



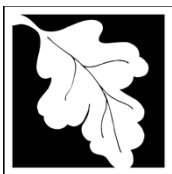
Conservation Commission AGENDA

Thursday, September 11, 2025 - 6:00 PM

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

A. Conservation Commission

- 1) 6:00Pm REQUEST FOR DETERMINATION-93 Tobacco Farm Rd-Lanzoni
- 2) 6:05PM PUBLIC HEARING-NOTICE OF INTENT-580 Main Street-Diamond Communications, LLC.
- 3) REQUEST FOR DETERMINATION-511 School Street-Town of Agawam
- 4) PUBLIC HEARING CONT-NOTICE OF INTENT-1014 North St Ext-VIP Homes & Associates, LLC
- 5) APPROVAL OF MINUTES-July 10, 2025, July 24, 2025, & August 28, 2025
- 6) Correspondence & Complaints



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:

Chloe

Lanzoni

First Name

Last Name

93 Tobacco Farm Road

Address

Feeding Hills

MA

01030

City/Town

State

Zip Code

4132443361

chloelanzoni@gmail.com

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)

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):

93 Tobacco Farm Road

Feeding Hills

Street Address

City/Town

42.06309

-72.69821

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)

Assessors' Map Number

B9 3 7

Assessors' Lot/Parcel Number

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

Back yard of property

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

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):

We want to clear out some of the overgrown weeds and fallen dead trees in the back yard. They are encroaching on our yard and becoming out of control. There is also a lot of bittersweet back there that is growing onto trees that are still alive that we would like to remove to preserve the trees. Furthermore, there is no apparent water in this area.

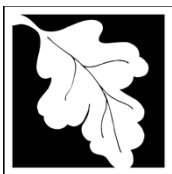
- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

10.02 (b) 2.c. Vista pruning

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 Conservation Commission 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.

Chloe Lanzoni

Signature of Applicant

08/21/25

Date

Signature of Representative (if any)

Date



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

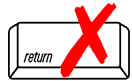
MassDEP File Number

Document Transaction Number

City/Town

Important:

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



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

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

580 Main Street

a. Street Address

Agwam

b. City/Town

01001

c. Zip Code

Latitude and Longitude:

42.0743805555, -72.62174999

42.0743805555

d. Latitude

-72.62174999

e. Longitude

f. Assessors Map/Plat Number

005 K11 2 28

g. Parcel /Lot Number

2. Applicant:

Vince

a. First Name

Casiero

b. Last Name

Diamond Communications LLC

c. Organization

120 Mountain Avenue

d. Street Address

Springfield

NJ

f. State

07081

g. Zip Code

e. City/Town

973-544-6836

h. Phone Number

i. Fax Number

vcasiero@diamondcomm.com

j. Email Address

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

a. First Name

b. Last Name

Bethany Assembly of God, a Religious Corporation

c. Organization

580 Main Street

d. Street Address

Agwam

MA

f. State

01001

g. Zip Code

e. City/Town

413-789-2930

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Kristen

a. First Name

Greaney

b. Last Name

Trileaf Corporation

c. Company

9 Cornerstone Square #314

d. Street Address

Westford

MA

f. State

01886

g. Zip Code

e. City/Town

410-853-7128

h. Phone Number

i. Fax Number

k.greaney@trileaf.com

j. Email address

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

500

a. Total Fee Paid

237.50

b. State Fee Paid

262.50

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

A. General Information (continued)

6. General Project Description:

Our client proposes to construct a 115-foot monopine communications tower with an overall height of 120 feet, including attachments. Associated equipment will be located within a 50-foot by 50-foot (2,500 square feet) lease area. The project includes a variable width access and utility easement extending south, then southwest, then southeast away from the lease area approximately 0.25 miles toward Main Street. The proposed location is a grass-covered field and paved area.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. ☐ Single Family Home | 2. ☐ Residential Subdivision |
| 3. ☐ Commercial/Industrial | 4. ☐ Dock/Pier |
| 5. ☐ Utilities | 6. ☐ Coastal engineering Structure |
| 7. ☐ Agriculture (e.g., cranberries, forestry) | 8. ☐ Transportation |
| 9. ☒ Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Hampden

N/A

a. County

b. Certificate # (if registered land)

4332

342

c. Book

d. Page Number

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

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

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

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

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

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

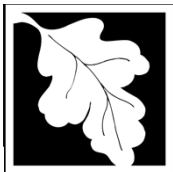
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

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

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

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

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

4. ☐ Restoration/Enhancement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

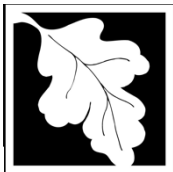
a. square feet of BVW

b. square feet of Salt Marsh

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

D. Additional Information (cont'd)

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

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

a. Plan Title

b. Prepared By

c. Signed and Stamped by

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

E. Fees

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

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

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

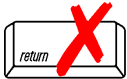
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



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

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



A. Applicant Information

1. Location of Project:

a. Street Address

b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

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

B. Fees

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

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

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

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

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

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

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



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

B. Fees (continued)

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

Step 5/Total Project Fee: _____

Step 6/Fee Payments:

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

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

City/Town share of filing Fee: _____
c. 1/2 Total Fee **plus** \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



Site Location & Surrounding Properties



Site Location



Easement

Aerial Photographs (2022)

Diamond Towers V LLC – Bethany Assembly of God
 580 Main Street
 Agawam, MA 01001



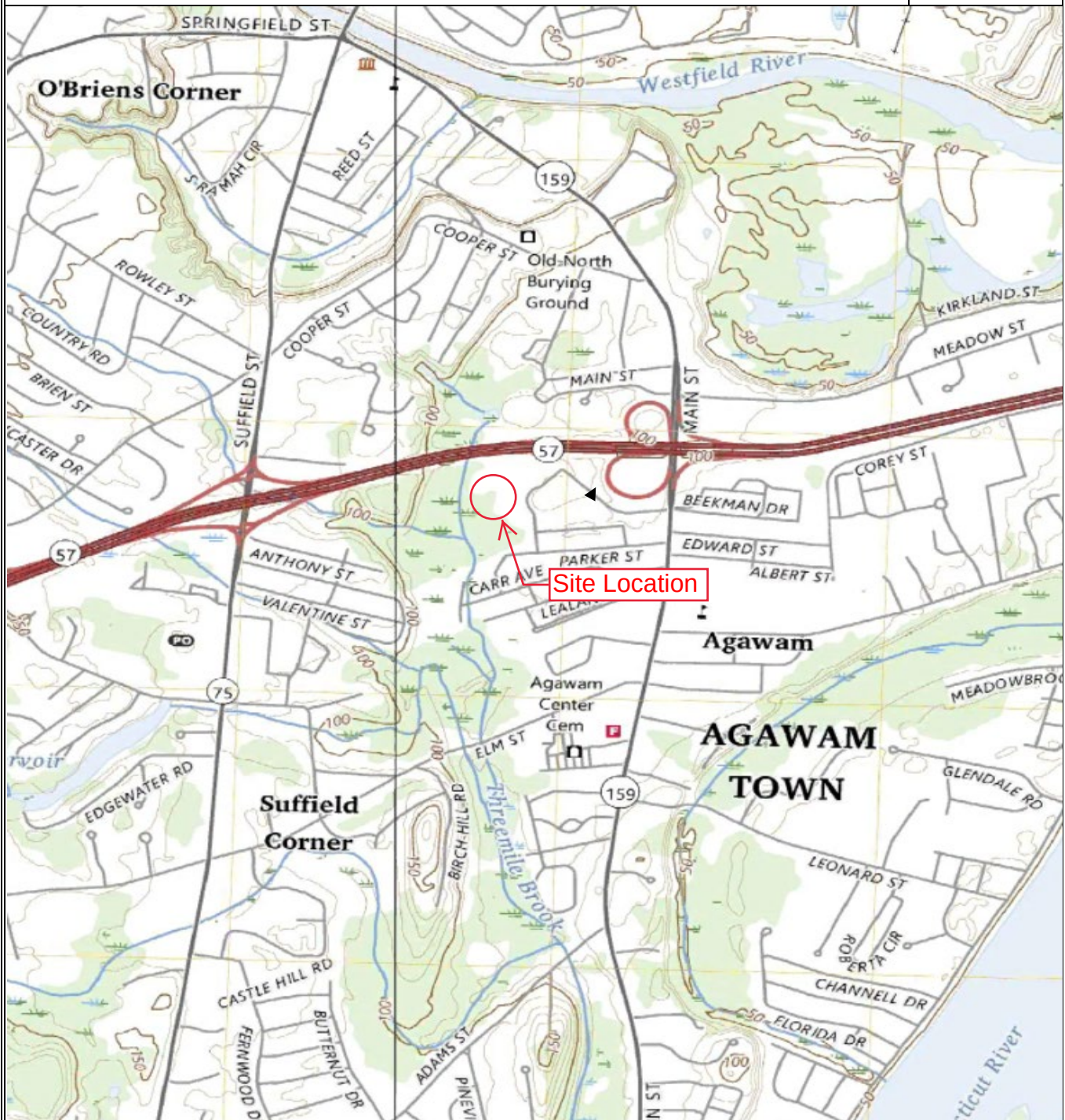
Springfield South Quadrangle, Massachusetts (2024)

Contour Interval = 10 Feet

Latitude: 42° 04' 31.29" N, Longitude: 72° 37' 02.54" W



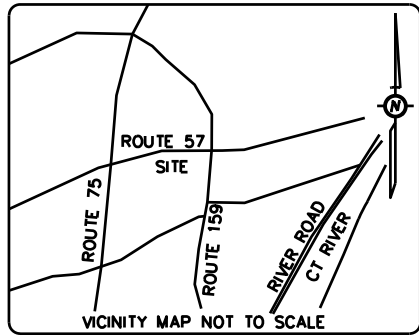
North



Site Vicinity Map

Diamond Towers V LLC – Bethany Assembly of God
580 Main Street
Agawam, MA 01001





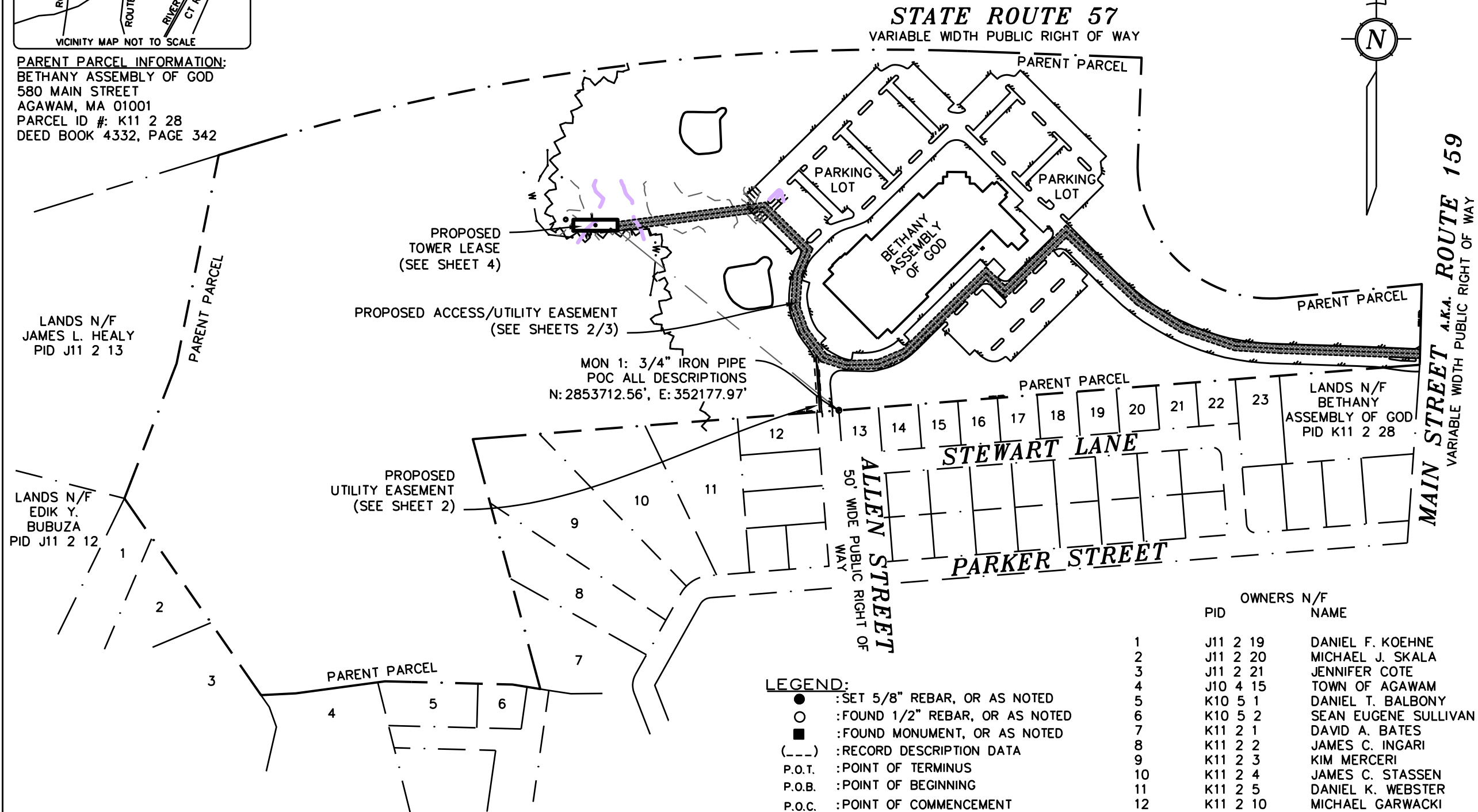
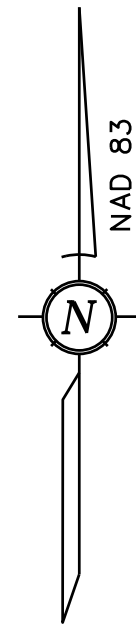
PARENT PARCEL INFORMATION:
BETHANY ASSEMBLY OF GOD
580 MAIN STREET
AGAWAM, MA 01001
PARCEL ID #: K11 2 28
DEED BOOK 4332, PAGE 342

THE PARENT PARCEL IS AFFECTED BY ZONE X WHICH IS NOT A FLOOD HAZARD ZONE AS PER F.I.R.M. MAP NUMBER: 25013C0403E EFFECTIVE DATE: JULY 16, 2013.

ZONING: (AG) — AGRICULTURAL DISTRICT

FAA 1-A INFORMATION:
LATITUDE: 42° 04' 27.77" N ±20'
LONGITUDE: 72° 37' 18.30" W ±20'

GROUND ELEVATION AT BASE OF PROPOSED TOWER
84.9' ±3' NAVD 1988



AREA	SQUARE FEET	ACRE
PARENT PARCEL	2,220,804	51±
PROPOSED TOWER LEASE	2,500	0.06
PROPOSED ACCESS/UTILITY EASEMENT	46,625	1.07
PROPOSED UTILITY EASEMENT	1,292	0.03



BAR GRAPH 1 inch = 250 ft.
MA054 BETHANY ASSEMBLY OF GOD.DWG

LEGEND:

- :SET 5/8" REBAR, OR AS NOTED
- :FOUND 1/2" REBAR, OR AS NOTED
- :FOUND MONUMENT, OR AS NOTED
- (---) :RECORD DESCRIPTION DATA
- P.O.T. :POINT OF TERMINUS
- P.O.B. :POINT OF BEGINNING
- P.O.C. :POINT OF COMMENCEMENT
- :FENCE AS NOTED
- OH— :OVER HEAD UTILITY LINES
- ⊙ :WOOD UTILITY POLE
- ⊞ :ELECTRIC TRANSFORMER
- ⊞ :TELCO PEDESTAL
- ⊞ :HAND HOLE
- N/A :NOT AVAILABLE
- N/F :LANDS NOW/FORMERLY
- ⚡ :FLOOD LIGHT
- ⚡ :UNDERGROUND FIBER MARKER

OWNERS N/F		
PID		NAME
1	J11 2 19	DANIEL F. KOEHNE
2	J11 2 20	MICHAEL J. SKALA
3	J11 2 21	JENNIFER COTE
4	J10 4 15	TOWN OF AGAWAM
5	K10 5 1	DANIEL T. BALBONY
6	K10 5 2	SEAN EUGENE SULLIVAN
7	K11 2 1	DAVID A. BATES
8	K11 2 2	JAMES C. INGARI
9	K11 2 3	KIM MERCERI
10	K11 2 4	JAMES C. STASSEN
11	K11 2 5	DANIEL K. WEBSTER
12	K11 2 10	MICHAEL GARWACKI
13	K11 2 11	JOHN O'NEIL
14	K11 2 12	JOHN CANNEY
15	K11 2 13	TRAVIS A. LANSING
16	K11 2 14	PETER J. SHATOS
17	K11 2 15	JAIME L. BOUCHARD
18	K11 2 16	JOHN J. COUTURE
19	K11 2 17	NICOLAI DUBINEVICI
20	K11 2 18	GLORIA J. AFFLITTO
21	K11 2 19	ISUEL SANCHEZ
22	K11 2 20	JOSEPH R. SPAGNOLI
23	K11 2 21	APRIL J. GRAZIANO

RAW LAND SURVEY

NAME: BETHANY ASSEMBLY OF GOD
SITES#: MA054
ADDRESS: 580 MAIN STREET
AGAWAM, MA 01001
HAMPDEN COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE
SURVEYING, INC.

13430 NW 104th Terrace, Suite A Alachua, FL 32615
Office:(386) 418-0500 Fax:(386) 462-9986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

JONATHAN
MURPHY

Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : roaigh@murphygeomatics.com FRM C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

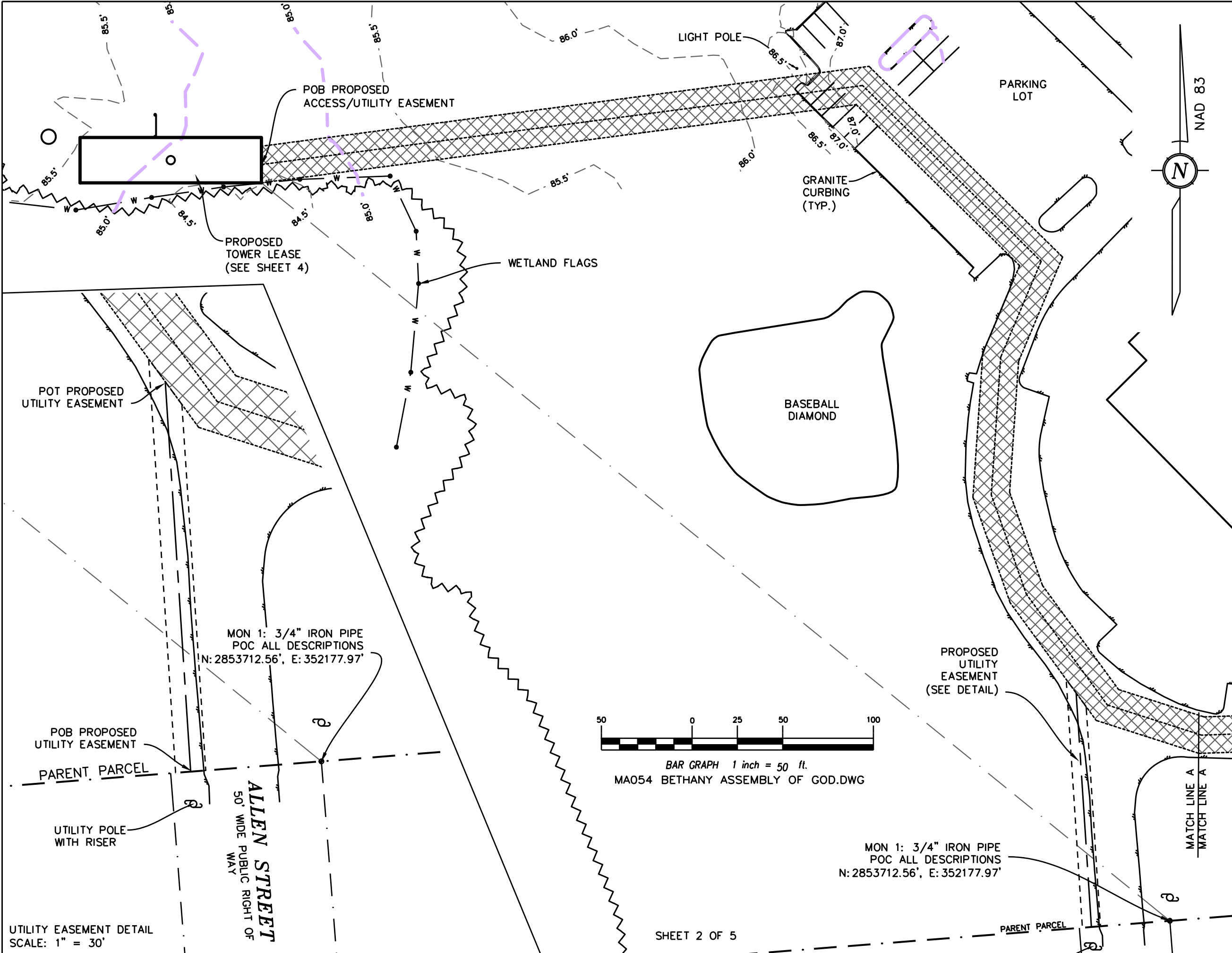
I HEREBY CERTIFY TO:

LITTLE RIVER LAND SURVEYING

SURVEYOR
JERAMIAH J. RAITT
DATE:

FIELD DATE: 08/14/2023

Page 15 of 207



RAW LAND SURVEY

NAME: BETHANY ASSEMBLY OF GOD
SITES#: MA054
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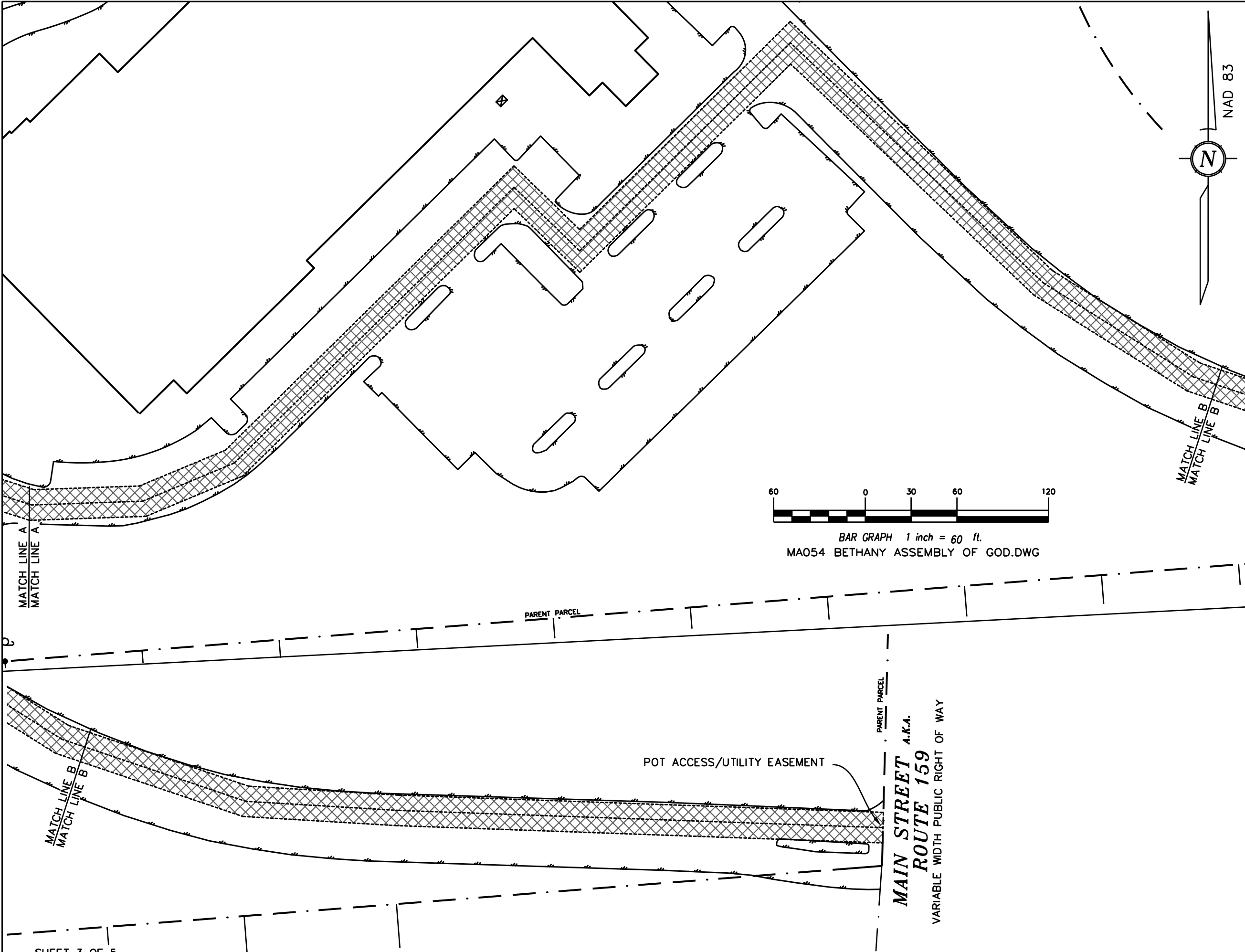
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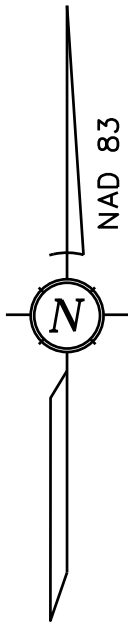
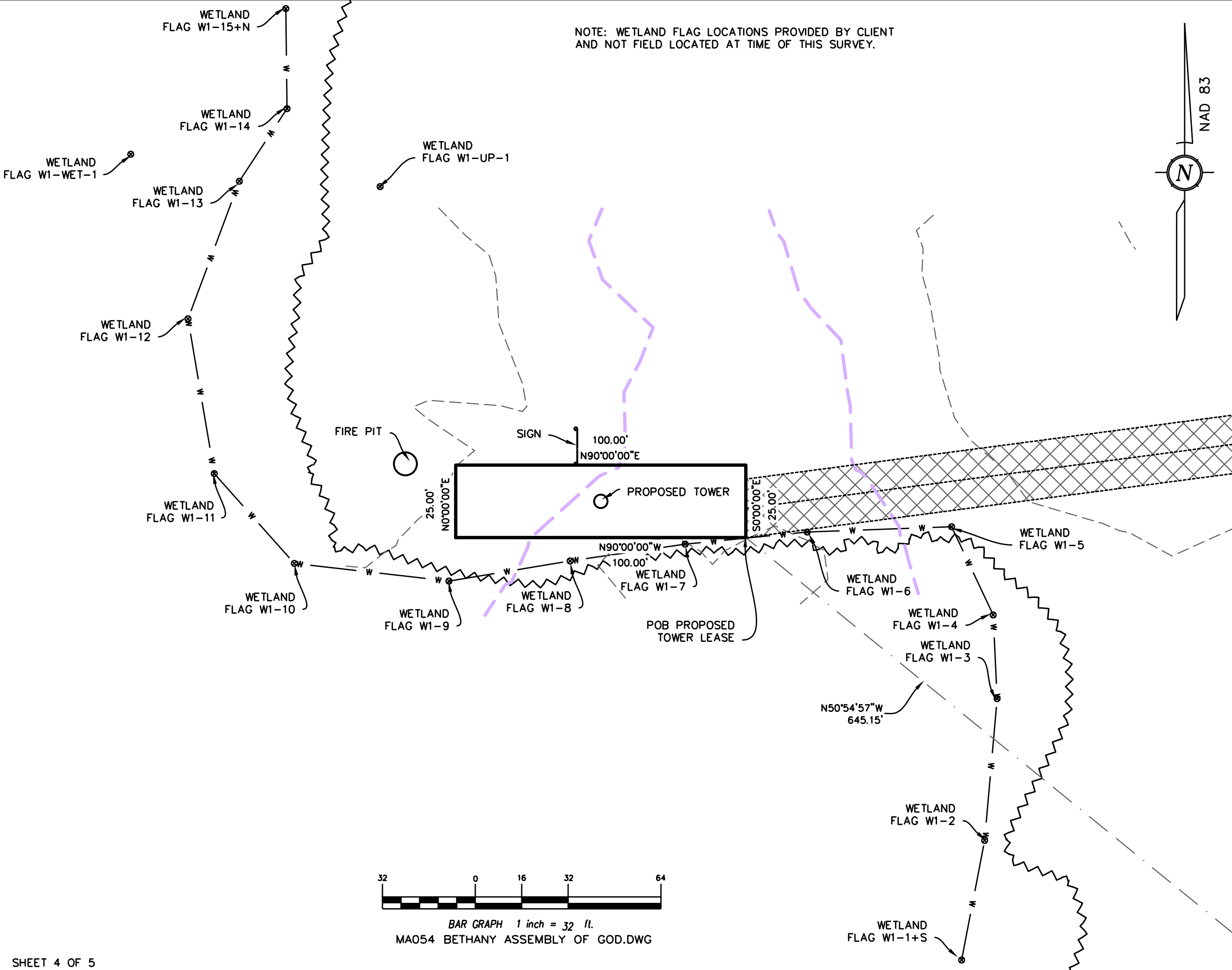
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NOTE: WETLAND FLAG LOCATIONS PROVIDED BY CLIENT
AND NOT FIELD LOCATED AT TIME OF THIS SURVEY.



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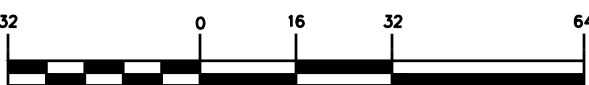
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BAR GRAPH 1 inch = 32 ft.
MA054 BETHANY ASSEMBLY OF GOD.DWG

LEGAL DESCRIPTIONS
TO BE WRITTEN
UPON CLIENT
ADVISEMENT

TITLE REVIEW
UPON CLIENT
ADVISEMENT

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JERAMIAH J. RAITT
DATE:



DIEHLUX

- Innovative Ecology -

November 27, 2023

Mr. David Jermakian, President
Dynamic Environmental Associates, Inc.
3850 Lake St Ste C
Macon, GA 31204
(860) 919-2619
djermakian@dynamicenvironmental.com

**RE: DEA - DIAMOND BETHANY ASSEMBLY OF GOD MA054 TELECOMMUNICATIONS PROJECT
TAX PARCEL ID: K11 2 28
580 MAIN STREET
TOWN OF AGAWAM, HAMPDEN COUNTY, MASSACHUSETTS
FRESHWATER WETLANDS DELINEATION & WATERCOURSE REPORTING**

Dear Mr. Jermakian:

The following represents our findings, recommendations, and conclusions upon completion of the freshwater wetlands and waterbody delineation services authorized by Dynamic Environmental Associates, Inc., herein referred to as “the Client” on October 30, 2023. This service was performed to assist the Client with investigation of existing field conditions and site feasibility review for future support planning and design of the above referenced project on the approximate 3.97-acre review area located at 580 Main Street in the Town of Agawam, Hampden County, Massachusetts (Site). The proposed area of review was based on Site plans provided by the Client to DIEHLUX on September 29, 2023. A copy of the Site plans is documented in Appendix I.

A. Purpose

The purpose of this investigation was to determine the potential for regulated activities at the Site within state or federally regulated freshwater wetlands, watercourses, or water bodies, as well as any environmental permitting requirements associated with the Wetlands Protection Act, Chapter 131 of Massachusetts General Law (MGL), as well as Section 401 and 404 of the Clean Water Act. Generally, these environmental regulations pertain to the protection and preservation of wetlands, watercourses and water bodies throughout Massachusetts and/or the United States.

DIEHLUX

2434 COUNTY ROAD 39, EAST BLOOMFIELD 14469 – (607)-742-0977 – WWW.DIEHLUXLLC.COM

B. Preliminary Review

As part of the freshwater wetlands and water body field investigation service, a preliminary review of the existing site conditions was performed prior to our site visit utilizing reasonably available data and mapping obtained from the following resources:

- United States Geological Survey (USGS) Topographic Map(s);
- County GIS Map(s), if available;
- MA Department of Environmental Protection (DEP) Environmental Wetlands Mapper;
- United States Fish & Wildlife Services (USFWS) National Wetland Inventory (NWI) Map(s);
- United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Soils Map(s);
- Federal Emergency Management Agency (FEMA) Flood Map(s), If available;
- Google Earth satellite/aerial imagery; and
- Project Documents, Reports, etc. (as provided by the Client or Client representative)

Copies of these maps and associated documents are included as Appendix II.

C. Freshwater Wetlands Field Delineations

A field investigation of any upland/wetland, watercourse, or water body boundaries was completed on the Site. The field investigation was completed in accordance with the following technical manual(s) as applicable:

- Environmental Laboratory. (1987). "Corps of Engineers Wetlands Delineation Manual," Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, Miss.
- U.S. Army Corps of Engineers. 2011. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, C. V. Noble, and J. F. Berkowitz. ERDC/EL TR-12-1. Vicksburg, MS: U.S. Army Engineer Research and Development Center.
- Jackson, S. D., D. J. Henson, D. Hilgeman, M. McHugh, and L. Rhodes, 2022. Massachusetts Handbook for Delineation of Bordering Vegetated Wetlands, Second Edition, Massachusetts Department of Environmental Protection, Bureau of Water Resources, Wetlands Program, Boston, Massachusetts.

D. Field Findings

The approximate 3.97-acre review area is directly south of Highway 57 and west of the intersection of Highway 57 and Main Street. The landscape within the area of review consists mainly of open athletic fields in the eastern side of the Site and forested wetland along the western and southern

border of the review area. The Site is surrounded by residential neighborhoods to the north, south and east of Site. A forested wetland complex extends west of Site. DIEHLUX observed minimal to no topographic relief within the Site with an approximate elevation change of 3 feet Site-wide. The landscape gently descends south. Our findings are consistent with the topographic map provided in Appendix I. MA DEP Wetlands/NWI (National Wetlands Inventory) Maps depict one (1) state/federally regulated freshwater wetland within Site limits. Our investigation within the review area revealed one (1) wetland.

A wetland, watercourse, and waterbody field investigation was completed on-Site by qualified wetland biologists on November 16, 2023. The weather was mostly sunny, and temperatures ranged from 50 to 55°F. As previously mentioned, DIEHLUX observed one (1) wetland (Wetland W1) within the review area.

Wetlands

Wetland W1 was discovered as a forested wetland along the western edge and southwestern corner of the review area. Wetland W1 was dominated by wetland vegetation such as red maple (*Acer rubrum*), pin oak (*Quercus palustris*), glossy buckthorn (*Frangula alnus*), northern spicebush (*Lindera benzoin*), field horsetail (*Equisetum arvense*), and cinnamon fern (*Osmundastrum cinnamomeum*). Hydrology was evident within Wetland W1 in the form of surface water (4 inches), hydrogen sulfide odor, water-stained leaves, sparsely vegetated concave surfaces, and microtopographic relief. Soil composition consisted mainly of mucky loam/clay exhibiting 10% redox concentrations. Wetland W1 is representative of the mapped state (WS1)/federally (PFO1E) regulated wetland on-Site. DIEHLUX confirmed that Wetland W1 continues west and south outside of the review area/Site.

Table 1:

Resource(s)	Flagging	Cover Type	Location (Lat./Long.)	Size of Resource (acres/linear feet)	Flow Regime
State/Federally Regulated Freshwater Wetland (PFO1E) MA DEP Wetland WS1 Wetland W1	W1-1+S to W1-15+N	Palustrine; Forested, Broad-Leaved Deciduous, Seasonally Flooded/Saturated	42.07467528, -72.62235282	1.33 acres	N/A

Site photographs are documented as Appendix III. Sketch maps are included as Appendix IV.

E. Conclusions & Recommendations

As part of the wetlands, watercourse, and water body investigation for this project site, we included an evaluation of Sections 401 and 404 jurisdiction and permitting applicability, as well as potential regulatory or permitting requirements under Chapter 131 of MGL.

The following outlines our conclusions and recommendations regarding wetlands and watercourse permitting requirements for this proposed project:

- A. According to the MassDEP Online Map Viewer, there is one (1) mapped state-regulated wetland within Site limits classified as a wooded swamp deciduous (WS1). This is consistent with our findings as Wetland W1 represents this feature. As currently designed, further consultation with MassDEP and/or Agawam Conservation Commission via a Request for Determination of Applicability (RDA)/Notice of Intent (NOI) is anticipated in accordance with Chapter 131 of MGL for regulated activities within the associated 100-foot buffer of aforementioned wetland.

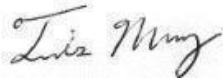
Lastly, a Section 401 Water Quality Certification (WQC) from MassDEP will be required if the proposed project includes dredging and/or excavation within waters of the Commonwealth. Copies of MassDEP Environmental Resource maps are documented in Appendix II.

- B. According to the U.S. Fish & Wildlife Service National Wetlands Inventory (NWI) Map, the Site contains one (1) federally mapped wetland. As mentioned above, this is consistent with our findings as Wetland W1 represents this feature. Based on the current design, it is unclear if there will be direct impacts (fill) placed within Wetland W1. A Copy of the NWI map is included in Appendix II.

DIEHLUX recommends the Client overlay the wetland boundary on the proposed drawing/concept plan to facilitate the review of any potential regulated activities and associated wetland permitting requirements pursuant to Chapter 131 of the MGL and Sections 401 and 404 of the Clean Water Act. Direct consultation and coordination with MassDEP and/or Agawam Conservation Commission will be required if direct impacts to identified resources and/or their 100-foot buffers are anticipated. Per our delineation of Wetland W1, the proposed design may directly impact the 100-foot buffer of the subject feature.

We appreciate the opportunity to be involved in your project and hope that you have found our services helpful. Should the project scope be updated or revised to incorporate additional areas of disturbance beyond those previously reviewed during the Site visit on November 16, 2023, DIEHLUX recommends additional evaluation of the Site or modifications. We are happy to assist with any required permit applications or follow up as necessary, should the project move forward as planned. Please contact us if you have any questions, comments, concerns, or requests for additional information.

Respectfully Submitted,



Travis Money
Senior Vice President/Manager of Ecological Services

Attachments:

Appendix I – Site Location Maps (Preliminary Site Design, Aerial, USGS Topo, Imagery, Streets Map)
Appendix II - Preliminary Site Review Data (NWI, MADEP wetlands, GE Historical Images, USDA Soils)
Appendix III – Site Photographs
Appendix IV – Wetland Sketch Map
Appendix V – USACE Data Sheets

APPENDIX I

FAA 1-A TOWER CERTIFICATION

Date: **08-30-2023**

Site Name: **BETHANY ASSEMBLY OF GOD**

BUN: **MA054**

Site Address: **580 MAIN STREET, AGAWAM, MA 01001, HAMPDEN COUNTY**

PROPOSED MONO POLE TOWER

I hereby certify that the following Latitude and Longitude values for the center of the above-referenced tower are accurate to within +/- 20 feet horizontally; and that the following tower site elevation is accurate to within +/- 3 feet vertically.

NAD 83

Latitude: 42° 04' 27.77" N. +/- 20'

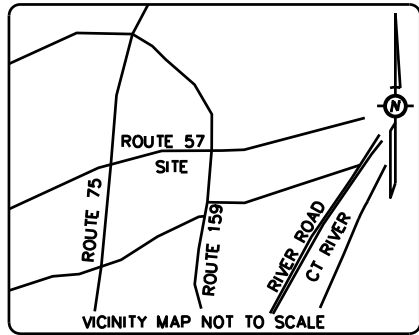
Longitude: 72° 37' 18.30" W. +/- 20'

Ground elevation at base of proposed tower: 84.9' +/- 3' NAVD, 1988

Respectfully,

Jeramiah J. Raitt





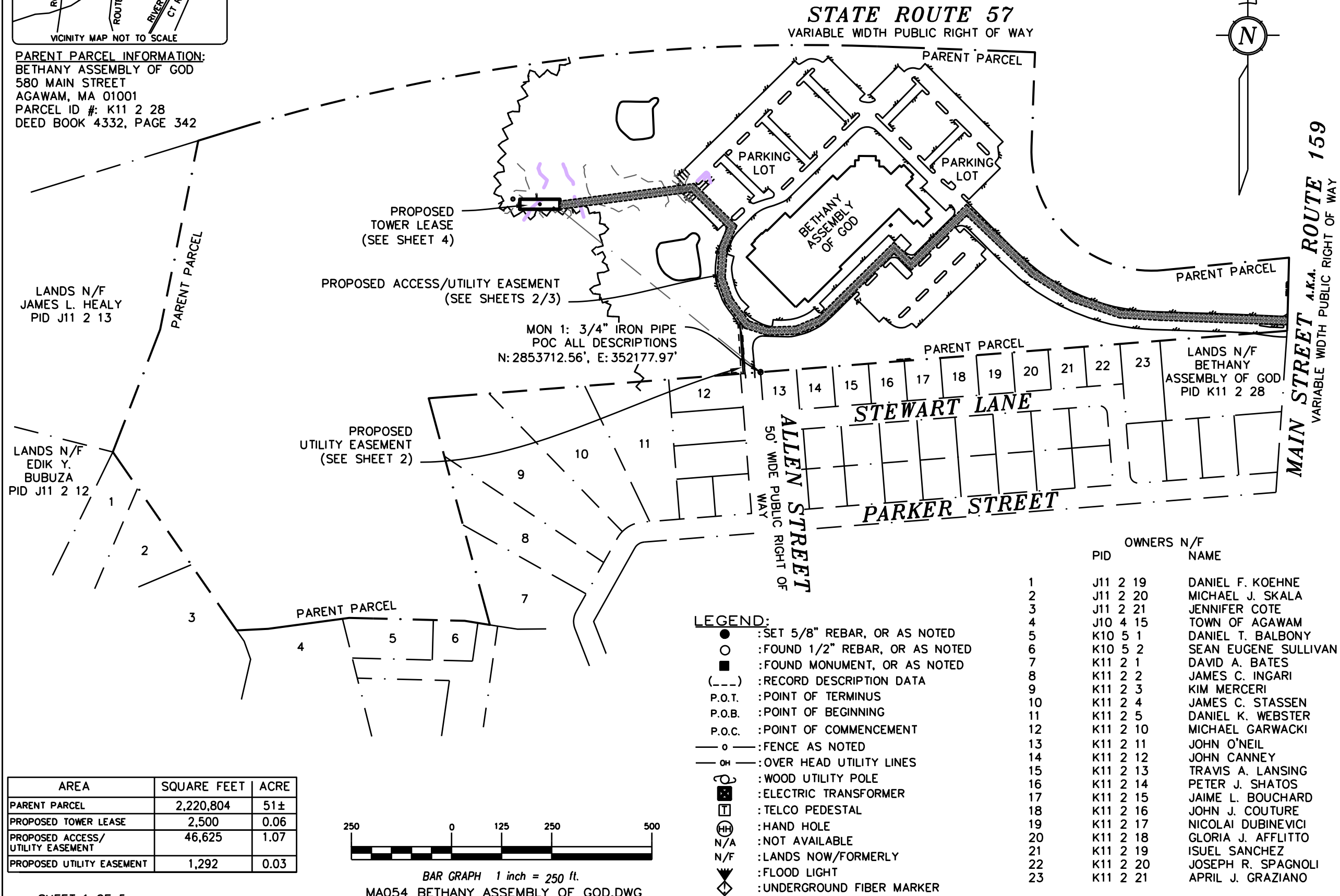
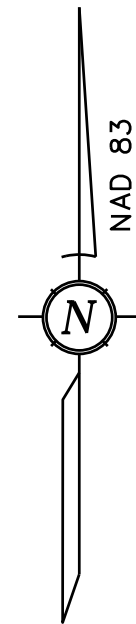
PARENT PARCEL INFORMATION:
BETHANY ASSEMBLY OF GOD
580 MAIN STREET
AGAWAM, MA 01001
PARCEL ID #: K11 2 28
DEED BOOK 4332, PAGE 342

THE PARENT PARCEL IS AFFECTED BY ZONE X WHICH IS NOT A FLOOD HAZARD ZONE AS PER F.I.R.M. MAP NUMBER: 25013C0403E EFFECTIVE DATE: JULY 16, 2013.

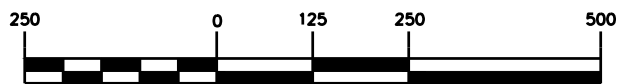
ZONING: (AG) — AGRICULTURAL DISTRICT

FAA 1-A INFORMATION:
LATITUDE: 42° 04' 27.77" N ±20'
LONGITUDE: 72° 37' 18.30" W ±20'

GROUND ELEVATION AT BASE OF PROPOSED TOWER
84.9' ±3' NAVD 1988



AREA	SQUARE FEET	ACRE
PARENT PARCEL	2,220,804	51±
PROPOSED TOWER LEASE	2,500	0.06
PROPOSED ACCESS/UTILITY EASEMENT	46,625	1.07
PROPOSED UTILITY EASEMENT	1,292	0.03



BAR GRAPH 1 inch = 250 ft.
MA054 BETHANY ASSEMBLY OF GOD.DWG

LEGEND:

- :SET 5/8" REBAR, OR AS NOTED
- :FOUND 1/2" REBAR, OR AS NOTED
- :FOUND MONUMENT, OR AS NOTED
- (---) :RECORD DESCRIPTION DATA
- P.O.T. :POINT OF TERMINUS
- P.O.B. :POINT OF BEGINNING
- P.O.C. :POINT OF COMMENCEMENT
- :FENCE AS NOTED
- OH— :OVER HEAD UTILITY LINES
- ⊙ :WOOD UTILITY POLE
- ⊞ :ELECTRIC TRANSFORMER
- ⊞ :TELCO PEDESTAL
- ⊞ :HAND HOLE
- N/A :NOT AVAILABLE
- N/F :LANDS NOW/FORMERLY
- ⚡ :FLOOD LIGHT
- ⚡ :UNDERGROUND FIBER MARKER

OWNERS N/F		
PID		NAME
1	J11 2 19	DANIEL F. KOEHNE
2	J11 2 20	MICHAEL J. SKALA
3	J11 2 21	JENNIFER COTE
4	J10 4 15	TOWN OF AGAWAM
5	K10 5 1	DANIEL T. BALBONY
6	K10 5 2	SEAN EUGENE SULLIVAN
7	K11 2 1	DAVID A. BATES
8	K11 2 2	JAMES C. INGARI
9	K11 2 3	KIM MERCERI
10	K11 2 4	JAMES C. STASSEN
11	K11 2 5	DANIEL K. WEBSTER
12	K11 2 10	MICHAEL GARWACKI
13	K11 2 11	JOHN O'NEIL
14	K11 2 12	JOHN CANNEY
15	K11 2 13	TRAVIS A. LANSING
16	K11 2 14	PETER J. SHATOS
17	K11 2 15	JAIME L. BOUCHARD
18	K11 2 16	JOHN J. COUTURE
19	K11 2 17	NICOLAI DUBINEVICI
20	K11 2 18	GLORIA J. AFFLITTO
21	K11 2 19	ISUEL SANCHEZ
22	K11 2 20	JOSEPH R. SPAGNOLI
23	K11 2 21	APRIL J. GRAZIANO

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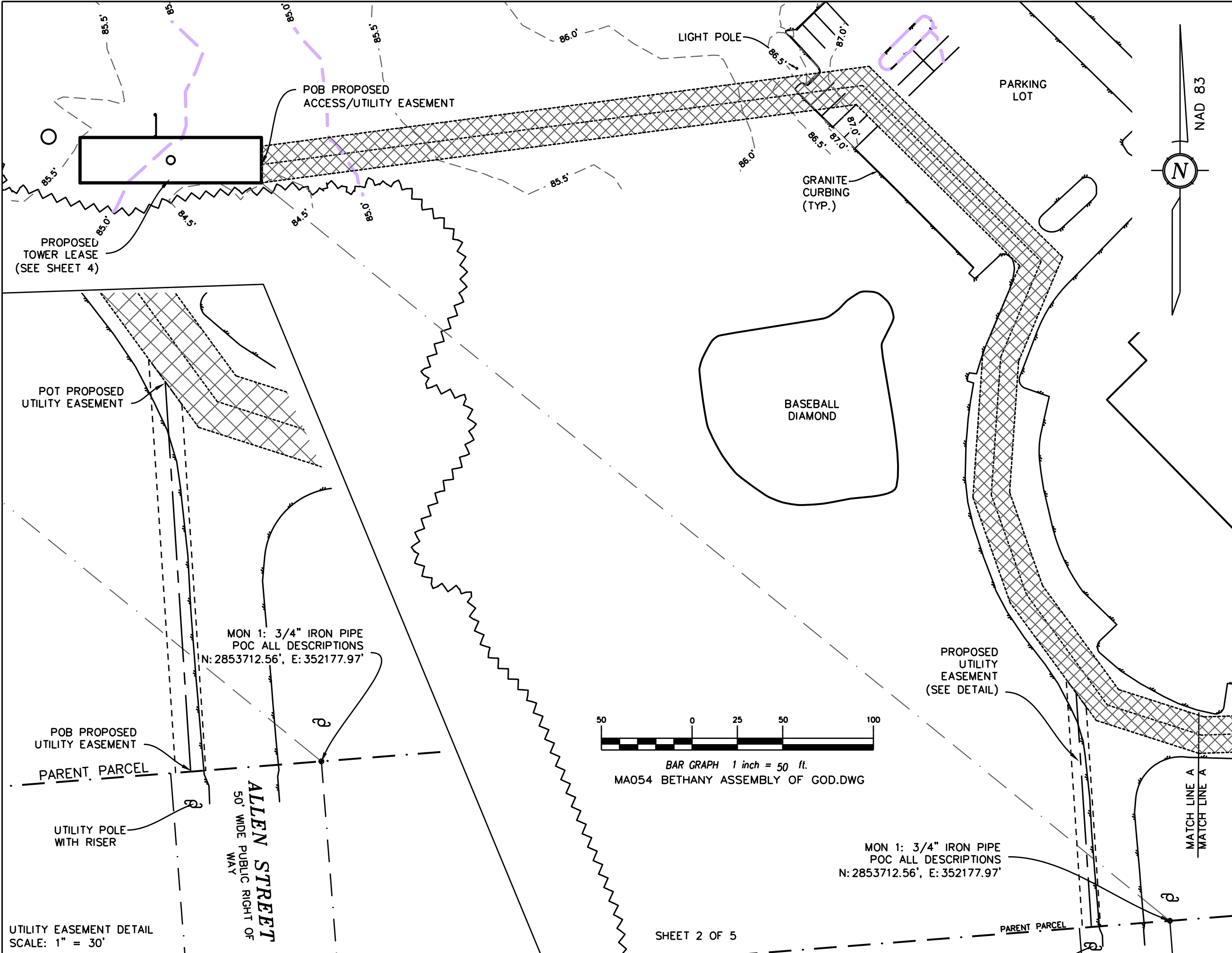
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FIELD DATE: 08/14/2023

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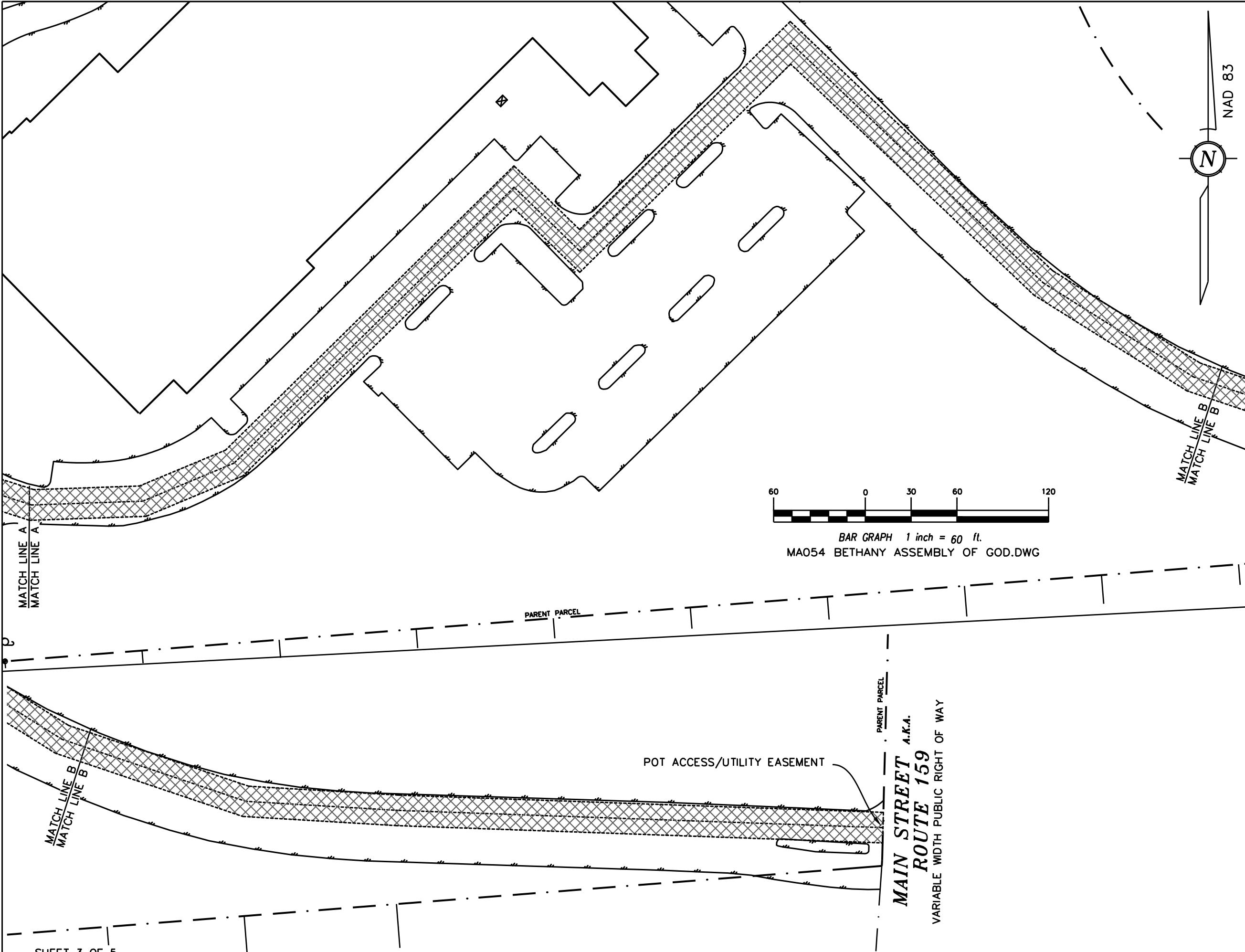
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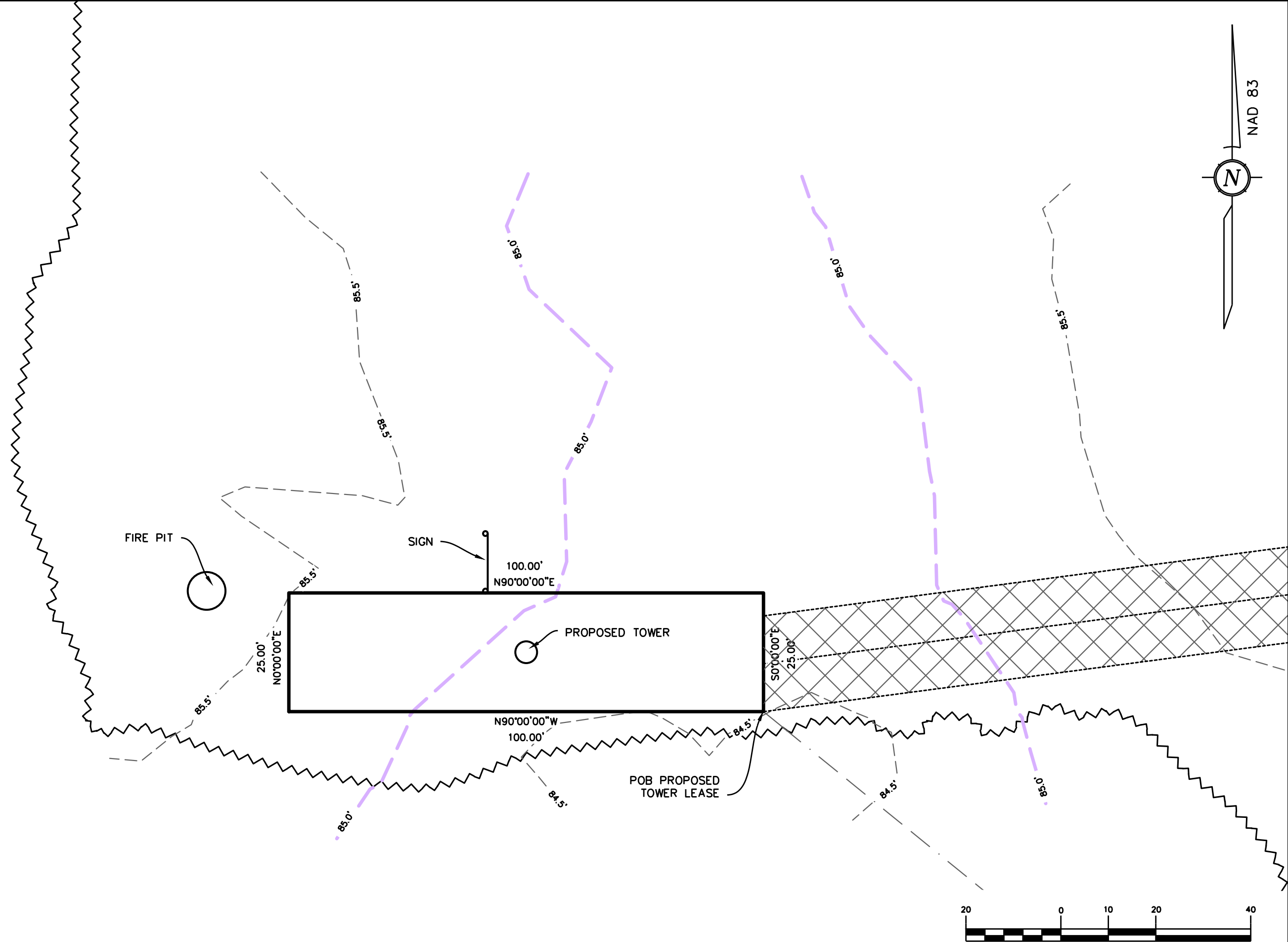
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 2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO
LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN
HEREON ARE LIMITED TO AND ARE PER OBSERVED
EVIDENCE ONLY.
 3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY
SURVEY OF THE PARENT PARCEL.
 4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS
ARE CONTAINED WITHIN THE DESCRIBED AREA.
 5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO
SCALE.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO:

LITTLE RIVER LAND SURVEYING

SURVEYOR
JERAMIAH J. RAITT
DATE:



RAW LAND SURVEY

NAME: BETHANY ASSEMBLY OF GOD
SITES#: MA054
ADDRESS: 580 MAIN STREET
AGAWAM, MA 01001
HAMPDEN COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

G E O L I N E
SURVEYING, INC.
13430 NW 104th Terrace, Suite A Alachua, FL 32615
Office: (386) 418-0500 Fax: (386) 462-9986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:
JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : roleigh@murphygeomatics.com FIRM C-2757

SURVEYOR'S NOTES
1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO
LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN
HEREON ARE LIMITED TO AND ARE PER OBSERVED
EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY
SURVEY OF THE PARENT PARCEL.
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SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO:

LITTLE RIVER LAND SURVEYING

SURVEYOR
JERAMIAH J. RAITT
DATE:

LEGAL DESCRIPTIONS
TO BE WRITTEN
UPON CLIENT
ADVISEMENT

TITLE REVIEW
UPON CLIENT
ADVISEMENT

RAW LAND SURVEY

NAME: BETHANY ASSEMBLY OF GOD
SITES#: MA054
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 - 4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS
ARE CONTAINED WITHIN THE DESCRIBED AREA.
 - 5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO
SCALE.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO:

LITTLE RIVER LAND SURVEYING

SURVEYOR
JERAMIAH J. RAITT
DATE:

087-0807

087-0581

312-0988



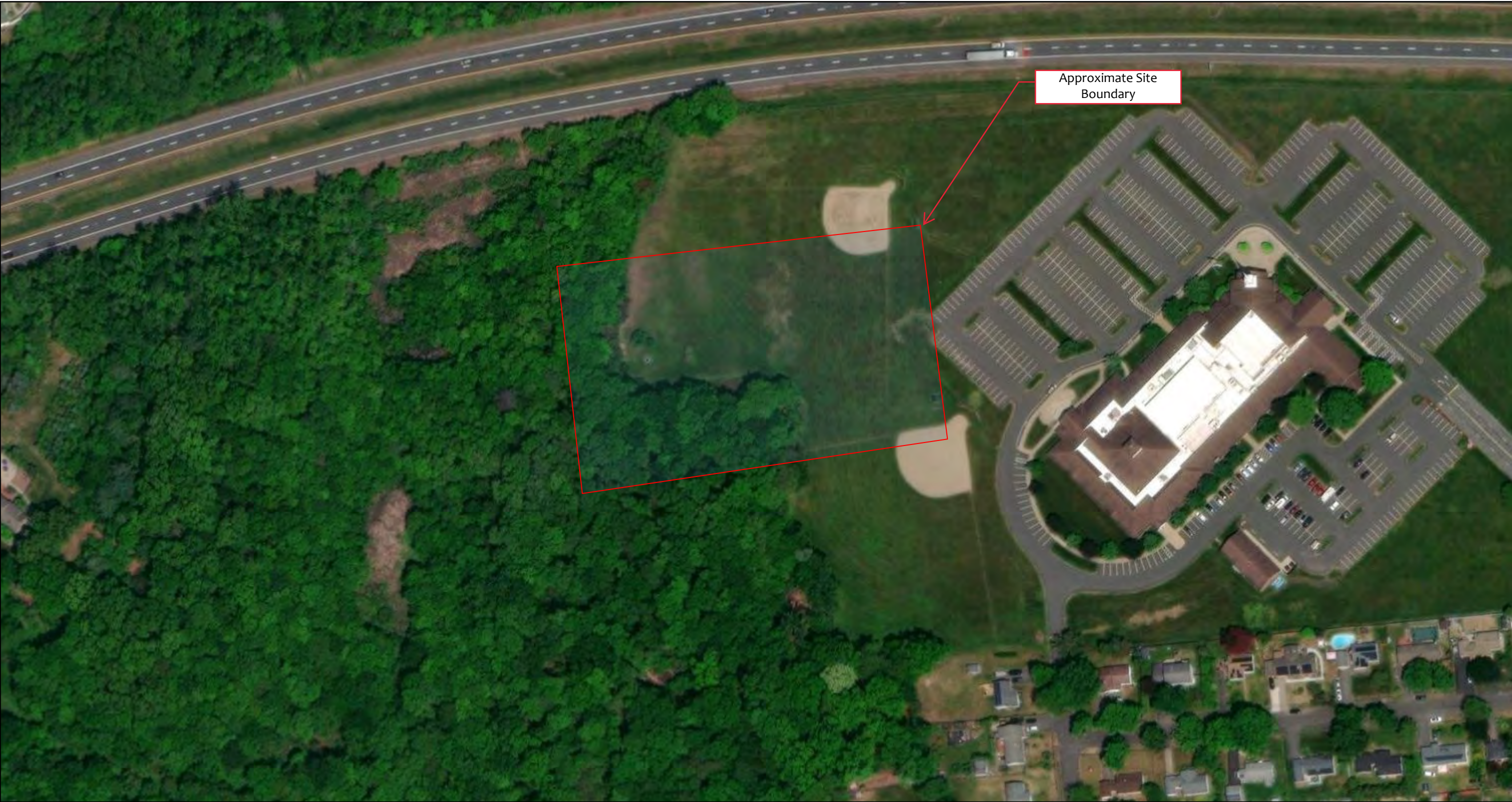
April 21, 2023

Wetlands

- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| | Freshwater Pond | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

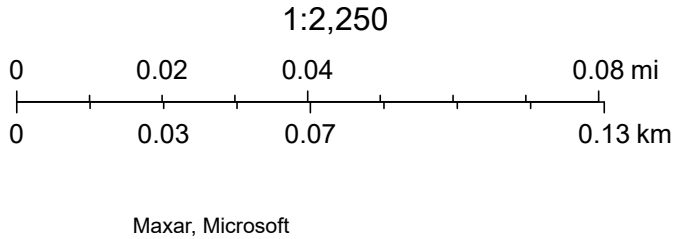
DEA-MA-Bethany Assembly of God-Aerial



11/20/2023

- Review Area
- World Imagery
- Low Resolution 15m Imagery

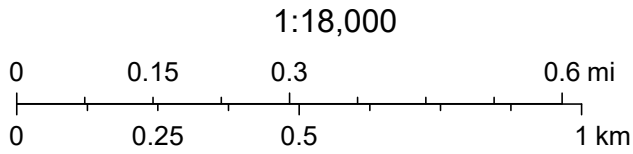
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata



DEA-MA-Bethany Assembly of God-USGS



11/20/2023

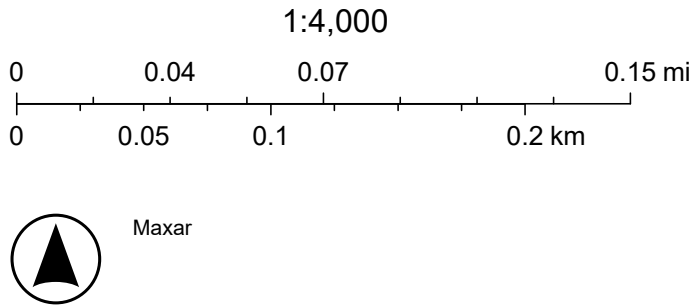


Copyright:© 2013 National Geographic Society, i-cubed

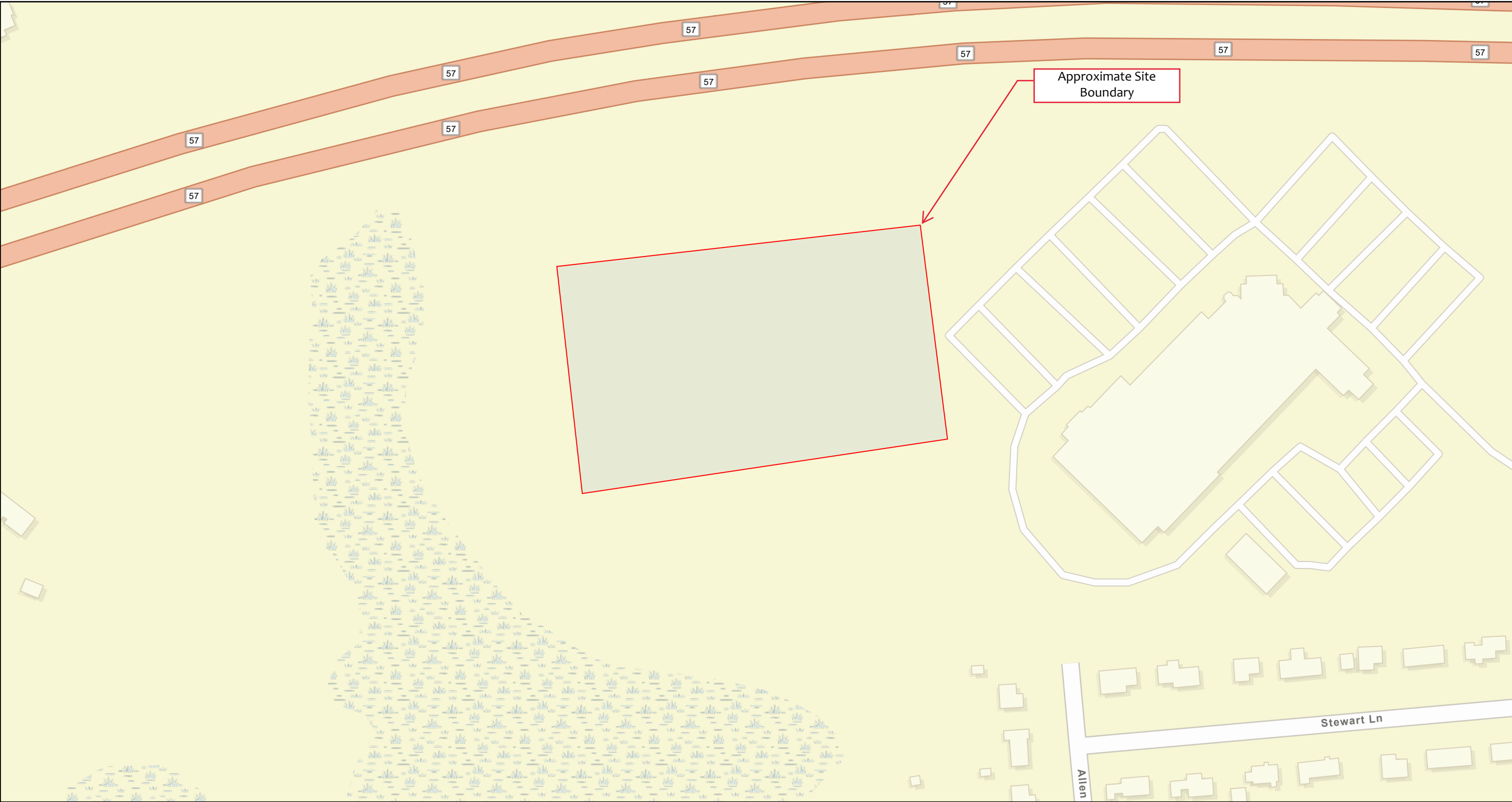
DEA-MA-Bethany Assembly of God-Tax Parcel



11/22/2023

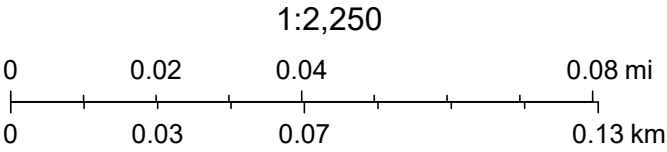


DEA-MA-Bethany Assembly of God-Streets



11/20/2023

 Review Area



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APPENDIX II

DEA-MA-Bethany Assembly of God-NWI



11/20/2023

Review Area

Wetlands

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Lake

Other

Riverine

DEP Wetlands Linear Features

Shoreline

Hydrologic Connection

Mean Low Water Line

Wetland Limit

Closure Line

DEP Wetland Areas

Marsh/Bog

Wooded marsh

Cranberry Bog

Salt Marsh

Open Water

Reservoir (with PWSID)

Tidal Flats

Beach/Dune

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

00.020.040.08

mi

00.030.07

km

1:2,250

Esri Community Maps Contributors, MassGIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, U.S. Fish and Wildlife Service, National Standards and Support Team,

DEA-MA-Bethany Assembly of God-DEP



11/20/2023

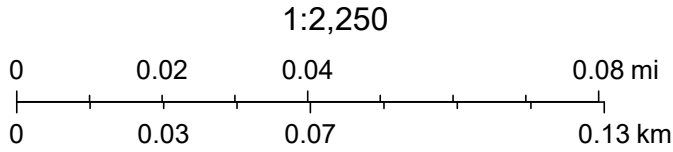
- Review Area
- DEP Wetlands Linear Features
 - Shoreline
 - Hydrologic Connection
 - Mean Low Water Line

- Wetland Limit
- Closure Line
- DEP Wetland Areas
 - Marsh/Bog
 - Wooded marsh

- Cranberry Bog
- Salt Marsh
- Open Water
- Reservoir (with PWSID)

- Tidal Flats
- Beach/Dune
- World Imagery
- Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata



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DEA-Bethany Assembly of God Telco

Google Earth Historical Imagery
2/2020

Approximate Site
Boundary

Bethany Assembly of God



DEA-Bethany Assembly of God Telco
Google Earth Historical Imagery
3/2022

Approximate Site
Boundary

Bethany Assembly of God



DEA-Bethany Assembly of God Telco
Google Earth Historical Imagery
5/2021

Approximate Site
Boundary

Henry E Bodurtha Hwy

Henry E Bodurtha Hwy

Bethany Assembly of God

Allen St

Stewart Ln

Parker St

Parker St
500 ft



DEA-Bethany Assembly of God Telco

Google Earth Historical Imagery
6/2018

Approximate Site
Boundary

Henry E Bodurtha Hwy

Henry E Bodurtha Hwy

Bethany Assembly of God

Stewart Ln

Allen St

Parker St

500 ft



DEA-Bethany Assembly of God Telco

Google Earth Historical Imagery
9/2019

Approximate Site
Boundary

Bethany Assembly of God



United States
Department of
Agriculture

NRCS

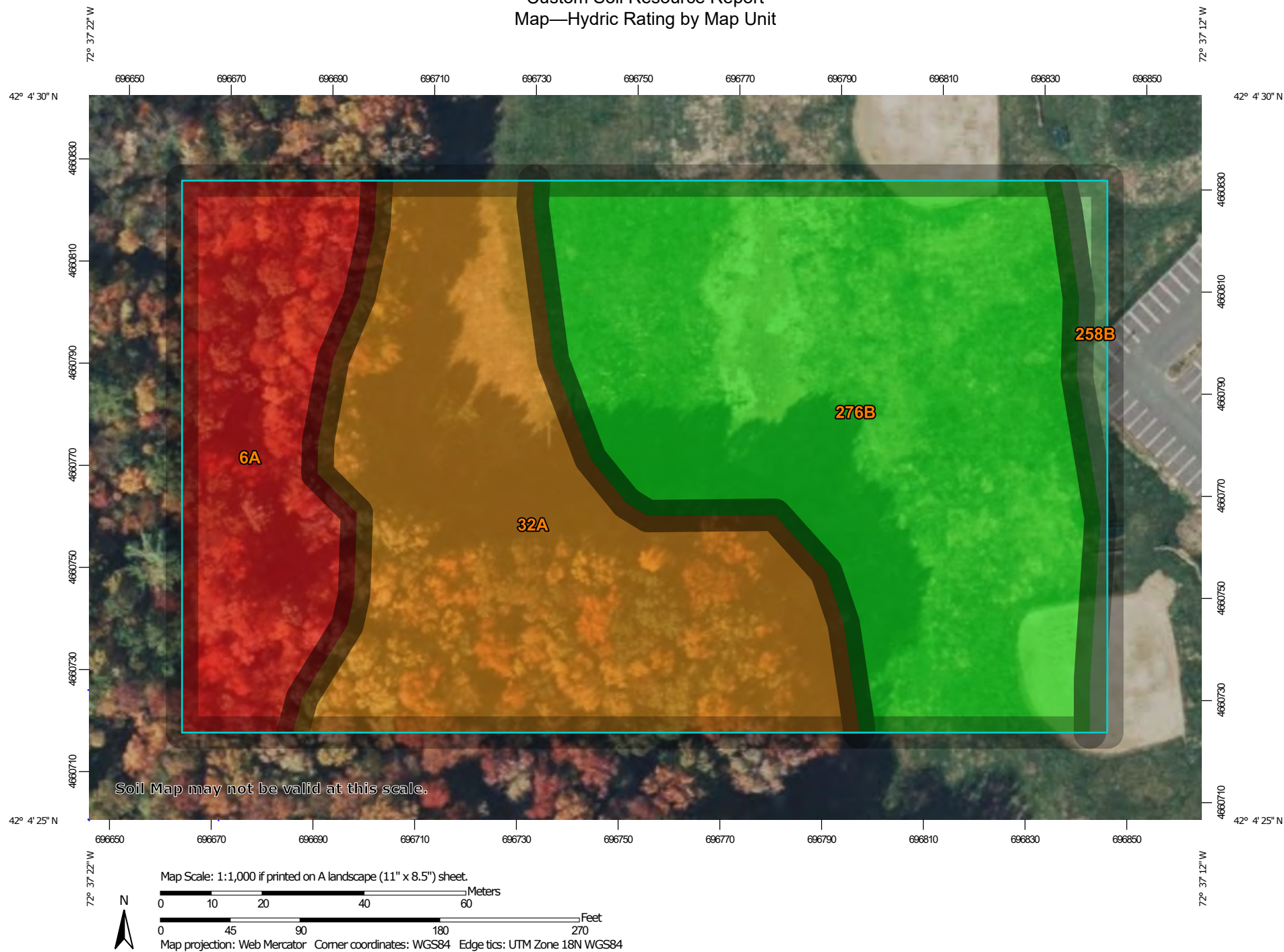
Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Hampden County, Massachusetts, Central Part



Custom Soil Resource Report Map—Hydric Rating by Map Unit



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 Hydric (100%)
 Hydric (66 to 99%)
 Hydric (33 to 65%)
 Hydric (1 to 32%)
 Not Hydric (0%)
 Not rated or not available

Soil Rating Lines

 Hydric (100%)
 Hydric (66 to 99%)
 Hydric (33 to 65%)
 Hydric (1 to 32%)
 Not Hydric (0%)
 Not rated or not available

Soil Rating Points

 Hydric (100%)
 Hydric (66 to 99%)
 Hydric (33 to 65%)
 Hydric (1 to 32%)
 Not Hydric (0%)
 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 17, Sep 10, 2023

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

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
6A	Scarboro mucky fine sandy loam, 0 to 3 percent slopes	100	0.8	17.3%
32A	Wareham loamy sand, 0 to 3 percent slopes	95	1.7	35.5%
258B	Amostown fine sandy loam, 0 to 6 percent slopes	10	0.1	2.4%
276B	Ninigret fine sandy loam, 0 to 3 percent slopes	0	2.2	44.9%
Totals for Area of Interest			4.9	100.0%

Rating Options—Hydric Rating by Map Unit*Aggregation Method: Percent Present**Component Percent Cutoff: None Specified**Tie-break Rule: Lower*

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

Land Classifications

This folder contains a collection of tabular reports that present a variety of soil groupings. The reports (tables) include all selected map units and components for each map unit. Land classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Hydric Soils

This table lists the map unit components that are rated as hydric soils in the survey area. This list can help in planning land uses; however, onsite investigation is recommended to determine the hydric soils on a specific site (National Research Council, 1995; Hurt and others, 2002).

The three essential characteristics of wetlands are hydrophytic vegetation, hydric soils, and wetland hydrology (Cowardin and others, 1979; U.S. Army Corps of Engineers, 1987; National Research Council, 1995; Tiner, 1985). Criteria for all of the characteristics must be met for areas to be identified as wetlands. Undrained hydric soils that have natural vegetation should support a dominant population of ecological wetland plant species. Hydric soils that have been converted to other uses should be capable of being restored to wetlands.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). These soils, under natural conditions, are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties

that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

Hydric soils are identified by examining and describing the soil to a depth of about 20 inches. This depth may be greater if determination of an appropriate indicator so requires. It is always recommended that soils be excavated and described to the depth necessary for an understanding of the redoximorphic processes. Then, using the completed soil descriptions, soil scientists can compare the soil features required by each indicator and specify which indicators have been matched with the conditions observed in the soil. The soil can be identified as a hydric soil if at least one of the approved indicators is present.

Map units that are dominantly made up of hydric soils may have small areas, or inclusions, of nonhydric soils in the higher positions on the landform, and map units dominantly made up of nonhydric soils may have inclusions of hydric soils in the lower positions on the landform.

The criteria for hydric soils are represented by codes in the table (for example, 2). Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.

Federal Register. September 18, 2002. Hydric soils of the United States.

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Custom Soil Resource Report

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

National Research Council. 1995. Wetlands: Characteristics and boundaries.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service.

U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.

United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

Report—Hydric Soils

Hydric Soils—Hampden County, Massachusetts, Central Part				
Map symbol and map unit name	Component	Percent of map unit	Landform	Hydric criteria
6A—Scarboro mucky fine sandy loam, 0 to 3 percent slopes				
	Scarboro	80	Drainageways, outwash deltas, outwash terraces, depressions	2, 3
	Swansea	10	Bogs, swamps	1, 3
	Wareham	5	Depressions	2
	Walpole	5	Deltas, depressions, outwash terraces, depressions, outwash plains	2
32A—Wareham loamy sand, 0 to 3 percent slopes				
	Wareham	80	Terraces, terraces	2
	Scarboro	10	Terraces, terraces	2
	Swansea	5	Bogs	1
258B—Amostown fine sandy loam, 0 to 6 percent slopes				
	Enosburg	10	Terraces, terraces	2

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. September 18, 2002. Hydric soils of the United States.
- Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
- National Research Council. 1995. Wetlands: Characteristics and boundaries.
- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580
- Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.
- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

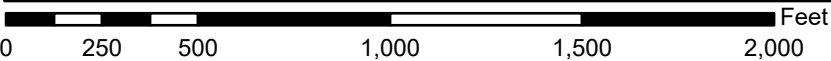
United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

National Flood Hazard Layer FIRMMette



72°37'27"W 42°4'41"N



1:6,000

72°36'50"W 42°4'14"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

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



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/20/2023 at 4:29 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

APPENDIX III



 Sampling Point:

Photo 1

Overview of the review area, facing northeast.



Lat Lon from photo
42.07445556, -72.62170278

105 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:17 PM EST



 Sampling Point:

Photo 2

View of the upland between the wetland and the church.



Lat Lon from photo
42.07468889,
-72.62206389

101 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:11 PM EST



Sampling Point:

Photo 3

View of the forested wetland (Wetland W1) from the upland field.



Lat Lon from photo
42.07455833, -72.62181944

106 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:17 PM EST



Sampling Point:
W1-UP-1

Photo 4

View of the the upland outside of Wetland W1.



Lat Lon from photo
42.07469167, -72.62206389

101 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:11 PM EST



 Sampling Point:

Photo 5

Overview of the upland field from the south.



Direction

Lat Lon from photo
42.07445833,
-72.62168889

105 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:17 PM EST



 Sampling Point:

Photo 6

View of the tree-line along the fringes of
Wetland W1.



Direction

Lat Lon from photo
42.07469167,
-72.62206389

101 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:11 PM EST



 Sampling Point:

Photo 7
View of the field, facing the church.



Lat Lon from photo
42.07448333, -72.62174167

105 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:17 PM EST



 Sampling Point:

Photo 8
View of Wetland W1 and the wetland shrub species along its border.



Lat Lon from photo
42.07448333, -72.62174167

105 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:17 PM EST



Sampling Point:

Photo 9

View of the trailhead sign within the review area.



Lat Lon from photo
42.07445833,
-72.62168056

106 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:17 PM EST



Sampling Point:

Photo 10

Overview of the upland field.



Lat Lon from photo
42.07453056, -72.62062778

101 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:19 PM EST



 Sampling Point:

Photo 11

View of the review area from the parking lot.



Direction

Lat Lon from photo
42.07452500, -72.62049167

82 Elevation
in feet

Photo date: Thu, Nov 16, 2023 2:16 PM EST



 Sampling Point:
W1-WET-1 PFO

Photo 12

View of wetland hydrology within Wetland W1.



Direction

Lat Lon from photo
42.07471389, -72.62237500

113 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:02 PM EST



Sampling Point:
W1-WET-1 PFO

Photo 13
View of the microtopographic relief within
Wetland W1.



Lat Lon from photo
42.07471111, -72.62236944

110 Elevation
in feet

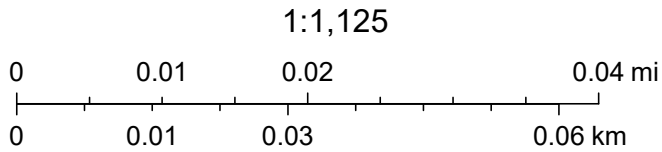
Photo date: Thu, Nov 16, 2023 3:02 PM EST

APPENDIX IV

DEA-MA-Bethany Assembly of God-Sketch Map



11/20/2023



Maxar, Microsoft

DIEHLUX - DEA - Bethany Assembly of God
Wetland Delineation Flagging

<u>Latitude</u>	<u>Longitude</u>	<u>Flagging</u>
42.07467528	-72.62203569	W1-UP-1
42.07470279	-72.62235282	W1-WET-1PFO
42.07395066	-72.62128452	W1-1+S
42.07406416	-72.62125728	W1-2
42.07419849	-72.62124384	W1-3
42.07427759	-72.6212502	W1-4
42.0743605	-72.62130447	W1-5
42.07435375	-72.6214877	W1-6
42.07434075	-72.62164244	W1-7
42.07432343	-72.62178825	W1-8
42.07430287	-72.62194173	W1-9
42.07431766	-72.6221383	W1-10
42.07440164	-72.62224145	W1-11
42.07454783	-72.62227739	W1-12
42.07467861	-72.62221449	W1-13
42.07474788	-72.62215519	W1-14
42.07484253	-72.62215838	W1-15+N



APPENDIX V

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: DEA - Bethany Assembly of God City/County: Hampden County Sampling Date: 2023-11-16
 Applicant/Owner: Bethany Assembly of God State: Massachusetts Sampling Point: W1-UP-1
 Investigator(s): Karson McGill, Cory Zuhlsdorf Section, Township, Range: Agawam
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): None Slope (%): 0
 Subregion (LRR or MLRA): R 145 Lat: 42.0746937 Long: -72.6220188 Datum: WGS 84
 Soil Map Unit Name: 32A - Wareham loamy sand, 0 to 3 percent slopes NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No ☒	Is the Sampled Area within a Wetland? Yes _____ No _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No ☒	
Wetland Hydrology Present? Yes _____ No ☒	
Remarks: (Explain alternative procedures here or in a separate report.) This is the data form representing the upland adjacent to Wetland W1.	

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)	
Primary Indicators (minimum of one is required; check all that apply)			
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ Marl Deposits (B15)	☐ Moss Trim Lines (B16)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Dry-Season Water Table (C2)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Crayfish Burrows (C8)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Stunted or Stressed Plants (D1)	
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☐ Geomorphic Position (D2)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Shallow Aquitard (D3)	
☐ Sparsely Vegetated Concave Surface (B8)		☐ Microtopographic Relief (D4)	
		☐ FAC-Neutral Test (D5)	
Field Observations:			
Surface Water Present? Yes _____ No ☒	Depth (inches): _____	Wetland Hydrology Present? Yes _____ No ☒	
Water Table Present? Yes _____ No ☒	Depth (inches): _____		
Saturation Present? Yes _____ No ☒	Depth (inches): _____ (includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

VEGETATION – Use scientific names of plants.

 Sampling Point: W1-UP-1

Tree Stratum (Plot size: <u>30 ft r</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.00</u> (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>0</u> = Total Cover		Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>20</u></td> <td>x 4 = <u>80</u></td> </tr> <tr> <td>UPL species <u>80</u></td> <td>x 5 = <u>400</u></td> </tr> <tr> <td>Column Totals: <u>100</u> (A)</td> <td><u>480</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>4.80</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>20</u>	x 4 = <u>80</u>	UPL species <u>80</u>	x 5 = <u>400</u>	Column Totals: <u>100</u> (A)	<u>480</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>0</u>	x 2 = <u>0</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>20</u>	x 4 = <u>80</u>																	
UPL species <u>80</u>	x 5 = <u>400</u>																	
Column Totals: <u>100</u> (A)	<u>480</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>0</u> = Total Cover																
Herb Stratum (Plot size: <u>5 ft r</u>)																		
1. <u>Festuca ovina</u>	<u>80</u>	<u>✓</u>	<u>UPL</u>	Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☐ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
2. <u>Dendrolycopodium dendroideum</u>	<u>10</u>	_____	<u>FACU</u>															
3. <u>Digitaria ischaemum</u>	<u>10</u>	_____	<u>FACU</u>															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
		<u>100</u> = Total Cover																
Woody Vine Stratum (Plot size: <u>30 ft r</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
		<u>0</u> = Total Cover																
Remarks: (Include photo numbers here or on a separate sheet.)																		

SOIL

Sampling Point: W1-UP-1**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 8	2.5Y 4/3	100					Silt Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

- ☐ Histosol (A1) ☐ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
☐ Histic Epipedon (A2) ☐ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
☐ Black Histic (A3) ☐ Loamy Mucky Mineral (F1) (**LRR K, L**)
☐ Hydrogen Sulfide (A4) ☐ Loamy Gleyed Matrix (F2)
☐ Stratified Layers (A5) ☐ Depleted Matrix (F3)
☐ Depleted Below Dark Surface (A11) ☐ Redox Dark Surface (F6)
☐ Thick Dark Surface (A12) ☐ Depleted Dark Surface (F7)
☐ Sandy Mucky Mineral (S1) ☐ Redox Depressions (F8)
☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Dark Surface (S7) (**LRR R, MLRA 149B**)

Indicators for Problematic Hydric Soils³:

- ☐ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
☐ Coast Prairie Redox (A16) (**LRR K, L, R**)
☐ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
☐ Dark Surface (S7) (**LRR K, L**)
☐ Polyvalue Below Surface (S8) (**LRR K, L**)
☐ Thin Dark Surface (S9) (**LRR K, L**)
☐ Iron-Manganese Masses (F12) (**LRR K, L, R**)
☐ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
☐ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**Type: Gravel/RockDepth (inches): 8Hydric Soil Present? Yes ☐ No ☒

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: DEA - Bethany Assembly of God City/County: Hampden County Sampling Date: 2023-11-16
 Applicant/Owner: Bethany Assembly of God State: Massachusetts Sampling Point: W1-WET-1 PFO
 Investigator(s): Karson McGill, Cory Zuhlsdorf Section, Township, Range: Agawam
 Landform (hillslope, terrace, etc.): Backswamp Local relief (concave, convex, none): Concave Slope (%): 0
 Subregion (LRR or MLRA): R 145 Lat: 42.0746755 Long: -72.6224167 Datum: WGS 84
 Soil Map Unit Name: 6A - Scarboro mucky fine sandy loam, 0 to 3 percent slopes NWI classification: PFO1E

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
 Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present? Yes ☒ No ☐	If yes, optional Wetland Site ID: _____
Wetland Hydrology Present? Yes ☒ No ☐	

Remarks: (Explain alternative procedures here or in a separate report.)

This is the data form representing Wetland W1.

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		
☒ Surface Water (A1)	☒ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)
☒ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)
☒ Saturation (A3)	☐ Marl Deposits (B15)	☐ Moss Trim Lines (B16)
☐ Water Marks (B1)	☒ Hydrogen Sulfide Odor (C1)	☐ Dry-Season Water Table (C2)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Crayfish Burrows (C8)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Stunted or Stressed Plants (D1)
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☐ Geomorphic Position (D2)
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Shallow Aquitard (D3)
☒ Sparsely Vegetated Concave Surface (B8)		☒ Microtopographic Relief (D4)
		☒ FAC-Neutral Test (D5)
Field Observations:		
Surface Water Present? Yes ☒ No ☐ Depth (inches): <u>4</u>	Wetland Hydrology Present? Yes ☒ No ☐	
Water Table Present? Yes ☒ No ☐ Depth (inches): <u>4</u>		
Saturation Present? Yes ☒ No ☐ Depth (inches): <u>1</u> (includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION – Use scientific names of plants.

 Sampling Point: W1-WET-1 PFO

Tree Stratum (Plot size: <u>30 ft r</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. <u>Acer rubrum</u>	<u>60</u>	☒	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>7</u> (A) Total Number of Dominant Species Across All Strata: <u>7</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)														
2. <u>Quercus palustris</u>	<u>40</u>	☒	<u>FACW</u>															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>100</u>	= Total Cover	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>85</u></td> <td>x 2 = <u>170</u></td> </tr> <tr> <td>FAC species <u>125</u></td> <td>x 3 = <u>375</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>210</u> (A)</td> <td><u>545</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>2.60</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>85</u>	x 2 = <u>170</u>	FAC species <u>125</u>	x 3 = <u>375</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>210</u> (A)	<u>545</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>85</u>	x 2 = <u>170</u>																	
FAC species <u>125</u>	x 3 = <u>375</u>																	
FACU species <u>0</u>	x 4 = <u>0</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>210</u> (A)	<u>545</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u>)																		
1. <u>Frangula alnus</u>	<u>20</u>	☒	<u>FAC</u>															
2. <u>Lindera benzoin</u>	<u>20</u>	☒	<u>FACW</u>															
3. <u>Acer rubrum</u>	<u>10</u>	☒	<u>FAC</u>															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>50</u>	= Total Cover															
Herb Stratum (Plot size: <u>5 ft r</u>)																		
1. <u>Equisetum arvense</u>	<u>20</u>	☒	<u>FAC</u>	Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☒ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
2. <u>Osmundastrum cinnamomeum</u>	<u>20</u>	☒	<u>FACW</u>															
3. <u>Solidago rugosa</u>	<u>10</u>	_____	<u>FAC</u>															
4. <u>Frangula alnus</u>	<u>5</u>	_____	<u>FAC</u>															
5. <u>Onoclea sensibilis</u>	<u>5</u>	_____	<u>FACW</u>															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
		<u>60</u>	= Total Cover															
Woody Vine Stratum (Plot size: <u>30 ft r</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
		<u>0</u>	= Total Cover															
Hydrophytic Vegetation Present? Yes ☒ No _____																		
Remarks: (Include photo numbers here or on a separate sheet.)																		

SOIL

Sampling Point: W1-WET-1 PFO

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 20	10YR 3/2	90	5YR 4/6	10	C	PL	Silty Clay Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

- ☐ Histosol (A1) ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
☐ Histic Epipedon (A2) ☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Black Histic (A3) ☐ Loamy Mucky Mineral (F1) (LRR K, L)
☒ Hydrogen Sulfide (A4) ☐ Loamy Gleyed Matrix (F2)
☐ Stratified Layers (A5) ☐ Depleted Matrix (F3)
☐ Depleted Below Dark Surface (A11) ☐ Redox Dark Surface (F6)
☐ Thick Dark Surface (A12) ☐ Depleted Dark Surface (F7)
☐ Sandy Mucky Mineral (S1) ☐ Redox Depressions (F8)
☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Dark Surface (S7) (LRR R, MLRA 149B)

Indicators for Problematic Hydric Soils³:

- ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B)
☐ Coast Prairie Redox (A16) (LRR K, L, R)
☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
☐ Dark Surface (S7) (LRR K, L)
☐ Polyvalue Below Surface (S8) (LRR K, L)
☐ Thin Dark Surface (S9) (LRR K, L)
☐ Iron-Manganese Masses (F12) (LRR K, L, R)
☐ Piedmont Floodplain Soils (F19) (MLRA 149B)
☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

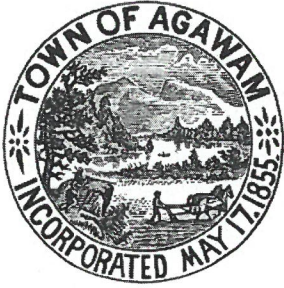
³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:



Town of Agawam

Assessor's Office

36 Main St, Agawam, Massachusetts 01001-1837

Tel. 413-786-0400 X 8701 Fax 413-726-2828

Email: assessor@agawam.ma.us

August 25, 2025

Kristen Greaney
9 Cornerstone Square
#314
Westford, MA 01886

Dear Kristen:

On August 13, 2025, you requested a Certified Abutters' List on property located at 580 Main Street, further identified as Map K11, Block 02, Lot 0028. The request was for abutters 100 ft. from subject property.

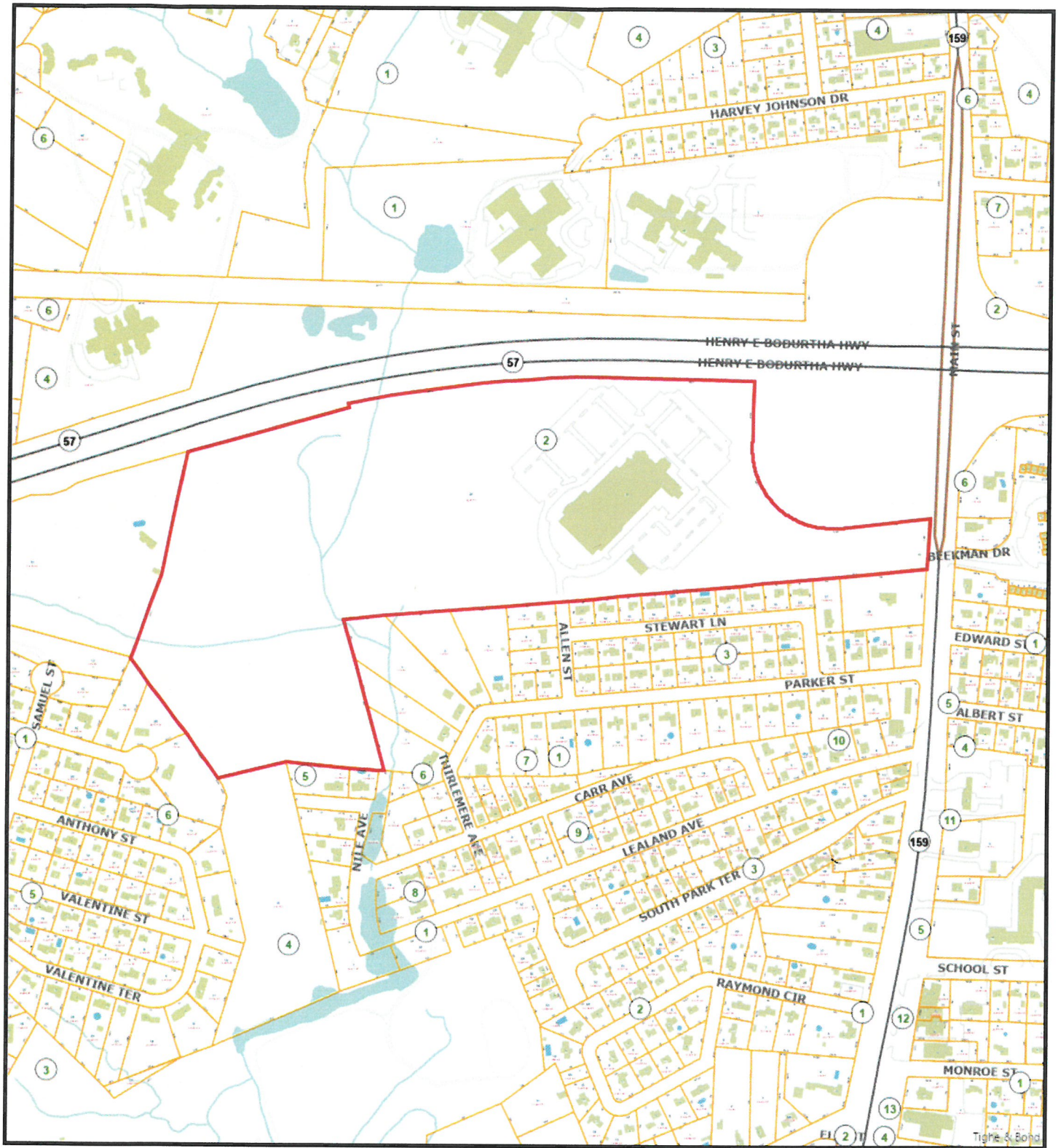
The attached list to this cover letter represents, to the best of our knowledge, the current owners of the properties that are 100 ft. from 580 Main Street. Please note that we are only providing abutters located in the Town of Agawam. We have also attached a map showing the subject parcel and the abutters as generated by our GIS Mapping System.

Sincerely,

Kelly McCormick, MAA
Agawam Assessor

580 Main St
100'

Parcel ID	Address	Owner	Owner 2	Owner Address	City	State	Zip
K10 5 1	15 MARDALE AV	BALBONY DANIEL T		15 MARDALE AV	AGAWAM	MA	01001 2415
K11 2 1	150 PARKER ST	BATES DAVID A L/E	BATES CANDACE M L/E	150 PARKER ST	AGAWAM	MA	01001 2422
K11 2 26	588 MAIN ST	BETHANY ASSEMBLY OF GOD		588 MAIN ST	AGAWAM	MA	01001 2547
K11 2 15	62 STEWART LN	BOUCHARD JAIME L	BOUCHARD JEFFREY A	62 STEWART ST	AGAWAM	MA	01001
J11 2 12	15 WOODSIDE DR	BUBUZA EDIK Y		15 WOODSIDE DR	AGAWAM	MA	01001
K11 2 12	82 STEWART LN	CANNEY JOHN	CANNEY SANDRA L	82 STEWART LN	AGAWAM	MA	01001 2436
J11 2 21	125 WOODSIDE DR	COTE JENNIFER		125 WOODSIDE DR	AGAWAM	MA	01001
K11 2 16	54 STEWART LN	COUTURE JOHN J		54 STEWART LN	AGAWAM	MA	01001 2436
K11 2 17	46 STEWART LN	DUBINEVICI NICOLAI		46 STEWART LN	AGAWAM	MA	01001 2436
K11 2 10	25 ALLEN ST	GARWACKI MICHAEL	DUBINEVICI ELENA	25 ALLEN ST	AGAWAM	MA	01001
K11 2 21	16 STEWART LN	GRAZIANO APRIL J		16 STEWART LN	AGAWAM	MA	01001 2436
K11 2 11	90 STEWART LN	HASKELL EDWARD	HASKELL DEBORAH	90 STEWART LN	AGAWAM	MA	01001
J11 2 13	10 SAMUEL ST	HEALEY JAMES L		10 SAMUEL ST	AGAWAM	MA	01001
J11 2 15	23 SAMUEL ST	HEALEY KRISTINA M	PISE MICHAEL A	23 SAMUEL ST	AGAWAM	MA	01001
K11 2 2	144 PARKER ST	INGARI JAMES C		144 PARKER ST	AGAWAM	MA	01001 2422
J11 2 19	107 WOODSIDE DR	KOEHNE DANIEL F	CHAN GRACE W S	107 WOODSIDE DR	AGAWAM	MA	01001 2335
K11 2 13	76 STEWART LN	LANSING TRAVIS A		76 STEWART LN	AGAWAM	MA	01001
K11 2 3	136 PARKER ST	MERCERI KIM M		136 PARKER ST	AGAWAM	MA	01001 2422
K11 2 19	32 STEWART LN	SANCHEZ ISUEL	SANCHEZ GABRIEL L	32 STEWART LN	AGAWAM	MA	01001
K11 2 14	70 STEWART LN	SHATOS PETER J	SHATOS KARIN E	70 STEWART LN	AGAWAM	MA	01001 2436
J11 2 20	117 WOODSIDE DR	SKALA MICHAEL J	SKALA LINDSAY C	117 WOODSIDE DR	AGAWAM	MA	01001
K11 2 18	40 STEWART LN	SKOVORODIN SERGEY	SKOVORODIN LYUBOV V	40 STEWART LN	AGAWAM	MA	01001
K11 2 9	17 ALLEN ST	SKOVORODIN SERGEY F		17 ALLEN ST	AGAWAM	MA	01001 2401
K11 2 20	24 STEWART LN	SPAGNOLI JOSEPH R		24 STEWART LN	AGAWAM	MA	01001 2436
K11 2 4	130 PARKER ST	STASSEN JAMES Z	STASSEN BEVERLY T	130 PARKER ST	AGAWAM	MA	01001 2422
K10 5 2	23 MARDALE AV	SULLIVAN SEAN EUGENE		23 MARDALE AV	AGAWAM	MA	01001
J10 4 15	NILE AV	TOWN OF AGAWAM		36 MAIN ST	AGAWAM	MA	01001 1837
K10 6 4	REAR CARR AV	TOWN OF AGAWAM		36 MAIN ST	AGAWAM	MA	01001 1825
K11 2 5	124 PARKER ST	WEBSTER DANIEL K	WEBSTER MARIA J	124 PARKER ST	AGAWAM	MA	01001 2422



580 Main St. (K11-2-28)

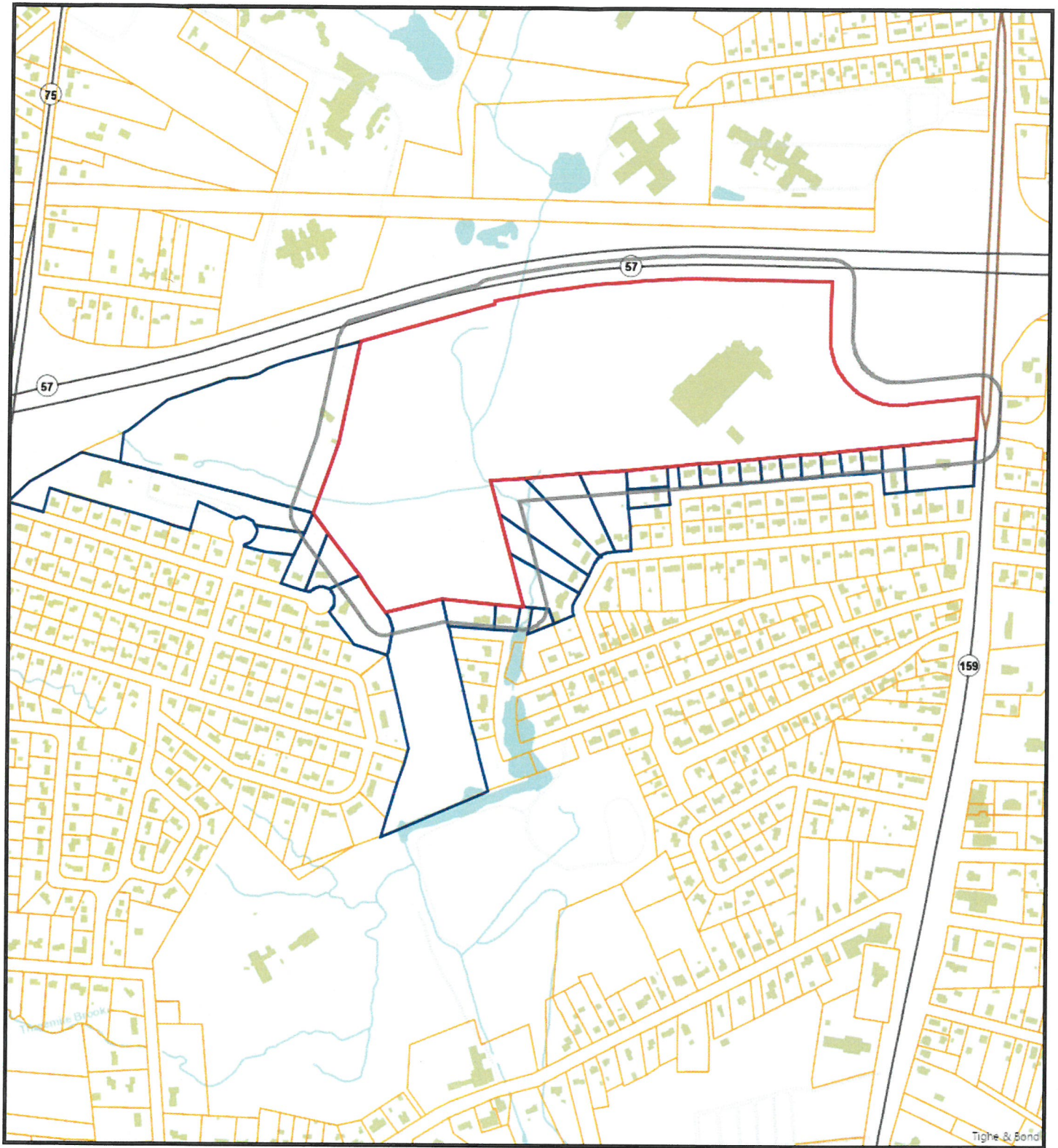
8/20/2025 4:15:38 PM

Scale: 1"=500'

Scale is approximate

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





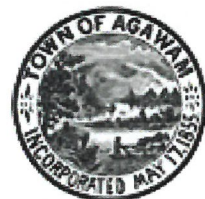
580 Main St. (K11-2-28)

8/20/2025 4:18:44 PM

Scale: 1"=600'

Scale is approximate

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





Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

Important:

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



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

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

580 Main Street

a. Street Address

Agwam

b. City/Town

01001

c. Zip Code

Latitude and Longitude:

42.0743805555, -72.62174999

f. Assessors Map/Plat Number

42.0743805555

d. Latitude

-72.62174999

e. Longitude

005 K11 2 28

g. Parcel /Lot Number

2. Applicant:

Vince

a. First Name

Casiero

b. Last Name

Diamond Communications LLC

c. Organization

120 Mountain Avenue

d. Street Address

Springfield

e. City/Town

NJ

f. State

07081

g. Zip Code

973-544-6836

h. Phone Number

vcasiero@diamondcomm.com

j. Email Address

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

a. First Name

b. Last Name

Bethany Assembly of God, a Religious Corporation

c. Organization

580 Main Street

d. Street Address

Agwam

e. City/Town

MA

f. State

01001

g. Zip Code

413-789-2930

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Kristen

a. First Name

Greaney

b. Last Name

Trileaf Corporation

c. Company

9 Cornerstone Square #314

d. Street Address

Westford

e. City/Town

MA

f. State

01886

g. Zip Code

410-853-7128

h. Phone Number

i. Fax Number

k.greaney@trileaf.com

j. Email address

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

500

a. Total Fee Paid

237.50

b. State Fee Paid

262.50

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

A. General Information (continued)

6. General Project Description:

Our client proposes to construct a 115-foot monopine communications tower with an overall height of 120 feet, including attachments. Associated equipment will be located within a 50-foot by 50-foot (2,500 square feet) lease area. The project includes a variable width access and utility easement extending south, then southwest, then southeast away from the lease area approximately 0.25 miles toward Main Street. The proposed location is a grass-covered field and paved area.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. ☐ Single Family Home | 2. ☐ Residential Subdivision |
| 3. ☐ Commercial/Industrial | 4. ☐ Dock/Pier |
| 5. ☐ Utilities | 6. ☐ Coastal engineering Structure |
| 7. ☐ Agriculture (e.g., cranberries, forestry) | 8. ☐ Transportation |
| 9. ☒ Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Hampden

N/A

a. County

b. Certificate # (if registered land)

4332

342

c. Book

d. Page Number

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

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

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

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

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

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

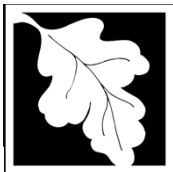
a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

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

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

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

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

4. ☐ Restoration/Enhancement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW _____

b. square feet of Salt Marsh _____

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings _____

b. number of replacement stream crossings _____



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

D. Additional Information (cont'd)

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

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

a. Plan Title

b. Prepared By

c. Signed and Stamped by

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

E. Fees

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

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

2. Municipal Check Number

3. Check date

4. State Check Number

5. Check date

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

8/28/25

5. Signature of Representative (if any)

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

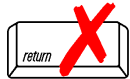
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



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

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



A. Applicant Information

1. Location of Project:

580 Main Street

a. Street Address

Agwam

b. City/Town

\$237.50

d. Fee amount

c. Check number

2. Applicant Mailing Address:

Vince

a. First Name

Caserio

b. Last Name

Diamond Communications LLC

c. Organization

120 Mountain Avenue

d. Mailing Address

Springfield

e. City/Town

NJ

f. State

07081

g. Zip Code

973-544-6836

h. Phone Number

i. Fax Number

vcasiero@diamondcomm.com

j. Email Address

3. Property Owner (if different):

Bethany Assembly of God, a Religious Corporation

c. Organization

580 Main Street

d. Mailing Address

Agawam

e. City/Town

MA

f. State

01001

g. Zip Code

413-789-2930

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

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

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

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

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

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

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

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

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



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2 (E)	1	500	500
Step 5/Total Project Fee:			<u>500</u>

Step 6/Fee Payments:

Total Project Fee:	<u>500</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>237.50</u>
	b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:	<u>262.50</u>
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



Site Location & Surrounding Properties



Site Location



Easement

Aerial Photographs (2022)

Diamond Towers V LLC – Bethany Assembly of God
 580 Main Street
 Agawam, MA 01001



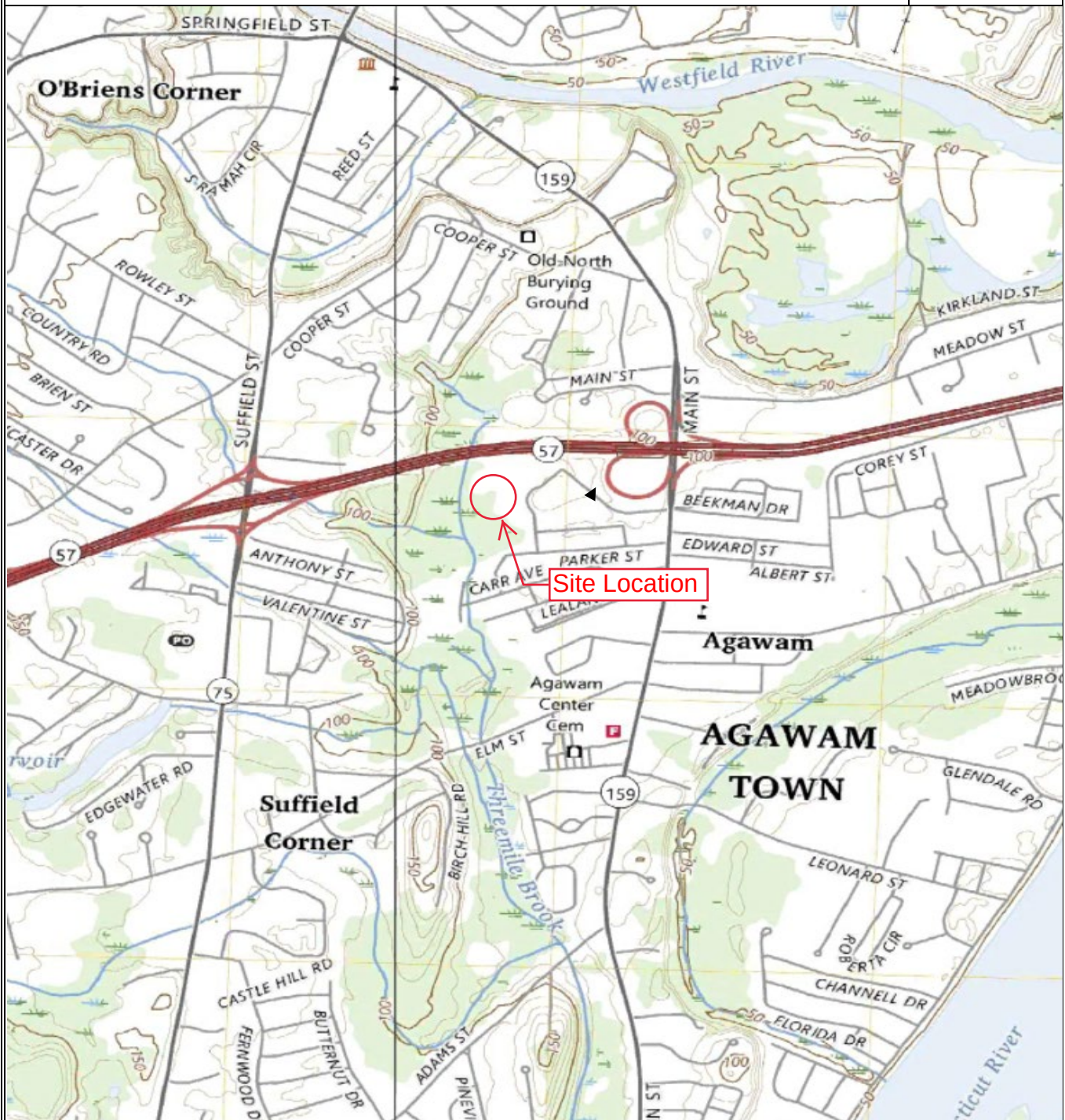
Springfield South Quadrangle, Massachusetts (2024)

Contour Interval = 10 Feet

Latitude: 42° 04' 31.29" N, Longitude: 72° 37' 02.54" W



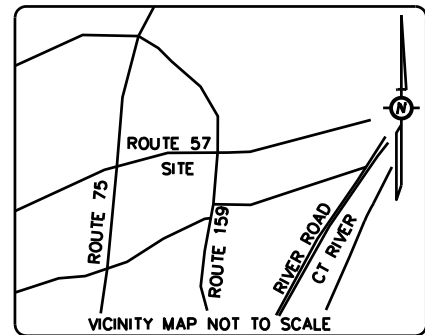
North



Site Vicinity Map

Diamond Towers V LLC – Bethany Assembly of God
580 Main Street
Agawam, MA 01001





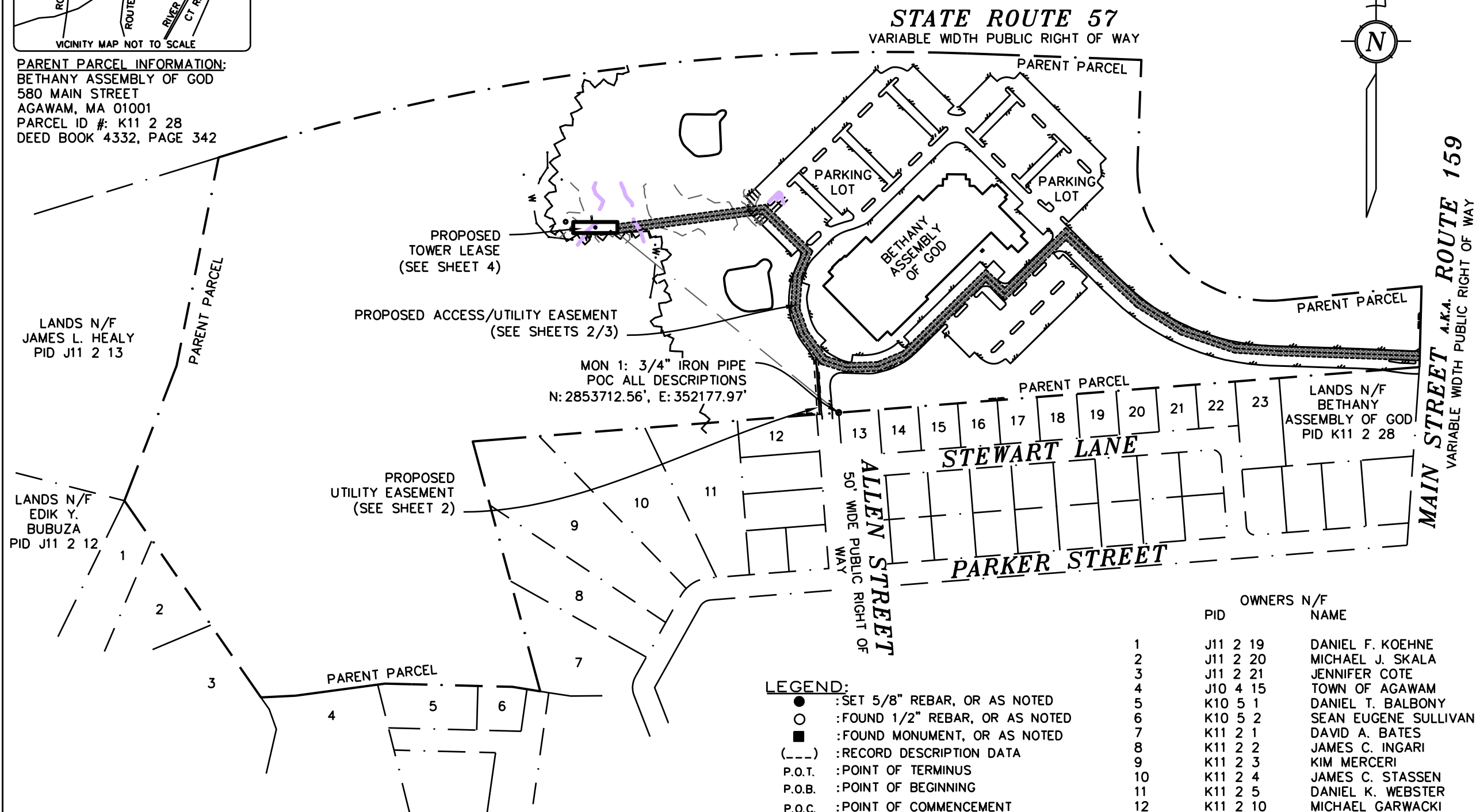
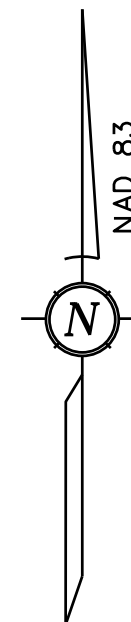
PARENT PARCEL INFORMATION:
BETHANY ASSEMBLY OF GOD
580 MAIN STREET
AGAWAM, MA 01001
PARCEL ID #: K11 2 28
DEED BOOK 4332, PAGE 342

THE PARENT PARCEL IS AFFECTED BY ZONE X WHICH IS NOT A FLOOD HAZARD ZONE AS PER F.I.R.M. MAP NUMBER: 25013C0403E EFFECTIVE DATE: JULY 16, 2013.

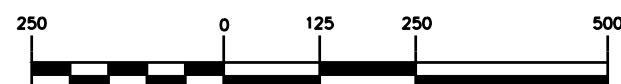
ZONING: (AG) — AGRICULTURAL DISTRICT

FAA 1-A INFORMATION:
LATITUDE: 42° 04' 27.77" N ±20'
LONGITUDE: 72° 37' 18.30" W ±20'

GROUND ELEVATION AT BASE OF PROPOSED TOWER
84.9' ±3' NAVD 1988



AREA	SQUARE FEET	ACRE
PARENT PARCEL	2,220,804	51±
PROPOSED TOWER LEASE	2,500	0.06
PROPOSED ACCESS/UTILITY EASEMENT	46,625	1.07
PROPOSED UTILITY EASEMENT	1,292	0.03



BAR GRAPH 1 inch = 250 ft.
MA054 BETHANY ASSEMBLY OF GOD.DWG

LEGEND:

- :SET 5/8" REBAR, OR AS NOTED
- :FOUND 1/2" REBAR, OR AS NOTED
- :FOUND MONUMENT, OR AS NOTED
- (---) :RECORD DESCRIPTION DATA
- P.O.T. :POINT OF TERMINUS
- P.O.B. :POINT OF BEGINNING
- P.O.C. :POINT OF COMMENCEMENT
- :FENCE AS NOTED
- OH— :OVER HEAD UTILITY LINES
- ⊙ :WOOD UTILITY POLE
- ⊞ :ELECTRIC TRANSFORMER
- ⊞ :TELCO PEDESTAL
- ⊞ :HAND HOLE
- N/A :NOT AVAILABLE
- N/F :LANDS NOW/FORMERLY
- ⚡ :FLOOD LIGHT
- ⚡ :UNDERGROUND FIBER MARKER

OWNERS N/F		
PID		NAME
1	J11 2 19	DANIEL F. KOEHNE
2	J11 2 20	MICHAEL J. SKALA
3	J11 2 21	JENNIFER COTE
4	J10 4 15	TOWN OF AGAWAM
5	K10 5 1	DANIEL T. BALBONY
6	K10 5 2	SEAN EUGENE SULLIVAN
7	K11 2 1	DAVID A. BATES
8	K11 2 2	JAMES C. INGARI
9	K11 2 3	KIM MERCERI
10	K11 2 4	JAMES C. STASSEN
11	K11 2 5	DANIEL K. WEBSTER
12	K11 2 10	MICHAEL GARWACKI
13	K11 2 11	JOHN O'NEIL
14	K11 2 12	JOHN CANNEY
15	K11 2 13	TRAVIS A. LANSING
16	K11 2 14	PETER J. SHATOS
17	K11 2 15	JAIME L. BOUCHARD
18	K11 2 16	JOHN J. COUTURE
19	K11 2 17	NICOLAI DUBINEVICI
20	K11 2 18	GLORIA J. AFFLITTO
21	K11 2 19	ISUEL SANCHEZ
22	K11 2 20	JOSEPH R. SPAGNOLI
23	K11 2 21	APRIL J. GRAZIANO

RAW LAND SURVEY

NAME: BETHANY ASSEMBLY OF GOD
SITES#: MA054
ADDRESS: 580 MAIN STREET
AGAWAM, MA 01001
HAMPDEN COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE
SURVEYING, INC.

13430 NW 104th Terrace, Suite A Alachua, FL 32615
Office:(386) 418-0500 Fax:(386) 462-9986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

JONATHAN
MURPHY

Professional Land Surveying

10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : roaigh@murphygeomatics.com FRM C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

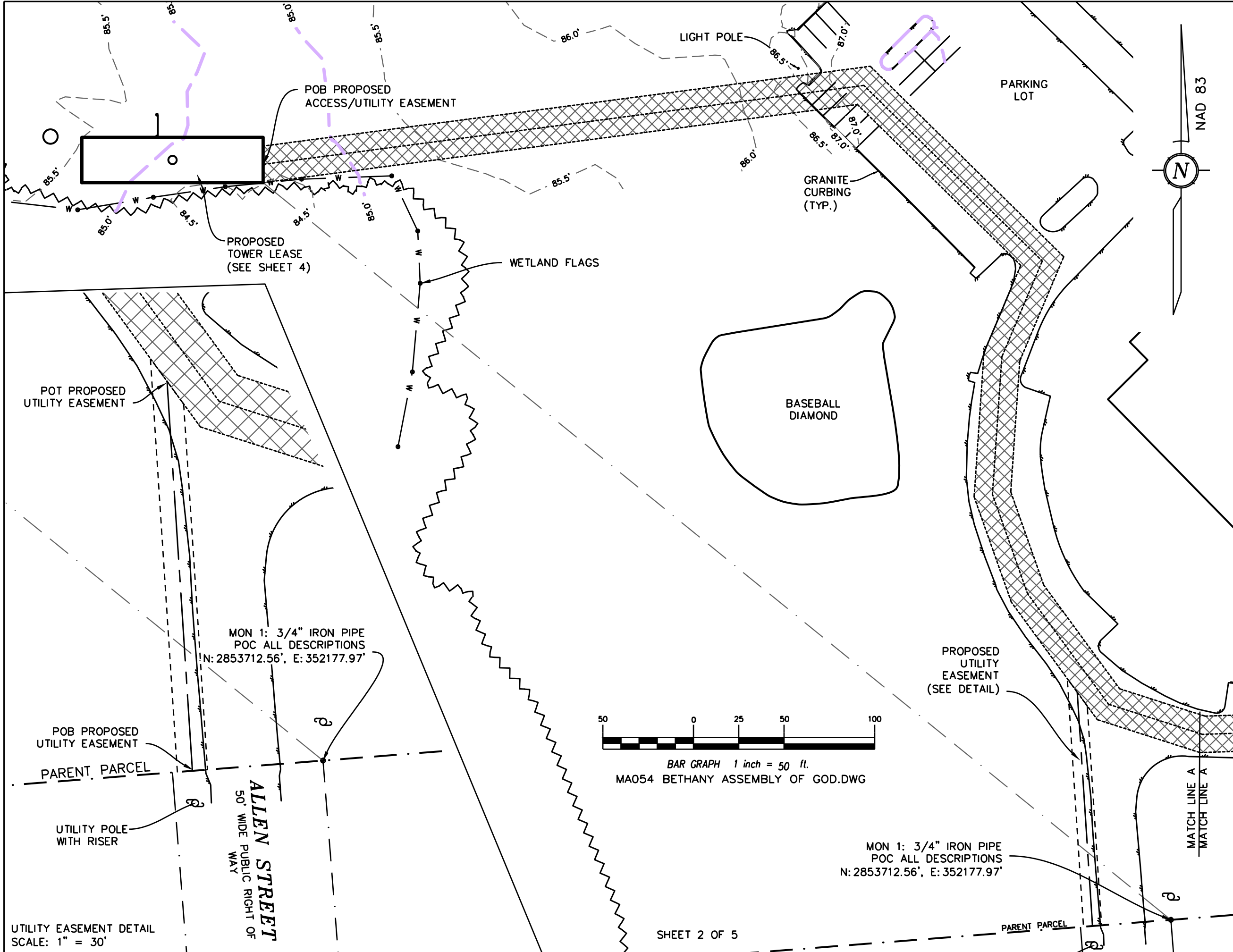
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:

LITTLE RIVER LAND SURVEYING

SURVEYOR
JERAMIAH J. RAITT
DATE:

FIELD DATE: 08/14/2023



RAW LAND SURVEY

NAME: BETHANY ASSEMBLY OF GOD
SITES#: MA054
ADDRESS: 580 MAIN STREET
AGAWAM, MA 01001
HAMPDEN COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE
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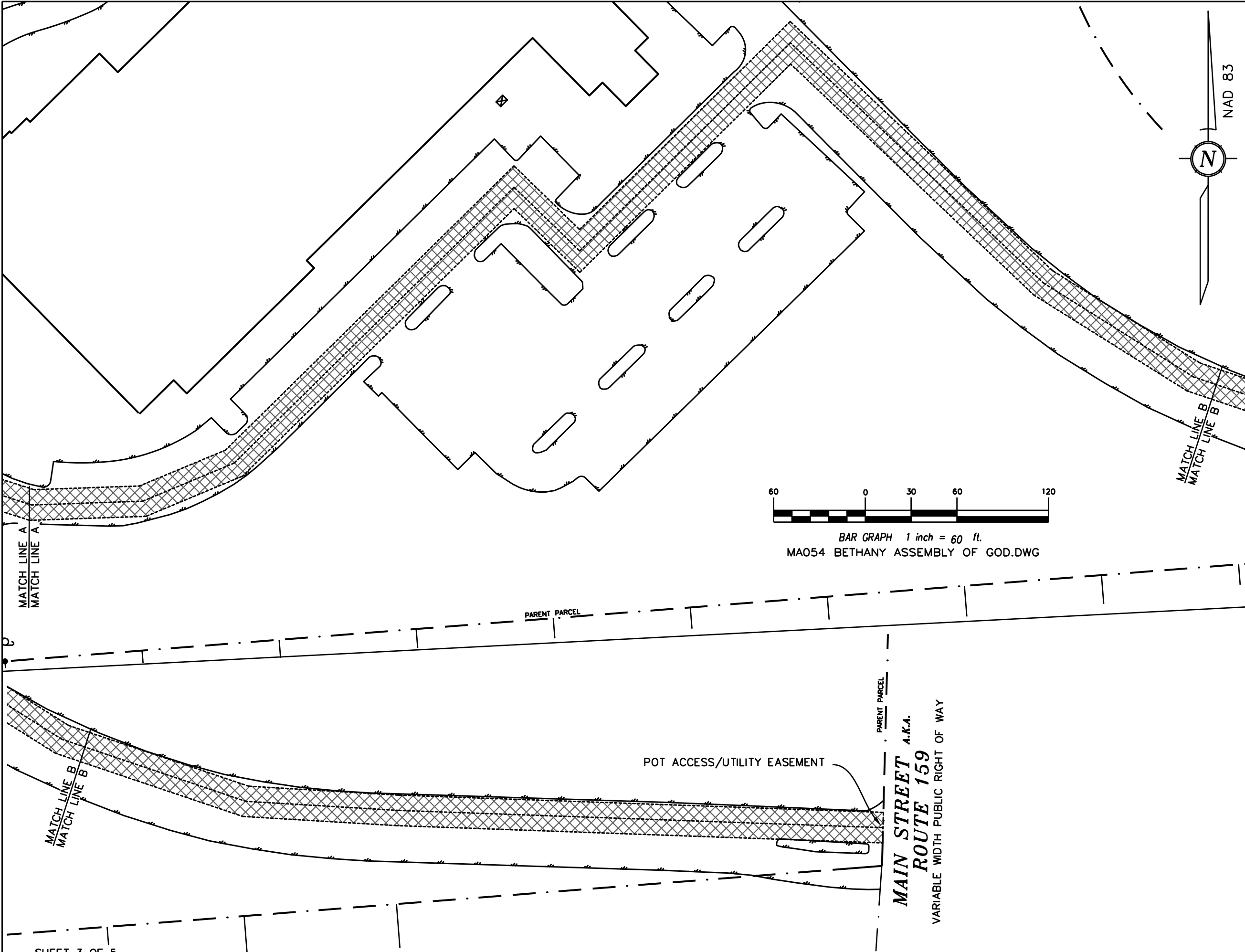
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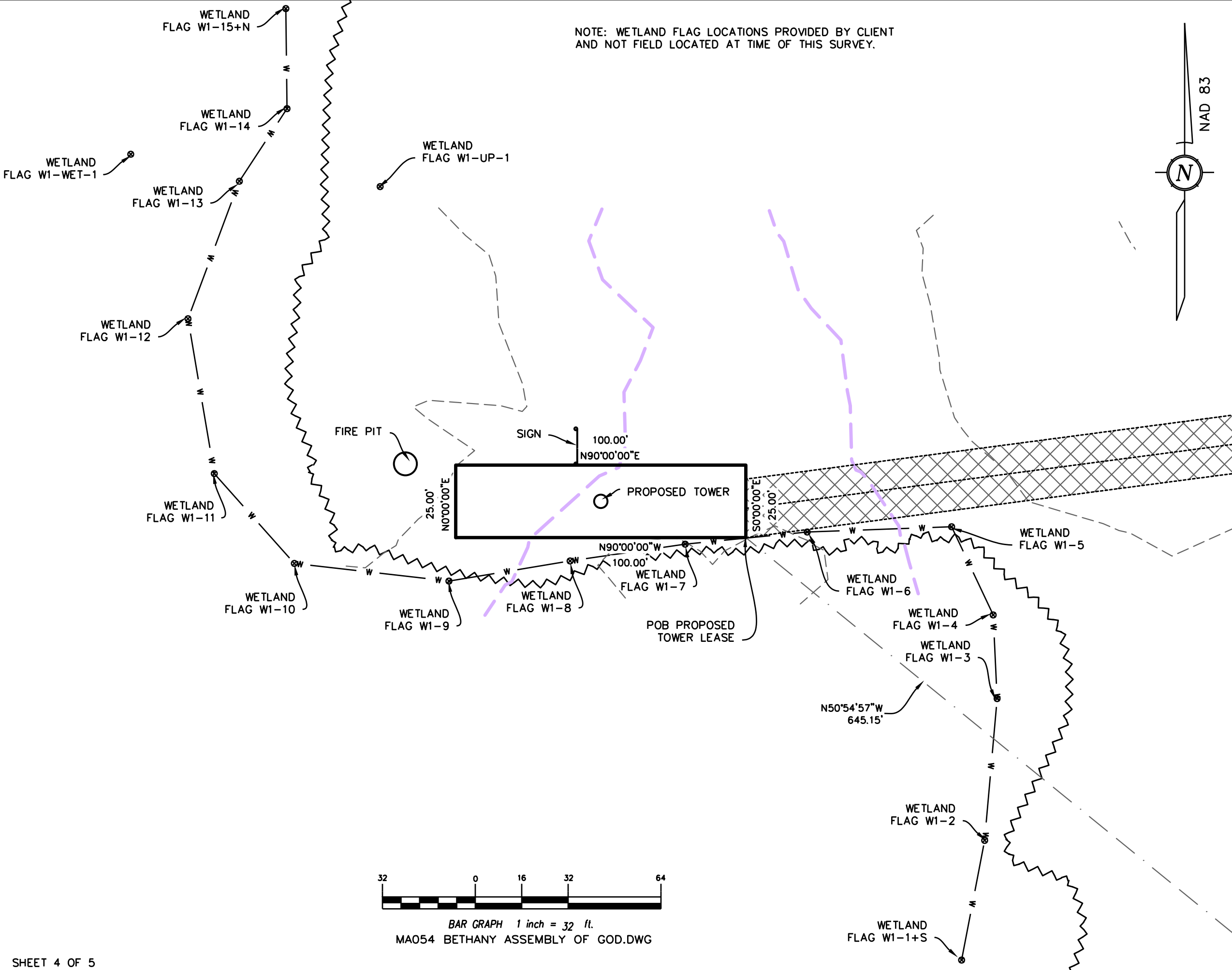
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NOTE: WETLAND FLAG LOCATIONS PROVIDED BY CLIENT
AND NOT FIELD LOCATED AT TIME OF THIS SURVEY.



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BAR GRAPH 1 inch = 32 ft.
MA054 BETHANY ASSEMBLY OF GOD.DWG

LEGAL DESCRIPTIONS
TO BE WRITTEN
UPON CLIENT
ADVISEMENT

TITLE REVIEW
UPON CLIENT
ADVISEMENT

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JERAMIAH J. RAITT
DATE:



DIEHLUX

- Innovative Ecology -

November 27, 2023

Mr. David Jermakian, President
Dynamic Environmental Associates, Inc.
3850 Lake St Ste C
Macon, GA 31204
(860) 919-2619
djermakian@dynamicenvironmental.com

**RE: DEA - DIAMOND BETHANY ASSEMBLY OF GOD MA054 TELECOMMUNICATIONS PROJECT
TAX PARCEL ID: K11 2 28
580 MAIN STREET
TOWN OF AGAWAM, HAMPDEN COUNTY, MASSACHUSETTS
FRESHWATER WETLANDS DELINEATION & WATERCOURSE REPORTING**

Dear Mr. Jermakian:

The following represents our findings, recommendations, and conclusions upon completion of the freshwater wetlands and waterbody delineation services authorized by Dynamic Environmental Associates, Inc., herein referred to as “the Client” on October 30, 2023. This service was performed to assist the Client with investigation of existing field conditions and site feasibility review for future support planning and design of the above referenced project on the approximate 3.97-acre review area located at 580 Main Street in the Town of Agawam, Hampden County, Massachusetts (Site). The proposed area of review was based on Site plans provided by the Client to DIEHLUX on September 29, 2023. A copy of the Site plans is documented in Appendix I.

A. Purpose

The purpose of this investigation was to determine the potential for regulated activities at the Site within state or federally regulated freshwater wetlands, watercourses, or water bodies, as well as any environmental permitting requirements associated with the Wetlands Protection Act, Chapter 131 of Massachusetts General Law (MGL), as well as Section 401 and 404 of the Clean Water Act. Generally, these environmental regulations pertain to the protection and preservation of wetlands, watercourses and water bodies throughout Massachusetts and/or the United States.

DIEHLUX

2434 COUNTY ROAD 39, EAST BLOOMFIELD 14469 – (607)-742-0977 – WWW.DIEHLUXLLC.COM

B. Preliminary Review

As part of the freshwater wetlands and water body field investigation service, a preliminary review of the existing site conditions was performed prior to our site visit utilizing reasonably available data and mapping obtained from the following resources:

- United States Geological Survey (USGS) Topographic Map(s);
- County GIS Map(s), if available;
- MA Department of Environmental Protection (DEP) Environmental Wetlands Mapper;
- United States Fish & Wildlife Services (USFWS) National Wetland Inventory (NWI) Map(s);
- United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Soils Map(s);
- Federal Emergency Management Agency (FEMA) Flood Map(s), If available;
- Google Earth satellite/aerial imagery; and
- Project Documents, Reports, etc. (as provided by the Client or Client representative)

Copies of these maps and associated documents are included as Appendix II.

C. Freshwater Wetlands Field Delineations

A field investigation of any upland/wetland, watercourse, or water body boundaries was completed on the Site. The field investigation was completed in accordance with the following technical manual(s) as applicable:

- Environmental Laboratory. (1987). "Corps of Engineers Wetlands Delineation Manual," Technical Report Y-87-1, U.S. Army Engineer Waterways Experiment Station, Vicksburg, Miss.
- U.S. Army Corps of Engineers. 2011. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, C. V. Noble, and J. F. Berkowitz. ERDC/EL TR-12-1. Vicksburg, MS: U.S. Army Engineer Research and Development Center.
- Jackson, S. D., D. J. Henson, D. Hilgeman, M. McHugh, and L. Rhodes, 2022. Massachusetts Handbook for Delineation of Bordering Vegetated Wetlands, Second Edition, Massachusetts Department of Environmental Protection, Bureau of Water Resources, Wetlands Program, Boston, Massachusetts.

D. Field Findings

The approximate 3.97-acre review area is directly south of Highway 57 and west of the intersection of Highway 57 and Main Street. The landscape within the area of review consists mainly of open athletic fields in the eastern side of the Site and forested wetland along the western and southern

border of the review area. The Site is surrounded by residential neighborhoods to the north, south and east of Site. A forested wetland complex extends west of Site. DIEHLUX observed minimal to no topographic relief within the Site with an approximate elevation change of 3 feet Site-wide. The landscape gently descends south. Our findings are consistent with the topographic map provided in Appendix I. MA DEP Wetlands/NWI (National Wetlands Inventory) Maps depict one (1) state/federally regulated freshwater wetland within Site limits. Our investigation within the review area revealed one (1) wetland.

A wetland, watercourse, and waterbody field investigation was completed on-Site by qualified wetland biologists on November 16, 2023. The weather was mostly sunny, and temperatures ranged from 50 to 55°F. As previously mentioned, DIEHLUX observed one (1) wetland (Wetland W1) within the review area.

Wetlands

Wetland W1 was discovered as a forested wetland along the western edge and southwestern corner of the review area. Wetland W1 was dominated by wetland vegetation such as red maple (*Acer rubrum*), pin oak (*Quercus palustris*), glossy buckthorn (*Frangula alnus*), northern spicebush (*Lindera benzoin*), field horsetail (*Equisetum arvense*), and cinnamon fern (*Osmundastrum cinnamomeum*). Hydrology was evident within Wetland W1 in the form of surface water (4 inches), hydrogen sulfide odor, water-stained leaves, sparsely vegetated concave surfaces, and microtopographic relief. Soil composition consisted mainly of mucky loam/clay exhibiting 10% redox concentrations. Wetland W1 is representative of the mapped state (WS1)/federally (PFO1E) regulated wetland on-Site. DIEHLUX confirmed that Wetland W1 continues west and south outside of the review area/Site.

Table 1:

Resource(s)	Flagging	Cover Type	Location (Lat./Long.)	Size of Resource (acres/linear feet)	Flow Regime
State/Federally Regulated Freshwater Wetland (PFO1E) MA DEP Wetland WS1 Wetland W1	W1-1+S to W1-15+N	Palustrine; Forested, Broad-Leaved Deciduous, Seasonally Flooded/Saturated	42.07467528, -72.62235282	1.33 acres	N/A

Site photographs are documented as Appendix III. Sketch maps are included as Appendix IV.

E. Conclusions & Recommendations

As part of the wetlands, watercourse, and water body investigation for this project site, we included an evaluation of Sections 401 and 404 jurisdiction and permitting applicability, as well as potential regulatory or permitting requirements under Chapter 131 of MGL.

The following outlines our conclusions and recommendations regarding wetlands and watercourse permitting requirements for this proposed project:

- A. According to the MassDEP Online Map Viewer, there is one (1) mapped state-regulated wetland within Site limits classified as a wooded swamp deciduous (WS1). This is consistent with our findings as Wetland W1 represents this feature. As currently designed, further consultation with MassDEP and/or Agawam Conservation Commission via a Request for Determination of Applicability (RDA)/Notice of Intent (NOI) is anticipated in accordance with Chapter 131 of MGL for regulated activities within the associated 100-foot buffer of aforementioned wetland.

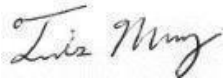
Lastly, a Section 401 Water Quality Certification (WQC) from MassDEP will be required if the proposed project includes dredging and/or excavation within waters of the Commonwealth. Copies of MassDEP Environmental Resource maps are documented in Appendix II.

- B. According to the U.S. Fish & Wildlife Service National Wetlands Inventory (NWI) Map, the Site contains one (1) federally mapped wetland. As mentioned above, this is consistent with our findings as Wetland W1 represents this feature. Based on the current design, it is unclear if there will be direct impacts (fill) placed within Wetland W1. A Copy of the NWI map is included in Appendix II.

DIEHLUX recommends the Client overlay the wetland boundary on the proposed drawing/concept plan to facilitate the review of any potential regulated activities and associated wetland permitting requirements pursuant to Chapter 131 of the MGL and Sections 401 and 404 of the Clean Water Act. Direct consultation and coordination with MassDEP and/or Agawam Conservation Commission will be required if direct impacts to identified resources and/or their 100-foot buffers are anticipated. Per our delineation of Wetland W1, the proposed design may directly impact the 100-foot buffer of the subject feature.

We appreciate the opportunity to be involved in your project and hope that you have found our services helpful. Should the project scope be updated or revised to incorporate additional areas of disturbance beyond those previously reviewed during the Site visit on November 16, 2023, DIEHLUX recommends additional evaluation of the Site or modifications. We are happy to assist with any required permit applications or follow up as necessary, should the project move forward as planned. Please contact us if you have any questions, comments, concerns, or requests for additional information.

Respectfully Submitted,



Travis Money
Senior Vice President/Manager of Ecological Services

Attachments:

Appendix I – Site Location Maps (Preliminary Site Design, Aerial, USGS Topo, Imagery, Streets Map)
Appendix II - Preliminary Site Review Data (NWI, MADEP wetlands, GE Historical Images, USDA Soils)
Appendix III – Site Photographs
Appendix IV – Wetland Sketch Map
Appendix V – USACE Data Sheets

APPENDIX I

FAA 1-A TOWER CERTIFICATION

Date: **08-30-2023**

Site Name: **BETHANY ASSEMBLY OF GOD**

BUN: **MA054**

Site Address: **580 MAIN STREET, AGAWAM, MA 01001, HAMPDEN COUNTY**

PROPOSED MONO POLE TOWER

I hereby certify that the following Latitude and Longitude values for the center of the above-referenced tower are accurate to within +/- 20 feet horizontally; and that the following tower site elevation is accurate to within +/- 3 feet vertically.

NAD 83

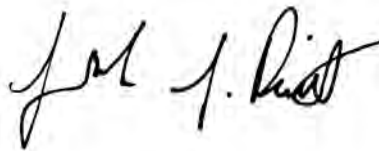
Latitude: 42° 04' 27.77" N. +/- 20'

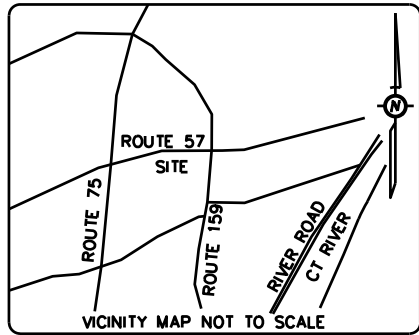
Longitude: 72° 37' 18.30" W. +/- 20'

Ground elevation at base of proposed tower: 84.9' +/- 3' NAVD, 1988

Respectfully,

Jeramiah J. Raitt





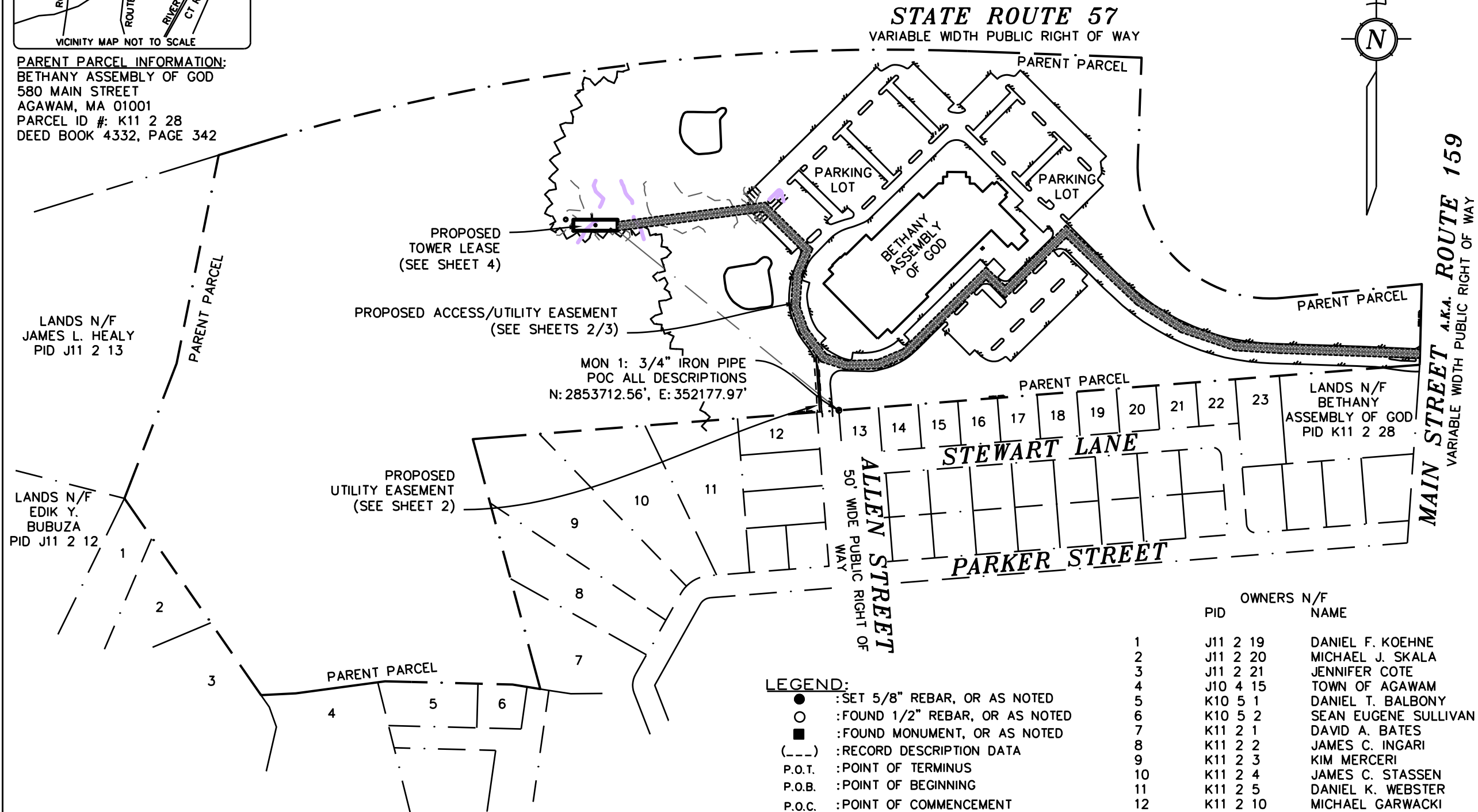
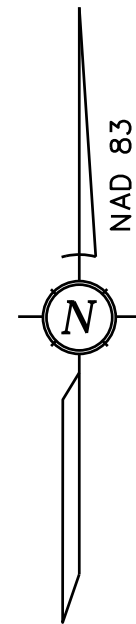
PARENT PARCEL INFORMATION:
BETHANY ASSEMBLY OF GOD
580 MAIN STREET
AGAWAM, MA 01001
PARCEL ID #: K11 2 28
DEED BOOK 4332, PAGE 342

THE PARENT PARCEL IS AFFECTED BY ZONE X WHICH IS NOT A FLOOD HAZARD ZONE AS PER F.I.R.M. MAP NUMBER: 25013C0403E EFFECTIVE DATE: JULY 16, 2013.

ZONING: (AG) — AGRICULTURAL DISTRICT

FAA 1-A INFORMATION:
LATITUDE: 42° 04' 27.77" N ±20'
LONGITUDE: 72° 37' 18.30" W ±20'

GROUND ELEVATION AT BASE OF PROPOSED TOWER
84.9' ±3' NAVD 1988



AREA	SQUARE FEET	ACRE
PARENT PARCEL	2,220,804	51±
PROPOSED TOWER LEASE	2,500	0.06
PROPOSED ACCESS/UTILITY EASEMENT	46,625	1.07
PROPOSED UTILITY EASEMENT	1,292	0.03



BAR GRAPH 1 inch = 250 ft.
MA054 BETHANY ASSEMBLY OF GOD.DWG

LEGEND:

- :SET 5/8" REBAR, OR AS NOTED
- :FOUND 1/2" REBAR, OR AS NOTED
- :FOUND MONUMENT, OR AS NOTED
- (---) :RECORD DESCRIPTION DATA
- P.O.T. :POINT OF TERMINUS
- P.O.B. :POINT OF BEGINNING
- P.O.C. :POINT OF COMMENCEMENT
- :FENCE AS NOTED
- OH— :OVER HEAD UTILITY LINES
- ⊕ :WOOD UTILITY POLE
- ⊞ :ELECTRIC TRANSFORMER
- ⊞ :TELCO PEDESTAL
- ⊞ :HAND HOLE
- N/A :NOT AVAILABLE
- N/F :LANDS NOW/FORMERLY
- ⚡ :FLOOD LIGHT
- ⚡ :UNDERGROUND FIBER MARKER

OWNERS N/F		
PID		NAME
1	J11 2 19	DANIEL F. KOEHNE
2	J11 2 20	MICHAEL J. SKALA
3	J11 2 21	JENNIFER COTE
4	J10 4 15	TOWN OF AGAWAM
5	K10 5 1	DANIEL T. BALBONY
6	K10 5 2	SEAN EUGENE SULLIVAN
7	K11 2 1	DAVID A. BATES
8	K11 2 2	JAMES C. INGARI
9	K11 2 3	KIM MERCERI
10	K11 2 4	JAMES C. STASSEN
11	K11 2 5	DANIEL K. WEBSTER
12	K11 2 10	MICHAEL GARWACKI
13	K11 2 11	JOHN O'NEIL
14	K11 2 12	JOHN CANNEY
15	K11 2 13	TRAVIS A. LANSING
16	K11 2 14	PETER J. SHATOS
17	K11 2 15	JAIME L. BOUCHARD
18	K11 2 16	JOHN J. COUTURE
19	K11 2 17	NICOLAI DUBINEVICI
20	K11 2 18	GLORIA J. AFFLITTO
21	K11 2 19	ISUEL SANCHEZ
22	K11 2 20	JOSEPH R. SPAGNOLI
23	K11 2 21	APRIL J. GRAZIANO

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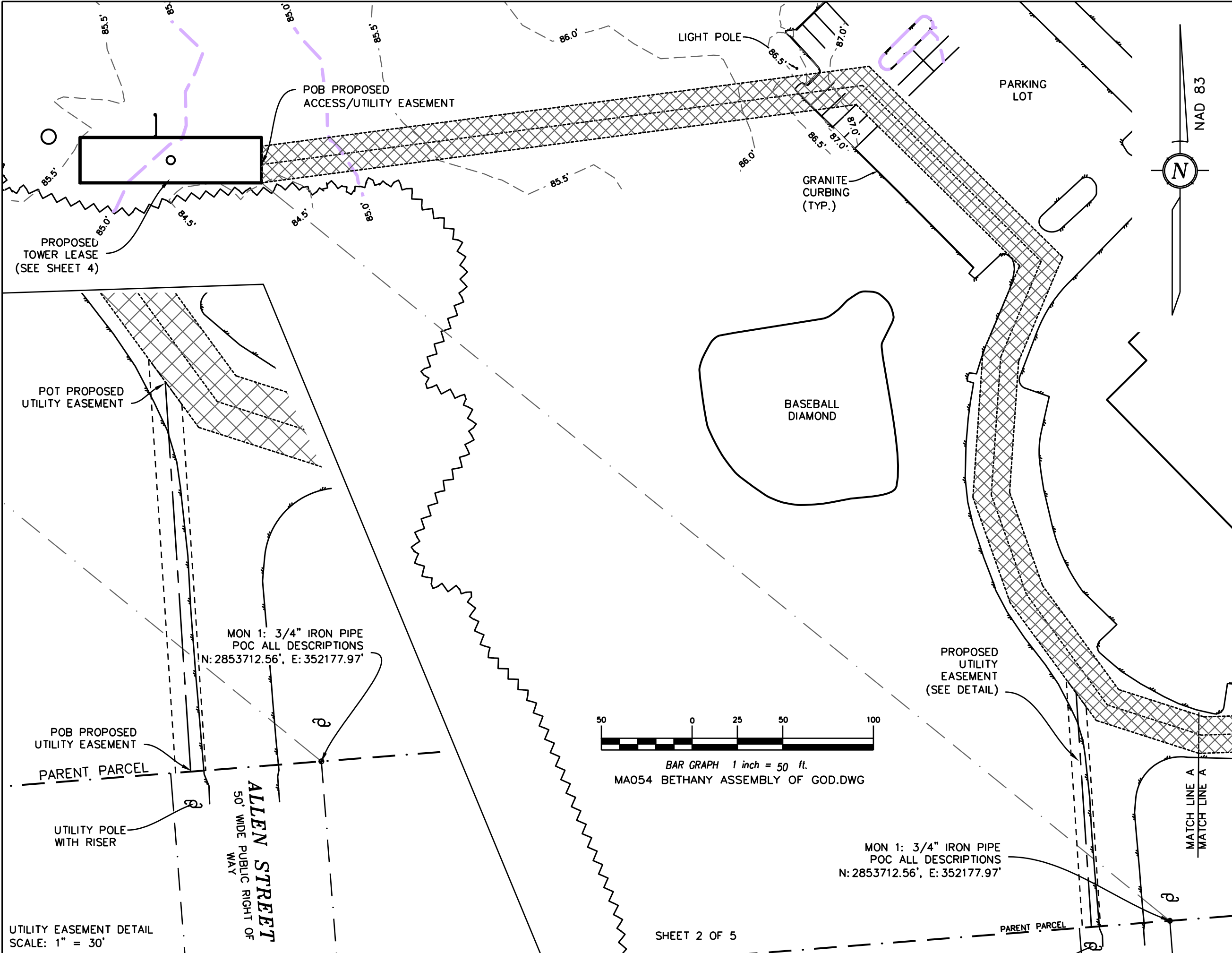
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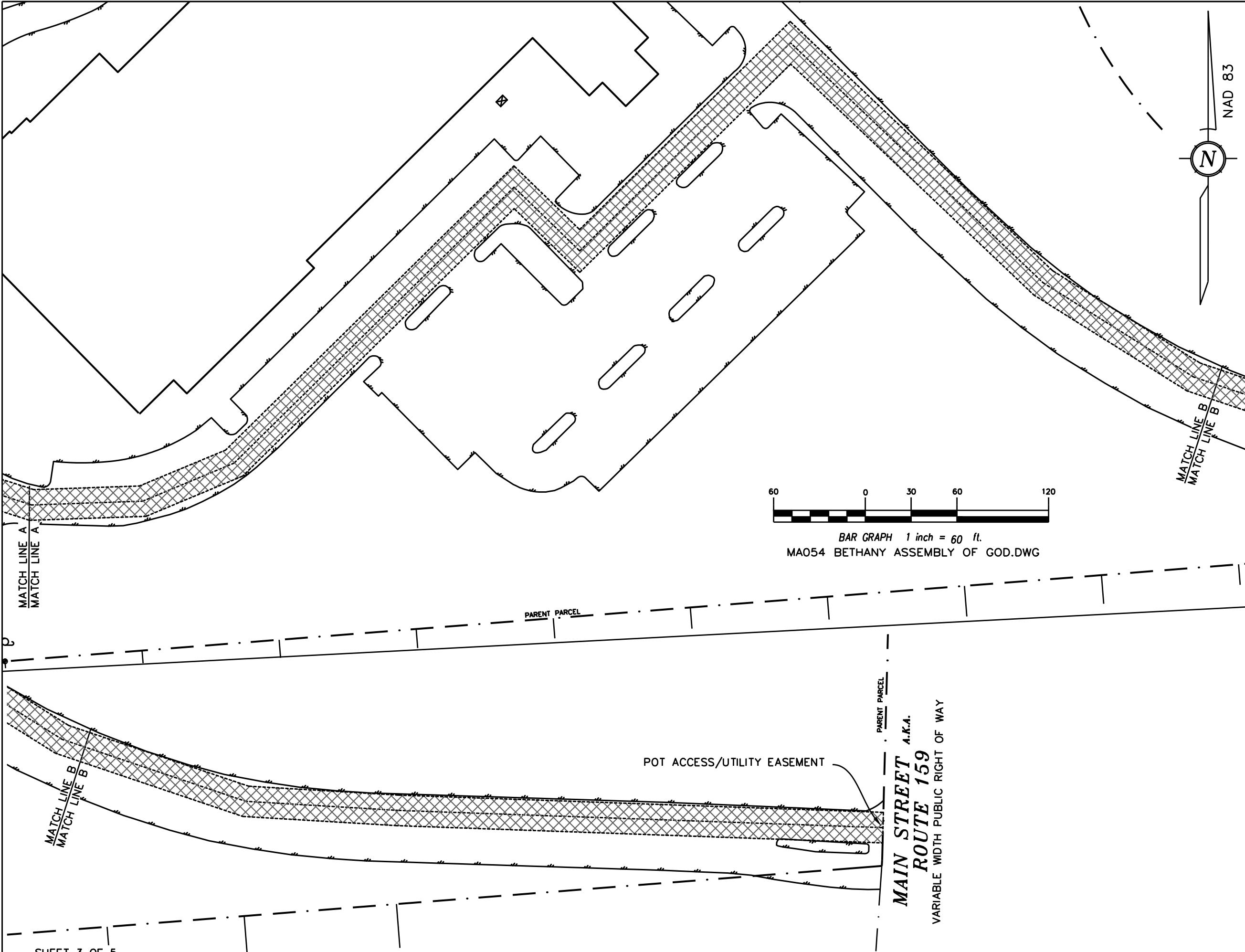
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WWW.GEOLINEINC.COM

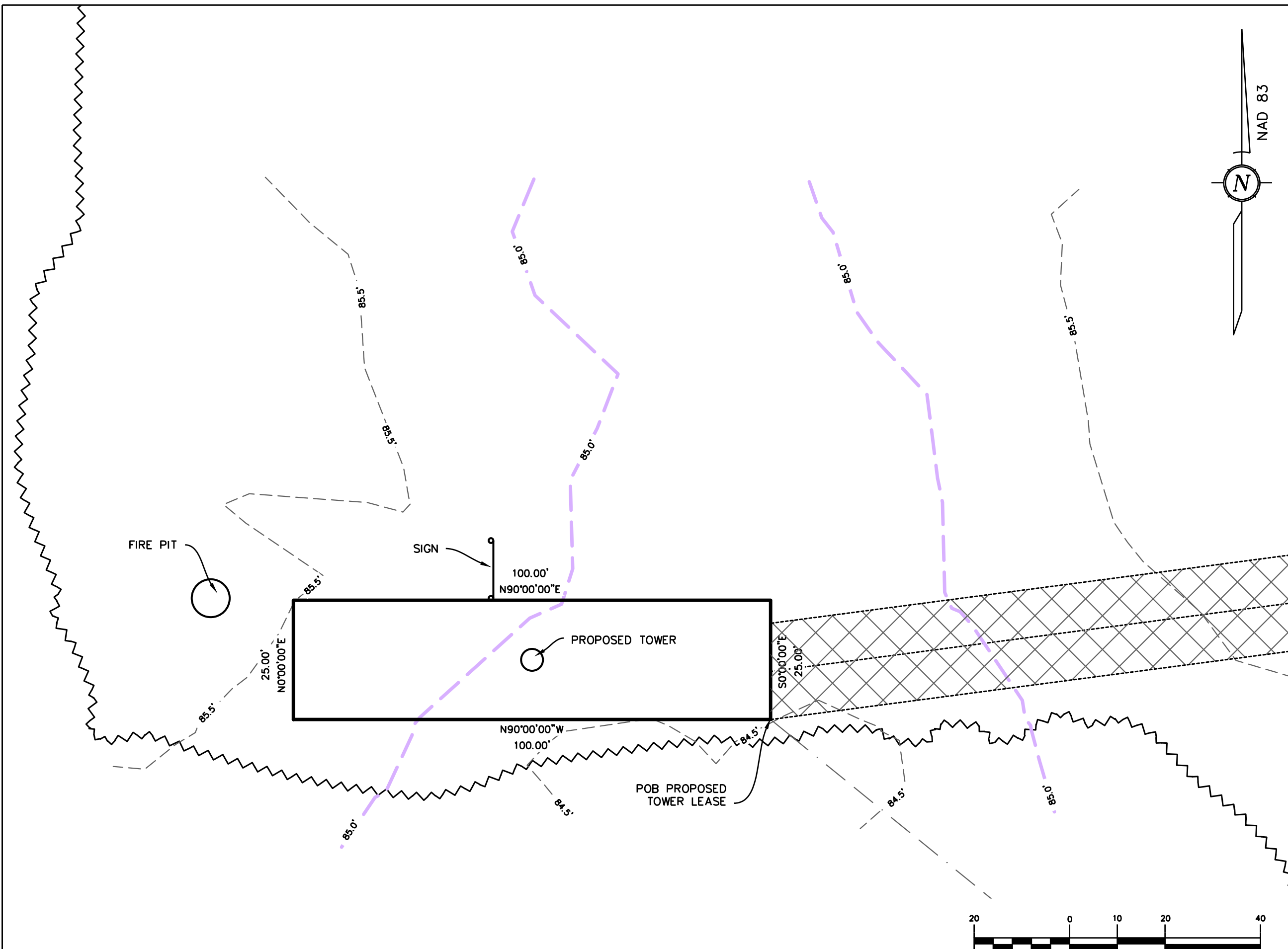
**JONATHAN
MURPHY**
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : roleigh@murphygeomatics.com **FRM C-2757**

1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO
LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN
HEREON ARE LIMITED TO AND ARE PER OBSERVED
EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY
SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS
ARE CONTAINED WITHIN THE DESCRIBED AREA.
5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO
SCALE.

I HEREBY CERTIFY TO:

SURVEYOR
JERAMIAH J. RAITT
DATE:

Page 104 of 207



BAR GRAPH 1 inch = 20 ft.
MA054 BETHANY ASSEMBLY OF GOD.DWG

LEGAL DESCRIPTIONS
TO BE WRITTEN
UPON CLIENT
ADVISEMENT

TITLE REVIEW
UPON CLIENT
ADVISEMENT

RAW LAND SURVEY

NAME: BETHANY ASSEMBLY OF GOD
SITES#: MA054
ADDRESS: 580 MAIN STREET
AGAWAM, MA 01001
HAMPDEN COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE
SURVEYING, INC.
13430 NW 104th Terrace, Suite A Alachua, FL 32615
Office:(386) 418-0500 Fax:(386) 462-9986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:
JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : raleigh@murphygeomatics.com FIRM C-2757

SURVEYOR'S NOTES
1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO
LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN
HEREON ARE LIMITED TO AND ARE PER OBSERVED
EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY
SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS
ARE CONTAINED WITHIN THE DESCRIBED AREA.
5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO
SCALE.

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO:

LITTLE RIVER LAND SURVEYING
SURVEYOR
JERAMIAH J. RAITT
DATE:

087-0807

087-0581

312-0988



U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands



April 21, 2023

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

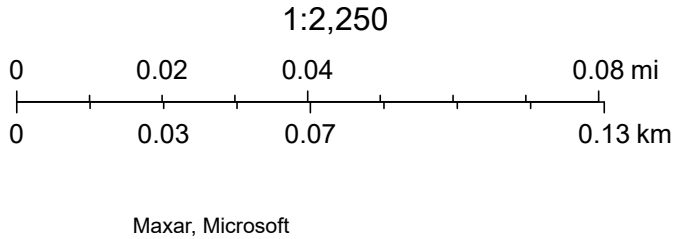
DEA-MA-Bethany Assembly of God-Aerial



11/20/2023

- Review Area
- World Imagery
- Low Resolution 15m Imagery

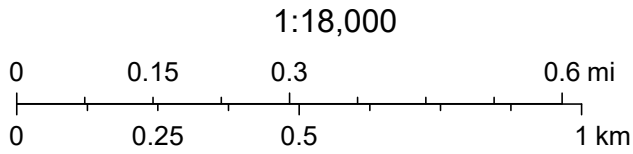
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata



DEA-MA-Bethany Assembly of God-USGS



11/20/2023

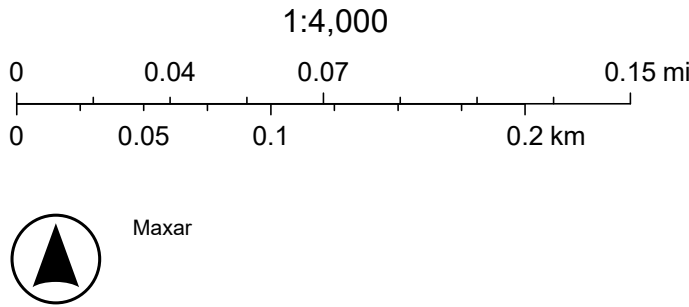


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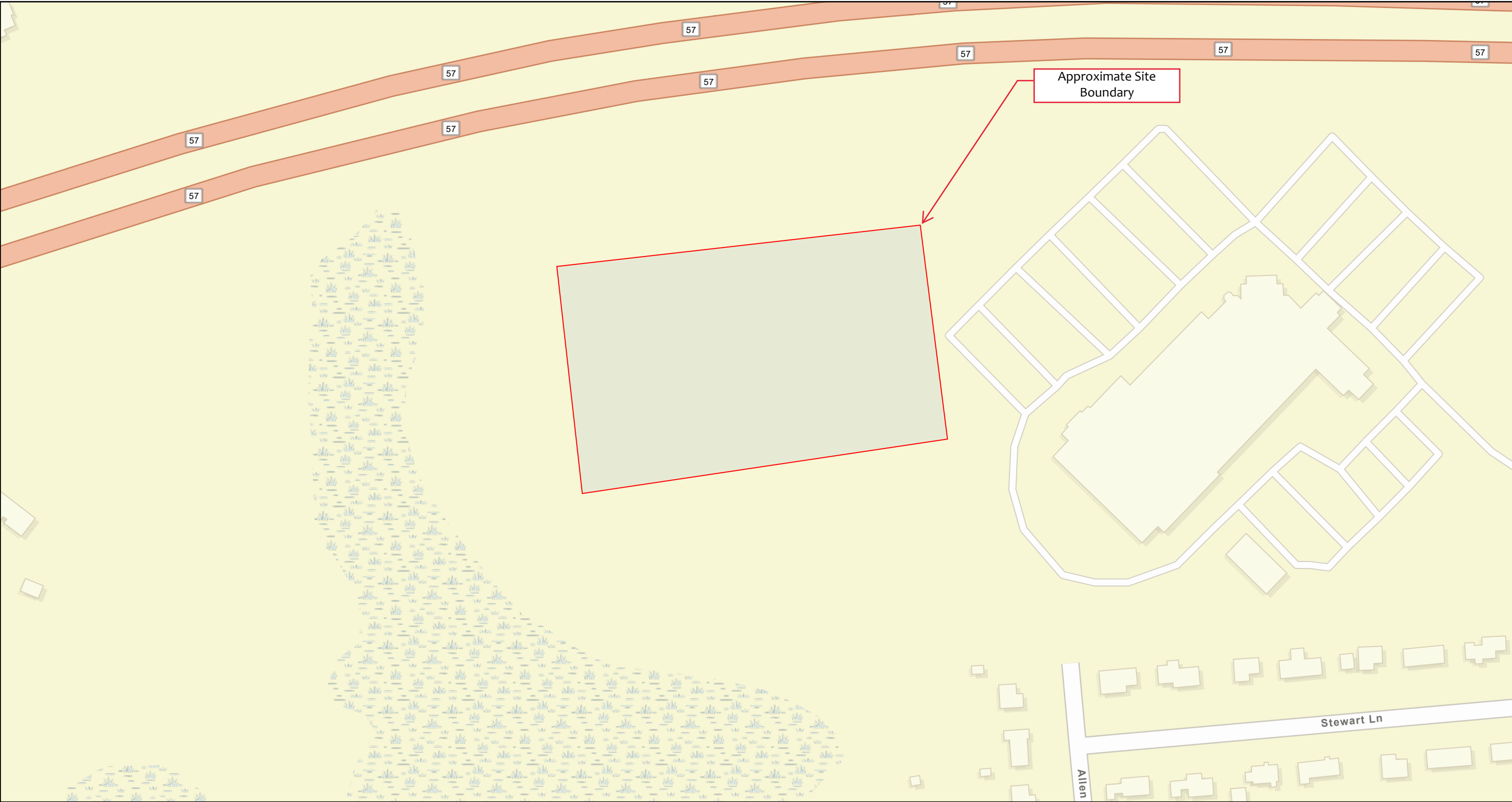
DEA-MA-Bethany Assembly of God-Tax Parcel



11/22/2023



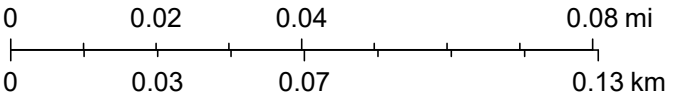
DEA-MA-Bethany Assembly of God-Streets



11/20/2023

 Review Area

1:2,250



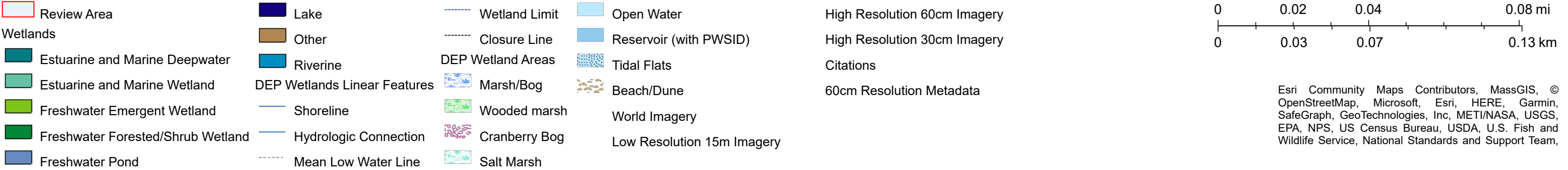
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APPENDIX II

DEA-MA-Bethany Assembly of God-NWI



11/20/2023



DEA-MA-Bethany Assembly of God-DEP



11/20/2023

- Review Area

DEP Wetlands Linear Features

Shoreline

Hydrologic Connection

Mean Low Water Line
- Wetland Limit

Closure Line

DEP Wetland Areas

Marsh/Bog

Wooded marsh
- Cranberry Bog

Salt Marsh

Open Water

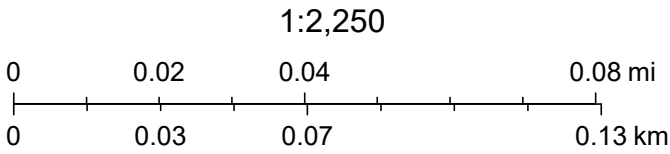
Reservoir (with PWSID)
- Tidal Flats

Beach/Dune

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
60cm Resolution Metadata



Esri Community Maps Contributors, MassGIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, MassDEP, Maxar, Microsoft



DEA-Bethany Assembly of God Telco
Google Earth Historical Imagery
2/2020

Approximate Site
Boundary

Bethany Assembly of God



DEA-Bethany Assembly of God Telco

Google Earth Historical Imagery
3/2022

Approximate Site
Boundary

Bethany Assembly of God



DEA-Bethany Assembly of God Telco
Google Earth Historical Imagery
5/2021

Approximate Site
Boundary

Henry E Bodurtha Hwy

Henry E Bodurtha Hwy

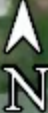
Bethany Assembly of God

Allen St

Stewart Ln

Parker St

Parker St
500 ft





DEA-Bethany Assembly of God Telco

Google Earth Historical Imagery
6/2018

Approximate Site
Boundary

Henry E Bodurtha Hwy

Henry E Bodurtha Hwy

Bethany Assembly of God

Stewart Ln

Allen St

Parker St

500 ft



DEA-Bethany Assembly of God Telco

Google Earth Historical Imagery
9/2019

Approximate Site
Boundary

Bethany Assembly of God



United States
Department of
Agriculture

NRCS

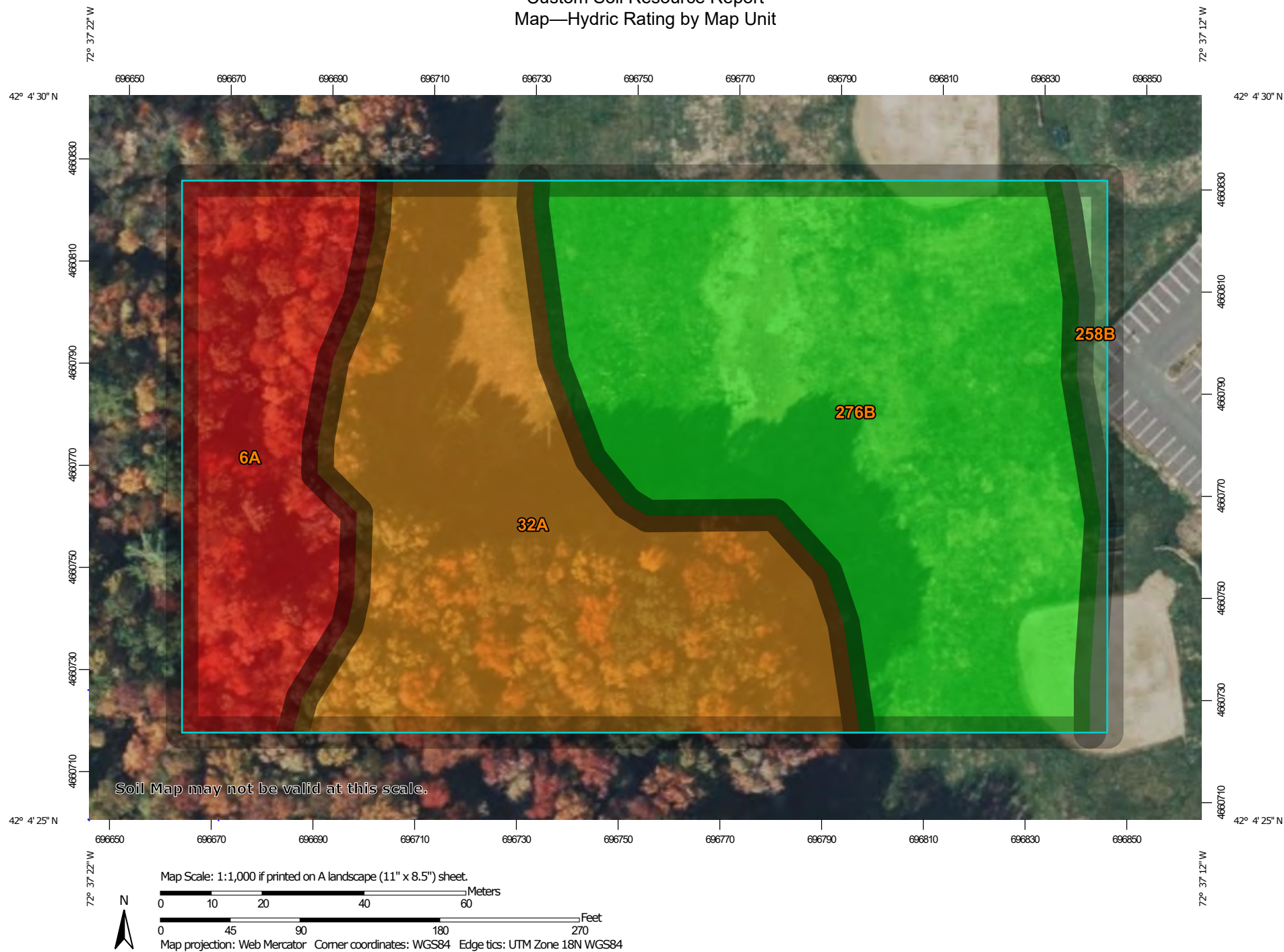
Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Hampden County, Massachusetts, Central Part



Custom Soil Resource Report
Map—Hydric Rating by Map Unit



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 Hydric (100%)
 Hydric (66 to 99%)
 Hydric (33 to 65%)
 Hydric (1 to 32%)
 Not Hydric (0%)
 Not rated or not available

Soil Rating Lines

 Hydric (100%)
 Hydric (66 to 99%)
 Hydric (33 to 65%)
 Hydric (1 to 32%)
 Not Hydric (0%)
 Not rated or not available

Soil Rating Points

 Hydric (100%)
 Hydric (66 to 99%)
 Hydric (33 to 65%)
 Hydric (1 to 32%)
 Not Hydric (0%)
 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 17, Sep 10, 2023

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

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
6A	Scarboro mucky fine sandy loam, 0 to 3 percent slopes	100	0.8	17.3%
32A	Wareham loamy sand, 0 to 3 percent slopes	95	1.7	35.5%
258B	Amostown fine sandy loam, 0 to 6 percent slopes	10	0.1	2.4%
276B	Ninigret fine sandy loam, 0 to 3 percent slopes	0	2.2	44.9%
Totals for Area of Interest			4.9	100.0%

Rating Options—Hydric Rating by Map Unit*Aggregation Method: Percent Present**Component Percent Cutoff: None Specified**Tie-break Rule: Lower*

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

Land Classifications

This folder contains a collection of tabular reports that present a variety of soil groupings. The reports (tables) include all selected map units and components for each map unit. Land classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Hydric Soils

This table lists the map unit components that are rated as hydric soils in the survey area. This list can help in planning land uses; however, onsite investigation is recommended to determine the hydric soils on a specific site (National Research Council, 1995; Hurt and others, 2002).

The three essential characteristics of wetlands are hydrophytic vegetation, hydric soils, and wetland hydrology (Cowardin and others, 1979; U.S. Army Corps of Engineers, 1987; National Research Council, 1995; Tiner, 1985). Criteria for all of the characteristics must be met for areas to be identified as wetlands. Undrained hydric soils that have natural vegetation should support a dominant population of ecological wetland plant species. Hydric soils that have been converted to other uses should be capable of being restored to wetlands.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). These soils, under natural conditions, are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties

that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

Hydric soils are identified by examining and describing the soil to a depth of about 20 inches. This depth may be greater if determination of an appropriate indicator so requires. It is always recommended that soils be excavated and described to the depth necessary for an understanding of the redoximorphic processes. Then, using the completed soil descriptions, soil scientists can compare the soil features required by each indicator and specify which indicators have been matched with the conditions observed in the soil. The soil can be identified as a hydric soil if at least one of the approved indicators is present.

Map units that are dominantly made up of hydric soils may have small areas, or inclusions, of nonhydric soils in the higher positions on the landform, and map units dominantly made up of nonhydric soils may have inclusions of hydric soils in the lower positions on the landform.

The criteria for hydric soils are represented by codes in the table (for example, 2). Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.

Federal Register. September 18, 2002. Hydric soils of the United States.

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Custom Soil Resource Report

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

National Research Council. 1995. Wetlands: Characteristics and boundaries.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service.

U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.

United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

Report—Hydric Soils

Hydric Soils—Hampden County, Massachusetts, Central Part				
Map symbol and map unit name	Component	Percent of map unit	Landform	Hydric criteria
6A—Scarboro mucky fine sandy loam, 0 to 3 percent slopes				
	Scarboro	80	Drainageways, outwash deltas, outwash terraces, depressions	2, 3
	Swansea	10	Bogs, swamps	1, 3
	Wareham	5	Depressions	2
	Walpole	5	Deltas, depressions, outwash terraces, depressions, outwash plains	2
32A—Wareham loamy sand, 0 to 3 percent slopes				
	Wareham	80	Terraces, terraces	2
	Scarboro	10	Terraces, terraces	2
	Swansea	5	Bogs	1
258B—Amostown fine sandy loam, 0 to 6 percent slopes				
	Enosburg	10	Terraces, terraces	2

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.
- Federal Register. July 13, 1994. Changes in hydric soils of the United States.
- Federal Register. September 18, 2002. Hydric soils of the United States.
- Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.
- National Research Council. 1995. Wetlands: Characteristics and boundaries.
- Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262
- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577
- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580
- Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.
- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

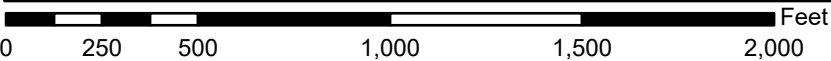
United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

National Flood Hazard Layer FIRMMette

72°37'27"W 42°4'41"N



1:6,000

72°36'50"W 42°4'14"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

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



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/20/2023 at 4:29 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

APPENDIX III



 Sampling Point:

Photo 1

Overview of the review area, facing northeast.



Lat Lon from photo
42.07445556, -72.62170278

105 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:17 PM EST



 Sampling Point:

Photo 2

View of the upland between the wetland and the church.



Lat Lon from photo
42.07468889,
-72.62206389

101 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:11 PM EST



Sampling Point:

Photo 3

View of the forested wetland (Wetland W1) from the upland field.



Lat Lon from photo
42.07455833, -72.62181944

106 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:17 PM EST



Sampling Point:
W1-UP-1

Photo 4

View of the the upland outside of Wetland W1.



Lat Lon from photo
42.07469167, -72.62206389

101 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:11 PM EST



 Sampling Point:

Photo 5

Overview of the upland field from the south.



Direction

Lat Lon from photo
42.07445833,
-72.62168889

105 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:17 PM EST



 Sampling Point:

Photo 6

View of the tree-line along the fringes of
Wetland W1.



Direction

Lat Lon from photo
42.07469167,
-72.62206389

101 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:11 PM EST



 Sampling Point:

Photo 7
View of the field, facing the church.



Lat Lon from photo
42.07448333, -72.62174167

105 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:17 PM EST



 Sampling Point:

Photo 8
View of Wetland W1 and the wetland shrub species along its border.



Lat Lon from photo
42.07448333, -72.62174167

105 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:17 PM EST



Sampling Point:

Photo 9

View of the trailhead sign within the review area.



Lat Lon from photo
42.07445833,
-72.62168056

106 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:17 PM EST



Sampling Point:

Photo 10

Overview of the upland field.



Lat Lon from photo
42.07453056, -72.62062778

101 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:19 PM EST



 Sampling Point:

Photo 11

View of the review area from the parking lot.



Lat Lon from photo
42.07452500, -72.62049167

82 Elevation
in feet

Photo date: Thu, Nov 16, 2023 2:16 PM EST



 Sampling Point:
W1-WET-1 PFO

Photo 12

View of wetland hydrology within Wetland W1.



Lat Lon from photo
42.07471389, -72.62237500

113 Elevation
in feet

Photo date: Thu, Nov 16, 2023 3:02 PM EST



Sampling Point:
W1-WET-1 PFO

Photo 13
View of the microtopographic relief within
Wetland W1.



Direction

Lat Lon from photo
42.07471111, -72.62236944

110 Elevation
in feet

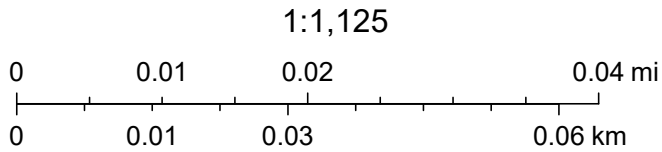
Photo date: Thu, Nov 16, 2023 3:02 PM EST

APPENDIX IV

DEA-MA-Bethany Assembly of God-Sketch Map



11/20/2023



Maxar, Microsoft

DIEHLUX - DEA - Bethany Assembly of God
Wetland Delineation Flagging

<u>Latitude</u>	<u>Longitude</u>	<u>Flagging</u>
42.07467528	-72.62203569	W1-UP-1
42.07470279	-72.62235282	W1-WET-1PFO
42.07395066	-72.62128452	W1-1+S
42.07406416	-72.62125728	W1-2
42.07419849	-72.62124384	W1-3
42.07427759	-72.6212502	W1-4
42.0743605	-72.62130447	W1-5
42.07435375	-72.6214877	W1-6
42.07434075	-72.62164244	W1-7
42.07432343	-72.62178825	W1-8
42.07430287	-72.62194173	W1-9
42.07431766	-72.6221383	W1-10
42.07440164	-72.62224145	W1-11
42.07454783	-72.62227739	W1-12
42.07467861	-72.62221449	W1-13
42.07474788	-72.62215519	W1-14
42.07484253	-72.62215838	W1-15+N



APPENDIX V

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: DEA - Bethany Assembly of God City/County: Hampden County Sampling Date: 2023-11-16
Applicant/Owner: Bethany Assembly of God State: Massachusetts Sampling Point: W1-UP-1
Investigator(s): Karson McGill, Cory Zuhlsdorf Section, Township, Range: Agawam
Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): None Slope (%): 0
Subregion (LRR or MLRA): R 145 Lat: 42.0746937 Long: -72.6220188 Datum: WGS 84
Soil Map Unit Name: 32A - Wareham loamy sand, 0 to 3 percent slopes NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No _____ (If no, explain in Remarks.)
Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____
Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No ☒	Is the Sampled Area within a Wetland? Yes _____ No _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No ☒	
Wetland Hydrology Present? Yes _____ No ☒	
Remarks: (Explain alternative procedures here or in a separate report.) This is the data form representing the upland adjacent to Wetland W1.	

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		_____ Surface Soil Cracks (B6)
_____ Surface Water (A1)	_____ Water-Stained Leaves (B9)	_____ Drainage Patterns (B10)
_____ High Water Table (A2)	_____ Aquatic Fauna (B13)	_____ Moss Trim Lines (B16)
_____ Saturation (A3)	_____ Marl Deposits (B15)	_____ Dry-Season Water Table (C2)
_____ Water Marks (B1)	_____ Hydrogen Sulfide Odor (C1)	_____ Crayfish Burrows (C8)
_____ Sediment Deposits (B2)	_____ Oxidized Rhizospheres on Living Roots (C3)	_____ Saturation Visible on Aerial Imagery (C9)
_____ Drift Deposits (B3)	_____ Presence of Reduced Iron (C4)	_____ Stunted or Stressed Plants (D1)
_____ Algal Mat or Crust (B4)	_____ Recent Iron Reduction in Tilled Soils (C6)	_____ Geomorphic Position (D2)
_____ Iron Deposits (B5)	_____ Thin Muck Surface (C7)	_____ Shallow Aquitard (D3)
_____ Inundation Visible on Aerial Imagery (B7)	_____ Other (Explain in Remarks)	_____ Microtopographic Relief (D4)
_____ Sparsely Vegetated Concave Surface (B8)		_____ FAC-Neutral Test (D5)
Field Observations:		Wetland Hydrology Present? Yes _____ No ☒
Surface Water Present? Yes _____ No ☒ Depth (inches): _____		
Water Table Present? Yes _____ No ☒ Depth (inches): _____		
Saturation Present? Yes _____ No ☒ Depth (inches): _____ (includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION – Use scientific names of plants.

 Sampling Point: W1-UP-1

Tree Stratum (Plot size: <u>30 ft r</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0.00</u> (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>0</u> = Total Cover		Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>20</u></td> <td>x 4 = <u>80</u></td> </tr> <tr> <td>UPL species <u>80</u></td> <td>x 5 = <u>400</u></td> </tr> <tr> <td>Column Totals: <u>100</u> (A)</td> <td><u>480</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>4.80</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>20</u>	x 4 = <u>80</u>	UPL species <u>80</u>	x 5 = <u>400</u>	Column Totals: <u>100</u> (A)	<u>480</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>0</u>	x 2 = <u>0</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>20</u>	x 4 = <u>80</u>																	
UPL species <u>80</u>	x 5 = <u>400</u>																	
Column Totals: <u>100</u> (A)	<u>480</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>0</u> = Total Cover																
Herb Stratum (Plot size: <u>5 ft r</u>)																		
1. <u>Festuca ovina</u>	<u>80</u>	<u>✓</u>	<u>UPL</u>	Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☐ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
2. <u>Dendrolycopodium dendroideum</u>	<u>10</u>	_____	<u>FACU</u>															
3. <u>Digitaria ischaemum</u>	<u>10</u>	_____	<u>FACU</u>															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
		<u>100</u> = Total Cover																
Woody Vine Stratum (Plot size: <u>30 ft r</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
		<u>0</u> = Total Cover																
Remarks: (Include photo numbers here or on a separate sheet.) 				Hydrophytic Vegetation Present? Yes _____ No <u>✓</u>														

SOIL

Sampling Point: W1-UP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 8	2.5Y 4/3	100					Silt Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histosol (A1) | ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B) |
| ☐ Histic Epipedon (A2) | ☐ Thin Dark Surface (S9) (LRR R, MLRA 149B) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (LRR K, L) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Stratified Layers (A5) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ Sandy Gleyed Matrix (S4) | |
| ☐ Sandy Redox (S5) | |
| ☐ Stripped Matrix (S6) | |
| ☐ Dark Surface (S7) (LRR R, MLRA 149B) | |

Indicators for Problematic Hydric Soils³:

- ☐ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
- ☐ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ☐ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ☐ Dark Surface (S7) (**LRR K, L**)
- ☐ Polyvalue Below Surface (S8) (**LRR K, L**)
- ☐ Thin Dark Surface (S9) (**LRR K, L**)
- ☐ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ☐ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ☐ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ☐ Red Parent Material (F21)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: Gravel/Rock

Depth (inches): 8

Hydric Soil Present? Yes ☐ No ☒

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: DEA - Bethany Assembly of God City/County: Hampden County Sampling Date: 2023-11-16
Applicant/Owner: Bethany Assembly of God State: Massachusetts Sampling Point: W1-WET-1 PFO
Investigator(s): Karson McGill, Cory Zuhlsdorf Section, Township, Range: Agawam
Landform (hillslope, terrace, etc.): Backswamp Local relief (concave, convex, none): Concave Slope (%): 0
Subregion (LRR or MLRA): R 145 Lat: 42.0746755 Long: -72.6224167 Datum: WGS 84
Soil Map Unit Name: 6A - Scarboro mucky fine sandy loam, 0 to 3 percent slopes NWI classification: PFO1E

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
Are Vegetation ☐, Soil ☐, or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐
Are Vegetation ☐, Soil ☐, or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present? Yes ☒ No ☐	If yes, optional Wetland Site ID: _____
Wetland Hydrology Present? Yes ☒ No ☐	

Remarks: (Explain alternative procedures here or in a separate report.)

This is the data form representing Wetland W1.

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		☐ Surface Soil Cracks (B6)
☒ Surface Water (A1)	☒ Water-Stained Leaves (B9)	☐ Drainage Patterns (B10)
☒ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Moss Trim Lines (B16)
☒ Saturation (A3)	☐ Marl Deposits (B15)	☐ Dry-Season Water Table (C2)
☐ Water Marks (B1)	☒ Hydrogen Sulfide Odor (C1)	☐ Crayfish Burrows (C8)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Stunted or Stressed Plants (D1)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Geomorphic Position (D2)
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☐ Shallow Aquitard (D3)
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☒ Microtopographic Relief (D4)
☒ Sparsely Vegetated Concave Surface (B8)		☒ FAC-Neutral Test (D5)
Field Observations:		
Surface Water Present? Yes ☒ No ☐ Depth (inches): <u>4</u>	Wetland Hydrology Present? Yes ☒ No ☐	
Water Table Present? Yes ☒ No ☐ Depth (inches): <u>4</u>		
Saturation Present? Yes ☒ No ☐ Depth (inches): <u>1</u> (includes capillary fringe)		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		

VEGETATION – Use scientific names of plants.

 Sampling Point: W1-WET-1 PFO

Tree Stratum (Plot size: <u>30 ft r</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. <u>Acer rubrum</u>	<u>60</u>	☒	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>7</u> (A) Total Number of Dominant Species Across All Strata: <u>7</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.00</u> (A/B)														
2. <u>Quercus palustris</u>	<u>40</u>	☒	<u>FACW</u>															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>100</u>	= Total Cover	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>85</u></td> <td>x 2 = <u>170</u></td> </tr> <tr> <td>FAC species <u>125</u></td> <td>x 3 = <u>375</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>210</u> (A)</td> <td><u>545</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>2.60</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>85</u>	x 2 = <u>170</u>	FAC species <u>125</u>	x 3 = <u>375</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>210</u> (A)	<u>545</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>85</u>	x 2 = <u>170</u>																	
FAC species <u>125</u>	x 3 = <u>375</u>																	
FACU species <u>0</u>	x 4 = <u>0</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>210</u> (A)	<u>545</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u>)																		
1. <u>Frangula alnus</u>	<u>20</u>	☒	<u>FAC</u>															
2. <u>Lindera benzoin</u>	<u>20</u>	☒	<u>FACW</u>															
3. <u>Acer rubrum</u>	<u>10</u>	☒	<u>FAC</u>															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>50</u>	= Total Cover															
Herb Stratum (Plot size: <u>5 ft r</u>)																		
1. <u>Equisetum arvense</u>	<u>20</u>	☒	<u>FAC</u>	Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☒ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
2. <u>Osmundastrum cinnamomeum</u>	<u>20</u>	☒	<u>FACW</u>															
3. <u>Solidago rugosa</u>	<u>10</u>	_____	<u>FAC</u>															
4. <u>Frangula alnus</u>	<u>5</u>	_____	<u>FAC</u>															
5. <u>Onoclea sensibilis</u>	<u>5</u>	_____	<u>FACW</u>															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
		<u>60</u>	= Total Cover															
Woody Vine Stratum (Plot size: <u>30 ft r</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
		<u>0</u>	= Total Cover															
Hydrophytic Vegetation Present? Yes ☒ No _____																		
Remarks: (Include photo numbers here or on a separate sheet.)																		

SOIL

Sampling Point: W1-WET-1 PFO

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 20	10YR 3/2	90	5YR 4/6	10	C	PL	Silty Clay Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

- ☐ Histosol (A1) ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
☐ Histic Epipedon (A2) ☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Black Histic (A3) ☐ Loamy Mucky Mineral (F1) (LRR K, L)
☒ Hydrogen Sulfide (A4) ☐ Loamy Gleyed Matrix (F2)
☐ Stratified Layers (A5) ☐ Depleted Matrix (F3)
☐ Depleted Below Dark Surface (A11) ☐ Redox Dark Surface (F6)
☐ Thick Dark Surface (A12) ☐ Depleted Dark Surface (F7)
☐ Sandy Mucky Mineral (S1) ☐ Redox Depressions (F8)
☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Dark Surface (S7) (LRR R, MLRA 149B)

Indicators for Problematic Hydric Soils³:

- ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B)
☐ Coast Prairie Redox (A16) (LRR K, L, R)
☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
☐ Dark Surface (S7) (LRR K, L)
☐ Polyvalue Below Surface (S8) (LRR K, L)
☐ Thin Dark Surface (S9) (LRR K, L)
☐ Iron-Manganese Masses (F12) (LRR K, L, R)
☐ Piedmont Floodplain Soils (F19) (MLRA 149B)
☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

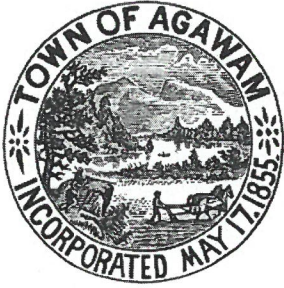
³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:



Town of Agawam

Assessor's Office

36 Main St, Agawam, Massachusetts 01001-1837

Tel. 413-786-0400 X 8701 Fax 413-726-2828

Email: assessor@agawam.ma.us

August 25, 2025

Kristen Greaney
9 Cornerstone Square
#314
Westford, MA 01886

Dear Kristen:

On August 13, 2025, you requested a Certified Abutters' List on property located at 580 Main Street, further identified as Map K11, Block 02, Lot 0028. The request was for abutters 100 ft. from subject property.

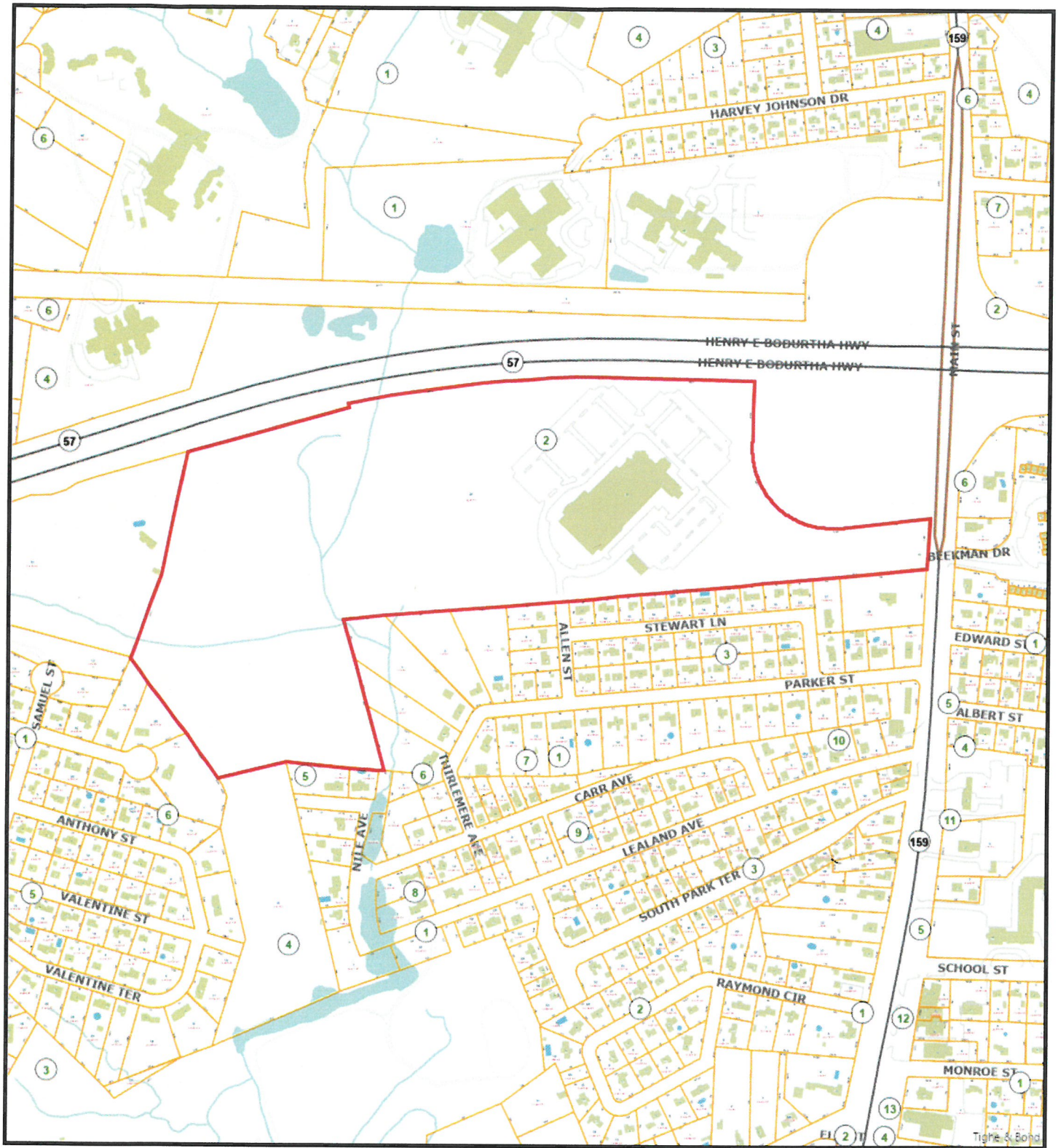
The attached list to this cover letter represents, to the best of our knowledge, the current owners of the properties that are 100 ft. from 580 Main Street. Please note that we are only providing abutters located in the Town of Agawam. We have also attached a map showing the subject parcel and the abutters as generated by our GIS Mapping System.

Sincerely,

Kelly McCormick, MAA
Agawam Assessor

580 Main St
100'

Parcel ID	Address	Owner	Owner 2	Owner Address	City	State	Zip
K10 5 1	15 MARDALE AV	BALBONY DANIEL T		15 MARDALE AV	AGAWAM	MA	01001 2415
K11 2 1	150 PARKER ST	BATES DAVID A L/E	BATES CANDACE M L/E	150 PARKER ST	AGAWAM	MA	01001 2422
K11 2 26	588 MAIN ST	BETHANY ASSEMBLY OF GOD		588 MAIN ST	AGAWAM	MA	01001 2547
K11 2 15	62 STEWART LN	BOUCHARD JAIME L	BOUCHARD JEFFREY A	62 STEWART ST	AGAWAM	MA	01001
J11 2 12	15 WOODSIDE DR	BUBUZA EDIK Y		15 WOODSIDE DR	AGAWAM	MA	01001
K11 2 12	82 STEWART LN	CANNEY JOHN	CANNEY SANDRA L	82 STEWART LN	AGAWAM	MA	01001 2436
J11 2 21	125 WOODSIDE DR	COTE JENNIFER		125 WOODSIDE DR	AGAWAM	MA	01001
K11 2 16	54 STEWART LN	COUTURE JOHN J		54 STEWART LN	AGAWAM	MA	01001 2436
K11 2 17	46 STEWART LN	DUBINEVICI NICOLAI		46 STEWART LN	AGAWAM	MA	01001 2436
K11 2 10	25 ALLEN ST	GARWACKI MICHAEL	DUBINEVICI ELENA	25 ALLEN ST	AGAWAM	MA	01001
K11 2 21	16 STEWART LN	GRAZIANO APRIL J		16 STEWART LN	AGAWAM	MA	01001 2436
K11 2 11	90 STEWART LN	HASKELL EDWARD	HASKELL DEBORAH	90 STEWART LN	AGAWAM	MA	01001
J11 2 13	10 SAMUEL ST	HEALEY JAMES L		10 SAMUEL ST	AGAWAM	MA	01001
J11 2 15	23 SAMUEL ST	HEALEY KRISTINA M	PISE MICHAEL A	23 SAMUEL ST	AGAWAM	MA	01001
K11 2 2	144 PARKER ST	INGARI JAMES C		144 PARKER ST	AGAWAM	MA	01001 2422
J11 2 19	107 WOODSIDE DR	KOEHNE DANIEL F	CHAN GRACE W S	107 WOODSIDE DR	AGAWAM	MA	01001 2335
K11 2 13	76 STEWART LN	LANSING TRAVIS A		76 STEWART LN	AGAWAM	MA	01001
K11 2 3	136 PARKER ST	MERCERI KIM M		136 PARKER ST	AGAWAM	MA	01001 2422
K11 2 19	32 STEWART LN	SANCHEZ ISUEL	SANCHEZ GABRIEL L	32 STEWART LN	AGAWAM	MA	01001
K11 2 14	70 STEWART LN	SHATOS PETER J	SHATOS KARIN E	70 STEWART LN	AGAWAM	MA	01001 2436
J11 2 20	117 WOODSIDE DR	SKALA MICHAEL J	SKALA LINDSAY C	117 WOODSIDE DR	AGAWAM	MA	01001
K11 2 18	40 STEWART LN	SKOVORODIN SERGEY	SKOVORODIN LYUBOV V	40 STEWART LN	AGAWAM	MA	01001
K11 2 9	17 ALLEN ST	SKOVORODIN SERGEY F	SKOVORODIN LYUBOV V	17 ALLEN ST	AGAWAM	MA	01001 2401
K11 2 20	24 STEWART LN	SPAGNOLI JOSEPH R		24 STEWART LN	AGAWAM	MA	01001 2436
K11 2 4	130 PARKER ST	STASSEN JAMES Z	STASSEN BEVERLY T	130 PARKER ST	AGAWAM	MA	01001 2422
K10 5 2	23 MARDALE AV	SULLIVAN SEAN EUGENE		23 MARDALE AV	AGAWAM	MA	01001
J10 4 15	NILE AV	TOWN OF AGAWAM		36 MAIN ST	AGAWAM	MA	01001 1837
K10 6 4	REAR CARR AV	TOWN OF AGAWAM		36 MAIN ST	AGAWAM	MA	01001 1825
K11 2 5	124 PARKER ST	WEBSTER DANIEL K	WEBSTER MARIA J	124 PARKER ST	AGAWAM	MA	01001 2422



580 Main St. (K11-2-28)

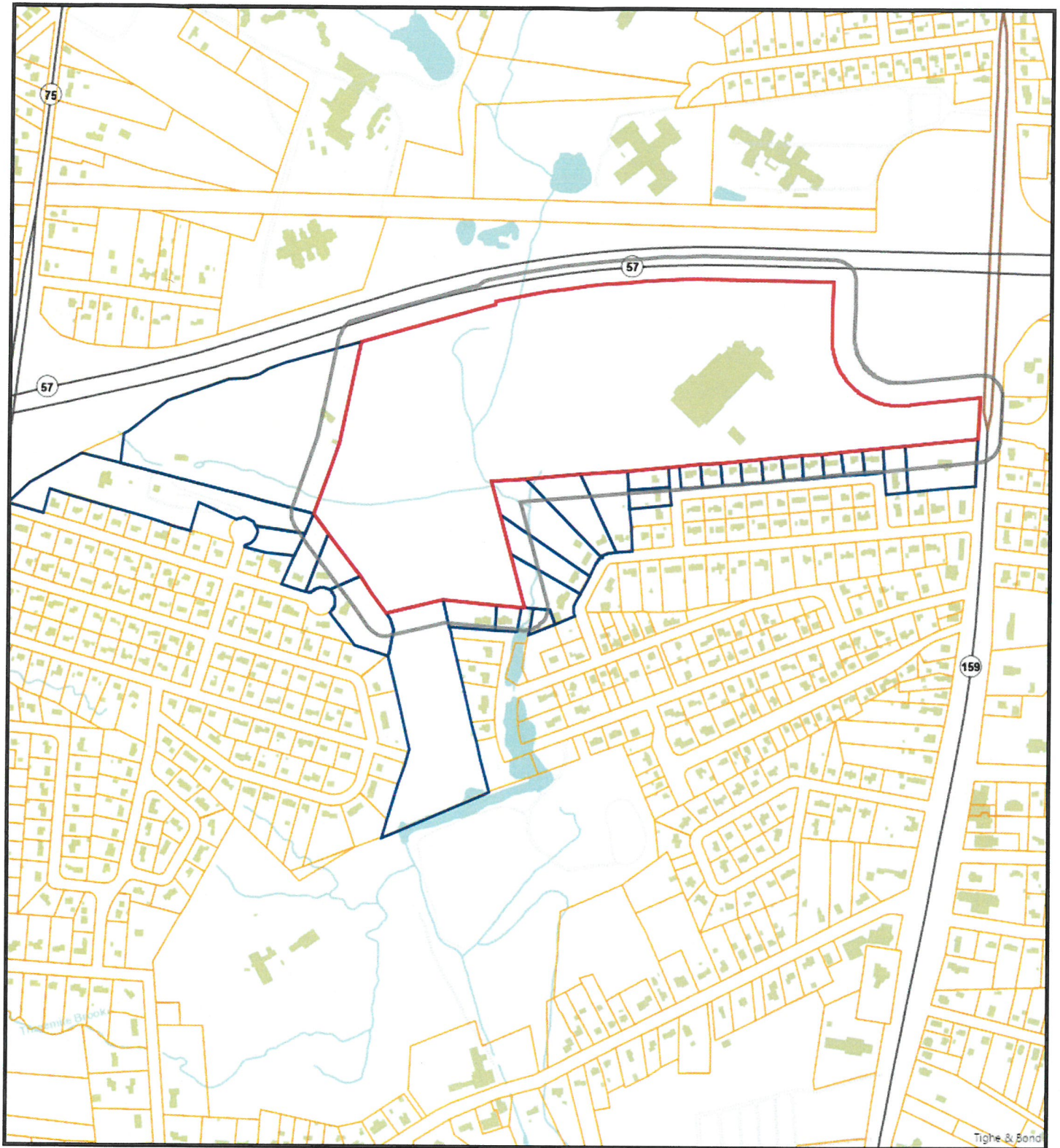
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Scale: 1"=500'

Scale is approximate

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





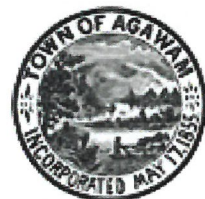
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Scale is approximate

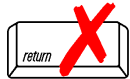
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Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Location of Project:

580 Main Street

a. Street Address

Agwam

b. City/Town

\$237.50

d. Fee amount

c. Check number

2. Applicant Mailing Address:

Donna

a. First Name

Mele-Parolari

b. Last Name

Diamond Communications LLC

c. Organization

120 Mountain Avenue

d. Mailing Address

Springfield

e. City/Town

NJ

f. State

07081

g. Zip Code

973-544-6226

h. Phone Number

i. Fax Number

dmeleparolari@diamondcomm.com

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

Bethany Assembly of God, a Religious Corporation

c. Organization

580 Main Street

d. Mailing Address

Agawam

e. City/Town

MA

f. State

01001

g. Zip Code

413-789-2930

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

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

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

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

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

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

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

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

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



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 2 (E)	1	500	500
Step 5/Total Project Fee:			500

Step 6/Fee Payments:

Total Project Fee:	500
	a. Total Fee from Step 5
State share of filing Fee:	237.50
	b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:	262.50
	c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

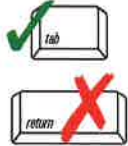
WPA Form 1- Request for Determination of Applicability

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:		
Jennifer	Bonfiglio	
First Name	Last Name	
36 Main St.		
Address		
Agawam	MA	01001
City/Town	State	Zip Code
(413) 726-9742	JBonfiglio@agawam.ma.us	
Phone Number	Email Address	
2. Property Owner (if different from Applicant):		
Town of Agawam		
First Name	Last Name	
Address		
36 Main Street	MA	01001
City/Town	State	Zip Code
413-726-9742		
Phone Number	Email Address (if known)	
3. Representative (if any)		
John	Milos	
First Name	Last Name	
Company Name		
77 Meadow St.		
Address		
Holyoke	MA	01040
City/Town	State	Zip Code
508-873-9837	johnm@redbranchlandscape.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):

511 School St	Agawam
Street Address	City/Town
42.07640	-72.59345
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)
N12 8 26	N12 8 26
Assessors' Map Number	Assessors' Lot/Parcel Number

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

Existing Flagpole location, south east corner of large grass clearing west of wetland

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

Google Earth Imagery	2025
Title	Date
Layout Drawing	6-24-2025
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

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):

Remove existing flagpole, install (7) new flagpoles, brick paving, benches, planting and new signage

- 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.)

Attached



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 _____

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.

Jennifer Dorigio
Signature of Applicant

8/7/25
Date

John Milos
Signature of Representative (if any)

8/7/2025
Date



Client

Town of Agawam

Project

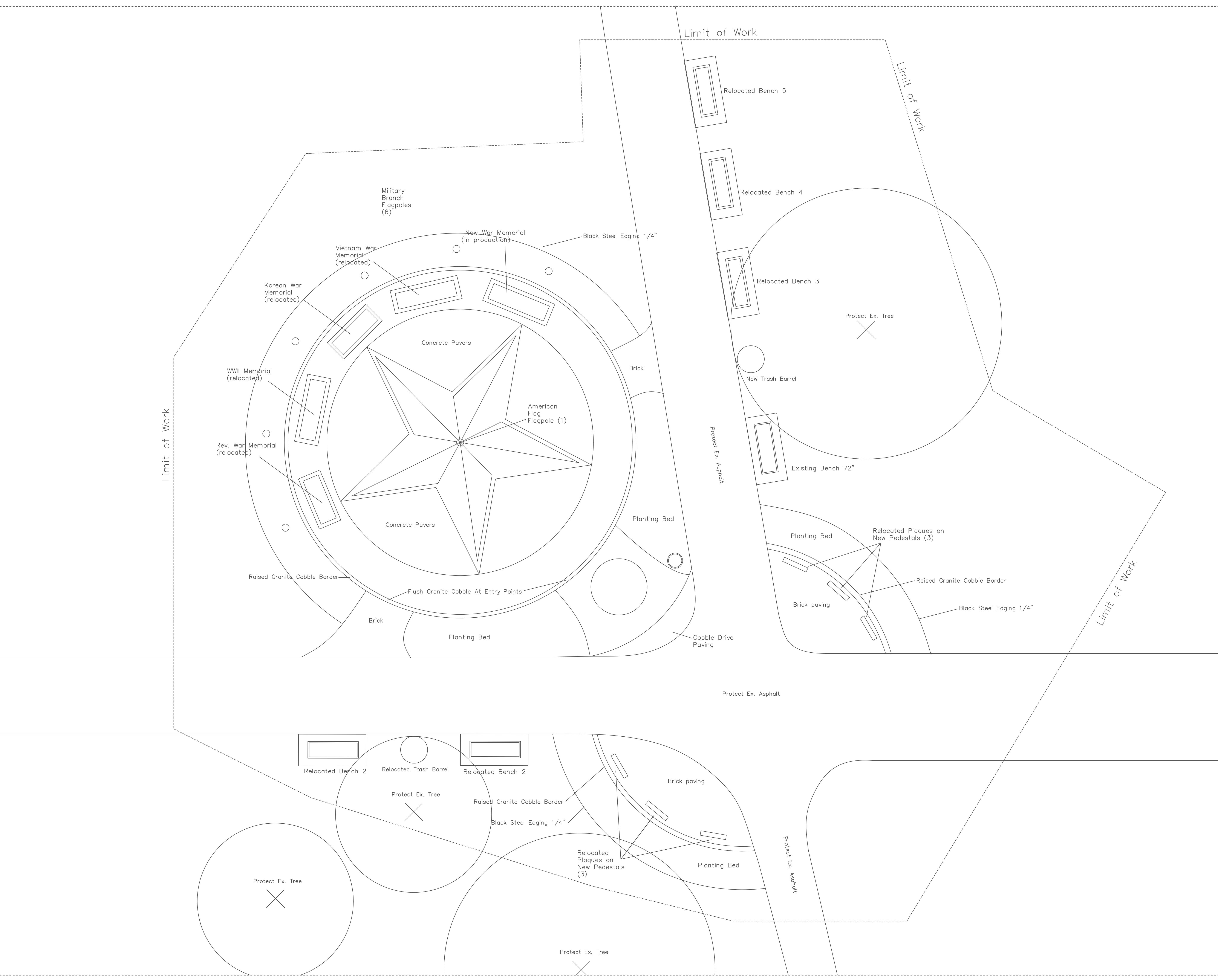
Veterans Memorial Plaza
At School Street Park

Existing Con./Demo Plan

Drawn Scale Date

Drawing Number	Chkd	Issue
NUMBER	XX	X





C	FOR CONSTRUCTION	
B	TENDER ISSUE	
A	CERTIFICATION ISSUE	
Issue	Revisions	
RED BRANCH LANDSCAPE CONSTRUCTION 		
Client	Town of Agawam	
Project	Veterans Memorial Plaza At School Street Park	
Title	Layout Plan	
Drawn	Scale	Date
JM		6/24/2025
Drawing Number	Chkd	Issue
NUMBER	XX	X

C	FOR CONSTRUCTION
B	TENDER ISSUE
A	CERTIFICATION ISSUE

Issue	Revisions
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Client

Town of Agawam

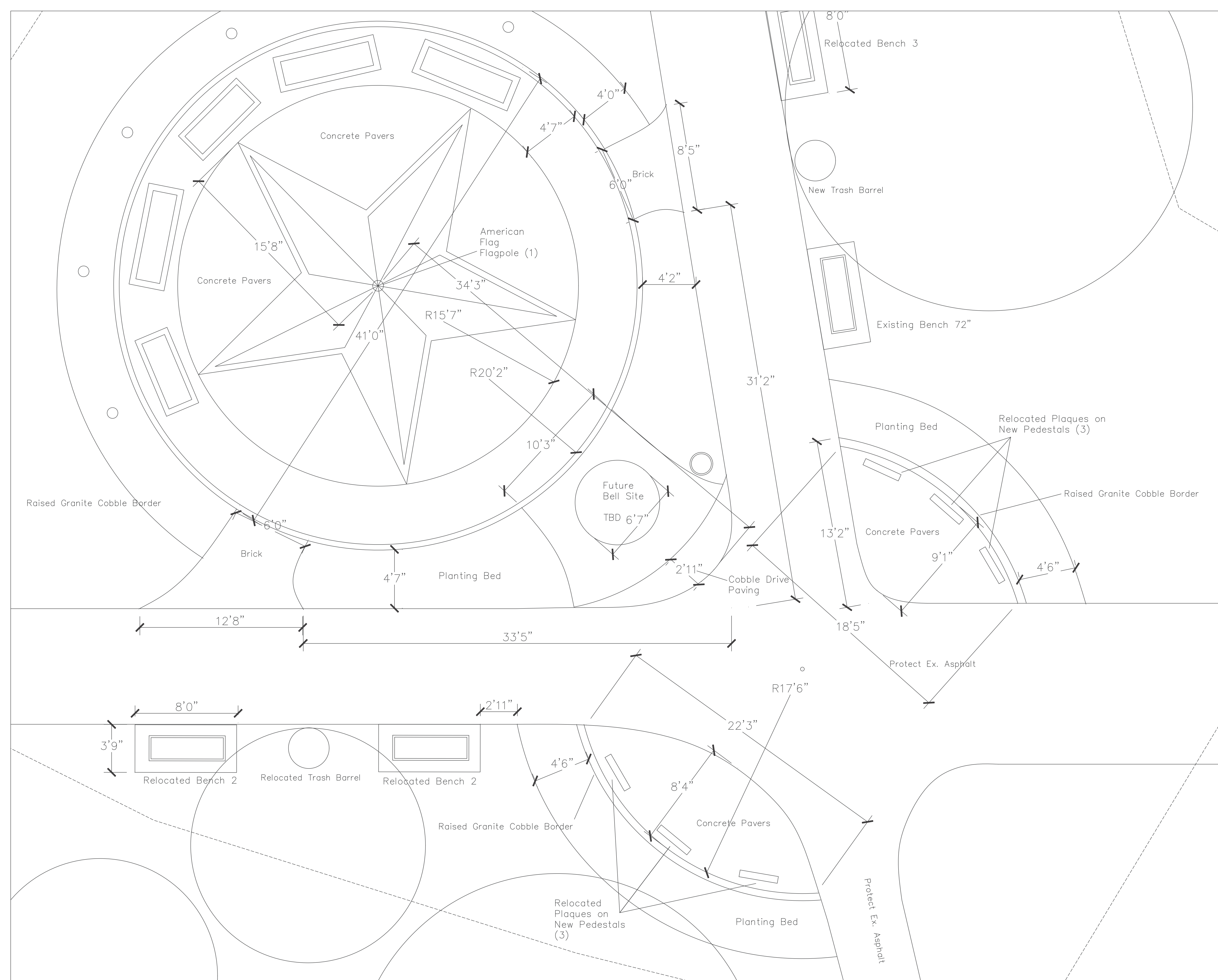
Project

Veterans Memorial Plaza At School Street Park

Title

Dimension Plan

Drawn	Scale	Date
JM		6/24/2025
Drawing Number	Chkd	Issue
NUMBER	XX	X





Client

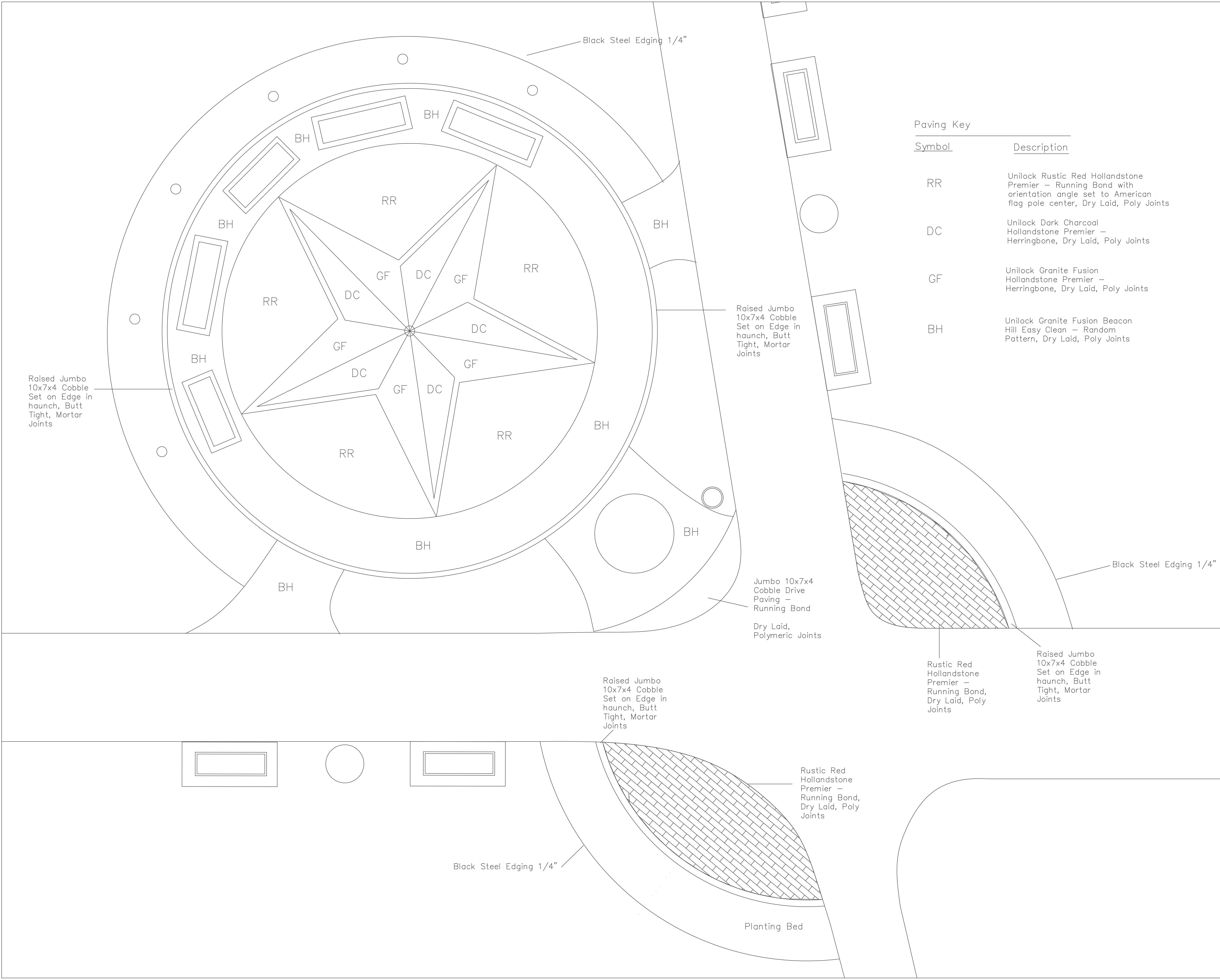
Town of Agawam

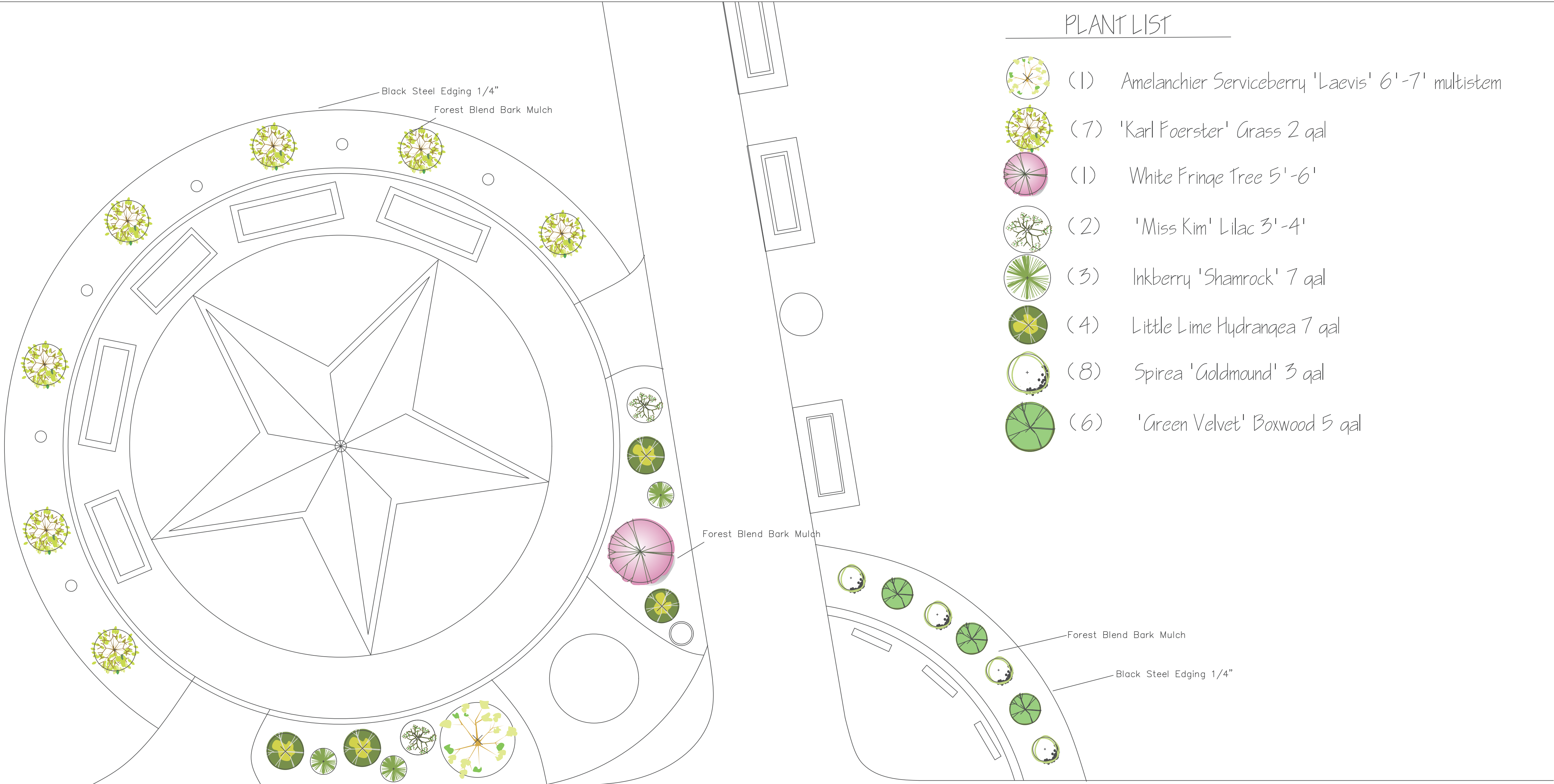
Project

Veterans Memorial Plaza
At School Street Park

Paving Plan

Drawn	Scale	Date
		6/24/2025
Drawing Number	Chkd	Issue
NUMBER	XX	X





PLANT LIST

- (1) Amelanchier Serviceberry 'Laevis' 6'-7' multistem
- (7) 'Karl Foerster' Grass 2 qal
- (1) White Fringe Tree 5'-6'
- (2) 'Miss Kim' Lilac 3'-4'
- (3) Inkberry 'Shamrock' 7 qal
- (4) Little Lime Hydrangea 7 qal
- (8) Spirea 'Goldmound' 3 qal
- (6) 'Green Velvet' Boxwood 5 qal

C FOR CONSTRUCTION
B TENDER ISSUE
A CERTIFICATION ISSUE

Issue Revisions

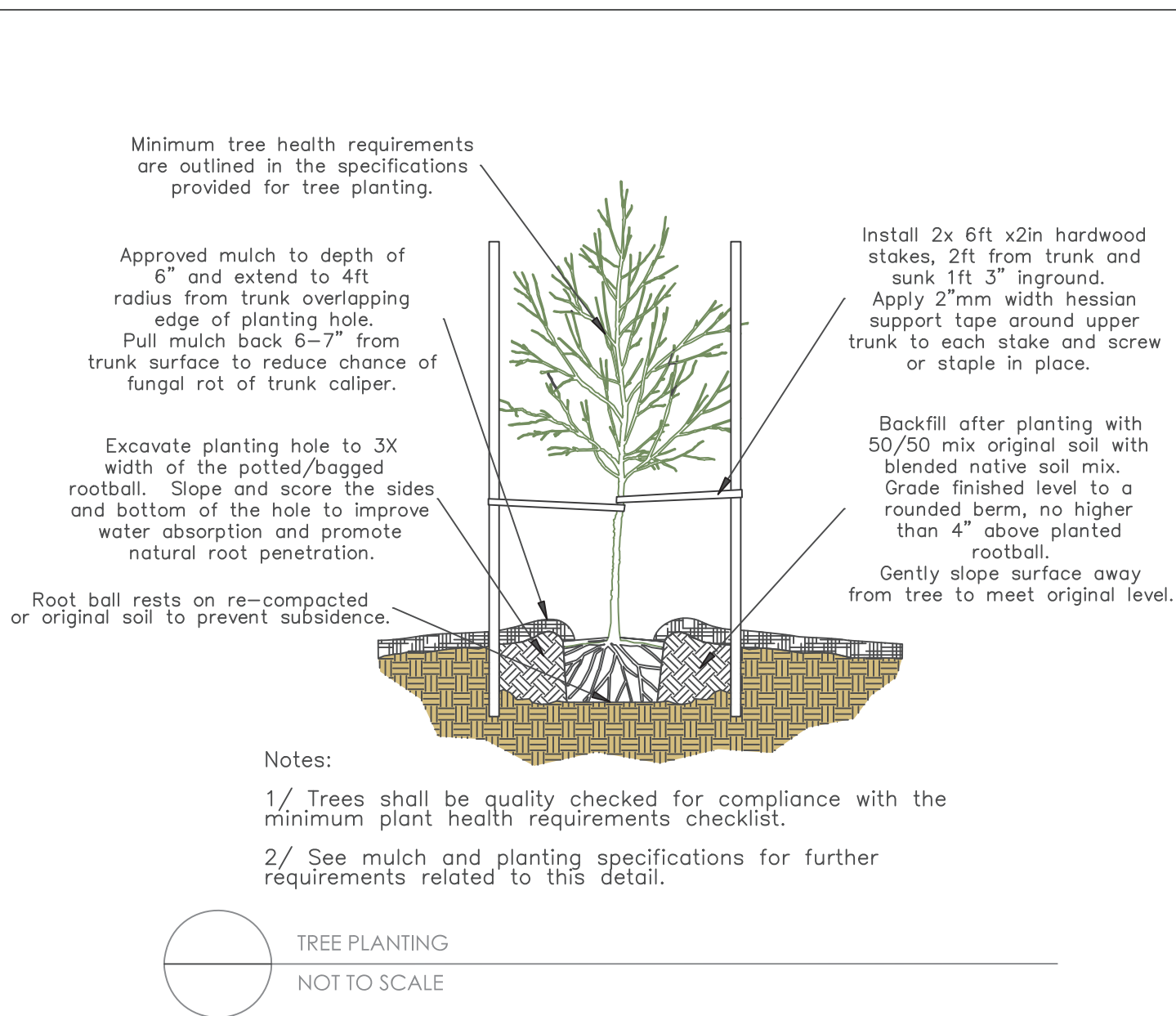
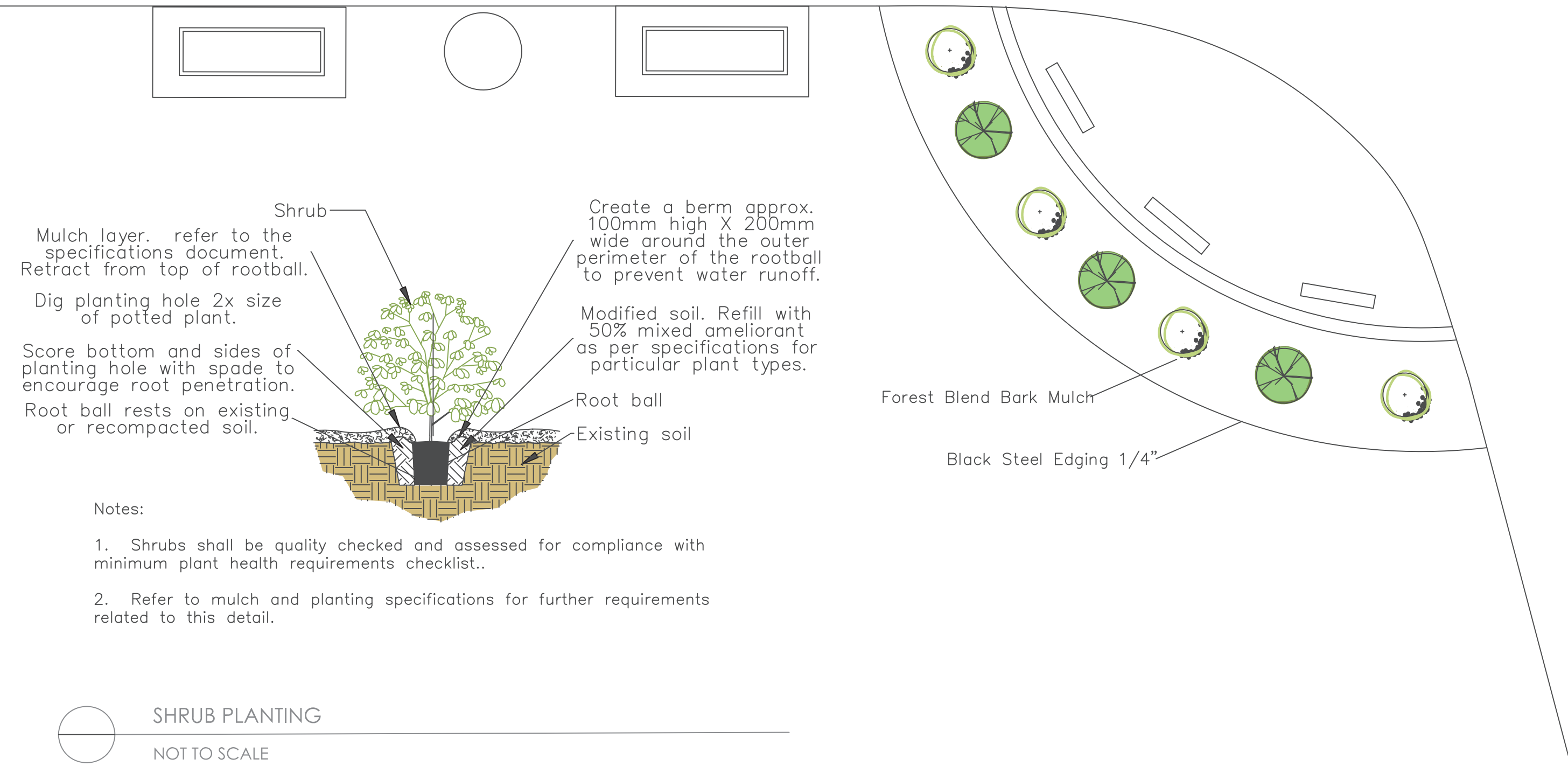


Client
Town of Agawam

Project
Veterans Memorial Plaza
At School Street Park

Title
Planting Plan

Drawn	Scale	Date
JM		6/24/2025
Drawing Number	Chkd	Issue
NUMBER	XX	X





Client

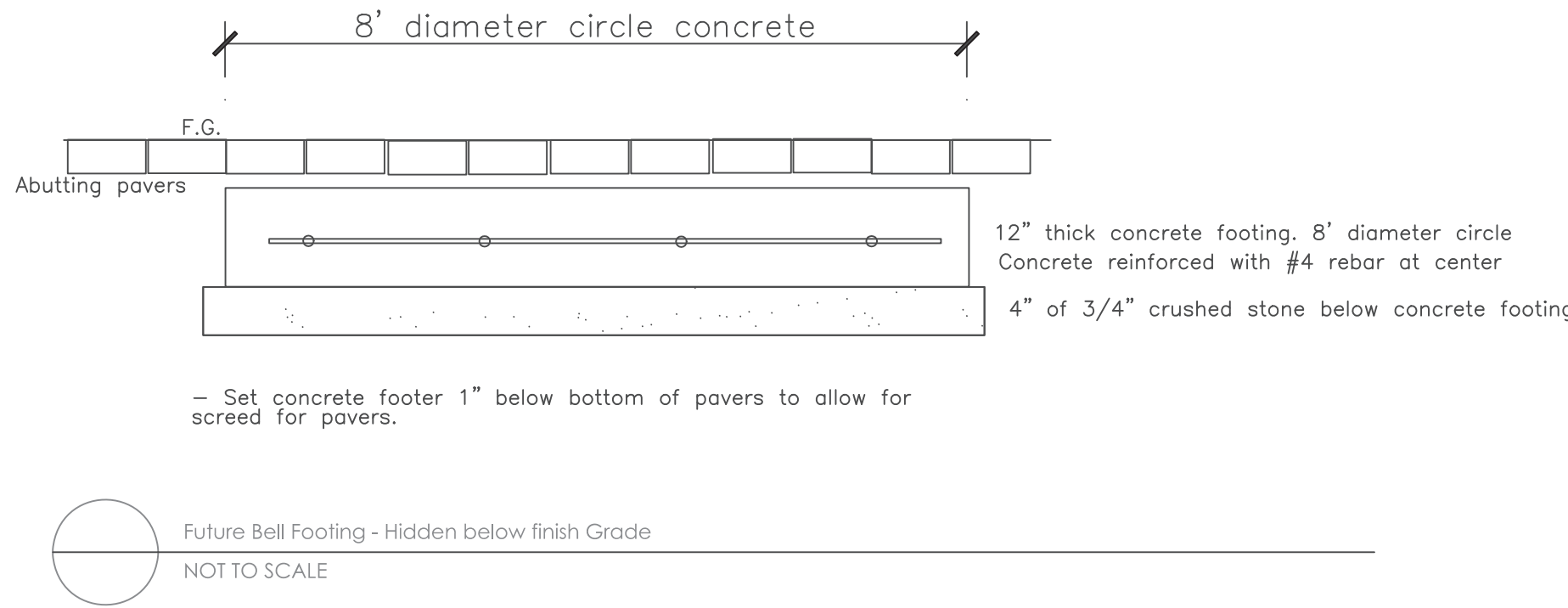
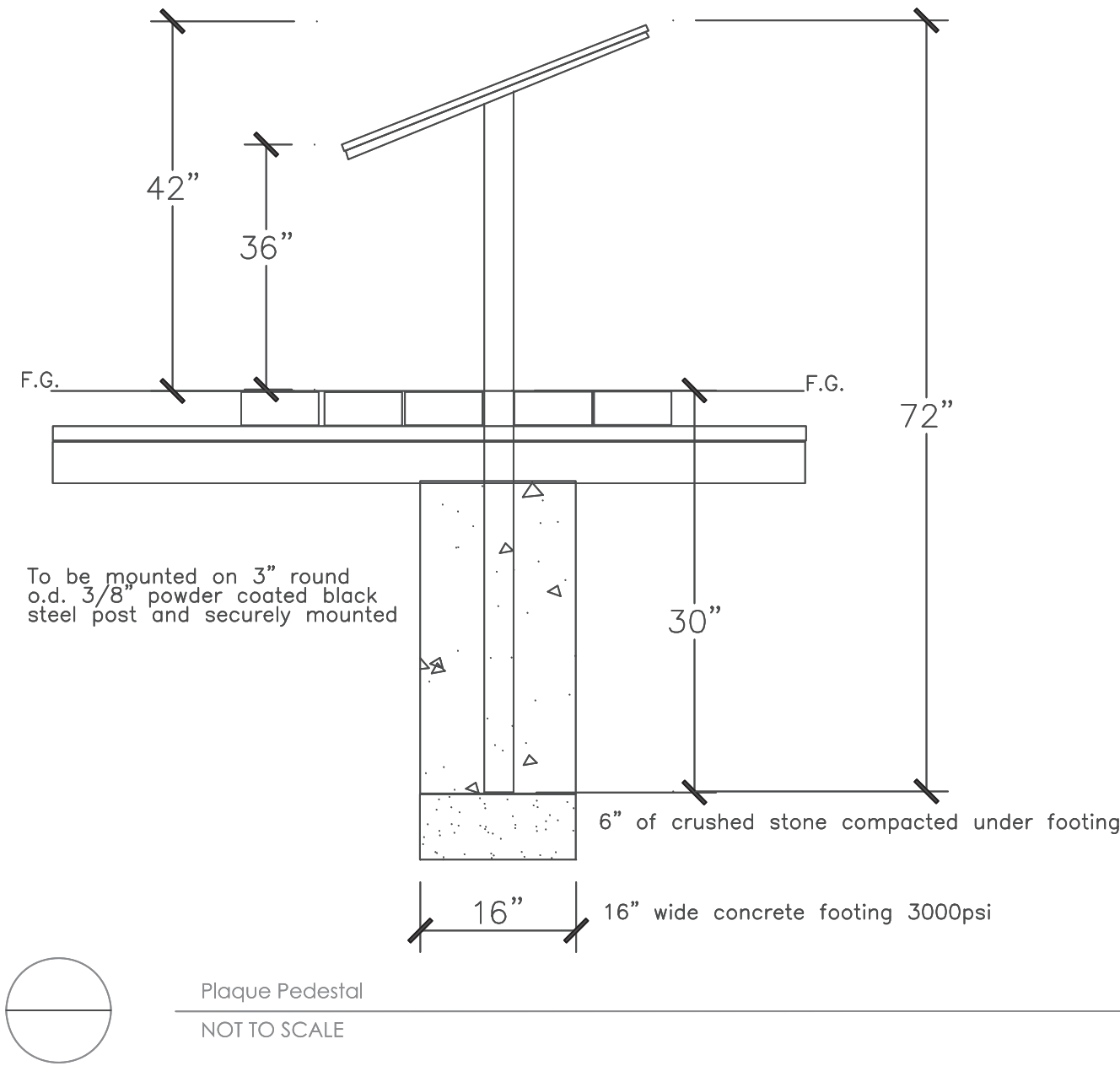
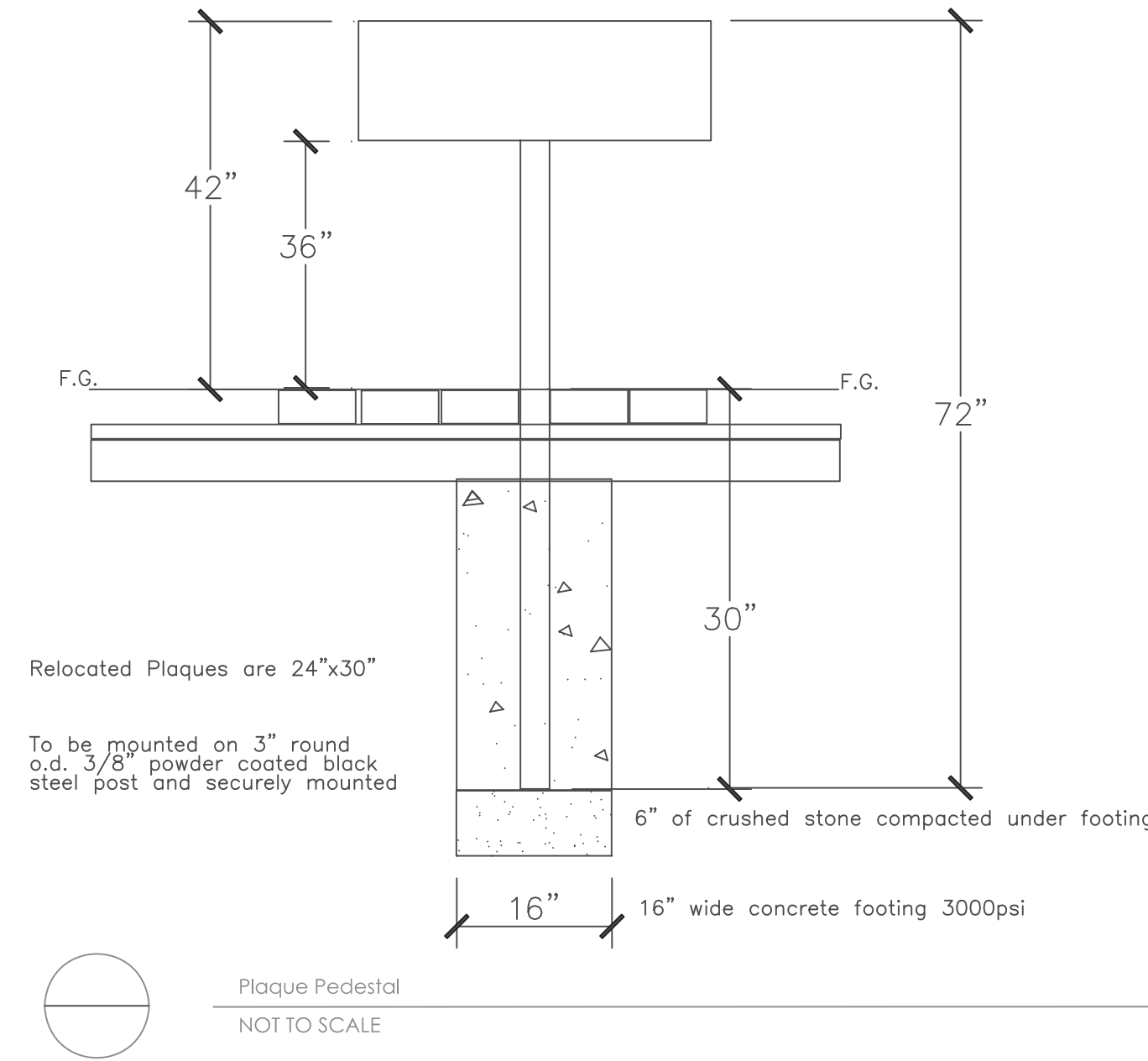
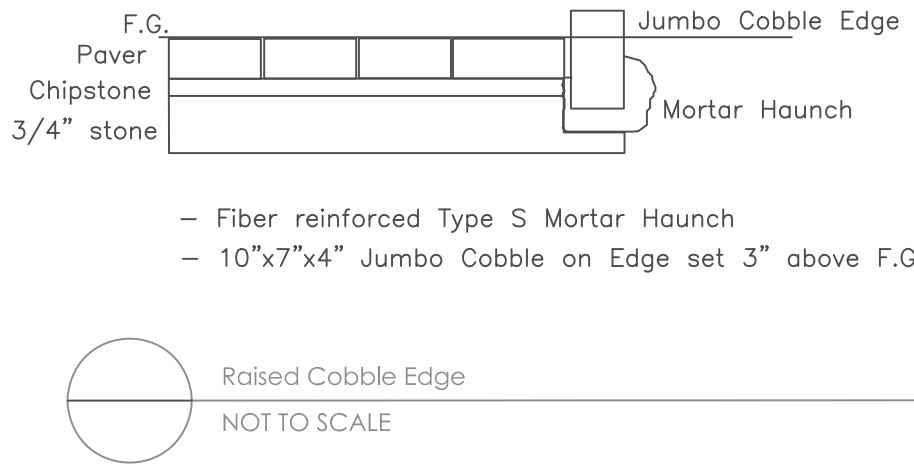
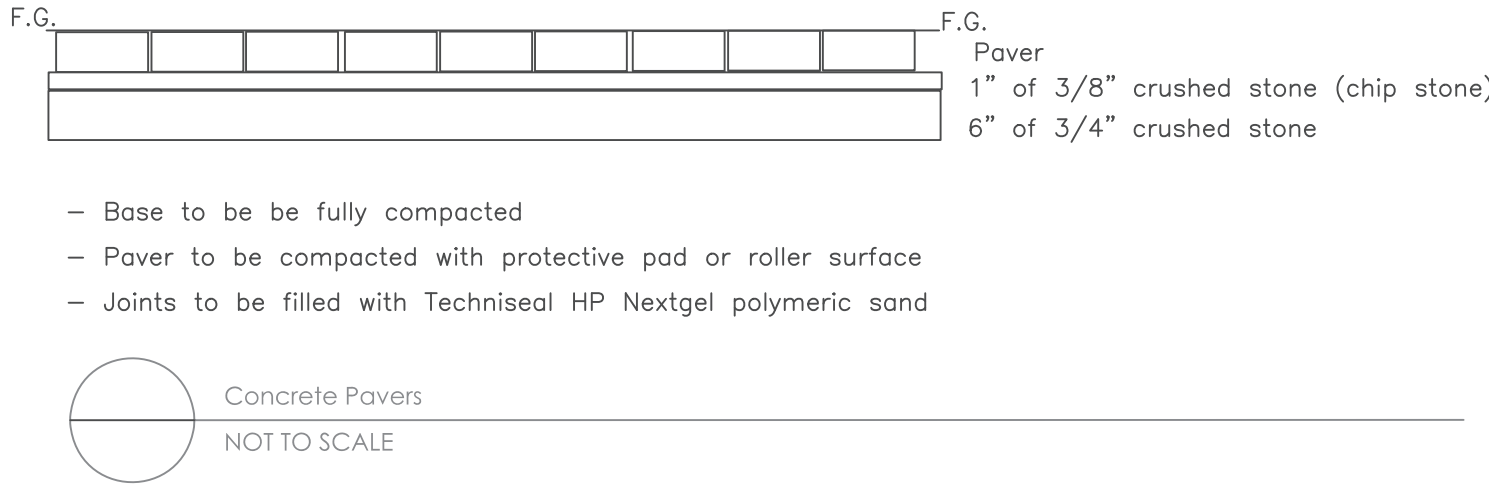
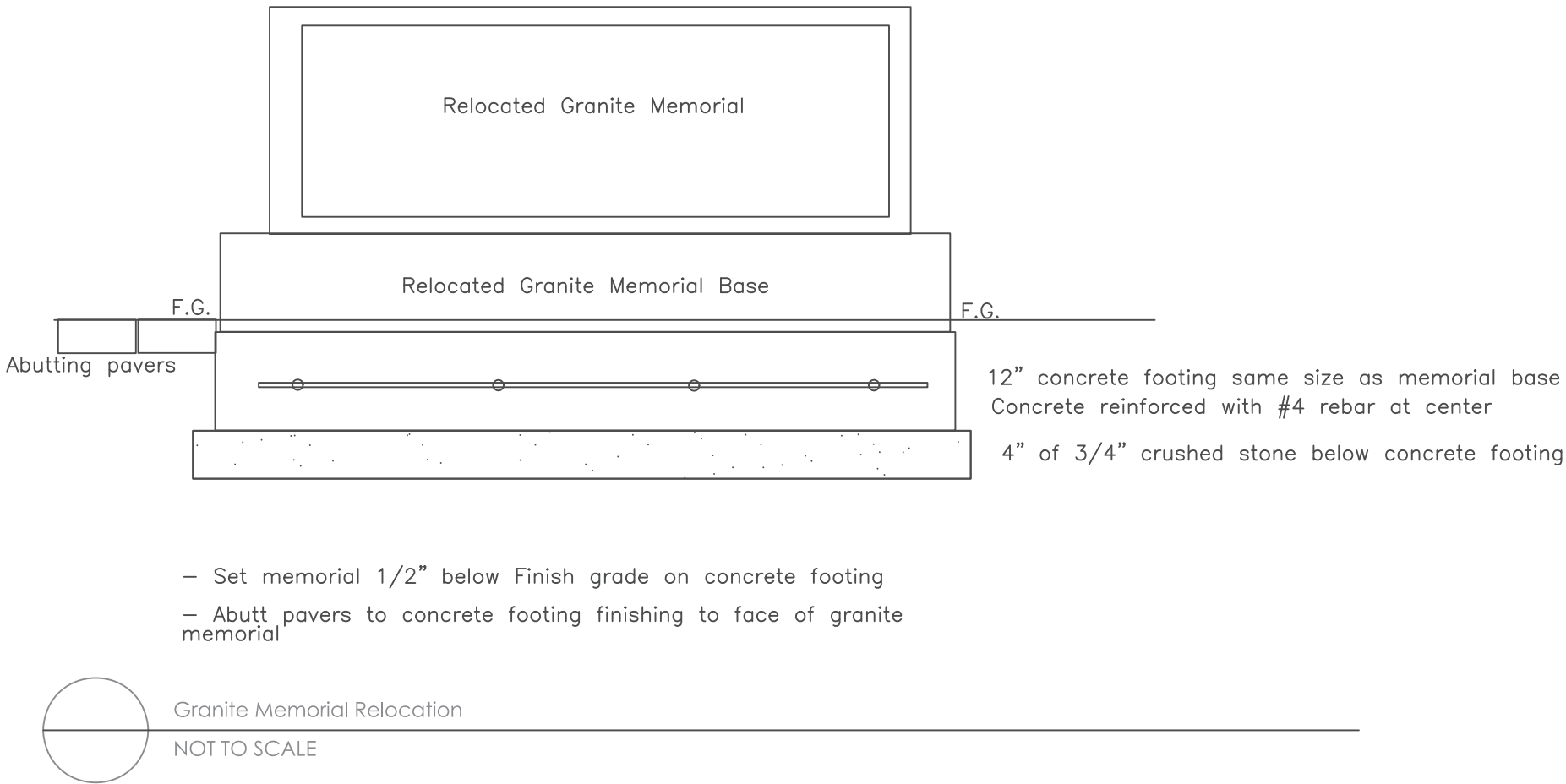
Town of Agawam

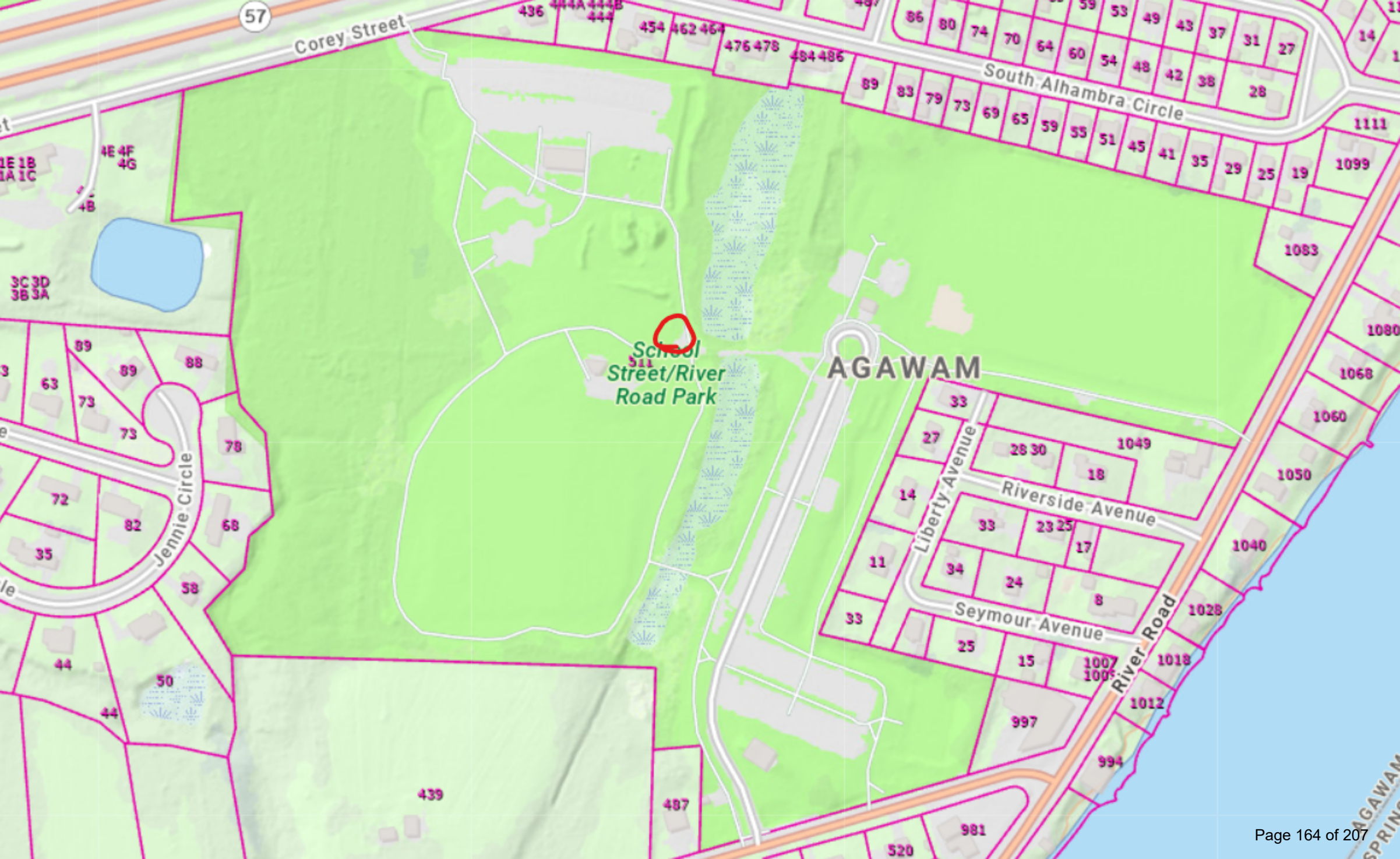
Project

Veterans Memorial Plaza
At School Street Park

Detail Sheet

Drawn	Scale	Date
		6/24/2025
Drawing Number	Chkd	Issue
NUMBER	XX	X









Town of Agawam

Department Of Public Works

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

MEMORANDUM

To: Conservation Commission
CC: File
From: Engineering Division
Date: July 9, 2025
Subject: Notice of Intent – 1014 North Street Extension – CC 380

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

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



Town of Agawam

Department Of Public Works

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

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

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

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

Sincerely,

Michelle C. Chase, P.E.
Town Engineer

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

MICHAEL MOCKO ENVIRONMENTAL CONSULTANT

mockoenvironmental@cox.net

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

ADDENDUM TO NARRATIVE

JUNE 20, 2025

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

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

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

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

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

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

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

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

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

4. Culvert armament has been minimized on the plan and the area calculated as impacted BVW.
5. Deed restriction existing on Alexander Ave. which once was a “paper street” prohibits further development, construction, or access. This permanently eliminates further development that would result in greater BVW loss in excess of 5,000 sq. ft.
6. Per 310 CMR 10.55 (4)(b) “the issuing authority may issue an Order of Conditions permitting work which results in the loss of 5,000 sq. ft. of BVW when said area is replaced”. This project results in 4,776 sq. ft. of BVW loss which is less than 5,000 sq. ft.

7. a. Analysis of 10.55 (4)

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

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

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

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

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

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

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

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

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

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

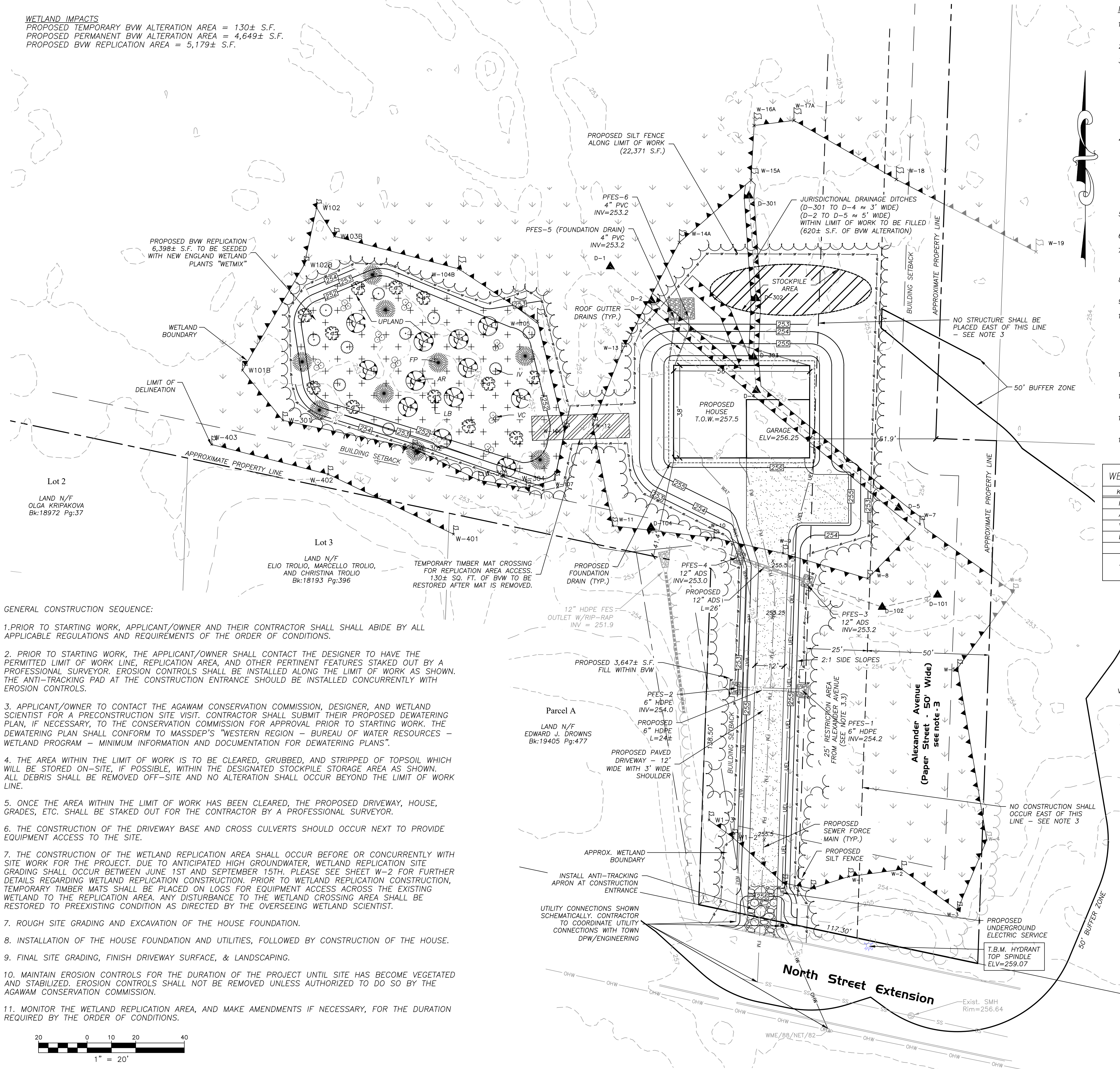
16. The current revised plan dated June 20, 2025 and narrative addendum dated June 20, 2025 are enclosed.

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

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

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

1. PRIOR TO STARTING WORK, APPLICANT/OWNER AND THEIR CONTRACTOR SHALL ABIDE BY ALL APPLICABLE REGULATIONS AND REQUIREMENTS OF THE ORDER OF CONDITIONS.
2. PRIOR TO STARTING WORK, THE APPLICANT/OWNER SHALL CONTACT THE DESIGNER TO HAVE THE PERMITTED LIMIT OF WORK LINE, REPLICATION AREA, AND OTHER PERTINENT FEATURES STAKED OUT BY A PROFESSIONAL SURVEYOR. EROSION CONTROLS SHALL BE INSTALLED ALONG THE LIMIT OF WORK AS SHOWN. THE ANTI-TRACKING PAD AT THE CONSTRUCTION ENTRANCE SHOULD BE INSTALLED CONCURRENTLY WITH EROSION CONTROLS.
3. APPLICANT/OWNER TO CONTACT THE AGAWAM CONSERVATION COMMISSION, DESIGNER, AND WETLAND SCIENTIST FOR A PRECONSTRUCTION SITE VISIT. CONTRACTOR SHALL SUBMIT THEIR PROPOSED DEWATERING PLAN, IF NECESSARY, TO THE CONSERVATION COMMISSION FOR APPROVAL PRIOR TO STARTING WORK. THE DEWATERING PLAN SHALL CONFORM TO MASSDEP'S "WESTERN REGION - BUREAU OF WATER RESOURCES - WETLAND PROGRAM - MINIMUM INFORMATION AND DOCUMENTATION FOR DEWATERING PLANS".
4. THE AREA WITHIN THE LIMIT OF WORK IS TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL WHICH WILL BE STORED ON-SITE, IF POSSIBLE, WITHIN THE DESIGNATED STOCKPILE STORAGE AREA AS SHOWN. ALL DEBRIS SHALL BE REMOVED OFF-SITE AND NO ALTERATION SHALL OCCUR BEYOND THE LIMIT OF WORK LINE.
5. ONCE THE AREA WITHIN THE LIMIT OF WORK HAS BEEN CLEARED, THE PROPOSED DRIVEWAY, HOUSE, GRADES, ETC. SHALL BE STAKED OUT FOR THE CONTRACTOR BY A PROFESSIONAL SURVEYOR.
6. THE CONSTRUCTION OF THE DRIVEWAY BASE AND GROSS CULVERTS SHOULD OCCUR NEXT TO PROVIDE EQUIPMENT ACCESS TO THE SITE.
7. THE CONSTRUCTION OF THE WETLAND REPLICATION AREA SHALL OCCUR BEFORE OR CONCURRENTLY WITH SITE WORK FOR THE PROJECT. DUE TO ANTICIPATED HIGH GROUNDWATER, WETLAND REPLICATION SITE GRADING SHALL OCCUR BETWEEN JUNE 1ST AND SEPTEMBER 15TH. PLEASE SEE SHEET W-2 FOR FURTHER DETAILS REGARDING WETLAND REPLICATION CONSTRUCTION. PRIOR TO WETLAND REPLICATION CONSTRUCTION, TEMPORARY TIMBER MATS SHALL BE PLACED ON LOGS FOR EQUIPMENT ACCESS ACROSS THE EXISTING WETLAND TO THE REPLICATION AREA. ANY DISTURBANCE TO THE WETLAND CROSSING AREA SHALL BE RESTORED TO PREEXISTING CONDITION AS DIRECTED BY THE OVERSEEING WETLAND SCIENTIST.
7. ROUGH SITE GRADING AND EXCAVATION OF THE HOUSE FOUNDATION.
8. INSTALLATION OF THE HOUSE FOUNDATION AND UTILITIES, FOLLOWED BY CONSTRUCTION OF THE HOUSE.
9. FINAL SITE GRADING, FINISH DRIVEWAY SURFACE, & LANDSCAPING.
10. MAINTAIN EROSION CONTROLS FOR THE DURATION OF THE PROJECT UNTIL SITE HAS BECOME VEGETATED AND STABILIZED. EROSION CONTROLS SHALL NOT BE REMOVED UNLESS AUTHORIZED TO DO SO BY THE AGAWAM CONSERVATION COMMISSION.
11. MONITOR THE WETLAND REPLICATION AREA, AND MAKE AMENDMENTS IF NECESSARY, FOR THE DURATION REQUIRED BY THE ORDER OF CONDITIONS.



- | 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. |

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%

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.

PERMITTING

S:\Projects\2024\240713 - Ruha - 1014 North Street Ext., Agawam\05 Civil\3D\240713 - SITE - REV.dwg

WETLAND REPLICATION NOTES:
SCHEDULE:

- WETLAND REPLICATION WORK SHALL TAKE PLACE DURING THE GROWING SEASON, IDEALLY BETWEEN JUNE AND SEPTEMBER 15TH FOR SITE GRADING DUE TO ANTICIPATED HIGH GROUNDWATER. WETLAND REPLICATION WORK SHALL BE DONE CONCURRENT WITH SITE WORK.
- THE AGAWAM CONSERVATION COMMISSION (ACC) SHALL BE CONTACTED 48 HOURS IN ADVANCE OF THE START OF WORK AND A PRECONSTRUCTION SITE MEETING SHALL BE HELD WITH THE ACC, THE REGISTERED LANDSCAPE ARCHITECT (RLA) OR WETLAND SCIENTIST, AND THE APPLICANT.
- THE WETLAND SCIENTIST, OR HIS REPRESENTATIVE, SHALL BE ON SITE AT THE START OF WORK AND CHECK ON THE PROGRESS OF THE PROJECT REGULARLY DURING WORK IN WETLANDS AND AT OTHER CRITICAL POINTS DURING CONSTRUCTION. AT A MINIMUM, THE WETLAND SCIENTIST SHALL BE PRESENT AT THE START OF WORK TO VERIFY SUBGRADES; AT THE BEGINNING OF PLANTING; AND TO VERIFY THAT WORK IS COMPLETE.
- AN INSPECTION REPORT SHALL BE SUBMITTED TO THE WCC BY THE WETLAND SCIENTIST DURING THE WETLAND CONSTRUCTION PERIOD.

CONSTRUCTION SEQUENCE:

- THE LIMITS OF THE WETLAND REPLICATION AREA SHALL BE STAKED OUT BY MEANS OR SURVEY BEFORE CONSTRUCTION COMMENCES AND PROPOSED GRADE STAKES SHALL BE MARKED FOR CUT TO PROPER DEPTH BELOW PROPOSED FINISH GRADE FOR REPLICATION AREA.
- INSTALL EROSION CONTROL AND SILTATION BARRIERS AT LOCATIONS SHOWN ON PLAN, PRIOR TO CONSTRUCTION. NO EQUIPMENT TRAFFIC OR OTHER ALTERATION IS PERMITTED BEYOND SEDIMENT BARRIERS OR IN WETLAND AREAS, EXCEPT FOR GRADING AS SHOWN ON THE PLAN. BARRIERS WITHIN THE WETLAND SHALL BE INSTALLED SO AS TO MINIMIZE DISTURBANCE OF THE WETLAND. SILT FENCING SHALL BE TRENCHED IN BY HAND IN WETLAND AREAS. STRAW BALES MAY BE SET DIRECTLY ON THE WETLAND SURFACE WITHOUT TRENCHING, BUT MUST BE WELL STAKED, TIGHTLY BUTTED, AND JOINTS CHINKED WITH LOOSE HAY.
- CLEAR AND GRUB THE REPLICATION AREA AND REMOVE TOPSOIL FOR STOCKPILING ON ADJACENT LAND AS PER THESE PLANS. EXCAVATE SUBSOIL TO THE DEPTH BELOW THE FINAL GRADE SHOWN ON PLANS TO ALLOW FOR INLAY OF ORGANIC SOIL. DO NOT STOCKPILE TOPSOIL, SUBSOIL, STUMPS OR DEBRIS WITHIN RESOURCE AREAS.
- EXCAVATION WORK SHALL BE DONE FROM OUTSIDE THE EXISTING WETLAND AND SHALL PROGRESS FROM THE WETLAND EDGE INTO THE UPLAND.
- THE GROUNDWATER ELEVATION SHALL BE VERIFIED IN THE WETLAND REPLICATION AREA BY THE WETLAND SCIENTIST ONCE THE REPLICATION AREA HAS BEEN EXCAVATED TO SUB-GRADE. IF SEASONAL HIGH GROUNDWATER IS NOT PRESENT AT OR WITHIN SUFFICIENT DEPTH TO SUPPORT WETLAND VEGETATION, MODIFICATIONS TO THE PROPOSED REPLICATION AREA TOPOGRAPHY SHALL BE MADE IN THE FIELD UNDER THE SUPERVISION OF THE WETLAND SCIENTIST.
- REPLACE 12 INCHES OF ORGANIC SOIL INLAY TO THE REPLICATION AREA TO ACHIEVE FINAL GRADE. ORGANIC SOIL SHALL BE AN ORGANIC FINE SANDY LOAM APPROVED BY THE WETLAND SCIENTIST. IT IS ANTICIPATED THAT THE TOPSOIL EXCAVATED FROM THE REPLICATION SITE WILL BE AMENDED FOR THE WETLAND SOIL INLAY.
- AVOID COMPACTION OF SUBSOILS AND PLACED WETLAND SOILS. EQUIPMENT TRAFFIC IN THE REPLICATION AREA IS TO BE MINIMIZED BY USING TRACK INSTEAD OF WHEEL MACHINES. THERE SHALL BE NO TRAFFIC ON WETLAND SOILS ALREADY PLACED.
- INSTALL WETLAND PLANTINGS AS SHOWN, WHICH MAY BE AMENDED BY THE OVERSEEING WETLAND SCIENTIST BASED ON FIELD CONDITIONS AND PLANT AVAILABILITY. PLANTINGS SHALL BE INSTALLED DURING THE GROWING SEASON, IDEALLY IN SPRING OR FALL.

SILT FENCE INSTALLATION NOTES

- THIS SEDIMENT BARRIER UTILIZES MIRAFI ENVIROFENCE (100X) OR EQUAL. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.
- THE HEIGHT OF THE BARRIER SHALL NOT EXCEED 36 INCHES (HIGHER BARRIERS MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE). IDEALLY THE FILTER FENCE SHALL BE PLACED 10 FEET AWAY FROM THE TOE OF SLOPE.
- WHEN JOINTS ARE NECESSARY, FILTER FABRICS SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT STAKES WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED. SEE MANUFACTURER'S RECOMMENDATION.
- STAKES SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). IN APPLICATIONS WHERE HEAVY FLOWS ARE EXPECTED SUCH AS IN-STREAM INSTALLATIONS STAKE SPACING SHALL BE PER MANUFACTURER'S RECOMMENDATIONS AND/OR THE ENGINEERS RECOMMENDATIONS.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF STAKES AND UPSLOPE FROM THE BARRIER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- THE PRE ASSEMBLED SILT FENCE SYSTEM SHALL BE UNROLLED, POSITION THE STAKES ON THE DOWNHILL SIDE OF THE TRENCH AND HAMMER THE STAKES AT LEAST 12 INCHES INTO THE GROUND.
- THE BOTTOM SIX (6) INCHES OF THE FABRIC SHALL BE LAID INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUNOFF.
- BACKFILL THE TRENCH OVER THE FILTER FABRIC AND COMPACT SUFFICIENTLY TO PREVENT THE RUNOFF FROM ERODING THE BACKFILL.
- THE FABRIC SHALL NOT EXTEND MORE THAT 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES OR SUPPORTS OTHER THAN THE STANDARD STAKES.
- INSTALLED SILT FENCE BARRIERS SHALL BE MAINTAINED ON A REGULAR SCHEDULE WHICH MAY BE PRESCRIBED BY THE LOCAL, STATE OF FEDERAL REGULATORY AUTHORITY; BUT, AT MINIMUM SHALL BE CHECKED WEEKLY AS WELL AS AFTER EACH STORM EVENT. MAINTENANCE SHALL CONSIST OF AN INSPECTION OF THE ENTIRE LENGTH OF THE BARRIER TO DETERMINE IF IT IS FUNCTIONING AS INTENDED. ALL BREAKS, DETACHED FABRIC, SLUMPED FABRIC, CLOGGED FABRIC, AND UNDERMINED AREAS SHALL BE FIXED THE DAY THAT THEY ARE DISCOVERED.
- WHEN A MAXIMUM OF SIX (6) INCHES OF SEDIMENT HAS ACCUMULATED BEHIND THE SILT FENCE THIS SEDIMENT SHALL BE REMOVED AND THE FENCE SHALL BE INSPECTED FOR TEARS, CLOGGING OF BREAKS. ALL DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY EITHER BY REPAIR OR REPLACEMENT OF THE SILT FENCE BARRIER AND/OR STAKES AS NEEDED.
- SILT FENCE BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN CLEANED OF SILT AND PERMANENTLY STABILIZED.

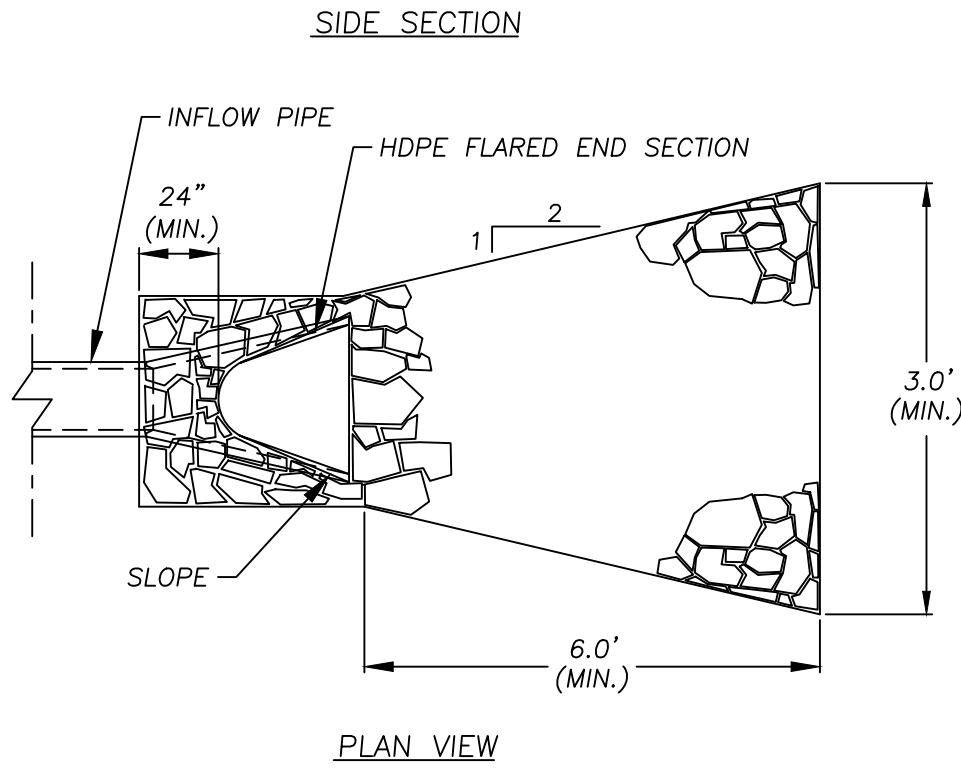
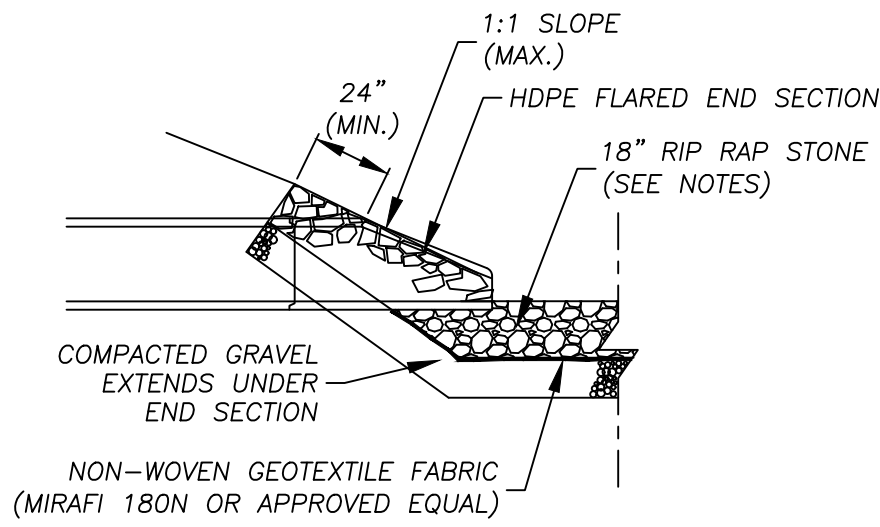
- WETLAND PLANT SEED MIX, AS SPECIFIED ON THE PLANS, SHALL BE OBTAINED FROM A NURSERY IN THE NEW ENGLAND STATES. SEE NOTICE OF INTENT FILING FOR PLANTING REPLICATION AREA PLANTING SCHEDULE.
- ALL EXPOSED SOIL WITHIN THE RESOURCE AREA(S) SHALL BE SEEDED WITH A WETLAND MIXTURE (SEE SPECIFICATION) AND MULCHED WITH WET MEADOW HAY, SALT HAY OR STRAW TO PREVENT EROSION UNTIL VEGETATION IS ESTABLISHED AND A CERTIFICATE OF COMPLIANCE IS RECEIVED FROM THE LOCAL CONSERVATION COMMISSION.
- FINAL WETLAND REPLICATION AREA ELEVATIONS SHALL BE CERTIFIED BY THE DESIGNER & WETLAND SCIENTIST.
- IMPACT TO ADJACENT WETLAND AREAS SHALL BE AT A MINIMUM. STORAGE OF ANY CONSTRUCTION MATERIALS OR MACHINERY IN ADJACENT WETLAND AREAS IS PROHIBITED. USE OF HEAVY MACHINERY IN ADJACENT WETLAND AREAS IS PERMITTED FOR CONSTRUCTION OF THE REPLICATION AREA ONLY WITHIN THE LIMITS OF THE EROSION CONTROL BARRIERS. ANY ADJACENT WETLAND DISTURBED DURING CONSTRUCTION WILL BE REESTABLISHED TO ITS PRE-CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
- ALL SLOPES AND FILL AREAS IN BUFFER ZONE SHALL BE SEEDED AND MULCHED UPON COMPLETION OF CONSTRUCTION TO PREVENT ANY POSSIBLE IMPACT TO ADJACENT WETLAND.
- UPON COMPLETION OF THE CONSTRUCTION PHASE OF THE WETLAND REPLICATION, THE CONTRACTOR SHALL CONTACT THE DESIGNER AND WETLAND SCIENTIST FOR AN INSPECTION. THE WETLAND SCIENTIST SHALL NOTIFY THE LOCAL CONSERVATION COMMISSION AS TO THE COMPLETION DATE.

ESTABLISHMENT & MONITORING:

- AT THE END OF EACH GROWING SEASON, AND UNTIL COMPLIANCE WITH THE PERFORMANCE STANDARDS SET FORTH IN 310 CMR 10.55(4)(B)1-7 IS ACHIEVED, A PROGRESS REPORT SHALL BE SUBMITTED BY A REGISTERED LANDSCAPE ARCHITECT OR WETLAND SCIENTIST, TO THE LOCAL ISSUING AUTHORITY.
- ALL WORK SHALL COMPLY WITH 310 CMR 10.55 (4)(B)1-7: WITHIN TWO GROWING SEASONS AFTER COMPLETION, AT LEAST 75% OF THE REPLICATION AREA SHALL BE ESTABLISHED WITH INDIGENOUS WETLAND PLANT SPECIES. IF AT THE END OF THE FIRST OR THE SECOND GROWING SEASON (OR BOTH), THE SUCCESS RATE IS NOT EXPECTED TO BE 75%, PLANTING AND/OR RE-SEEDING OF THE REPLICATION AREA SHALL BE UNDERTAKEN. VEGETATION MAY BE CUT OR REMOVED SELECTIVELY TO ELIMINATE NUISANCE OR INVASIVE PLANTS AND ENCOURAGE WETLAND SPECIES.

MAINTENANCE:

- AFTER SUCCESSFUL ESTABLISHMENT OF WETLAND VEGETATION AND RECEIPT OF A CERTIFICATE OF COMPLIANCE, THE AREA SHALL BE PERMITTED TO GROW WITHOUT DISTURBANCE. NO CONTINUING MAINTENANCE IS REQUIRED, EXCEPT FOR THE POSSIBLE SELECTIVE PRUNING OR REMOVAL OF NUISANCE AND/OR INVASIVE SPECIES THAT MAY HAVE INVADDED THE REPLICATION AREA.

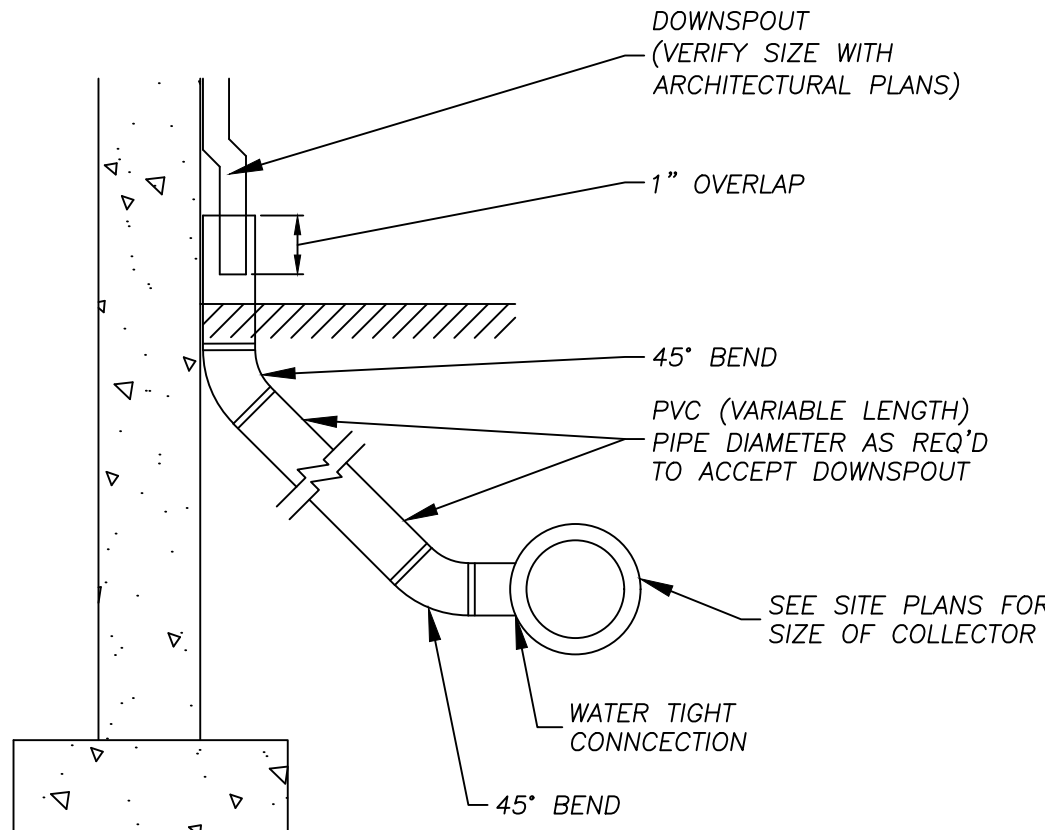


STANDARD RIP RAP PIPE OUTLET

NO SCALE

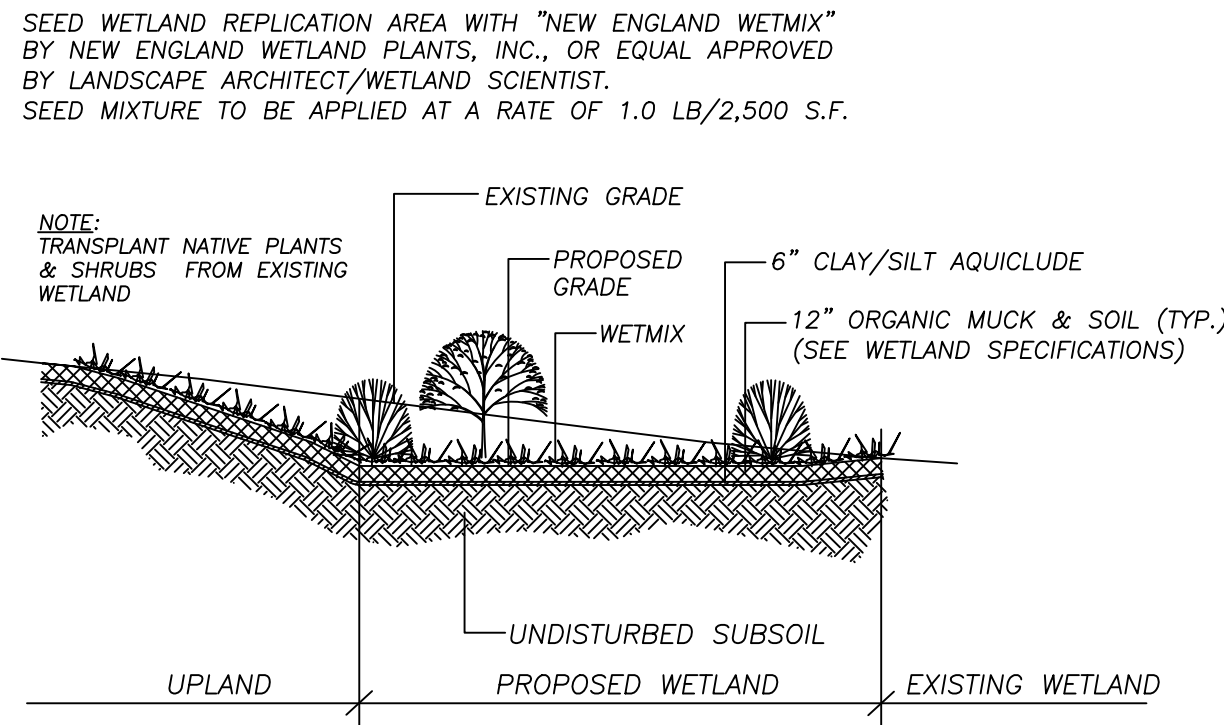
NOTES

- FLARED END SECTION PIPE JOINT SHALL BE SIMILAR TO THE MAIN RUN OF PIPE JOINTS
- STONE RIPRAP SHALL NOT BE LESS THAN 50 POUNDS NOR MORE THAN 125 POUNDS AND AT LEAST 75% OF THE VOLUME SHALL BE AT LEAST 75 POUNDS



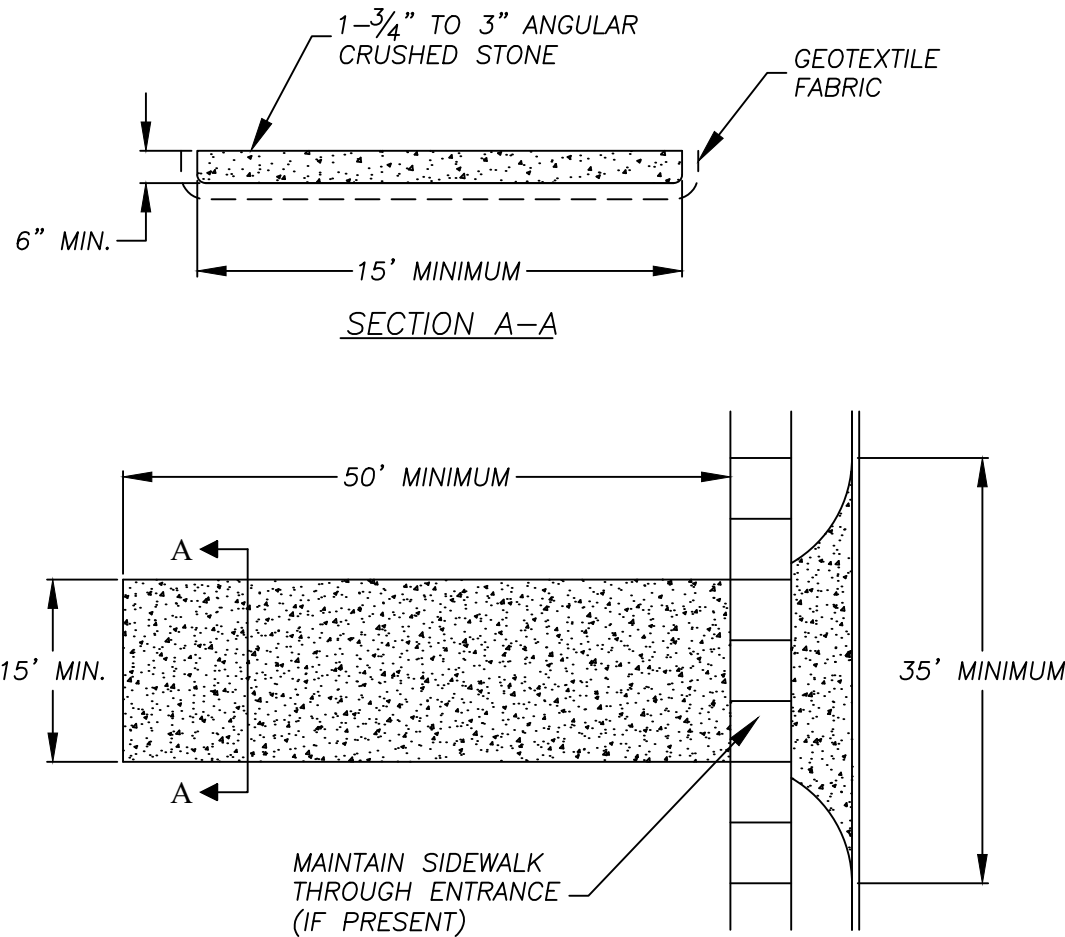
DOWNSPOUT COLLECTOR DETAIL

NO SCALE



TYPICAL WETLAND REPLICATION AREA - CROSS SECTION

NO SCALE

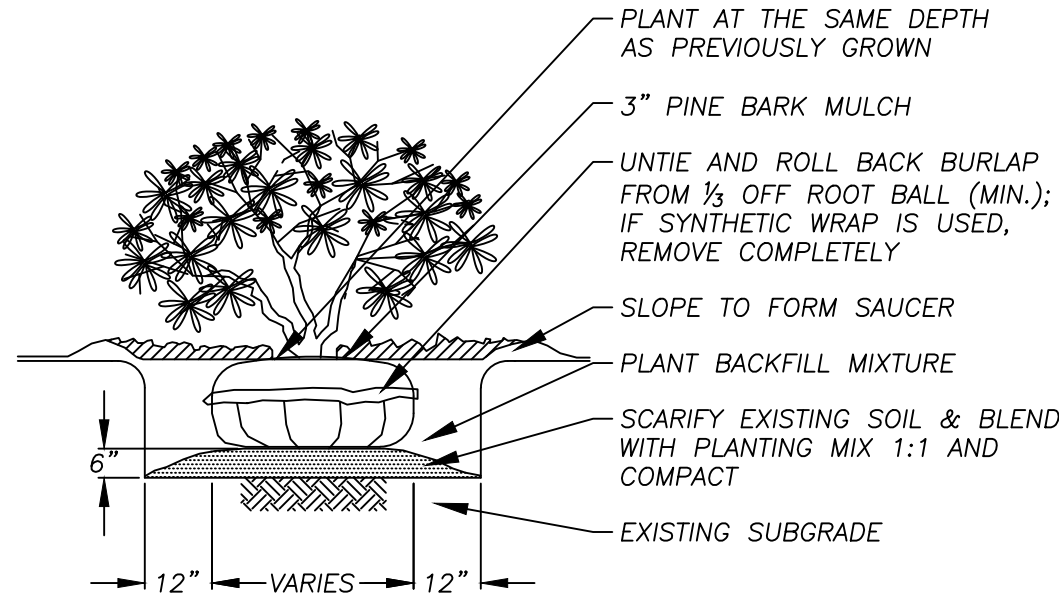


NOTES

- EACH SITE ENTRANCE IS TO HAVE A TEMPORARY CONSTRUCTION ENTRANCE.
- STONE IS TO BE 1-3/4" TO 3" ANGULAR CRUSHED STONE.
- PLACE GEOTEXTILE OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- ANY SEDIMENT TRACKED INTO THE ROADWAY NEEDS TO BE CLEANED IMMEDIATELY.
- ADDITIONAL STONE IS TO BE ADDED TO THE PAD AS NEEDED TO MAINTAIN THE ORIGINAL DEPTH.
- ANY SIDEWALK DAMAGED DURING CONSTRUCTION MUST BE REPLACED AT THE CONTRACTORS/DEVELOPERS EXPENSE.
- SIDEWALK MUST REMAIN PASSABLE, IF THE SIDEWALK BECOMES UNSAFE OR IMPASSABLE, A TEMPORARY SIDEWALK/ SIDEWALK DETOUR MUST BE PROVIDED.

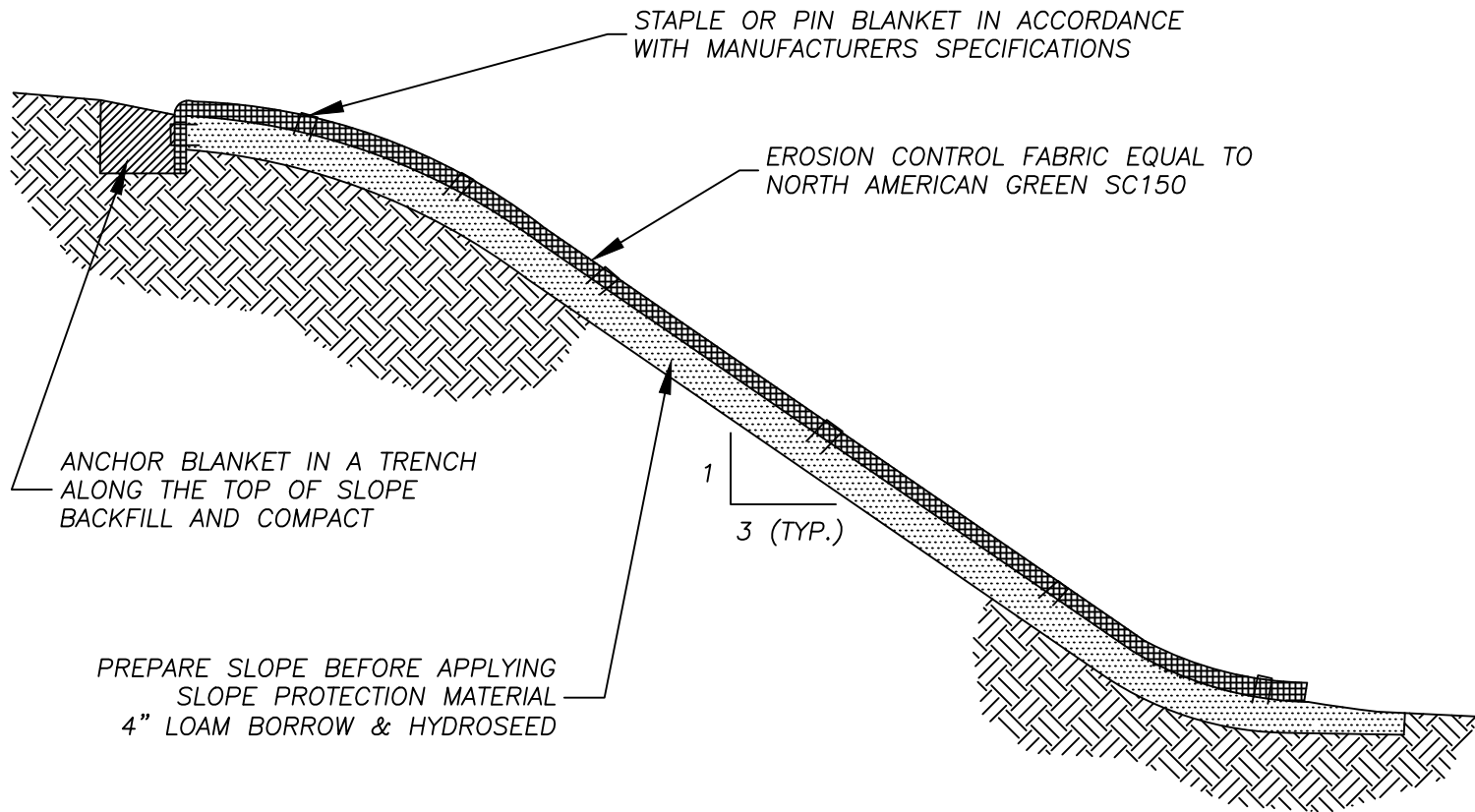
ANTI-TRACKING APRON (AS REQ'D)

NO SCALE



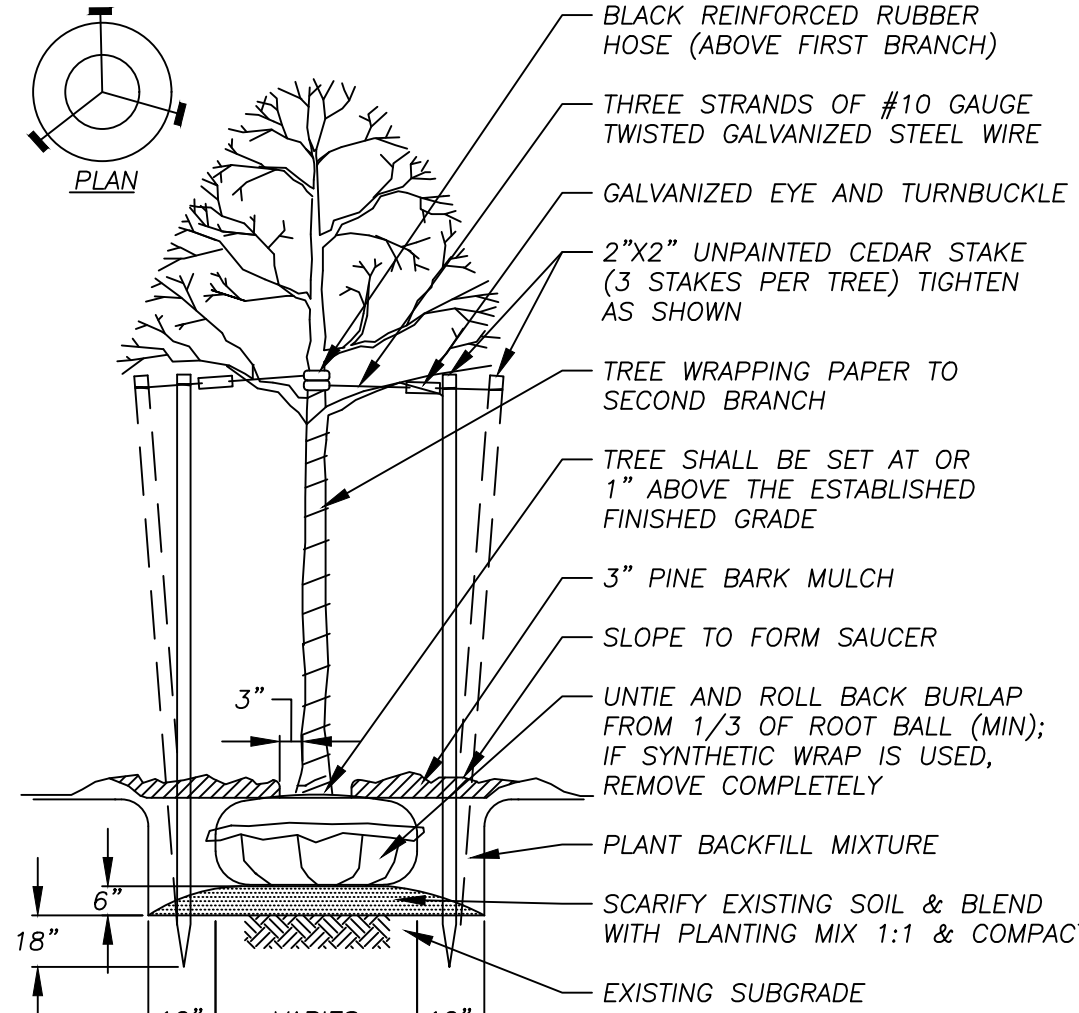
SHRUB PLANTING DETAIL

NO SCALE



SLOPE PROTECTION MATERIAL INSTALLATION (AS REQ'D)

NO SCALE



TREE PLANTING DETAIL

NO SCALE

PERMITTING

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

DETAILS

1014 North Street Extension
Parcel I.D. #D13 210
Feeding Hills, Mass.



PREPARED FOR:

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

ISSUANCE DATE: June 24, 2025

REVISIONS: DATE:
A. Notes added 6/20/25

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-2 A

Taryn Egerton

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

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

Date: 10/12/2022 Municipality AGAWAM

RE: **NOTIFICATION OF WETLANDS PROTECTION ACT FILE NUMBER**

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

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

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

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

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

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

Regards,
for MassDEP,

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

CONTENTS

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Agawam

City/Town

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



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

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

1014 North St. Extension

a. Street Address

Feeding Hills

b. City/Town

01030

c. Zip Code

Latitude and Longitude:

42.0803

d. Latitude

-72.6833

e. Longitude

D 13 2 10

f. Assessors Map/Plat Number

g. Parcel /Lot Number

2. Applicant:

Vladimir

a. First Name

Ruha

b. Last Name

VIP Homes & Associates LLC

c. Organization

29 Avalon Pl

d. Street Address

Feeding Hills

e. City/Town

MA

f. State

01030

g. Zip Code

413-374-5439

h. Phone Number

i. Fax Number

vovan99@aol.com

j. Email Address

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

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Michael

a. First Name

Mocko

b. Last Name

Michael Mocko Environmental Consultant

c. Company

36 Hampden Road

d. Street Address

Stafford Springs

e.

CT

f. State

06076

g. Zip Code

860-684-7205

h. Phone Number

i. Fax Number

mockoenvironmental@cox.net

j. Email address

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

\$ 500.00

a. Total Fee Paid

\$ 237.50

b. State Fee Paid

\$ 262.50

c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Agawam

City/Town

A. General Information (continued)

6. General Project Description:

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

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. ☒ Single Family Home | 2. ☐ Residential Subdivision |
| 3. ☐ Commercial/Industrial | 4. ☐ Dock/Pier |
| 5. ☐ Utilities | 6. ☐ Coastal engineering Structure |
| 7. ☐ Agriculture (e.g., cranberries, forestry) | 8. ☐ Transportation |
| 9. ☐ Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Hampden

a. County

16941

c. Book

b. Certificate # (if registered land)

29

d. Page Number

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	1. linear feet	2. linear feet
b. ☒ Bordering Vegetated Wetland	3,600 1. square feet	3,900 2. square feet
c. ☐ Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. ☐ Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland 2. Width of Riverfront Area (check one): ☐ 25 ft. - Designated Densely Developed Areas only ☐ 100 ft. - New agricultural projects only ☐ 200 ft. - All other projects	

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

4. Proposed alteration of the Riverfront Area:

a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

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

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

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

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



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

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

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. ☐ Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. ☐ Coastal Banks	1. linear feet _____	
g. ☐ Rocky Intertidal Shores	1. square feet _____	
h. ☐ Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. ☐ Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. ☐ Land Containing Shellfish	1. square feet _____	
k. ☐ Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. ☐ Land Subject to Coastal Storm Flowage	1. square feet _____	
4. ☐ Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here. a. square feet of BVW _____ b. square feet of Salt Marsh _____	
5. ☐ Project Involves Stream Crossings	a. number of new stream crossings _____ b. number of replacement stream crossings _____	



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C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. ☐ Yes ☒ No **If yes, include proof of mailing or hand delivery of NOI to:**

Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581

Online - Aug. 1,
2021

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

- (a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b) ☐ Photographs representative of the site

* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mas-endangered-species-act-mesa-regulatory-review>).

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

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



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

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

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

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

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

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

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

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

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

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

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

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

North Shore - Hull to New Hampshire border:

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

Division of Marine Fisheries -
 North Shore Office
 Attn: Environmental Reviewer
 30 Emerson Avenue
 Gloucester, MA 01930
 Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. ☐ Is this an aquaculture project? d. ☐ Yes ☐ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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

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

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

D. Additional Information

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

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

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

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



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D. Additional Information (cont'd)

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

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

Conservation and Site Plan - 1014 North Street Ext.

a. Plan Title

Michael Mocko Environmental Consultant

Anderson Associates, LLC

b. Prepared By

September 12, 2022

c. Signed and Stamped by

1"=20'

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

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

E. Fees

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

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

2183
2. Municipal Check Number

9/14/22
3. Check date

2184
4. State Check Number

9/14/22
5. Check date

VIP Homes + Associates, LLC
6. Payor name on check: First Name

7. Payor name on check: Last Name



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F. Signatures and Submittal Requirements

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

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

[Signature]
1. Signature of Applicant

9/14/22
2. Date

3. Signature of Property Owner (if different)

4. Date

[Signature]
5. Signature of Representative (if any)

9-12-2022
6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

NARRATIVE

1014 North Street Ext.
Feeding Hills, MA

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

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

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

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

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

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

Section I.

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

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

Vegetation conclusion:

Number of dominant wetland indicator plants: 3

Number of dominant non-wetland indicator plants: /

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

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

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

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

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

2. Soil Description

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

Remarks: Hydric

3. Other: Farm ditches altered landscape 100 years ago

Conclusion: Is soil hydric? yes no

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

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

Vegetation and Hydrology Conclusion

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

Yes No

☒

Wetland hydrology present:

Hydric soil present

☒

Other indicators of hydrology present

☒

Sample location is in a BVW

☒

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

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

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

Check all that apply:

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

Section I.

Vegetation		Observation Plot Number: 14B		Transect Number: 14		Date of Delineation: 6-29-2022	
A. Sample Layer & Plant Species (by common/scientific name)	B. Percent Cover (or basal Area)	C. Percent Dominance	D. Dominant Plant (yes or no)		E. Wetland Indicator Category*		
Trees							
White Oak, <i>Quercus alba</i>	85.5%	81%	Yes		FACU-		
Eastern White Pine, <i>Pinus strobus</i>	10.5%	10%	No		FACU		
Sweet Birch, <i>Betula lenta</i>	3%	3%	No		FACU		
White Birch, <i>Betula alba</i>	3%	3%	No		FAC+		
Red Maple, <i>Acer rubrum</i>	3%	3%	No		FAC		
Saplings							
Eastern White Pine, <i>Pinus strobus</i>	20.5%	87%	Yes		FACU		
Sweet Birch, <i>Betula lenta</i>	3%	13%	No		FACU		
Groundcover							
Canada Mayflower, <i>Maianthemum canadense</i>	63%	100%	Yes		FAC-		

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

Vegetation conclusion:

Number of dominant wetland indicator plants: 0

Number of dominant non-wetland indicator plants: 3

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

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

Section II. Indicators of Hydrology

Hydric Soil Interpretation

1. Soil Survey

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

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

2. Soil Description

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

Remarks:

Mottling @ 18"

3. Other:

Conclusion: Is soil hydric? yes no

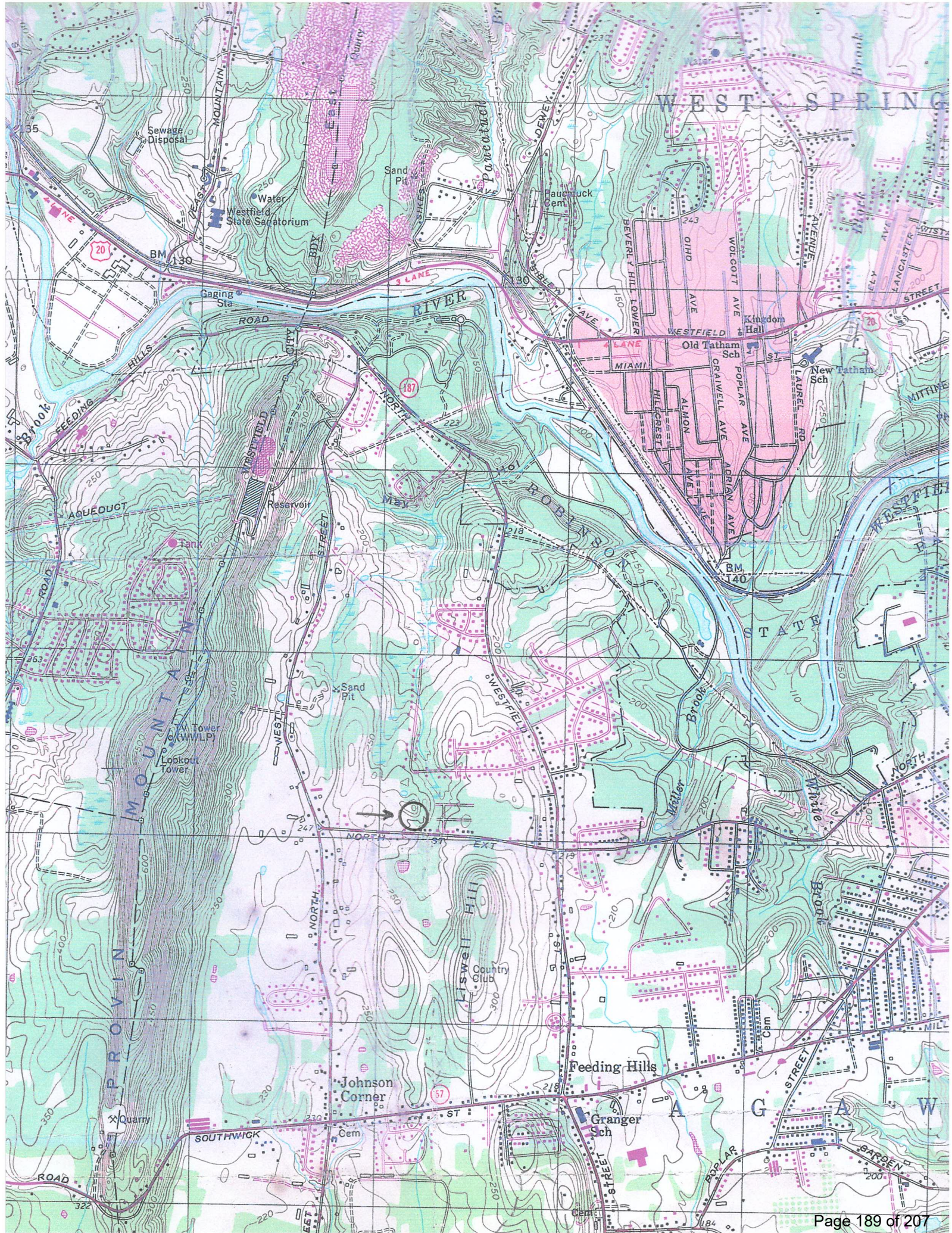
Other Indicators of Hydrology: (check all that apply & describe)

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

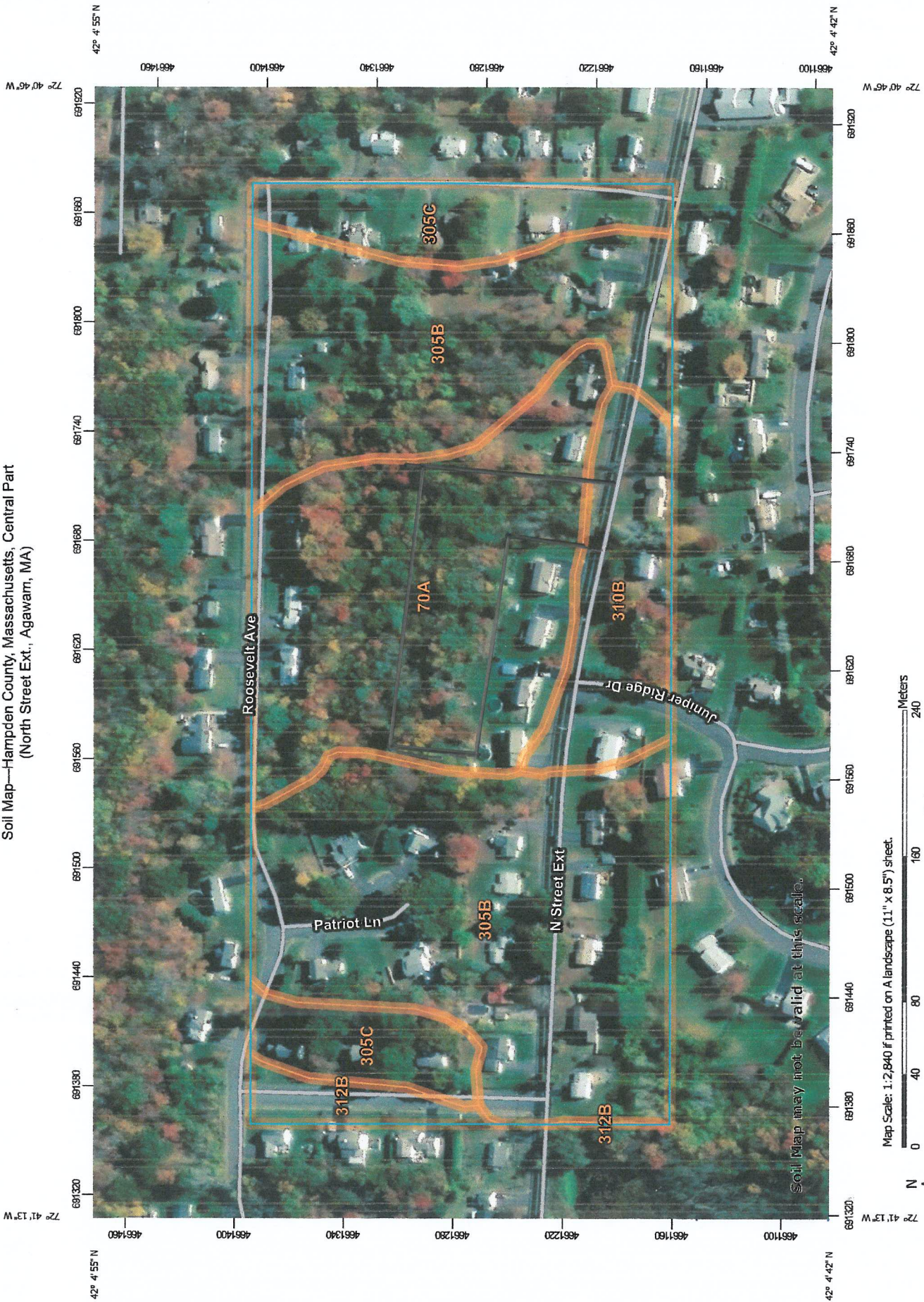
Vegetation and Hydrology Conclusion

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

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



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



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



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



Soil Map may not be valid at this scale.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
70A	Ridgebury fine sandy loam, 0 to 3 percent slopes	7.9	26.8%
305B	Paxton fine sandy loam, 3 to 8 percent slopes	14.9	50.7%
305C	Paxton fine sandy loam, 8 to 15 percent slopes	3.3	11.1%
310B	Woodbridge fine sandy loam, 3 to 8 percent slopes	2.7	9.1%
312B	Woodbridge fine sandy loam, 0 to 8 percent slopes, extremely stony	0.7	2.4%
Totals for Area of Interest		29.5	100.0%

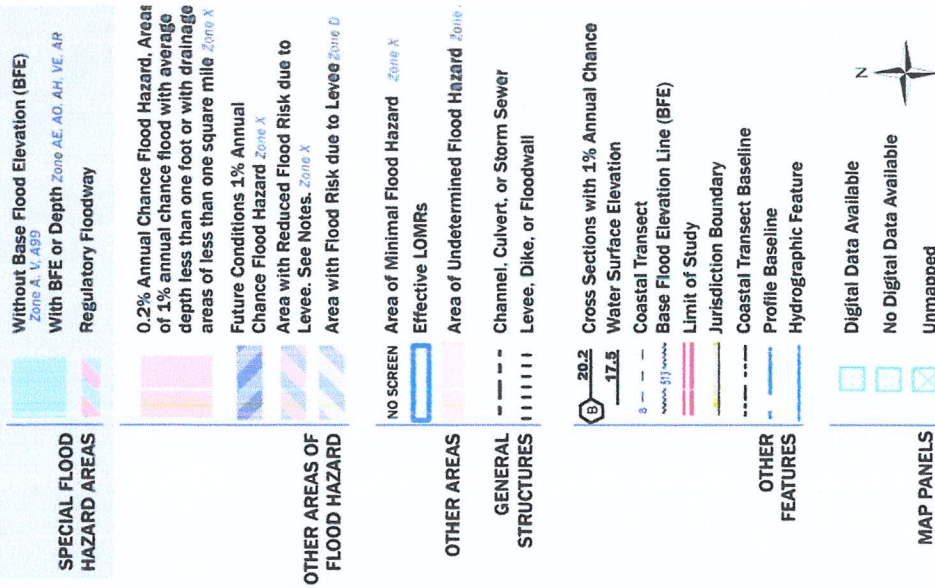
National Flood Hazard Layer FIRMette



72°41'20"W 42°52'2"N

Legend

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

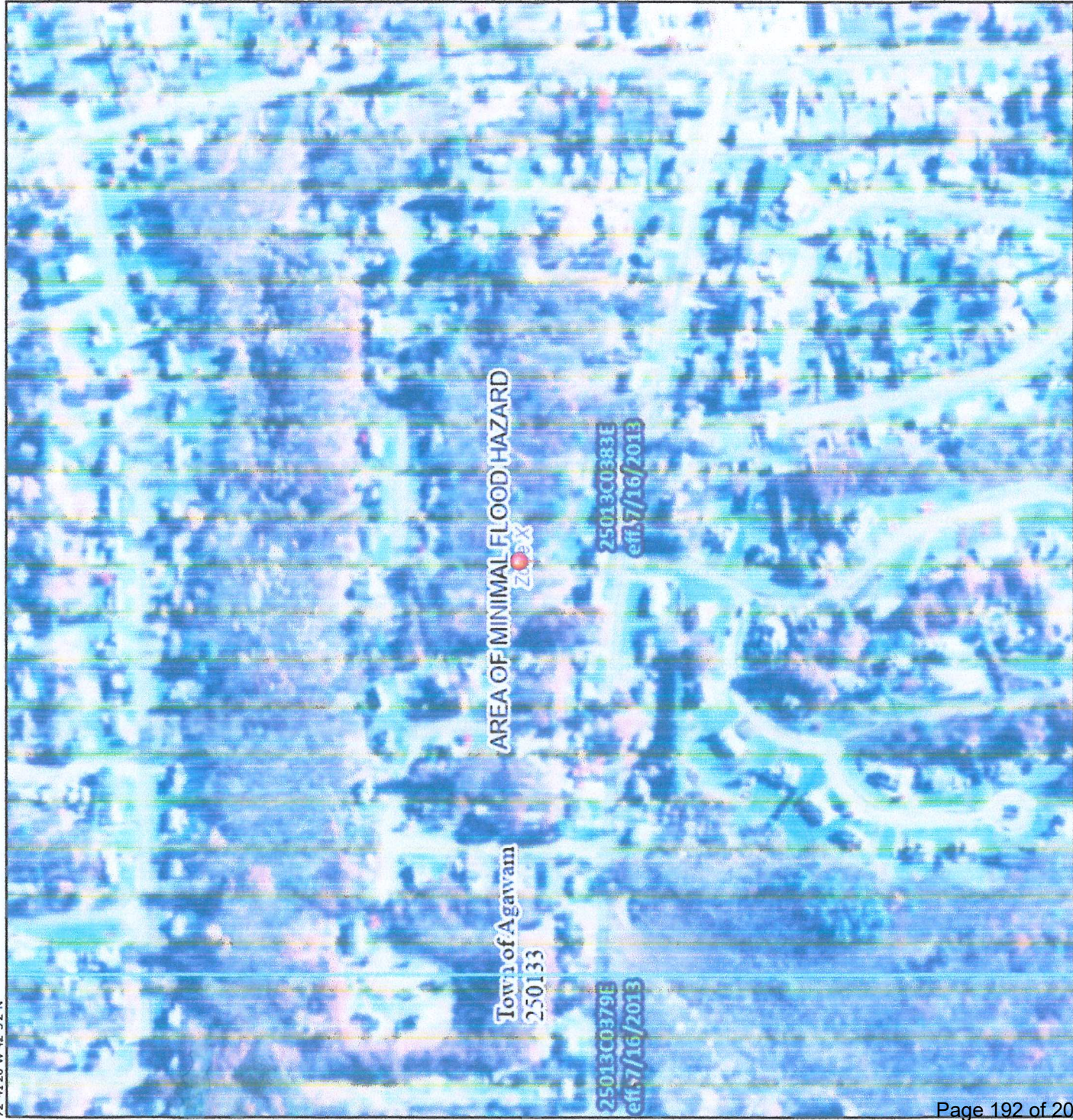


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/23/2022 at 9:32 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



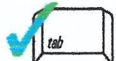
1:6,000

Feet



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

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



A. Applicant Information

1. Location of Project:

1014 North Street Ext.

a. Street Address

2104

c. Check number

Feeding Hills

b. City/Town

\$ 237.50

d. Fee amount

2. Applicant Mailing Address:

Vladimir

a. First Name

Ruha

b. Last Name

VIP Homes & Associates LLC

c. Organization

29 Avalon PI

d. Mailing Address

Feeding Hills

e. City/Town

MA

f. State

01030

g. Zip Code

413-374-5439

h. Phone Number

i. Fax Number

vovan99@aol.c

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

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

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

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

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

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

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

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

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



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

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

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

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

VIP HOMES & ASSOCIATES, LLC
 29 AVALON PLACE 413-374-5439
 FEEDING HILLS, MA 01030

2183
 53-7168/2118

CHECK NUMBER

PAY TO THE ORDER OF Treas of Agency \$ 262.50
two hundred sixty two 50/100 DOLLARS

Florence Bank
 85 Main Street • Florence, MA 01062

FOR 1014 word ex check by MP

⑈002183⑈ ⑆211871688⑆ 19 82 699820⑈

Details on Back. Security Features Included

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

VIP HOMES & ASSOCIATES, LLC
 29 AVALON PLACE 413-374-5439
 FEEDING HILLS, MA 01030

2184
 53-7168/2118

CHECK NUMBER

PAY TO THE ORDER OF Community of mens. \$ 237.50
two hundred thirty eight 50/100 DOLLARS

Florence Bank
 85 Main Street • Florence, MA 01062

FOR 1014 word ex check by MP

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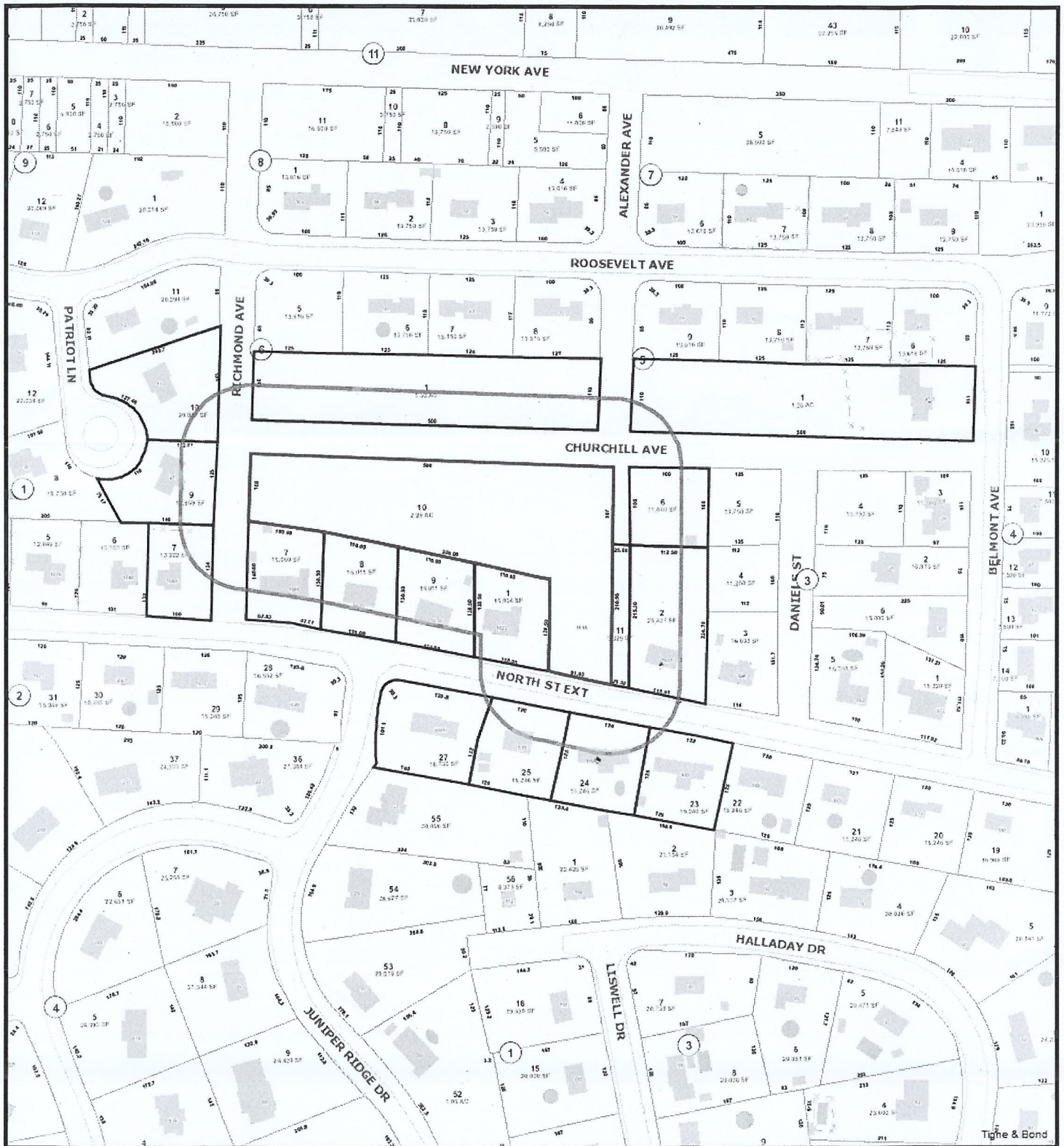
Details on Back. Security Features Included

JULY 8, 2022

CERTIFIED ABUTTERS' LIST
1014 NORTH STREET EX.

D13 2 10

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



1014 North St. Ex.

7/8/2022 11:37:17 AM

Scale: 1"=200'

Scale is approximate

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



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

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

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

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

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

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

Central Region: 508-792-7650

Northeast Region: 978-661-7600

Southeast Region: 508-946-2700

Western Region: 413-784-1100

AFFIDAVIT OF SERVICE

Under the Massachusetts Wetlands Protection Act

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

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

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

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

Michael Mocko

Name

9-14-2022

Date

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.

AGAWAM CONSERVATION COMMISSION
August 28, 2025

MEMBERS PRESENT:

Henry Kozloski, Chair
Page Fallon (6:09pm)
Sheryl Becker
Frank Meagher

MEMBERS ABSENT:

Jill Ward
Keven Brown
Magda Galiatsos

ALSO PRESENT:

Taryn Egerton
Stefanie Kesecker

Mr. Kozloski called the meeting to order at 6:09pm.

Motion was made by Mr. Meagher and seconded by Ms. Becker to the agenda items out of order.

VOTE 4-0-0

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

The Commission received a request to continue this agenda item to the September 11, 2025 meeting.

Motion was made by Ms. Becker and seconded by Mr. Meagher to continue the PUBLIC HEARING CONT.-NOTICE OF INTENT-1014 North St Ext-VIP Homes & Associates, LLC., to the September 11, 2025 meeting as requested.

VOTE 4-0-0

3. ENFORCEMENT ORDER UPDATES

None

4. APPROVAL OF MINUTES-July 10, 2025, July 14, 2025 & August 14, 2025

Motion was made by Ms. Becker and seconded by Mr. Meagher to table the approval of minutes for July 10, 2025, July 14, 2025, & August 14, 2025.

VOTE 4-0-0

5. Correspondence and Complaints

57 Meadow Street-The Commission received a complaint of dumping. The owner contacted the Commission and stated the materials are for his business and not permanently placed or dumped in that location.

The Commission will send a letter advising the owner to place all materials 10ft. from the edge of the grassy area that was restored under a previous Enforcement Order

Mike Fenton, with Shatz, Schwartz, and Fentin on behalf of Verizon Wireless was present to discuss an upcoming submission, for 580 Main Street. He stated that they have submitted applications for a Special Permit as well as a Variance through ZBA. ZBA Chair Prouty has asked that they rule out other possible sites on the property that the tower could be placed, in order to indicate a whether variance is needed. Mr. Fenton stated 260 ft. distance between any property lines or structures is necessary for this monopole. He stated the applicant prefers to locate the cell tower in the proposed location submitted to ZBA and not in the wetland area. Mr. Kozloski stated the Commission can only vote on a proposal given to them and **they look at the proposal from an environmental standpoint.

Mr. Kozloski stated the Commission would perform an onsite, once the area was flagged.

1. 6:00PM REQUEST FOR DETERMINATION-511 School Street-Town of Agawam

No representatives were present to discuss this agenda item.

Motion was made by Mr. Meagher and seconded by Mr. Fallon to table the REQUEST FOR DETERMINATION-511 School Street-Town of Agawam, to the September 11, 2025 meeting, when a representative can be present.

VOTE 4-0-0

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

VOTE 4-0-0

Meeting adjourned at 6:40pm.