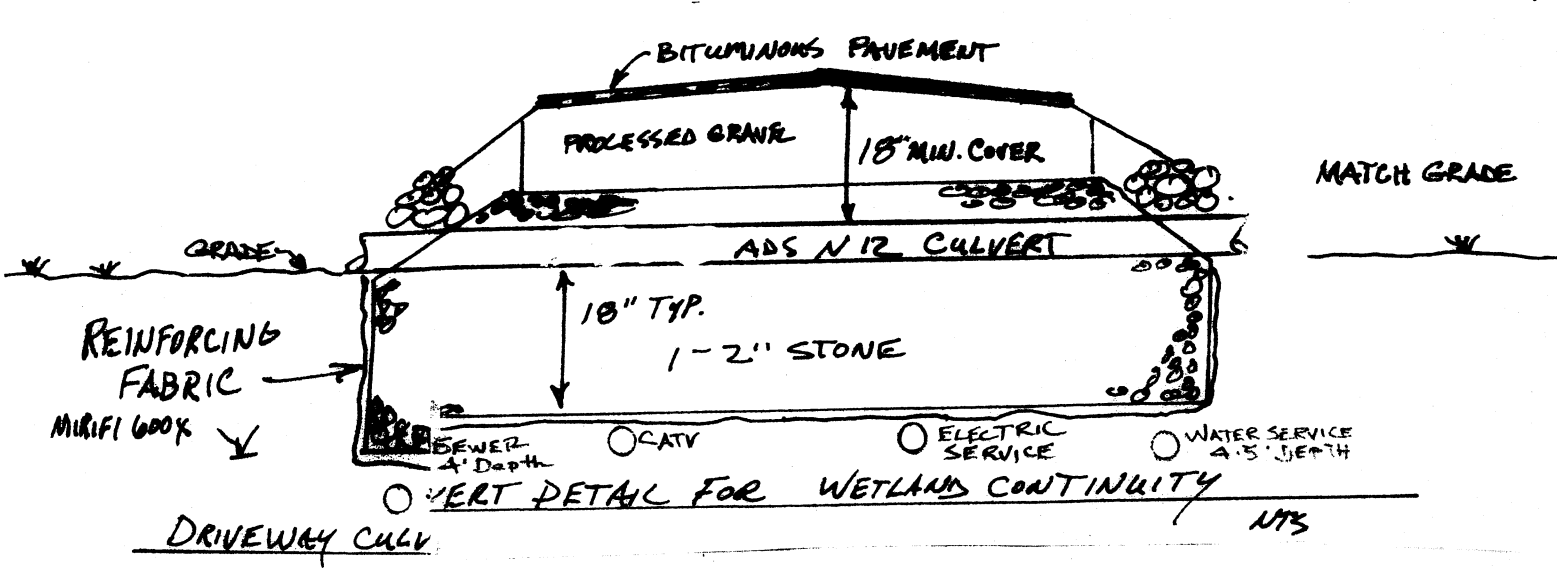
- 2 - Shadblow, *Amelanchier canadensis/arborescens*
- 8 - Highbush Blueberry, *Vaccinium corymbosum*

Ferns

- 4 - Sensitive Fern, *Onoclea sensibilis*
- 4 - Royal Fern, *Osmunda regalis*

Herbaceous Plants

- 6 - Blue Flag Iris, *Iris versicolor*



NOTIFY DIG SAFE
PRIOR TO ANY EXCAVATION
888-(344-7233)
www.digsafe.com

ATTACHMENT TO NOTICE OF INTENT
CONSERVATION & SITE PLAN
1014 NORTH STREET EXT.
FEEDING HILLS, MA 01030
(ASSESSOR'S PARCEL ID - D 13 2 10)
PREPARED FOR:
VIP HOMES & ASSOCIATES, LLC
29 AVALON PLACE, FEEDING HILLS, MA 01030
PREPARED BY:
MICHAEL MOCKO ENVIRONMENTAL CONSULTANT
36 HAMPDEN ROAD, STAFFORD SPRINGS, CT 06076
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AGAWAM CONSERVATION COMMISSION
July 1, 2025

MEMBERS PRESENT:

Henry Kozloski, Chair
Frank Meagher
Jill Ward
S Page Fallon (participating remotely)

MEMBERS ABSENT:

Keven Brown
Magda Galiatsos
Sheryl Becker

ALSO PRESENT:

Taryn Egerton

Mr. Kozloski called the meeting to order at 11:00am and explained that Mr. Fallon was participating remotely.

1. Write Order of Conditions – 242 River Rd & 56 Forest Ridge Ln – Nakhabenko

The Commission wrote and reviewed the Order.

Motion was made by Ms. Ward and seconded by Mr. Meagher to issue the Order of Conditions for 242 River Rd & 56 Forest Ridge Lane – Nakhabenko as written.

ROLL CALL VOTE 4 – 0

A copy of the approved Order of Conditions can be obtained from the Town Clerk or the Conservation Commission office.

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

ROLL CALL VOTE 4 – 0

Meeting adjourned at 11:10am.

AGAWAM CONSERVATION COMMISSION
July 10, 2025

MEMBERS PRESENT:

Jill Ward, Acting Chair
S Page Fallon (6:06pm)
Magda Galiatsos
Sheryl Becker
Keven Brown

MEMBERS ABSENT:

Henry Kozloski
Frank Meagher

ALSO PRESENT:

Taryn Egerton
Stefanie Kesecker

Ms. Ward called the meeting to order at 6:00pm.

1. Request for Certificate of Compliance-151 Nicole Terrace (Lot 14)-Reed

Filipe Cravo, R. Levesque Associates was present for this agenda item. No work has begun on this lot, but they will be proposing a single family home. He stated the Commission had performed an onsite, along with Ryan Nelson from R. Levesque Associates. Ms. Becker stated there is an intermittent stream and a pile which will be flattened and it doesn't appear it will cause any damage. Mr. Cravo stated it is a single family home. He stated there is a culvert and a pipe under Southwick, it has a headwall that discharges to the stream behind the other lots.

Ms. Ward asked if that was the only resource on the area. Mr. Cravo stated yes.

Motion was made by Mr. Brown and seconded by Ms. Galiatsos to issue a partial Certificate of Compliance for lot 14-151 Nicole Terrace.

VOTE 4-0-0

2. REQUEST FOR DETERMINATION CONT.-151 Nicole Terrace-Reed

Filipe Cravo, R. Levesque Associates was present for this agenda item. He stated the only work in the buffer zone is surface grading of the rear yard. Commission members went onsite with R. Levesque Associates to look at the site.

Motion was made by Ms. Galiatsos and seconded by Ms. Becker to issue a Negative Determination-151 Nicole Terrace-Reed, conditional upon the Commission receiving confirmation and pictures when erosion controls are in place.

VOTE 4-0-0

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

Filipe Cravo, R Levesque Associates was present for this agenda item. He stated the consultant needs to complete the peer review and he requested to continue this agenda item to the July 24, 2025 meeting.

Motion was made by Mr. Brown and seconded by Mr. Fallon to continue the REQUEST FOR DETERMINATION-515 & 533 Mill Street-Dikan & Ashlaban to the July 24, 2025 meeting, as requested.

VOTE 5-0-0

4. REQUEST FOR DETERMINATION-223 Garden Street-MBNZ Holding Co

Filipe Cravo, R. Levesque Associates was present for this agenda item. He stated this is an addition to Vermette Auto. He stated there is an offsite wetland and perennial stream to the north east portion of the site. He stated since the last meeting all the outstanding Engineering comments have been satisfactorily addressed. He stated the property will be getting a new storm water system. They now have included ADA compliant parking.

Motion was made by Ms. Galiatsos and seconded by Ms. Becker to issue a Negative Determination for 223 Garden Street-MBNZ Holding Co.

VOTE 5-0-0

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

The Commission received a request to continue this this agenda item to the July 24, 2025 meeting.

Motion was made by Mr. Brown and seconded by Ms. Becker to continue the PUBLIC HEARING CONT.-NOTICE OF INTENT-1014 North St Ext-VIP Homes & Associates, LLC, to the July 24, as requested.

VOTE 5-0-0

6. ENFORCEMENT ORDER UPDATES

351 Main Street-The Army Corp is not requiring a filing. The representative would like to set up a site visit with the Commission, prior to filing the NOI.

Nicole Terrace Subdivision-Mr. Fallon stated the plantings are in. He located 1 monument in the area, but could not see all the required monuments.

7. APPROVAL OF MINUTES-June 26, 2025 & July 1, 2025

Motion was made by Ms. Becker and seconded by Ms. Galiatsos to approve the June 26, 2025 minutes, as written.

VOTE 4-0-1(Brown)

Motion was made by Ms. Ward and seconded by Mr. Fallon to table the July 1, 2025 minutes.

VOTE 2-0-0

8. Correspondence & Complaints

The Commission received a complaint of raking and spray painting on the maintained Town property on River Road. The complainant was advised that this is not a jurisdictional activity.

Several large trees were taken down in Riverfront area on rear Main St (Parcel J2 1 1). A letter will be sent to the property owner to contact the Commission for a site visit.

29 Yale Ave-the Commission sent a letter a month ago for dumping in the stream. The property owner called. He is requesting a site visit so the Commission can show him the area of concern.

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

VOTE 5-0-0

Meeting adjourned at 6:30pm.