



Conservation Commission AGENDA

Thursday, August 14, 2025 - 6:00 PM

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

A. Conservation Commission

- 1) 6:00PM REQUEST FOR DETERMINATION-1120 River Road-Bowden
- 2) 6:05PM-REQUEST FOR DETERMINATION-Old River Street, 27 Walnut Street, & 17 High Street-Calabrese Construction, LLC.
- 3) 6:10PM REQUEST FOR DETERMINATION-Moore & Valley Streets-Town of Agawam
- 4) PUBLIC HEARING NOTICE-NOTICE OF INTENT-1014 North St Ext-VIp Homes & Associates, LLC
- 5) Request to Extend Order of Conditions-184 River Road-Kanegsberg
- 6) Request for Certificate of Compliance-1443 Main Street
- 7) Request for Certificate of Compliance-99 Elizabeth Street
- 8) Ratify Emergency Order-Robinson State Park near 56 Thalia property line
- 9) ENFORCEMENT ORDER UPDATES
- 10) APPROVAL OF MINUTES-July 1, 2025, July 10, 2025 & July 24, 2025
- 11) Correspondence and Complaints



Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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

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:

First Name William

Last Name Bowdren

Address 1120 River Rd.

City/Town Agawam

State MA

Zip Code 01001

Phone Number 413-219-1469

Email Address firedoor@comcast.net

2. Property Owner (if different from Applicant):

First Name

Last Name

Address

City/Town

State

Zip Code

Phone Number

Email Address (if known)

3. Representative (if any)

First Name

Last Name

Company Name

Address

City/Town

State

Zip Code

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):

Street Address 1120 River Rd

City/Town Agawam

How to find Latitude
and Longitude

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)

and how to convert
to decimal degrees

Assessors' Map Number

N12-09-0005
Assessors' Lot/Parcel Number

b. Area Description (use additional paper, if necessary):

See attached Plot Plan

c. Plan and/or Map Reference(s): (use additional paper if necessary)

Title

Date

Title

Date



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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

Municipality _____

B. Project Description (cont.)

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

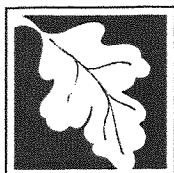
112 SF 2 level Free Standing deck
See Plot Plan and drawings

- 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

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

Municipality

C. Determinations

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

☐ a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.

☒ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.

☒ c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.

☒ d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance or bylaw** of:

Agawam
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.

W. Bowdoin
Signature of Applicant

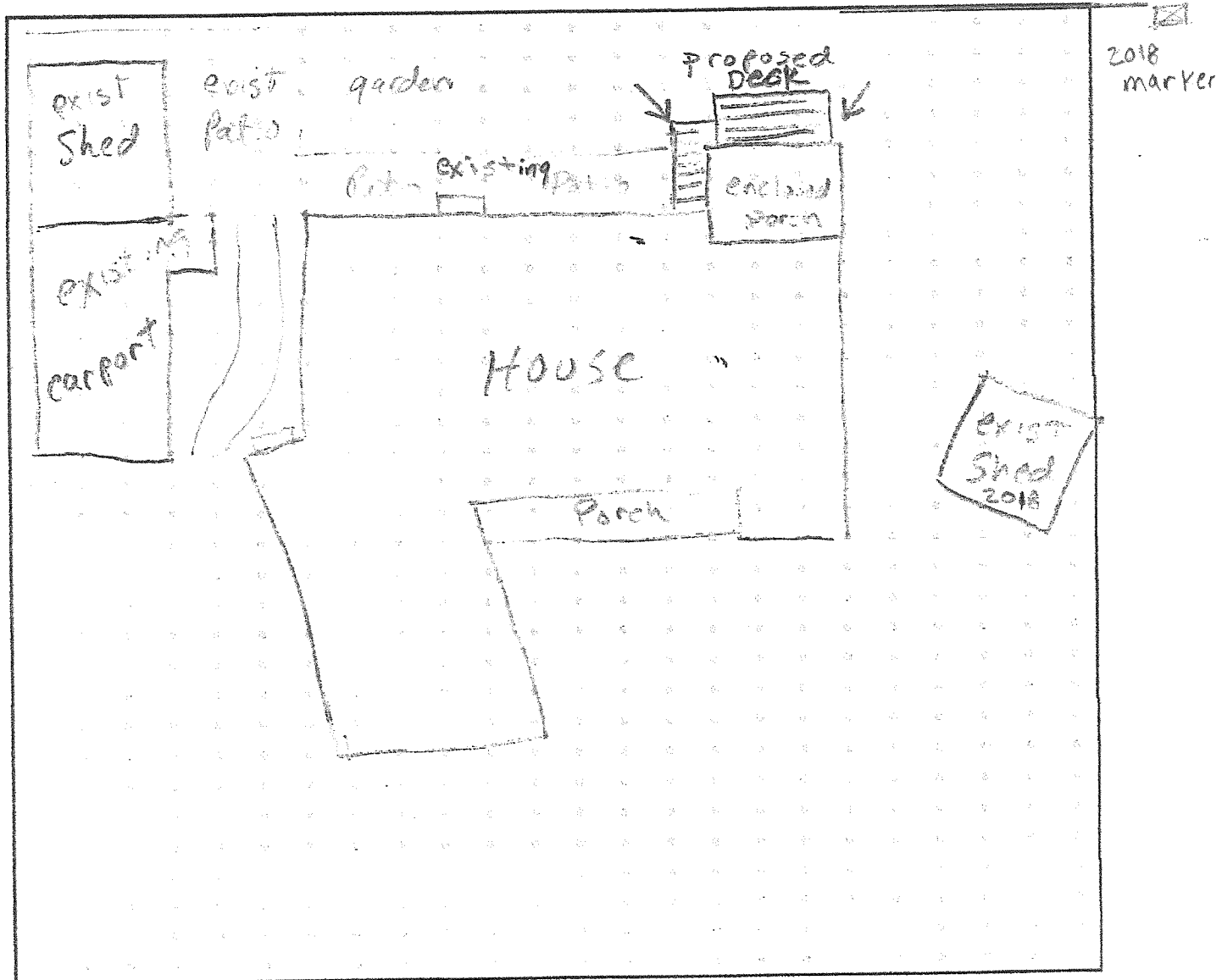
7/23/25
Date

Signature of Representative (if any)

Date

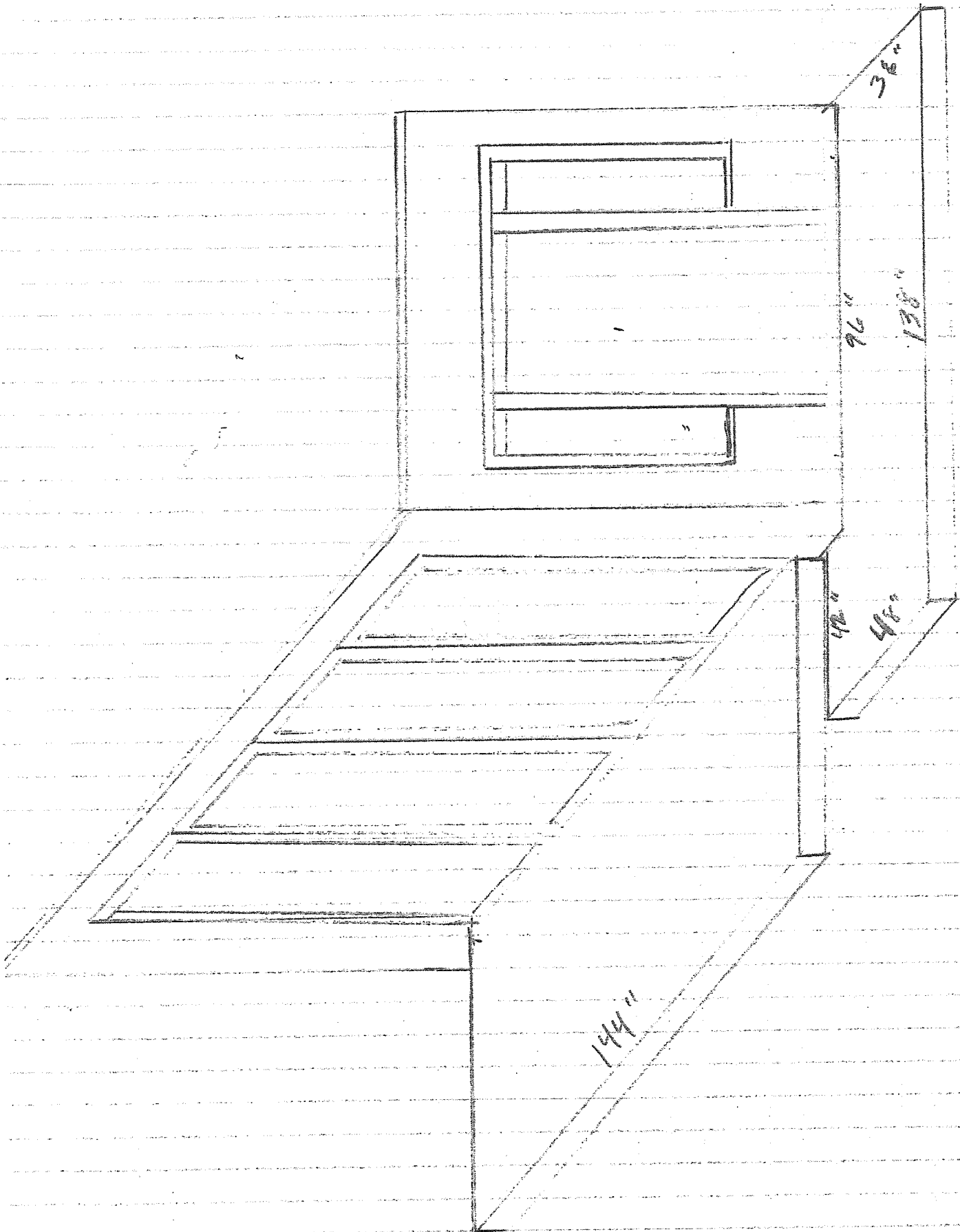
Plot Plan
Show all structures on lot existing or proposed

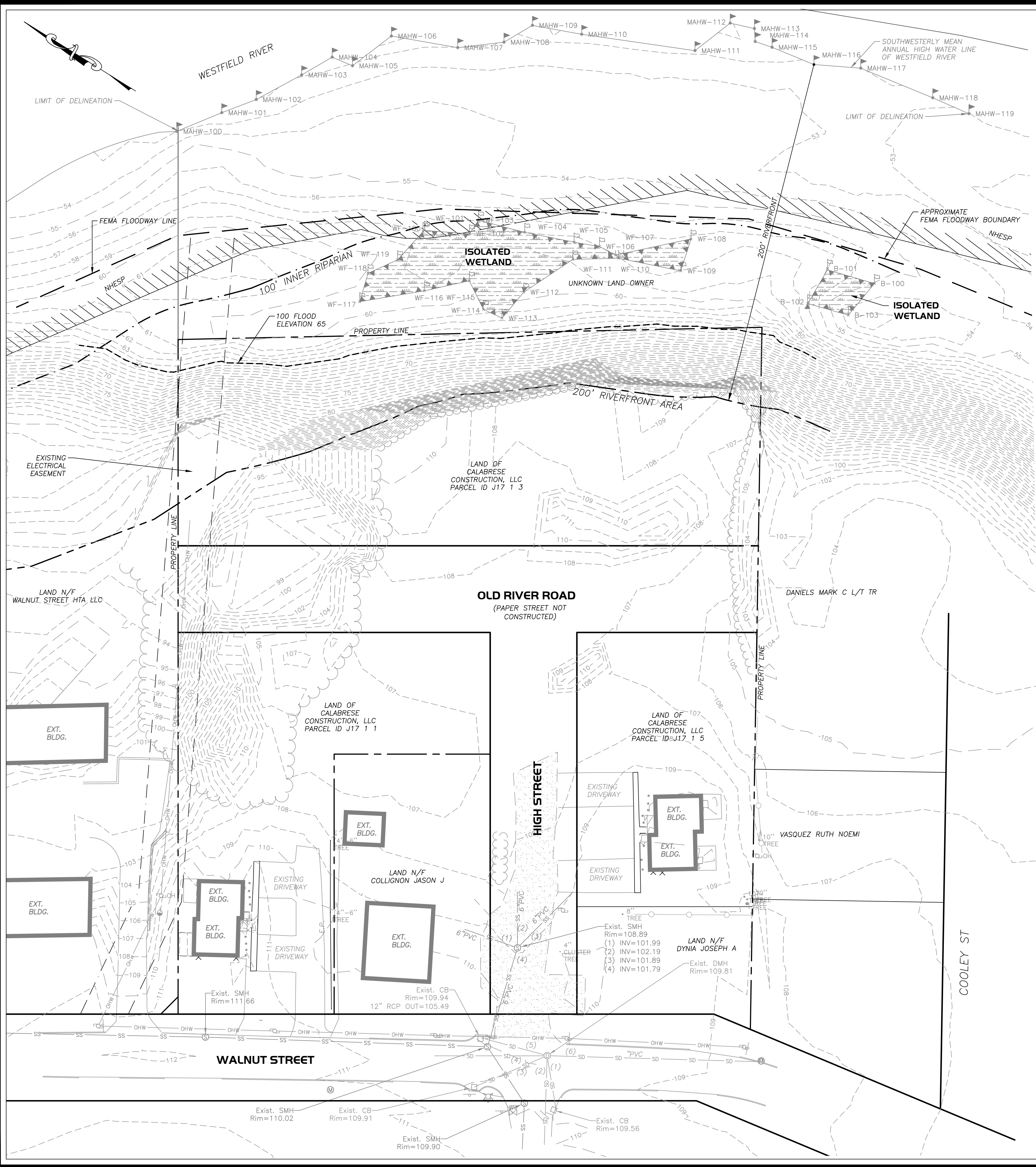
Approx
100' Buffer



Front Property Line

Please indicate setbacks for all proposed work



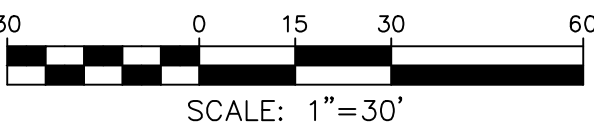


NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL CALABRESE CONSTRUCTION, LLC. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK DEED BOOK 22388 PAGE 42 - 47, BOOK 22935 PAGE 347.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON ON A GROUND SURVEY PERFORMED BY R.LEVESQUE ASSOCIATES INC.
3. THIS PLAN HAS BEEN PREPARED FOR WETLAND PERMITTING AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
4. SUBJECT PARCELS CONTAIN 13.1 ACRES±.
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 AND M.A.H.W. DELINEATED BY R.LEVESQUE ASSOCIATES INC JULY 17, 2025.
7. THE EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED UPON NOAA LIDAR TOPOGRAPHIC DIGITAL AND R. LEVESQUE ASSOCIATES FIELD SURVEY ON MARCH 2025
8. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF WEST SPRINGFIELD GIS MAPPING.
9. SUBJECT PARCELS ARE ZONED BUSINESS A ACCORDING TO THE TOWN OF WEST SPRINGFIELD GIS ZONING MAP.
10. A PORTION OF SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25013C0382E - EFFECTIVE DATE: 7/16/2013.
11. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.
12. OFFSITE WETLAND RESOURCE HAVE BEEN SHOWN TO ACCURATELY DEPICT BUFFER ZONE AND RIVERFRONT AREA ON THE SUBJECT PROPERTIES. THE DETERMINATION OF OFFSITE RESOURCE AREAS ARE NOT THE SUBJECT OF THIS FILING.

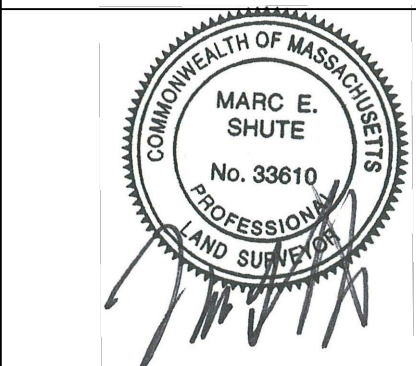
SYMBOL & LINE LEGEND

- | | |
|-----------------|---------------------------------|
| WF-1 | WETLAND FLAG LOCATION |
| R-1 | M.A.H.W. FLAG LOCATION |
| HYDRANT | EXISTING HYDRANT |
| CATCH BASIN | EXISTING CATCH BASIN |
| 219 | EXISTING CONTOUR (SEE NOTE 7) |
| EDGE OF WETLAND | EDGE OF WETLAND |
| SEWER MANHOLE | EXISTING SANITARY SEWER MANHOLE |
| DRAIN MANHOLE | EXISTING DRAIN MANHOLE |
| TREE LINE | TREE LINE |
| FENCE LINE | FENCE LINE |



REQUEST FOR DETERMINATION OF
APPLICABILITY FILING PLAN

O Old River Street
Agawam, MA
Map J17 Parcel I-3



PREPARED FOR:

Chuck Calabrese
Calabrese Construction, LLC
7 Brewster Road
West Springfield, MA.

ISSUANCE DATE: July 18, 2025

REVISIONS: DATE:

DRAFTED BY: t.o.

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

SCALE: As Noted

RLA PROJ. NUMBER: 220627

DRAWING# REV.

W-1

Request for Determination of Applicability

Under the Wetlands Protection Act 310 CMR 10.00

Wetland Delineation

Project Location:

Old River Street, 27 Walnut Street & 17 High Street
Agawam, Massachusetts 01001
(Parcel IDs: J17-1-3, J17-1-1 & J17-1-5)

Submitted To:

Town of Agawam Conservation Commission
1000 Suffield Street
Agawam, Massachusetts 01001

Applicant & Property Owner:

Calabrese Construction, LLC
c/o Mr. Charles Calabrese
7 Brewster Road
West Springfield, Massachusetts 01089

RLA Project File No. 220627

July 21, 2025

R LEVESQUE ASSOCIATES, INC.

A LAND PLANNING SERVICES COMPANY

40 School Street, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



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LIST OF APPENDICES

APPENDIX A: SITE PLAN

I. COVER LETTER

R LEVESQUE ASSOCIATES, INC.

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

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



July 21, 2025

Henry A. Kozloski, Chairman
Town of Agawam Conservation Commission
1000 Suffield Street
Agawam, Massachusetts 01001

RE: Request for Determination of Applicability
Old River Street, 27 Walnut Street & 17 High Street
Agawam, Massachusetts 01001
(Parcel IDs: J17-1-3, J17-1-1 & J17-1-5)
RLA Project File No. 220627

Dear Chairman Kozloski and Commissioners:

On behalf of the applicant and property owner, Calabrese Construction, LLC c/o Mr. Charles Calabrese, please find the requisite number of copies of a Request for Determination of Applicability and associated filing plan for the above-referenced properties. This Request for Determination of Applicability (RDA) is being filed to confirm whether the boundaries of resource areas on the subject properties are accurately delineated and if the area is subject to the jurisdiction of the Wetlands Protection Act 310 CMR 10.00. No work is being proposed as part of this filing.

Included within this submission package is the requisite filing fee. As required, a copy of this Request for Determination of Applicability has been submitted electronically via email to the Town of Agawam Conservation Commission and through eDEP to the Massachusetts Department of Environmental Protection.

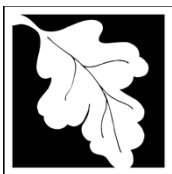
We are requesting to be placed on the Commission's next available agenda. Should you have any questions or comments regarding this filing, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
R LEVESQUE ASSOCIATES, INC.

Ryan Nelson
Wetland/Soil Scientist & Project Manager

A LAND PLANNING SERVICES COMPANY

2. WPA FORM I – REQUEST FOR DETERMINATION OF APPLICABILITY



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

Agawam
Municipality

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

A. General Information

Important:

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



1. Applicant:		
Calabrese Construction, LLC	c/o Charles Calabrese	
First Name	Last Name	
7 Brewster Road		
Address		
West Springfield	MA	01089
City/Town	State	Zip Code
413.478.0761		
Phone Number	Email Address	
2. Property Owner (if different from Applicant):		
Same as applicant		
First Name	Last Name	
Address		
City/Town	State	Zip Code
Phone Number	Email Address (if known)	
3. Representative (if any)		
Robert	Levesque	
First Name	Last Name	
R Levesque Associates, Inc.		
Company Name		
40 School Street		
Address		
Westfield	MA	01085
City/Town	State	Zip Code
(413) 568-0985	robl@rlaland.com	
Phone Number	Email Address (if known)	

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):		
Old River Street, 27 Walnut Street & 17 High Street	Agawam	
Street Address	City/Town	
42.09905	-72.63234	
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)	
J17-1	3, 1, & 5	
Assessors' Map Number	Assessors' Lot/Parcel Number	
b. Area Description (use additional paper, if necessary):		
The subject properties are located east of Walnut Street.		
c. Plan and/or Map Reference(s): (use additional paper if necessary)		
Request for Determination of Applicability Filing Plan	07-18-2025	
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 work proposed 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 make the following determination(s). Check any that apply:
Conservation Commission

☒ a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.

☒ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.

☐ c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.

☐ d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance** or **bylaw** of:

Name of Municipality

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

D. Signatures and Submittal Requirements

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

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

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

Signatures:

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

Chad Gilman
Signature of Applicant

07/15/2025
Date

Noriez
Signature of Representative (if any)

07/15/2025
Date

3. PROJECT NARRATIVE

PROJECT NARRATIVE TO REQUEST FOR DETERMINATION OF APPLICABILITY

For

OLD RIVER ROAD, 27 WALNUT STREET & 17 HIGH STREET
AGAWAM, MASSACHUSETTS 01001
(PARCEL IDS: J17-1-3, J17-1-1 & J17-1-5)

INTRODUCTION

On behalf of the applicant and property owner, Calabrese Construction, LLC c/o Mr. Charles Calabrese, R Levesque Associates, Inc. is providing this project narrative as a supplement to the Request for Determination of Applicability for the above-referenced properties. This Request for Determination of Applicability is being filed to confirm whether the boundaries of resource areas on the subject properties are accurately delineated and if the area is subject to the jurisdiction of the Wetlands Protection Act 310 CMR 10.00.

PROPERTY DESCRIPTION

The subject properties are located east of Walnut Street and consist of approximately 1.9 ± acres (not including the right-of-way) as shown on the associated site plan prepared by R Levesque Associates, Inc. Said properties are owned by Calabrese Construction, LLC and are recorded in the Hampden County Registry of Deeds in Book 22388, Page 42.

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 25013C0382E, effective date July 16, 2013. Please see below for further information on resource areas related to this project site.

EXISTING CONDITIONS & TOPOGRAPHY

The subject properties consist of cleared and forested land, with residential structures located at 27 Walnut Street and 17 High Street. In general, the topography of the subject properties varies, sloping from the west along Walnut Street to the east towards the Westfield River. 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 subject properties consist of Merrimac fine sandy loam, 3 to 8 percent slopes (254B). 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 delineated by R Levesque Associates, Inc. in July 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 wetland resource areas delineated off-site have been shown to accurately portray buffer zone and Riverfront Area onto the subject property. The determination of wetland resource areas off-site is not the subject of this filing.

Isolated Vegetated Wetlands (IVW)

Isolated vegetated wetlands are not subject to jurisdiction under the Massachusetts Wetlands Protection Act 310 CMR 10.00. Additionally, the Town of Agawam does not have a local wetlands bylaw that provides independent regulatory authority over isolated wetlands; therefore, these areas are not regulated at the local level either.

Two (2) Isolated Vegetated Wetlands (IVW) are located off-site to the east of Old River Road. The boundary of the IVWs have been flagged in the field with sequentially numbered pink flagging and are shown on the accompanying filing plan labeled "WF-100" through "WF-119" and "B-100" through "B-103".

Bank

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

The western upper limit of bank of the Westfield River has been marked in the field with sequentially numbered blue flagging labeled "MAHW-100" through "MAHW-119".

Riverfront Area

Riverfront Area (RFA) as defined in 310 CMR 10.58(3) *"...is the area of land between a river's mean annual high-water line measured horizontally outward from the river and a parallel line located 200 feet away. The riverfront area may include or overlap other resource areas or their buffer zone. The riverfront area does not have a buffer zone."*

Riverfront Area is associated with the Westfield River and has been shown to extend 200' from the delineated MAHW. The 100' Inner Riparian has been shown as well. The total Riverfront Area on site is 2,085 ± SF.

Land Under Water Bodies and Waterways (LUWW)

As defined in 310 CMR 10.56(2) "Land Under Water Bodies and Waterways is the land beneath any creek, river, stream, pond or lake. Said land may be composed of organic muck or peat, fine sediments, rocks or bedrock."

LUWW is associated with the Westfield River, a perennial stream located off-site. The mean annual low flow, or bottom of bank, has not been delineated therefore LUWW is not shown or defined as part of this Request for Determination of Applicability application.

Bordering Land Subject to Flooding (BLSF)

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

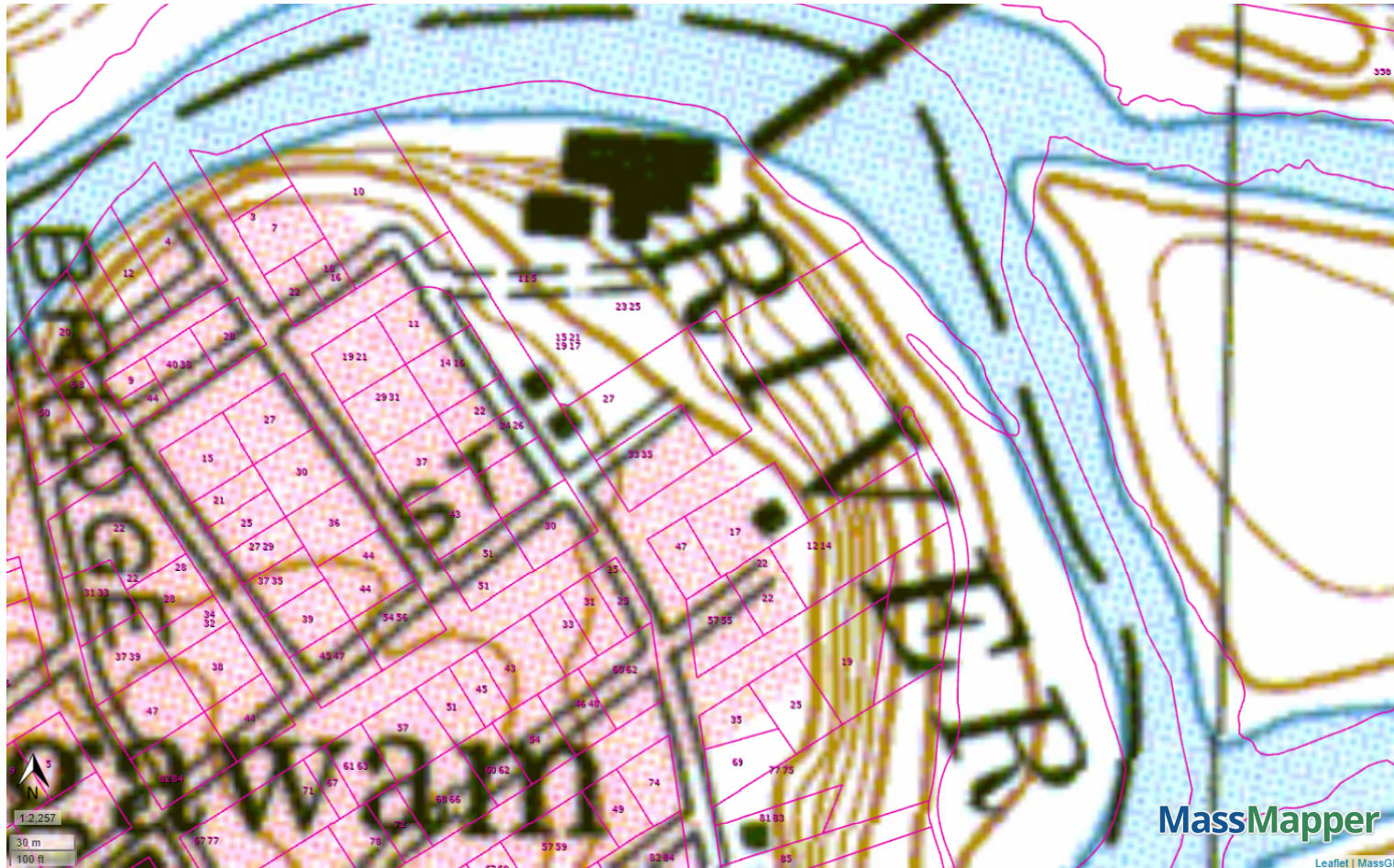
The subject properties are not located within a special flood zone area according to Flood Insurance Rate Map Number 25013C0382E effective date July 16, 2013. The 100-year flood zone elevation exists off-site to the east, downhill and closer to the river.

[END OF PROJECT NARRATIVE]

4. FIGURES

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

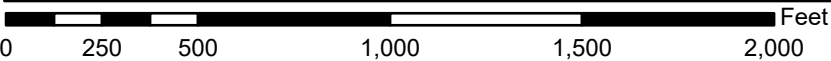
USGS Topographic Map



Property Tax Parcels
USGS Topographic Maps

National Flood Hazard Layer FIRMette

72°38'17"W 42°6'9"N



1:6,000

72°37'39"W 42°5'43"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

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

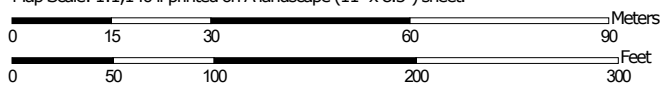
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/21/2025 at 8:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by 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)



Map Scale: 1:1,140 if printed on A landscape (11" x 8.5") sheet.



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



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

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
254B	Merrimac fine sandy loam, 3 to 8 percent slopes	1.9	100.0%
Totals for Area of Interest		1.9	100.0%

APPENDIX A: SITE PLAN

SITE PLAN ENTITLED "REQUEST FOR DETERMINATION OF APPLICABILITY FILING PLAN"

PREPARED FOR CALABRESE CONSTRUCTION, LLC

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED JULY 18, 2025

Request For Determination of Applicability

Project No. 25074.00

Town of Agawam **Moore Street and Valley Street** **Infrastructure Improvements**

Prepared for:

Town of Agawam
36 Main Street
Agawam, MA 01001

Prepared by:

Pare Corporation
14 Bobala Road, Suite 2B
Holyoke, MA 01040

July 2025



ENGINEERS * SCIENTISTS ✿ PLANNERS

July 30, 2025

Agawam Conservation Commission
36 Main Street
Agawam, MA 01001
Attn: Henry Kozloski, Chair

Re: **Request for Determination of Applicability (RDA)**
Moore Street & Valley Street (east) Infrastructure Improvements
Pare Project 25074.00

Dear Henry and Members of the Conservation Commission:

On behalf of the Town of Agawam, Pare Corporation is pleased to present the following Request for Determination of Applicability (RDA, under the Massachusetts Wetlands Protection Act, M.G.L. c. 131 Section 40 (WPA) for the proposed Moore Street and Valley Street Infrastructure Improvements Project.

The proposed Moore Street and Valley Street Infrastructure Improvements Project limits extend from the intersection of Moore and High Street, 800 feet northward to the end of Moore Street and from the intersection of Moore Street and Valley Street (east) 400 feet east to the terminal end of Valley Street (east). The project generally consists of subsurface utility improvements including the replacement of 6-inch diameter cast iron water main, fire hydrants, residential services, sanitary sewer manholes and sewer main, storm sewer catch basins, and roadway surface improvements. In addition, the proposed road improvements will establish a uniform street width of 18 feet for Moore Street from an existing and varied width of 16 feet to 25 feet.

As the majority of Moore Street within the project limits is not within any jurisdictional environmental resource areas and Valley Street (east) is within the outer 100 feet riparian zone of the 200 feet Riverfront Area, and the proposed improvements will have temporary buffer impacts during construction, the Applicant is seeking confirmation that the proposed work is not subject to the Wetlands Protection Act.

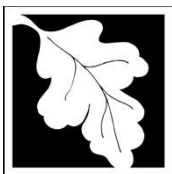
We look forward to presenting this Request for Determination of Applicability to the Commission at the earliest opportunity. If you have any questions or comments regarding this submission or project, please contact me at 413-707-0878 or mmcclusky@parecorp.com.

Sincerely,



Mark McClusky, P.E.
Senior Project Engineer

CC: Mario Mazza, Superintendent Agawam DPW
MassDEP Western Region



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

Agawam
Municipality

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

A. General Information

Important:

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



1. Applicant:

Michelle

First Name

Chase

Last Name

36 Main Street

Address

Agawam

City/Town

MA

State

01001

Zip Code

413-821-0625

Phone Number

Email Address

2. Property Owner (if different from Applicant):

First Name

Last Name

Address

City/Town

State

Zip Code

Phone Number

Email Address (if known)

3. Representative (if any)

Mark

First Name

McClusky

Last Name

Pare Corporation

Company Name

14 Bobala Road, Suite 2B

Address

Holyoke

City/Town

MA

State

01040

Zip Code

(413) 707-0878

Phone Number

mmclusky@parecorp.com

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):

Moore Street and Valley Street

Street Address

Agawam

City/Town

42.09801

Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)

-72.63789

Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)

N/A

Assessors' Map Number

N/A

Assessors' Lot/Parcel Number

b. Area Description (use additional paper, if necessary):

(see narrative)

c. Plan and/or Map Reference(s): (use additional paper if necessary)

RDA Plan, Figure 4

Title

July 2025

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):

Replacement of existing water main, fire hydrants, residential services, sanitary sewer manholes and main, storm sewer catch basin, and road surface improvements (establish uniform 18 foot width)

- 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).

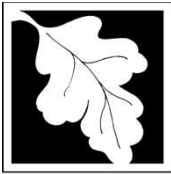
Buffer Impacts only

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

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

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

N/A



Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

Agawam
Municipality

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

C. Determinations

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

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

Name of Municipality

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

D. Signatures and Submittal Requirements

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

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

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

Signatures:

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

Michelle Chase

Signature of Applicant

7/30/25

Date

Mark M. [Signature]

Signature of Representative (if any)

7/30/25

Date

1.0 Request for Determination of Applicability

1.1 Introduction

Pare Corporation has prepared this Request for Determination of Applicability for the proposed Moore Street and Valley Street Infrastructure Improvements project in Agawam, Massachusetts. The overall purpose of the project is to replace deteriorated subsurface infrastructure including water mains, fire hydrants, residential water services, sanitary sewer manholes and piping, storm sewer catch basins and piping, and surface components of infrastructure including the roadway base, binder, and course of hot mix asphalt.

The overall project limits extend from the intersection of Moore Street and High Street, northward to the north terminal end of Moore Street approximately 800 feet, and from the intersection of Moore Street and Valley Street (east) eastward to the terminal end of Valley Street (east) approximately 430 feet. The proposed construction funding will be a Community Development Block Grant (CDBG).

This RDA has been prepared under the provisions of the Massachusetts Wetland Protection Act (M.G.L. C. 131 section 40 -the Act) and its regulations (310 CMR 10.000 et seq.).

1.2 Site Description

The project is located within a developed semi-urban area known as the North Agawam neighborhood and the two streets of concern are bounded by the Westfield River, natural terrain, and wooded areas. Moore Street has an average slope of 5.7% gradually downward to the north from the High Street intersection and Valley Street has an average slope of 0.36% and can be considered as a level street.

Based on review of the Natural Resource Conservation Service (NRCS), Hampden County, Central Part the soils within the project limits generally consist of Merrimac fine sandy loam with 3% to 8% slopes for the upper half of Moore Street and Ninigret fine sandy loam with 0% to 3% slopes for the lower half of Moore Street and essentially all of Valley Street (east).

Additional on-site soil information was obtained through the completion of four limited soil borings. The location of each soil boring includes 37 Church Street, 38-40 Moore Street, 20 Valley Street (east) and 14 Valley Street (east). The soil borings were completed within the street right of way near the locations described above and depths of advancement ranged from 14 feet to 16 feet below grade.

The predominant soil from each of the four borings consisted of fine sandy loam. The results of the four soil boring were in general agreement with the soils mapped and identified within the NRCS database.

2.0 Environmental Resource Areas

Pare completed an environmental resource and environmentally sensitive area review utilizing the internet-based Massachusetts Geographic Information System (GIS), or MassMapper. The internet-based MassGIS review included examining the database layers listed below as well as cross-referencing the applicable flood plain map from the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Maps (FIRM), and National Wild and Scenic Rivers Systems map for the project limits.

Based on the results of the layers selected and shown demarcations, it was determined that proposed Moore Steet and Valley Street (east) infrastructure improvements and construction are not directly within any jurisdictional environmental resource area. However, it was also determined that the northern portion of Moore Street and essentially all of Valley Street (east) are within the 200-ft Riverfront Buffer or setback as established by the Massachusetts Rivers Protection Act (1996).

Although upper segments of the Westfield River are designated as Scenic or Wild according to National Wild and Scenic Rivers System and corresponding Wild and Scenic Rivers Act (1968), the portion of the Westfield River near the proposed project area in Agawam does not appear to be designated as Wild or Scenic.

In addition, a small portion of Valley Street (east) is demarcated as being within the Zone AE Flood Hazard Area. The portion of Zone AE Flood Hazard Area is east of the existing sanitary sewer pump station and extends approximately 125 ft parallel to the center of Valley Street. Although both the applicable FEMA FIRM and the survey utilize North American Vertical Datum of 1988, an apparent base flood elevation error may exist as the on-the-ground survey spot elevation data within Valley Street range from 78.78 to 81.97.

MassMapper was reviewed to identify areas for the project location that may be subject to the Wetlands Protection Act (WPA) or other regulatory review. See Table 1 below for a list of resources reviewed and Figure 4, Request for Determination of Applicability Plan.

Table 1. MassGIS Environmental & Regulated Areas Reviewed.

Layer Reviewed	Yes	No
DEP Wetlands Detailed with outlines		X
Areas of Critical Environmental Concern (ACEC)		X
NHESP Certified Vernal Pools		X
NHESP Estimated Habitats of Rare Wildlife		X
NHESP Priority Habitat of Rare Species		X
Outstanding Resource Waters		X
200-ft Riverfront Area	X	
FEMA Zone AE Flood Hazard Area	X	
National Wild and Scenic Rivers Act		X

3.0 Summary & Conclusions

Following field observations, survey, and review of the listed resources, the proposed Moore Street and Valley Street Infrastructure Improvements Project is not directly within any jurisdictional resource area. The very northern portion of Moore Street and a majority of Valley Street (east) are within the 100-200 foot zone of the MA 200-ft Riverfront Area, and a small portion of Valley Street (east) is within the FEMA Zone AE Floodway.

The proposed infrastructure improvement project will include a uniform roadway width of 18-ft from the current varied road widths of 16-ft to 25-ft, which will result in an overall increase of pervious or grassed surface area and an overall reduction of impervious area for the project. In addition, the proposed infrastructure improvements project does not include any alterations of the final roadway surface elevation on Valley Street (east) and therefore no “fills” of floodway will occur.

Based on the available environmental resource area information reviewed and project plan provided, proposed project has no direct impacts or alterations to jurisdictional environmental resources areas. With consideration to the data reviewed and project information provided, we respectfully request a negative Determination of Applicability be issued for this project.

Town of Agawam
Request for Determination of Applicability

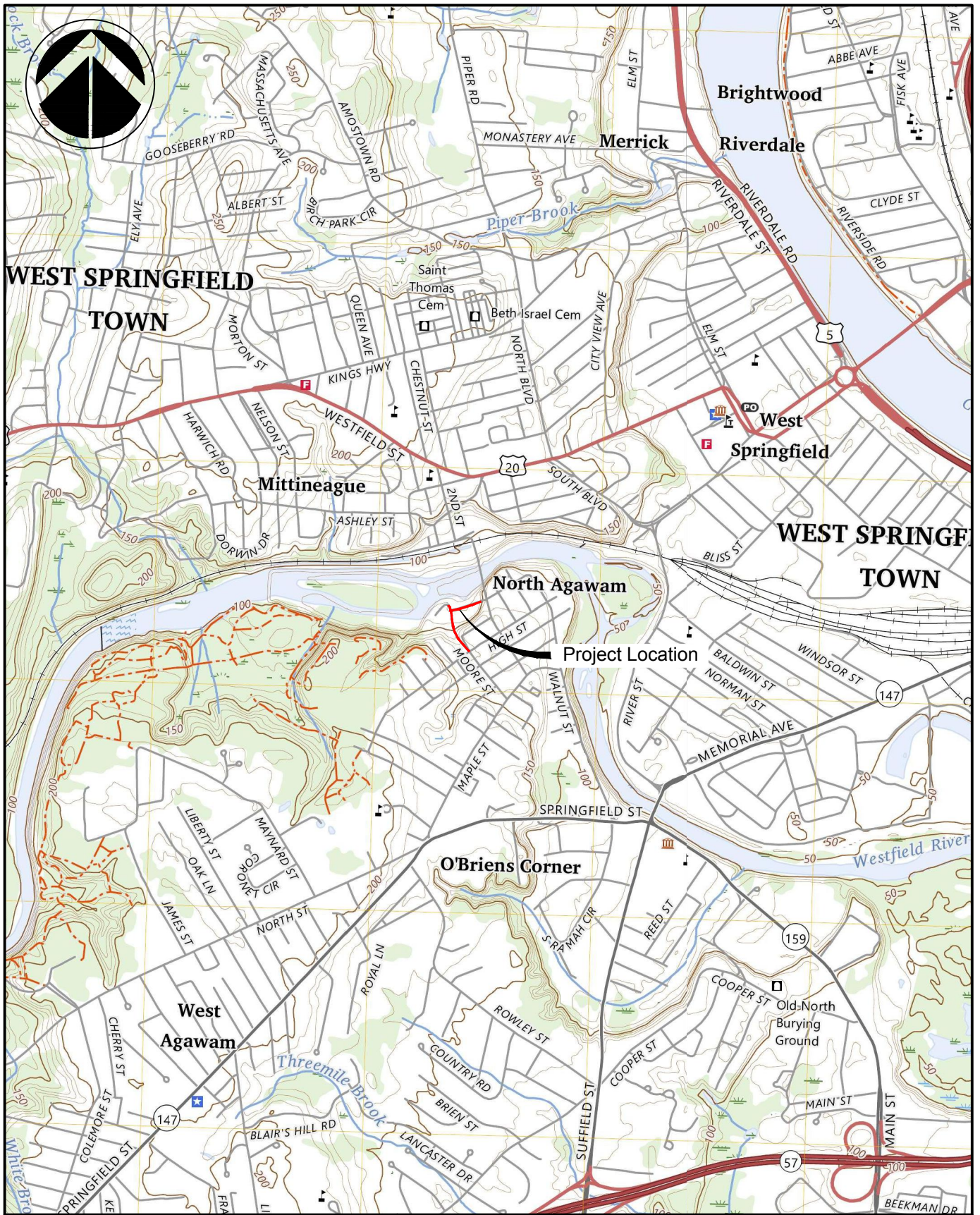
FIGURES

Figure 1: Site Locus

Figure 2: Environmental Resources Map

Figure 3: FEMA Flood Map

Figure 4: RDA Plan



PROJECT NO. 25074.00

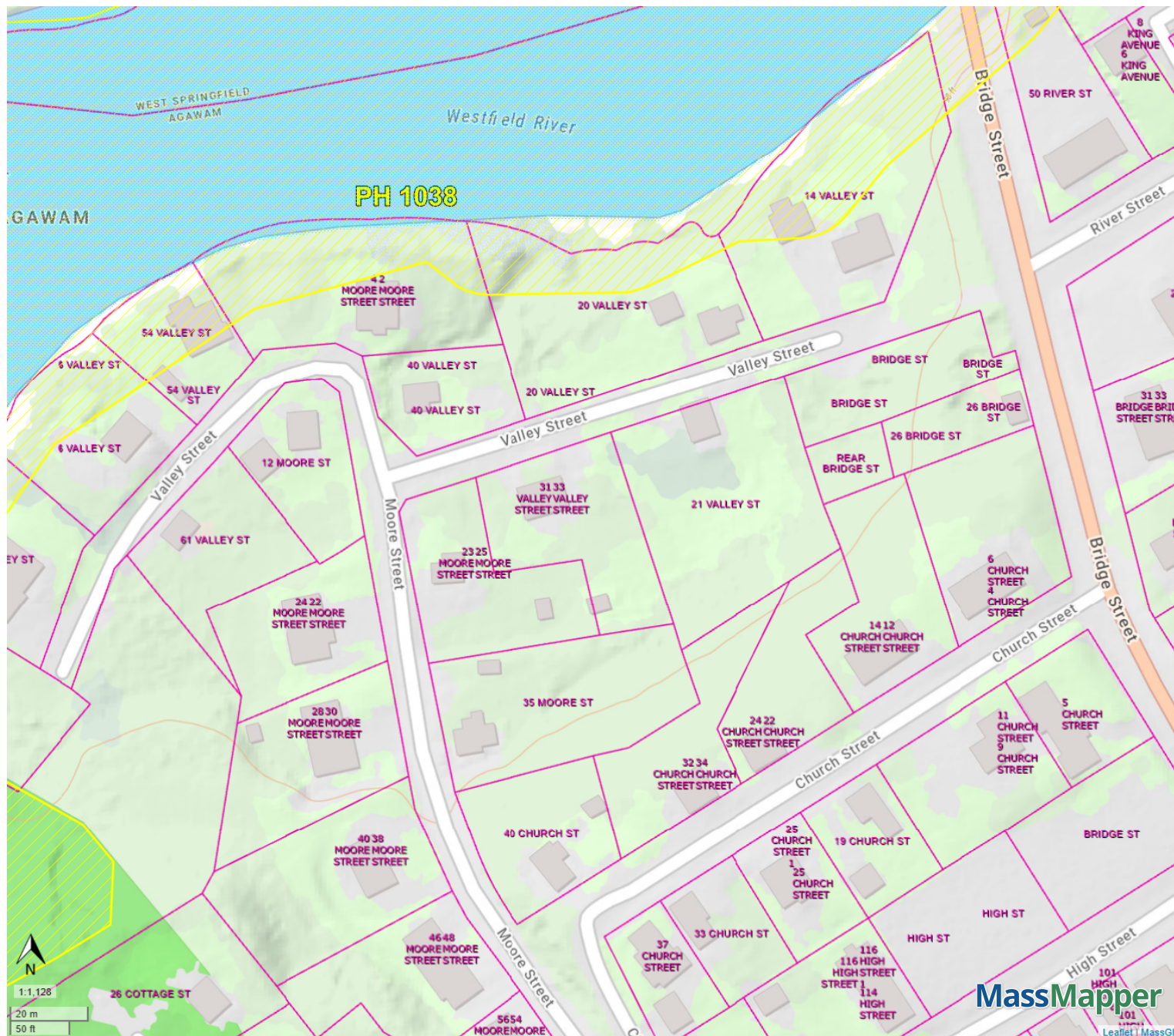
DATE: JULY 2025



FIGURE 1
LOCUS MAP

MOORE STREET & VALLEY STREET
AGAWAM, MASSACHUSETTS

Moore St. & Valley St Infrastructure



DEP Wetlands Detailed

- Barrier Beach System
- Barrier Beach-Deep Marsh
- Barrier Beach-Wooded Swamp Mixed Trees
- Barrier Beach-Coastal Beach
- Barrier Beach-Coastal Dune
- Barrier Beach-Marsh
- Barrier Beach-Salt Marsh
- Barrier Beach-Shrub Swamp
- Barrier Beach-Wooded Swamp Coniferous
- Barrier Beach-Wooded Swamp Deciduous
- Bog
- Coastal Bank Bluff or Sea Cliff
- Coastal Beach
- Coastal Dune
- Cranberry Bog
- Deep Marsh
- Barrier Beach-Open Water
- Open Water
- Rocky Intertidal Shore
- Salt Marsh
- Shallow Marsh Meadow or Fen
- Shrub Swamp
- Tidal Flat
- Wooded Swamp Coniferous
- Wooded Swamp Deciduous
- Wooded Swamp Mixed Trees

NHESP Priority Habitats of Rare Species



NHESP Estimated Habitats of Rare Wildlife



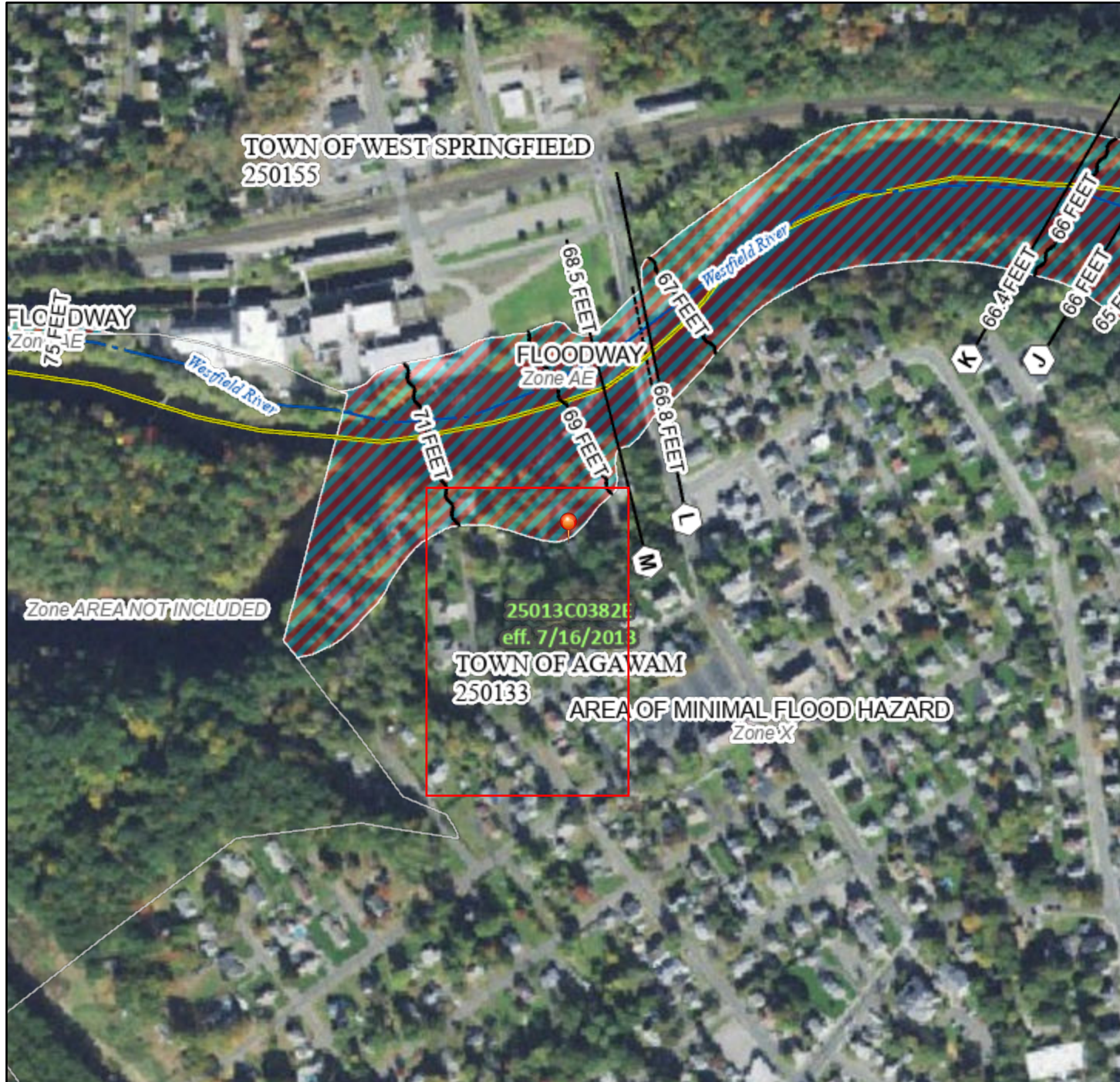
Property Tax Parcels

Figure 2. MassMapper
Resource demarcations

National Flood Hazard Layer FIRMMette



72°38'32"W 42°6'7"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
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		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.

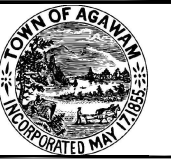
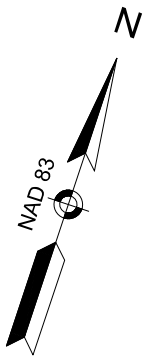
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/23/2025 at 5:50 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.

Figure 3. FEMA FIRM and project location (see red outline).

1. EXISTING CONDITIONS SURVEY AND BASE PLAN AUGUST - SEPTEMBER 21, 2021 AND SUPPLEMENTARY SURVEY OF JUNE 19, 2025 BY NORTHEAST SURVEY CONSULTANTS, LLC.
2. MASSACHUSETTS GIS MAPPING (MASSMAPPER) WITH THE FOLLOWING RESOURCE LAYERS EXAMINED:
 - A. NHESP ESTIMATED HABITATS OF RARE WILDLIFE (DEMARICATIONS SHOWN)
 - B. NHSP ESTIMATED HABITATS OF RARE SPECIES (DEMARICATIONS SHOWN)
 - C. DEP WETLANDS DETAILED WITH OUTLINES (NO DEMARICATIONS)
 - D. OUTSTANDING RESOURCE WATERS (NO DEMARICATIONS)
3. FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 25013C0382E (JULY 16, 2013),



SCALE ADJUSTMENT GUIDE

0" 1"

BAR IS ONE INCH ON ORIGINAL DRAWING

TOWN OF AGAWAM
MOORE ST AND VALLEY ST
INFRASTRUCTURE IMPROVEMENTS

AGAWAM, MASSACHUSETTS

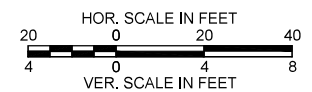
PROJECT NO.:	25074.00
DATE:	JULY 2025
SCALE:	AS NOTED
DESIGNED BY:	
CHECKED BY:	
DRAWN BY:	JLC / AWB
APPROVED BY:	
DRAWING TITLE:	

REQUEST FOR
DETERMINATION OF
APPLICABILITY

DRAWING NO.: **Figure 4**

SHEET NO. 1 OF 1

BORDERING VEGETATED WETLANDS (BVW): 0 SF
BVW BUFFER: 0 SF
RIVERFRONT AREA: 0 SF
200-FT RIVERFRONT BUFFER: 0 SF
FEMA ZONE AE FLOOD HAZARD: 0 CF



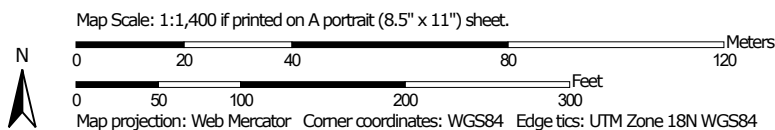
**Town of Agawam
Request for Determination of Applicability**

**APPENDIX A:
NRCS SOIL SURVEY**

Depth to Any Soil Restrictive Layer—Hampden County, Massachusetts, Central Part
(25074 Depth to Bedrock)



Soil Map may not be valid at this scale.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Depth to Any Soil Restrictive Layer—Hampden County, Massachusetts, Central Part
(25074 Depth to Bedrock)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200
-  Not rated or not available

Soil Rating Lines

-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200
-  Not rated or not available

Soil Rating Points

-  0 - 25
-  25 - 50
-  50 - 100
-  100 - 150
-  150 - 200
-  > 200

 Not rated or not available

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.

Depth to Any Soil Restrictive Layer

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
254B	Merrimac fine sandy loam, 3 to 8 percent slopes	>200	0.1	7.2%
254C	Merrimac fine sandy loam, 8 to 15 percent slopes	>200	0.5	30.9%
276B	Ninigret fine sandy loam, 0 to 3 percent slopes	66	0.9	61.9%
Totals for Area of Interest			1.5	100.0%

Description

A "restrictive layer" is a nearly continuous layer that has one or more physical, chemical, or thermal properties that significantly impede the movement of water and air through the soil or that restrict roots or otherwise provide an unfavorable root environment. Examples are bedrock, cemented layers, dense layers, and frozen layers.

This theme presents the depth to any type of restrictive layer that is described for each map unit. If more than one type of restrictive layer is described for an individual soil type, the depth to the shallowest one is presented. If no restrictive layer is described in a map unit, it is represented by the "greater than 200" depth class.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No

Depth to Bedrock

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
254B	Merrimac fine sandy loam, 3 to 8 percent slopes	>200	0.1	7.2%
254C	Merrimac fine sandy loam, 8 to 15 percent slopes	>200	0.5	30.9%
276B	Ninigret fine sandy loam, 0 to 3 percent slopes	>200	0.9	61.9%
Totals for Area of Interest			1.5	100.0%

Description

The term bedrock in soil survey refers to a continuous root and water restrictive layer of rock that occurs within the soil profile.

There are many types of restrictions that can occur within the soil profile but this theme only includes the three restrictions that use the term bedrock. These are:

- 1) Lithic Bedrock
- 2) Paralithic Bedrock
- 3) Densic Bedrock

Lithic bedrock and paralithic bedrock are comprised of igneous, metamorphic, and sedimentary rocks, which are coherent and consolidated into rock through pressure, heat, cementation, or fusion. Lithic bedrock represents the hardest type of bedrock, with a hardness of strongly coherent to indurated. Paralithic bedrock has a hardness of extremely weakly coherent to moderately coherent. It can occur as a thin layer of weathered bedrock above harder lithic bedrock. Paralithic bedrock can also be much thicker, extending well below the soil profile.

Densic bedrock represents a unique kind of bedrock recognized within the soil survey. It is non-coherent and consolidated, dense root restrictive material, formed by pressure, heat, and dewatering of earth materials or sediments. Densic bedrock differs from densic materials, which formed under the compaction of glaciers, mudflows, and or human-caused compaction.

If more than one type of bedrock is described for an individual soil type, the depth to the shallowest one is given. If no bedrock is described in a map unit, it is represented by the "greater than 200" depth class.

Depth to bedrock is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No

Depth to Water Table

Map unit symbol	Map unit name	Rating (centimeters)	Acres in AOI	Percent of AOI
254B	Merrimac fine sandy loam, 3 to 8 percent slopes	>200	0.1	7.2%
254C	Merrimac fine sandy loam, 8 to 15 percent slopes	>200	0.5	30.9%
276B	Ninigret fine sandy loam, 0 to 3 percent slopes	66	0.9	61.9%
Totals for Area of Interest			1.5	100.0%

Description

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Interpret Nulls as Zero: No

Beginning Month: January

Ending Month: December

Drainage Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
254B	Merrimac fine sandy loam, 3 to 8 percent slopes	Somewhat excessively drained	0.1	7.2%
254C	Merrimac fine sandy loam, 8 to 15 percent slopes	Somewhat excessively drained	0.5	30.9%
276B	Ninigret fine sandy loam, 0 to 3 percent slopes	Moderately well drained	0.9	61.9%
Totals for Area of Interest			1.5	100.0%

Description

"Drainage class (natural)" refers to the frequency and duration of wet periods under conditions similar to those under which the soil formed. Alterations of the water regime by human activities, either through drainage or irrigation, are not a consideration unless they have significantly changed the morphology of the soil. Seven classes of natural soil drainage are recognized-excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained. These classes are defined in the "Soil Survey Manual."

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
254B	Merrimac fine sandy loam, 3 to 8 percent slopes	A	0.2	7.9%
254C	Merrimac fine sandy loam, 8 to 15 percent slopes	A	0.9	35.7%
276B	Ninigret fine sandy loam, 0 to 3 percent slopes	C	1.5	56.4%
Totals for Area of Interest			2.6	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
254B	Merrimac fine sandy loam, 3 to 8 percent slopes	A	0.1	7.2%
254C	Merrimac fine sandy loam, 8 to 15 percent slopes	A	0.5	30.9%
276B	Ninigret fine sandy loam, 0 to 3 percent slopes	C	0.9	61.9%
Totals for Area of Interest			1.5	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
254B	Merrimac fine sandy loam, 3 to 8 percent slopes	0.1	7.2%
254C	Merrimac fine sandy loam, 8 to 15 percent slopes	0.5	30.9%
276B	Ninigret fine sandy loam, 0 to 3 percent slopes	0.9	61.9%
Totals for Area of Interest		1.5	100.0%

Unified Soil Classification (Surface)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
254B	Merrimac fine sandy loam, 3 to 8 percent slopes	SM	0.1	7.2%
254C	Merrimac fine sandy loam, 8 to 15 percent slopes	SM	0.5	30.9%
276B	Ninigret fine sandy loam, 0 to 3 percent slopes	SM	0.9	61.9%
Totals for Area of Interest			1.5	100.0%

Description

The Unified soil classification system classifies mineral and organic mineral soils for engineering purposes on the basis of particle-size characteristics, liquid limit, and plasticity index. It identifies three major soil divisions: (i) coarse-grained soils having less than 50 percent, by weight, particles smaller than 0.074 mm in diameter; (ii) fine-grained soils having 50 percent or more, by weight, particles smaller than 0.074 mm in diameter; and (iii) highly organic soils that demonstrate certain organic characteristics. These divisions are further subdivided into a total of 15 basic soil groups. The major soil divisions and basic soil groups are determined on the basis of estimated or measured values for grain-size distribution and Atterberg limits. ASTM D 2487 shows the criteria chart used for classifying soil in the Unified system and the 15 basic soil groups of the system and the plasticity chart for the Unified system.

The various groupings of this classification correlate in a general way with the engineering behavior of soils. This correlation provides a useful first step in any field or laboratory investigation for engineering purposes. It can serve to make some general interpretations relating to probable performance of the soil for engineering uses.

For each soil horizon in the database one or more Unified soil classifications may be listed. One is marked as the representative or most commonly occurring. The representative classification is shown here for the surface layer of the soil.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)

**Town of Agawam
Request for Determination of Applicability**

**APPENDIX B:
SITE PHOTOGRAPHS**



Photo No. 1. Project begin location at the intersection of Moore Street and High Street. The current roadway width of Moore Street varies from 16 ft to 25-ft and will be improved with a uniform 18 ft width and increased pervious area.



Photo No. 2. Typical view of deteriorated pavement near 54-56 Moore Street. Location is outside of environmental resource areas or buffers.



Photo No. 3. View of standing storm water at the northernmost portion of Moore Street. The location is within the 200-ft Riverfront Area.



Photo No. 4. View of Valley Street (east) from the intersection of Moore Street. Note the 33-ft wide gravel road width near intersection. The majority of Valley Street (east) is within the 200-ft Riverfront Area.



Photo No. 5. Typical pothole and undulating gravel surface condition on Valley Street (east).



Photo No. 6. View of Valley Street (east) gravel surface and location of sanitary sewer pump station (to left chain link fence).



Photo No. 7. View of Valley Street (east) gravel road surface. A 125-ft long segment of FEMA Zone AE Floodway is mapped in the area and to the north (left of photograph).



Photo No. 8. View of gravel roadway surface near 20 Valley Street (east). The mapped FEMA Zone AE Floodway terminates approximately mid-point of photograph and intersection of property chain link fence.



Photo No. 9. Terminal or cul-de-sac view of Valley Street (east). Note one of two fire hydrants located within the project limits being replaced with the new water mains.



Photo No. 10. Westward view from the east end of Valley Street (east). The proposed roadway surface improvements will include an asphalt paved surface at the same surface elevations.

May 27, 2025

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

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

Dear Mr. Kozloski and Commissioners:

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

Materials Reviewed

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

Site Visit

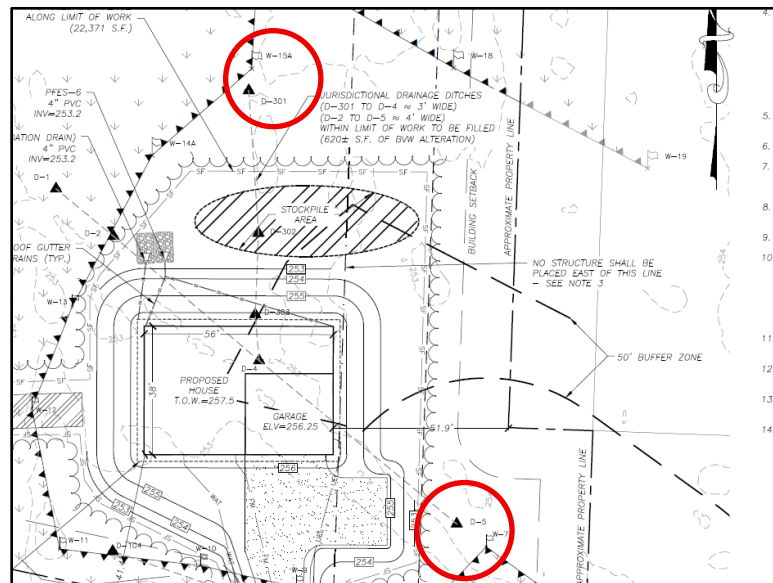
- Stockman Associates LLC performed a site visit on May 20, 2025. Also present were Mike Mocko (Mocko Environmental), Robin Mocko (Mocko Environmental), Henry Kozloski (ACC), Frank Meagher (ACC), and Page Fallon (ACC). Magda Galiatsos (ACC) was also present for a portion of the site visit.

Review Findings

Resource Area Boundaries

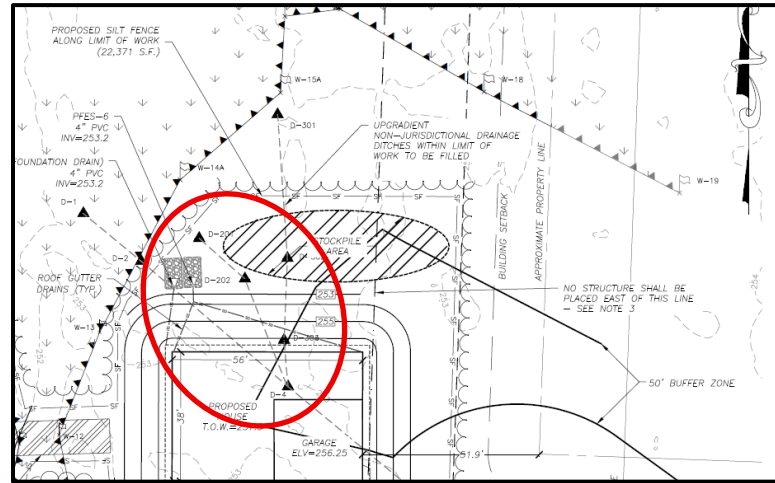
- 1) Stockman Associates concurs with the delineation of the BVW boundaries depicted on the revised May 8, 2025 site plan entitled "*Conservation Filing Plan 1014 North Street Extension Parcel ID# D13 2 10 Feeding Hills, MA*" prepared by R Levesque Associates Inc. as described below:
 - a. Stockman Associates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

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



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

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



Performance Standards & Regulations

Bordering Vegetated Wetland

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

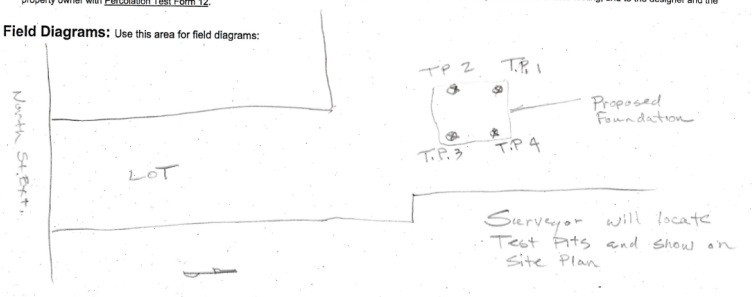
- a. The ADDENDUM TO NARRATIVE dated October 26, 2022 and submitted in response to the October 12, 2022 MA DEP comment letter does not address the supporting documented in the Massachusetts Inland Wetland Replacement Guideline Second Edition, September 2022. Furthermore, the ADDENDUM does not provide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

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

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

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

Field Diagrams: Use this area for field diagrams:



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

Buffer Zone

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

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

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

Site Plan

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

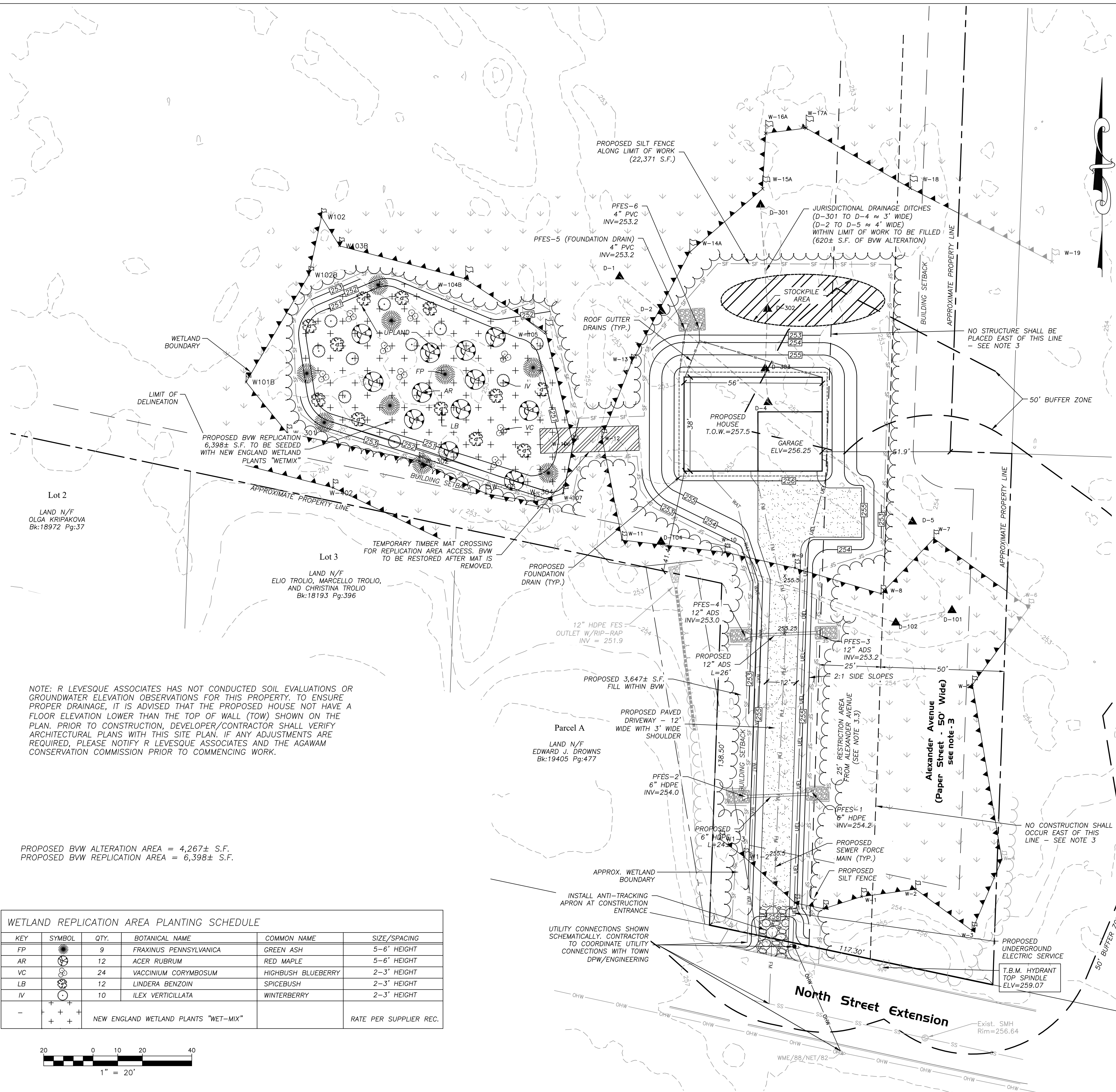
I trust that the above comments will assist the Commission in their review of the previously referenced NOI submittal. Please do not hesitate to contact me with any questions.

Sincerely,



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

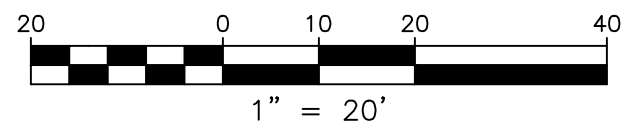




NOTE: R LEVESQUE ASSOCIATES HAS NOT CONDUCTED SOIL EVALUATIONS OR GROUNDWATER ELEVATION OBSERVATIONS FOR THIS PROPERTY. TO ENSURE PROPER DRAINAGE, IT IS ADVISED THAT THE PROPOSED HOUSE NOT HAVE A FLOOR ELEVATION LOWER THAN THE TOP OF WALL (TOW) SHOWN ON THE PLAN. PRIOR TO CONSTRUCTION, DEVELOPER/CONTRACTOR 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

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

ZONING REVIEW - Agricultural

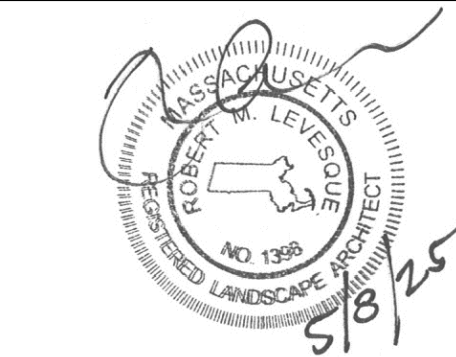
TYPE (MINIMUM)	REQUIRED	PROPOSED
AREA	20,000 FT ²	2.25± ACRES
FRONTAGE	120 FT	177± FT
FRONT YARD	35 FT	180± FT
SIDE YARD	15 FT	41.4± FT
REAR YARD	20 FT	150+ FT
HEIGHT (MAX)	35 FT	35 FT
BUILDING COVERAGE (MAX)	NONE	1.8%

ZONING REVIEW - Residence A2

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

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

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

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.

AGAWAM CONSERVATION COMMISSION
July 24, 2025

MEMBERS PRESENT:

Henry Kozloski, Chair
Magda Galiatsos
Sheryl Becker
Keven Brown

MEMBERS ABSENT:

Page Fallon
Frank Meagher

ALSO PRESENT:

Taryn Egerton
Stefanie Kesecker

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

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

Cole Modestow with R. Levesque Associates and Emily Stockman with Stockman Associates LLC., were present for this agenda item. Mr. Modestow stated the site visit was performed and the peer review has been completed to confirm the findings on the wetland delineation.

Ms. Stockman stated the bordering vegetated wetland located in the southeast corner of 515 Mill Street was clearly marked and has very distinct change in topography and lots of skunk cabbage. She stated there are additional flags on the site plan that are faded out and are off the subject property. She stated the Commission should specify they are agreeing with the boundaries for flags A112 to A115. She stated she concurs with the 100 ft. buffer zone associated with this wetland. She stated there may be additional buffer zones on a neighbor's property. She stated the stream is not perennial and could be deemed intermittent.

Motion was made by Mr. Brown and seconded by Ms. Galiatsos to issue a Positive Determination-515 & 533 Mill Street-Dikan & Ashlaban confirming the boundary flags of wetland A112-A115, and its's 100 ft. buffer zone, determining that the stream is intermittent, and that the area is within Conservation Commission jurisdiction.

VOTE 4-0-0

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

The Conservation Commission received a request to continue this agenda item to the August 14, 2025 meeting.

Motion was made by Ms. Becker and seconded by Ms. Galiatsos to continue the PUBLIC HEARING NOTICE OF INTENT-1014 North St Ext-VIP Homes & Associates, LLC. to the August 14, 2025 meeting, as requested.

VOTE 4-0-0

3. Request for Certificate of Compliance-8 Alexander Drive

Mr. Kozloski stated a site visit had been performed.

Motion was made by Ms. Galiatsos and seconded by Mr. Brown to issue a Certificate of Compliance for 8 Alexander Drive.

VOTE 4-0-0

4. ENFORCEMENT ORDER UPDATES

The Committee will schedule site visits for 351 Main Street.

5. APPROVAL OF MINUTES-July 1, 2025 and July 10, 2025

Motion was made by Mr. Brown and seconded by Ms. Galiatsos to table the APPROVAL OF MINUTES for July 1, 2025 & July 10, 2025.

VOTE 4-0-0

6. Correspondence & Complaints

The owner of a parcel off Main St. called regarding a pervious complaint of tree cutting. He is agreeable to setting up a site visit to determine how the complaint will be resolved.

The Commission also received a call about 2 trees that need to be removed. The tree warden will look at the trees and advise if an Emergency Order is needed.

Mr. Kozloski stated the fountain at Stillbrook Park is working, but is powered by solar and if the day is shady the lights may not be on or not as bright. He stated the ponds are also being aerated in two places. Mr. Kozloski stated they Commission may need to look to make sure erosion is not getting into the pond.

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

VOTE 4-0-0

Meeting adjourned at 6:30pm.