



Conservation Commission AGENDA

Thursday, September 25, 2025 - 6:00 PM

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

A. Conservation Commission

- 1) 6:00PM-PUBLIC HEARING-NOTICE OF INTENT-580 Main Street-Diamond Communications, LLC.
- 2) 6:10PM PUBLIC HEARING-NOTICE OF INTENT-18 Springfield Street-Shah
- 3) PUBLIC HEARING CONT.-NOTICE OF INTENT-1014 North St Ext-VIP Homes & Associates, LLC.
- 4) APPROVAL OF MINUTES-September 11, 2025
- 5) Correspondence and Complaints



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

MAURA T. HEALEY
Governor

REBECCA L. TEPPER
Secretary

KIMBERLEY DRISCOLL
Lieutenant Governor

BONNIE HEIPLE
Commissioner

DATE: September 8, 2025

Municipality AGAWAM
(city/town)

RE: NOTIFICATION OF WETLANDS PROTECTION ACT FILE NUMBER

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

Applicant: DIAMOND COMMUNICATIONS LLC
Address: 120 MOUNTAIN AVENUE
SPRINGFIELD, MA

Owner: BETHANY ASSEMBLY OF GOD, A
Address: 580 MAIN STREET
AGAWAM, MA, 01001

LOCUS: 580 MAIN STREET

This project has been assigned the following file # : WE 087-0708

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

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

[1] The applicant has not demonstrated that impacts to the Buffer Zone will not adversely impact the adjacent resource areas. The applicant should provide a detailed assessment under 310 CMR 10.53(1) which in part states "... Conditions may include limitations on the scope and location of work in the Buffer Zone as necessary to avoid alteration of Resource Areas. The Issuing Authority may require erosion and sedimentation controls during construction, a clear limit of work, and the preservation of natural vegetation adjacent to the Resource Area and/or other measures commensurate with the scope and location of the work within the Buffer Zone to protect the interests of M.G.L. c. 131, § 40." The commission might also review any potential changes in hydrology or shading impacts to the resource area. The Commission has the legal ability to require a larger undisturbed area in the buffer zone in order to protect the Interests of the Act.

[2] The commission should ensure that the work area is located outside of the Riverfront area.

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

Cc: Agawam Conservation Commission, DPW Inspection Services 1000 Suffield Street, Agawam, MA, 01001
Owner: BETHANY ASSEMBLY OF GOD, A RELIGIOUS CORPORATION, 580 MAIN STREET, AGAWAM, MA,

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

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

DIAMOND COMMUNICATIONS LLC
120 MOUNTAIN AVENUE
SPRINGFIELD, MA

01001

Representative: TRILEAF CORPORATION, 9 CORNERSTONE SQUARE #314, WESTFORD, MA, 01885

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

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



SHATZ, SCHWARTZ AND FENTIN
COUNSELLORS AT LAW

September 5, 2025

Town of Agawam
Conservation Commission
Agawam Town Hall
36 Main Street
Agawam, MA 01001

Re: Conservation Commission Meeting Extension Request - Diamond Communications, LLC & Cellco Partnership d/b/a Verizon Wireless (collectively, the "Applicants") Notice of Intent filing for Proposed Wireless Communications Installation at 580 Main Street.

Dear Chairman Kozloski,

The Conservation Commission is scheduled to conduct a hearing on Thursday, September 11th, 2025, regarding the above-captioned Notice of Intent filing.

Unfortunately, due to miscommunications regarding the required public notices, sufficient notice was not provided prior to the upcoming September 11th meeting. Therefore, we respectfully request that the Conservation Commission vote to continue our Notice of Intent filing on the agenda for September 11th, 2025, to a future meeting of the commission to be held on September 25th, 2025, so that we can ensure all public notice requirements are met.

Please do not hesitate to contact me should you have any questions regarding this request.

Very truly yours,

Michael A. Fenton, Esq.

MAF/bss

23\0520\ConCom_Meeting_Rqst_Ltr_September.5701



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:

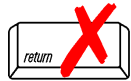
MassDEP File Number

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

973-544-6836

h. Phone Number

NJ

f. State

07081

g. Zip Code

vcasiero@diamondcomm.com

j. Email Address

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

a. First Name

Bethany Assembly of God, a Religious Corporation

c. Organization

580 Main Street

d. Street Address

Agwam

e. City/Town

413-789-2930

h. Phone Number

MA

f. State

01001

g. Zip Code

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

410-853-7128

h. Phone Number

MA

f. State

01886

g. Zip Code

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:

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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

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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

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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:

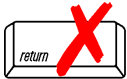
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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

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

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



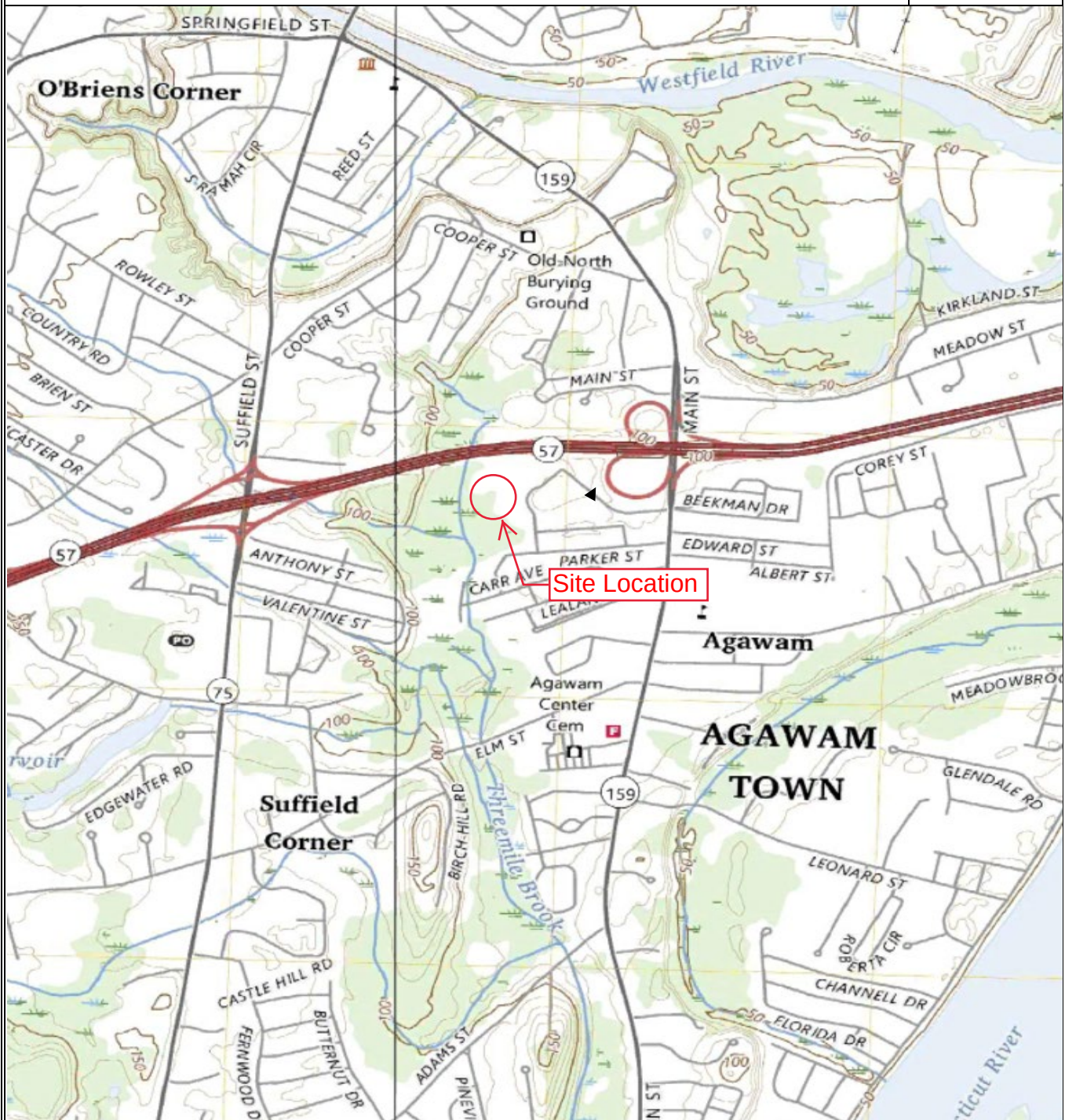
Springfield South Quadrangle, Massachusetts (2024)

Contour Interval = 10 Feet

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



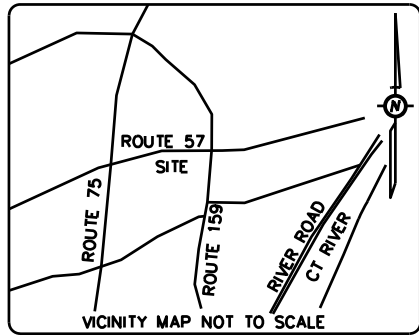
North



Site Vicinity Map

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





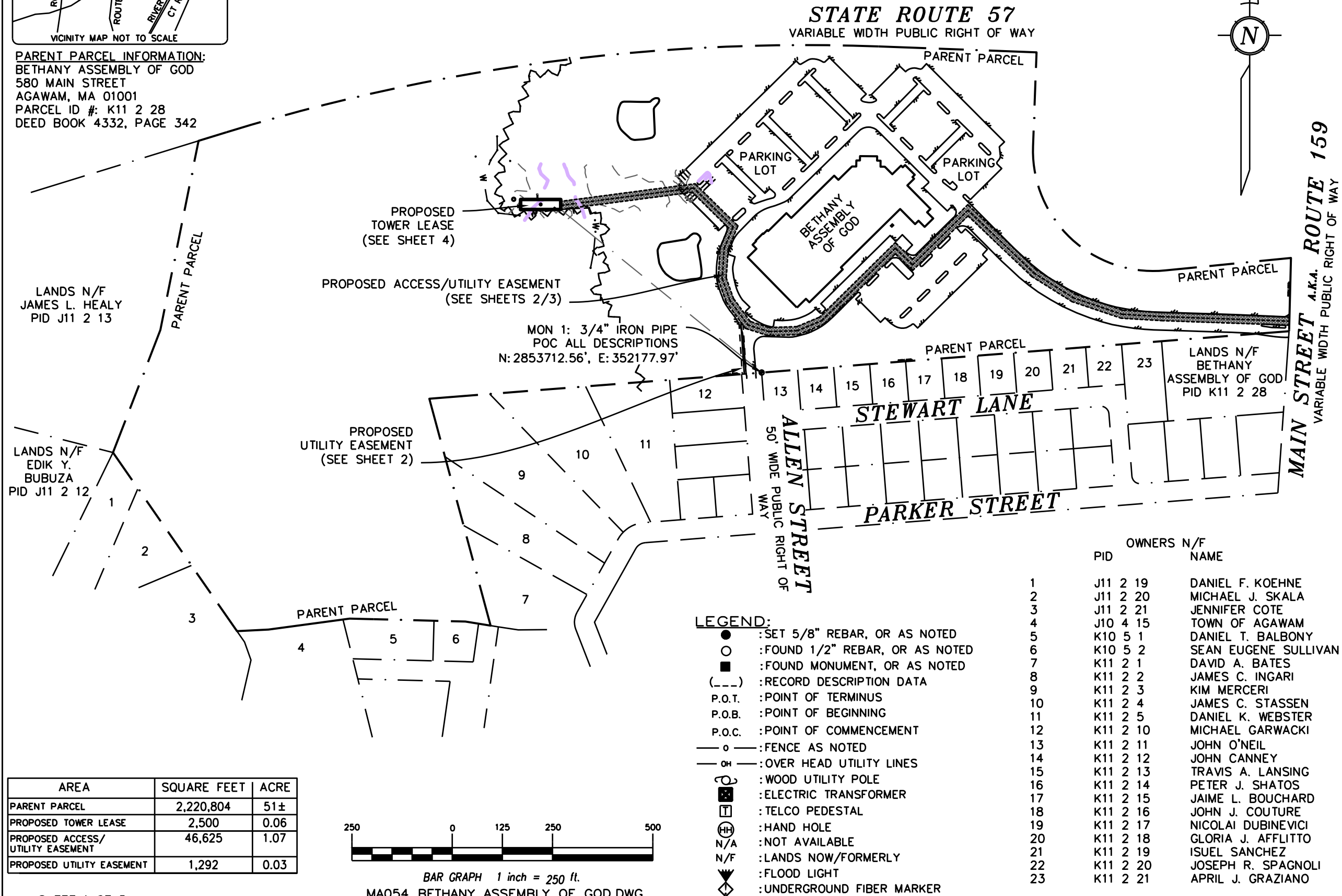
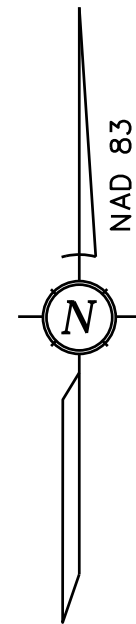
PARENT PARCEL INFORMATION:
BETHANY ASSEMBLY OF GOD
580 MAIN STREET
AGAWAM, MA 01001
PARCEL ID #: K11 2 28
DEED BOOK 4332, PAGE 342

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.

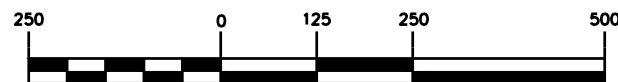
ZONING: (AG) — AGRICULTURAL DISTRICT

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

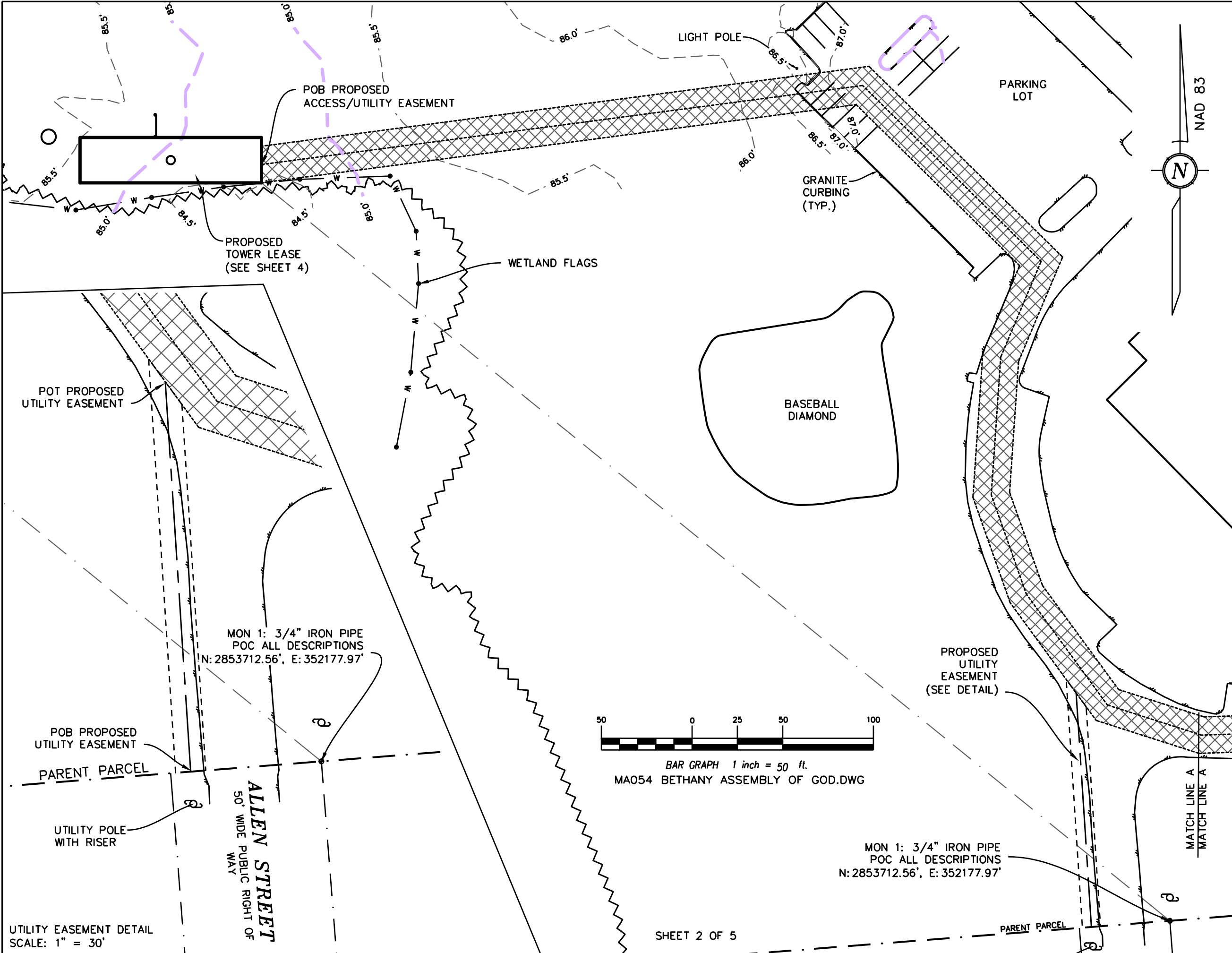
I HEREBY CERTIFY TO:

LITTLE RIVER LAND SURVEYING

SURVEYOR
JERAMIAH J. RAITT
DATE:

FIELD DATE: 08/14/2023

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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

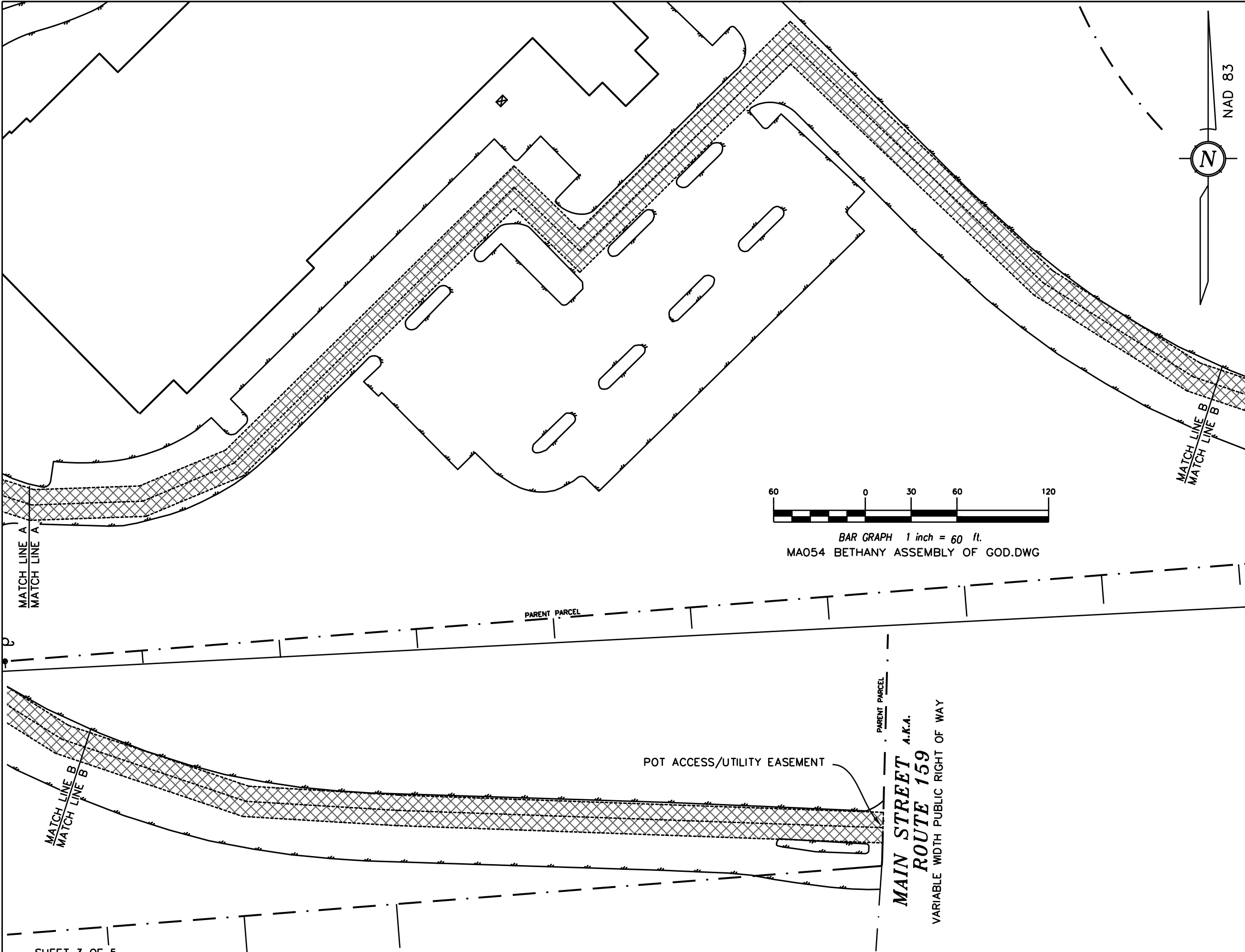
SURVEY WORK PERFORMED BY:
JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : roleigh@murphygeomatics.com FRM C-2757

SURVEYOR'S NOTES
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STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE
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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:

GEOLINE
SURVEYING, INC.
13430 NW 104th Terrace, Suite A Alachua, FL 32615
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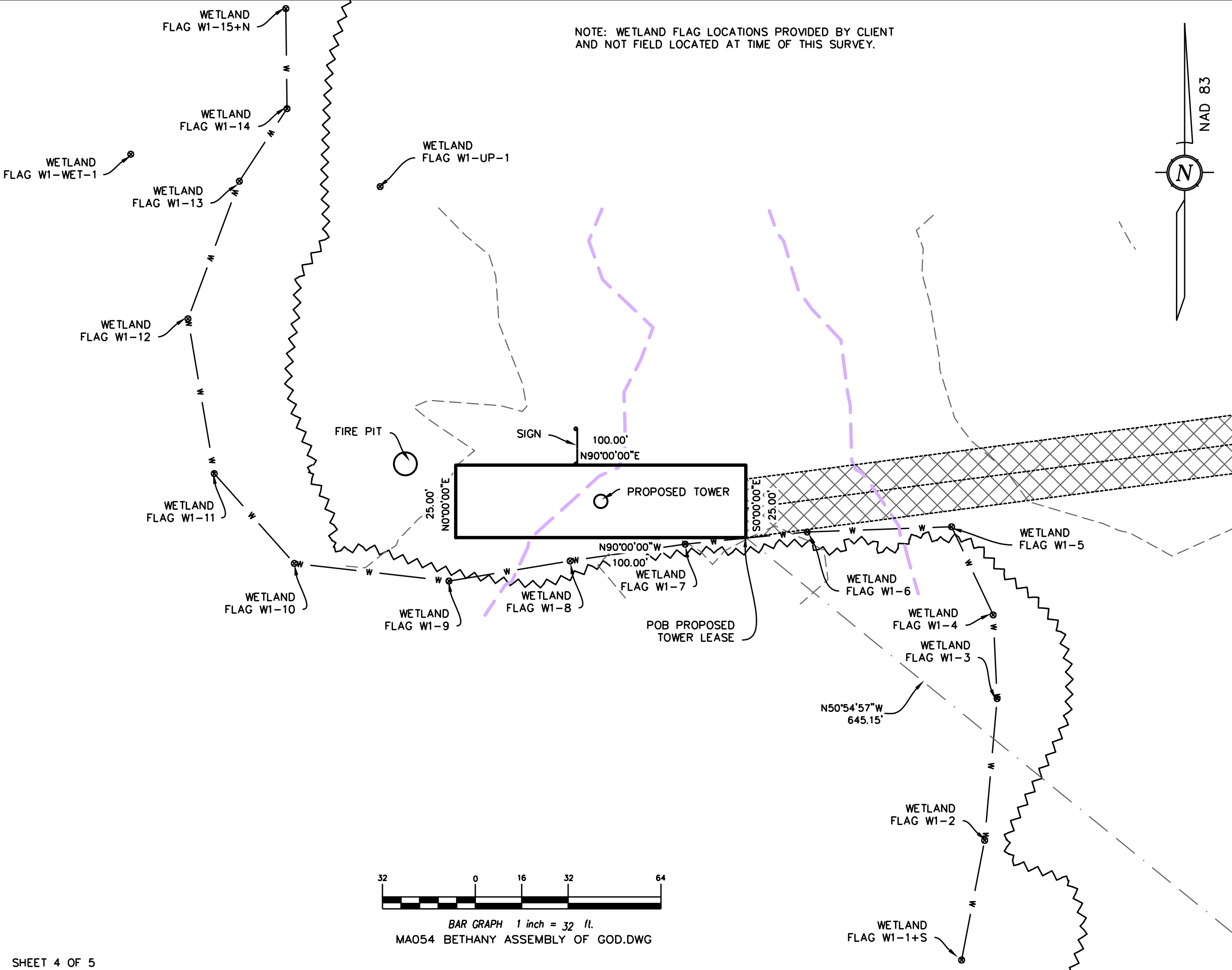
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NOTE: WETLAND FLAG LOCATIONS PROVIDED BY CLIENT
AND NOT FIELD LOCATED AT TIME OF THIS SURVEY.



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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.

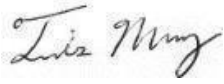
Lastly, a Section 401 Water Quality Certification (WQC) from MassDEP will be required if the proposed project includes dredging and/or excavation within waters of the Commonwealth. Copies of MassDEP Environmental Resource maps are documented in Appendix II.

- 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'

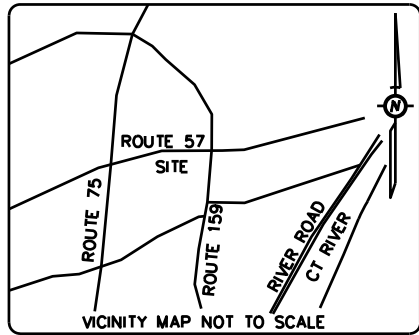
Longitude: 72° 37' 18.30" W. +/- 20'

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

Respectfully,

Jeramiah J. Raitt





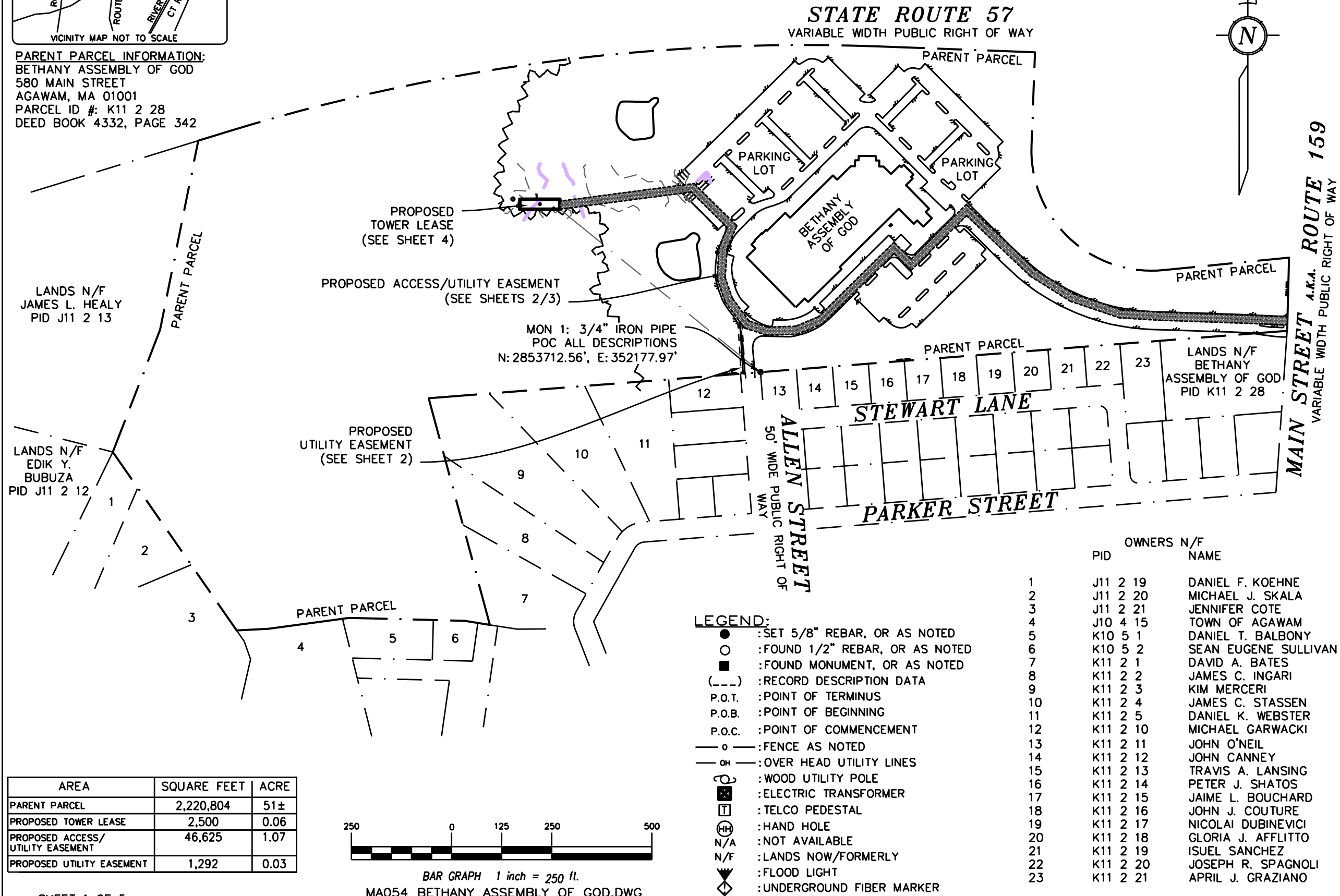
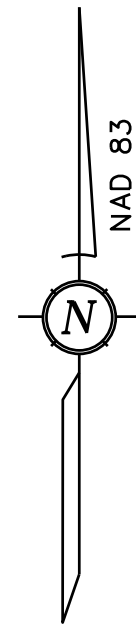
PARENT PARCEL INFORMATION:
BETHANY ASSEMBLY OF GOD
580 MAIN STREET
AGAWAM, MA 01001
PARCEL ID #: K11 2 28
DEED BOOK 4332, PAGE 342

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.

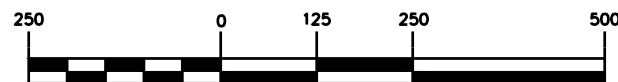
ZONING: (AG) — AGRICULTURAL DISTRICT

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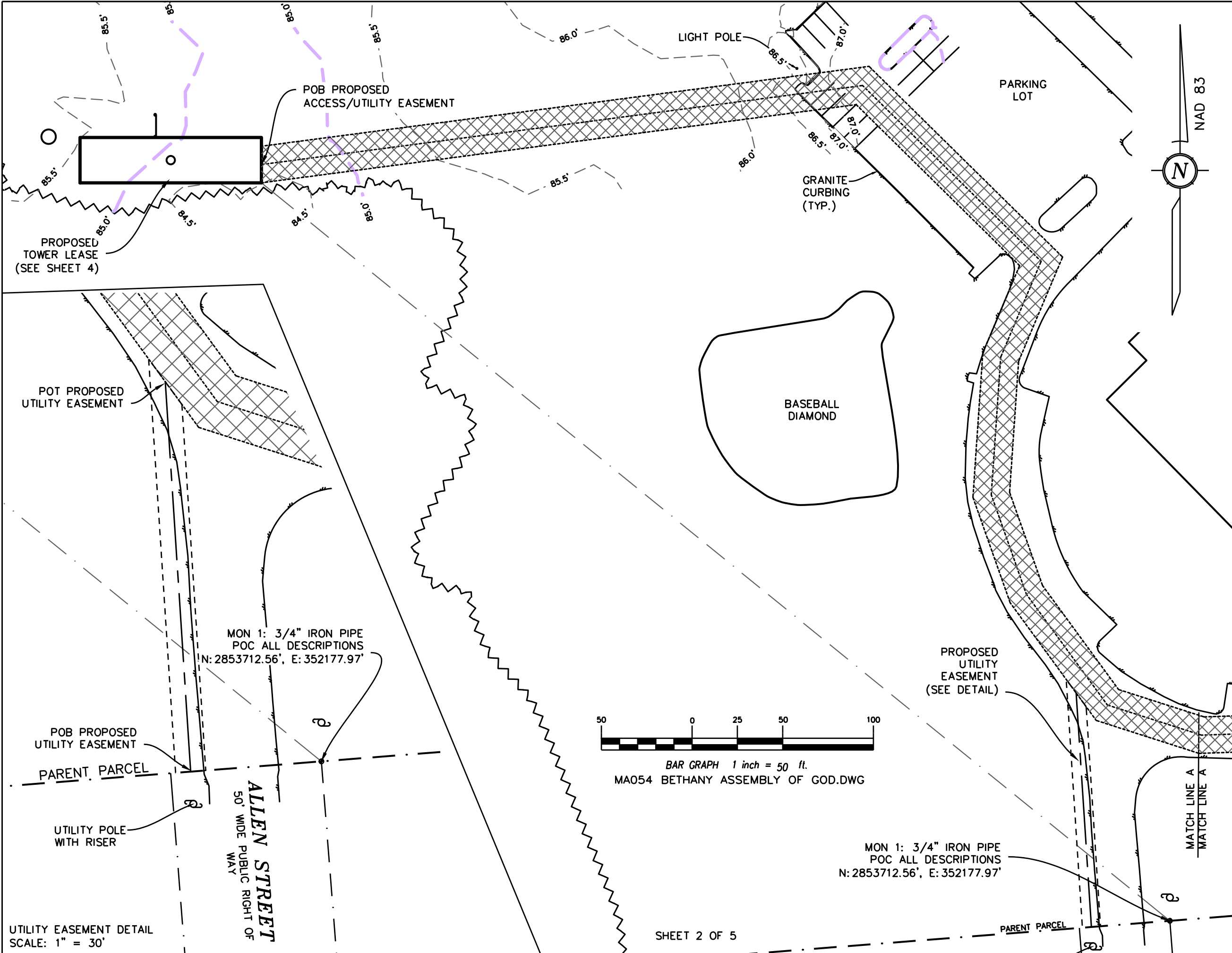
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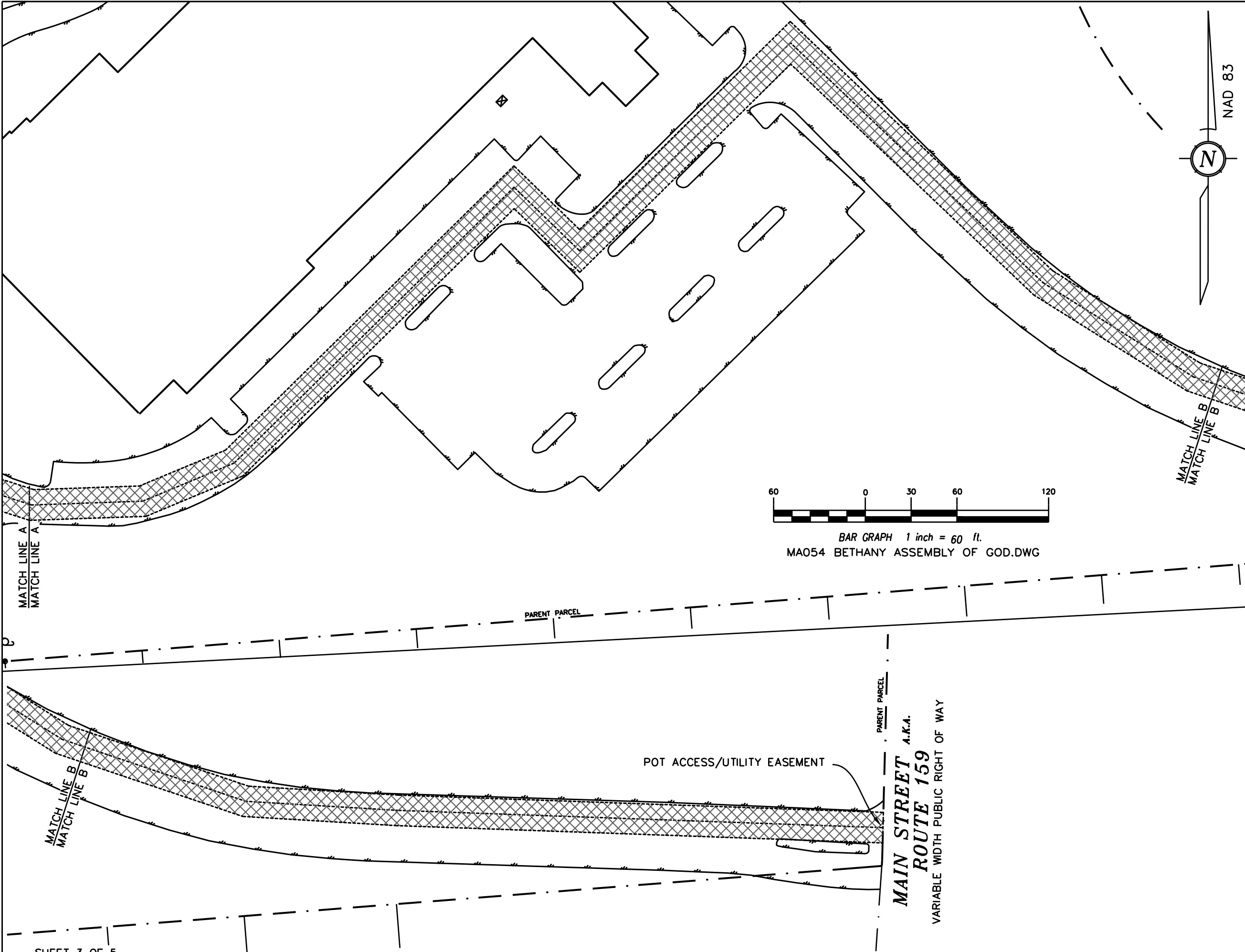
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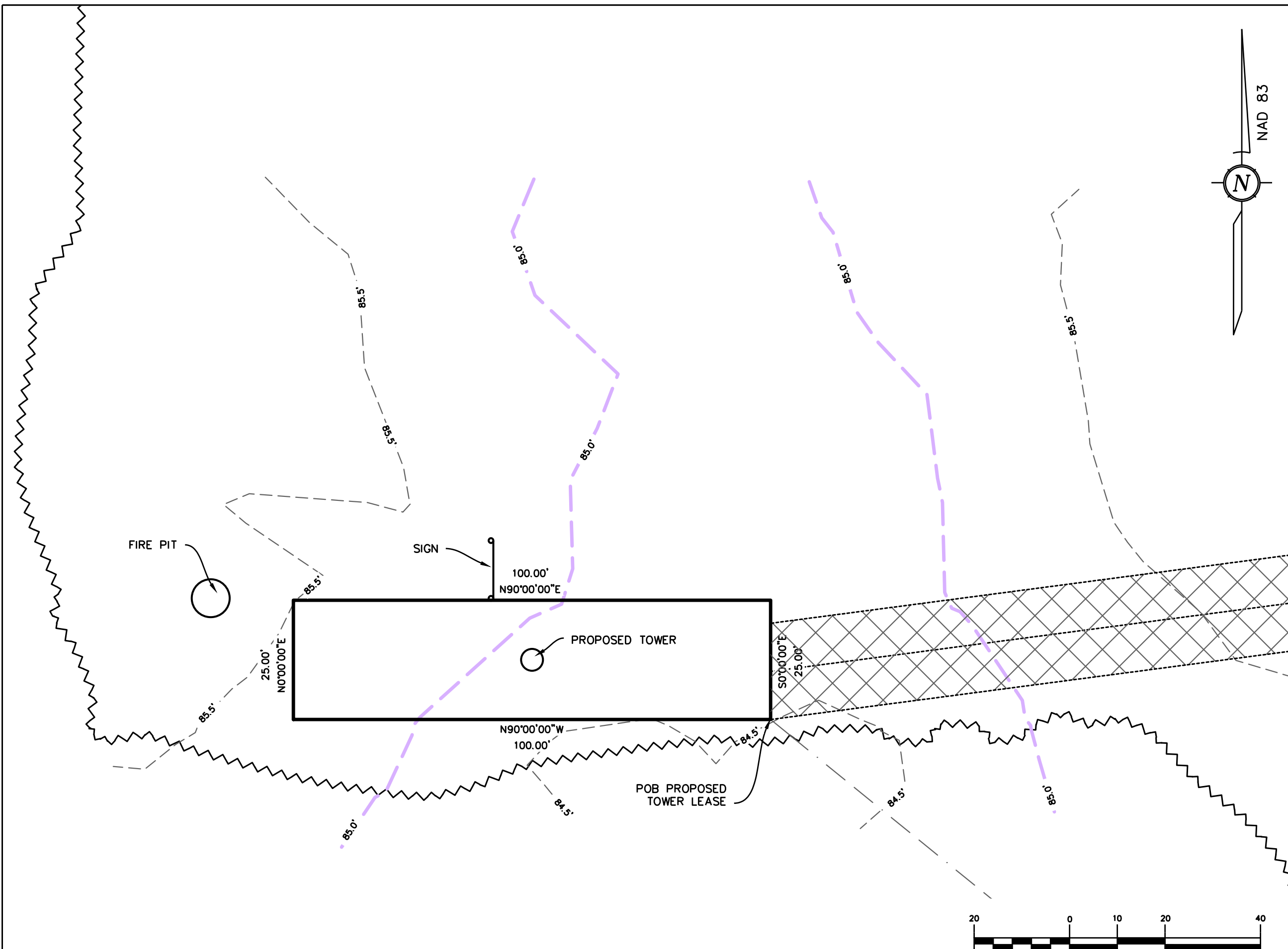
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JONATHAN
MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : raleigh@murphygeomatics.com FIRM C-2757

- 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



April 21, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- 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.

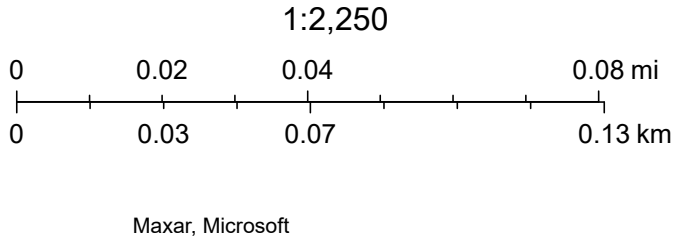
DEA-MA-Bethany Assembly of God-Aerial



11/20/2023

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

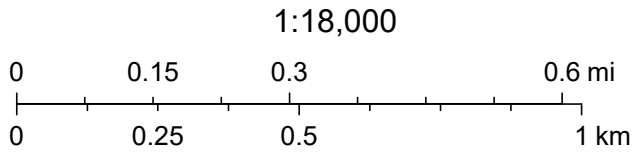
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata



DEA-MA-Bethany Assembly of God-USGS



11/20/2023

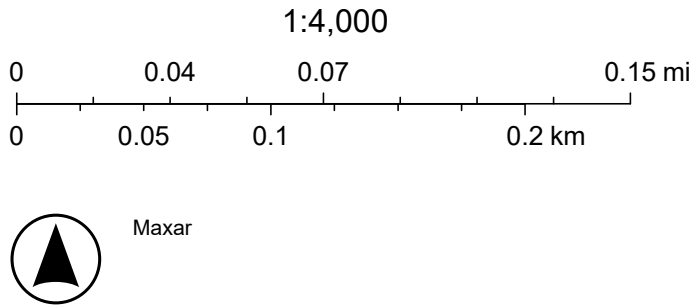


Copyright:© 2013 National Geographic Society, i-cubed

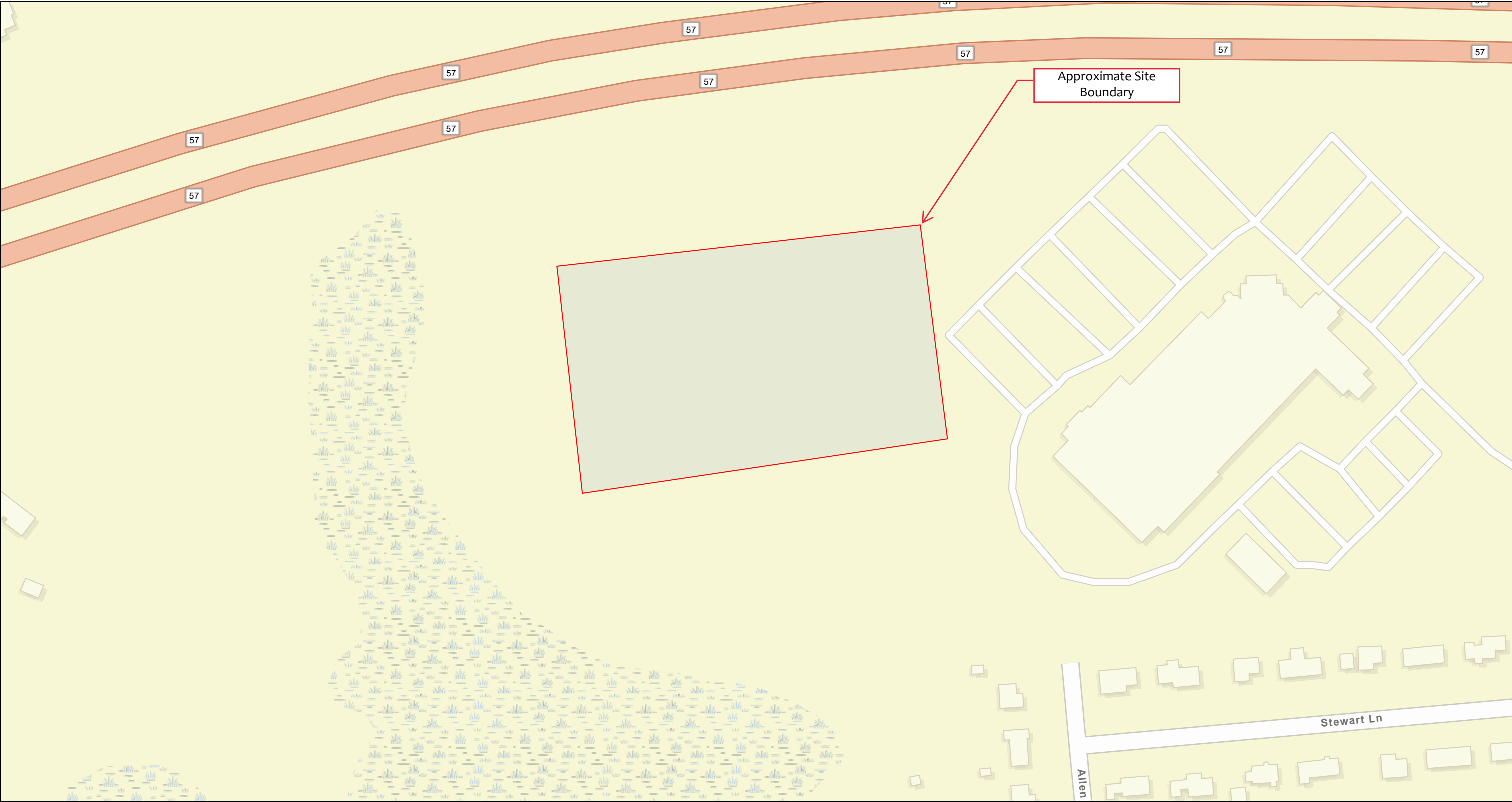
DEA-MA-Bethany Assembly of God-Tax Parcel



11/22/2023

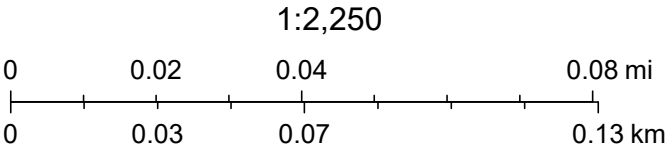


DEA-MA-Bethany Assembly of God-Streets



11/20/2023

 Review Area



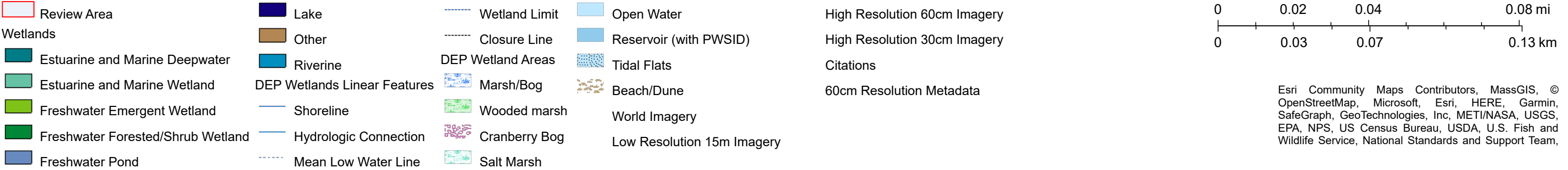
Esri Community Maps Contributors, MassGIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

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

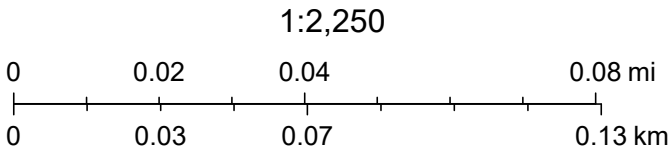
Reservoir (with PWSID)
- Tidal Flats

Beach/Dune

World Imagery

Low Resolution 15m Imagery

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



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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

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

Parker St
500 ft

Page 44 of 226



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

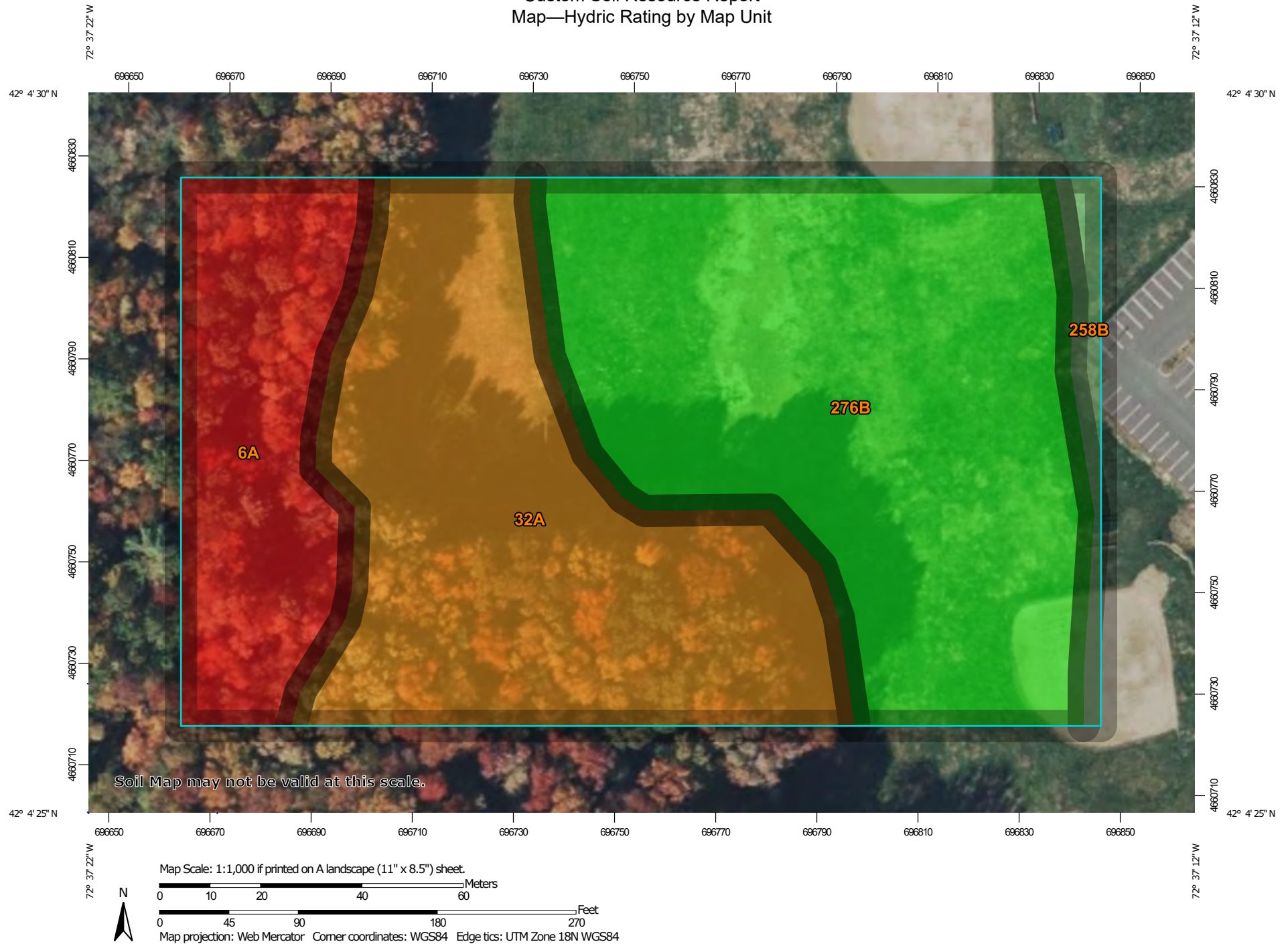
Natural
Resources
Conservation
Service

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

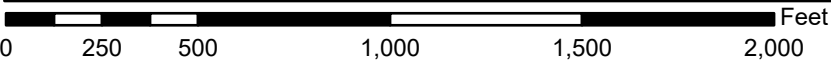
United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

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.



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.



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

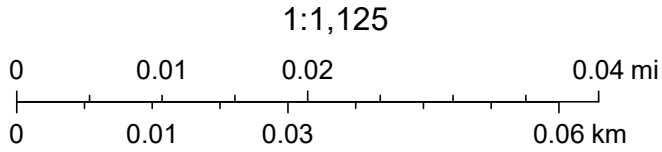
Photo date: Thu, Nov 16, 2023 3:02 PM EST

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

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)

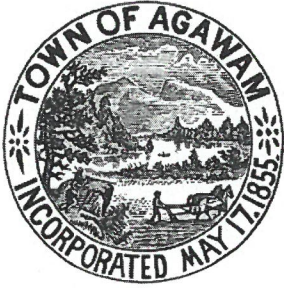
³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**

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.

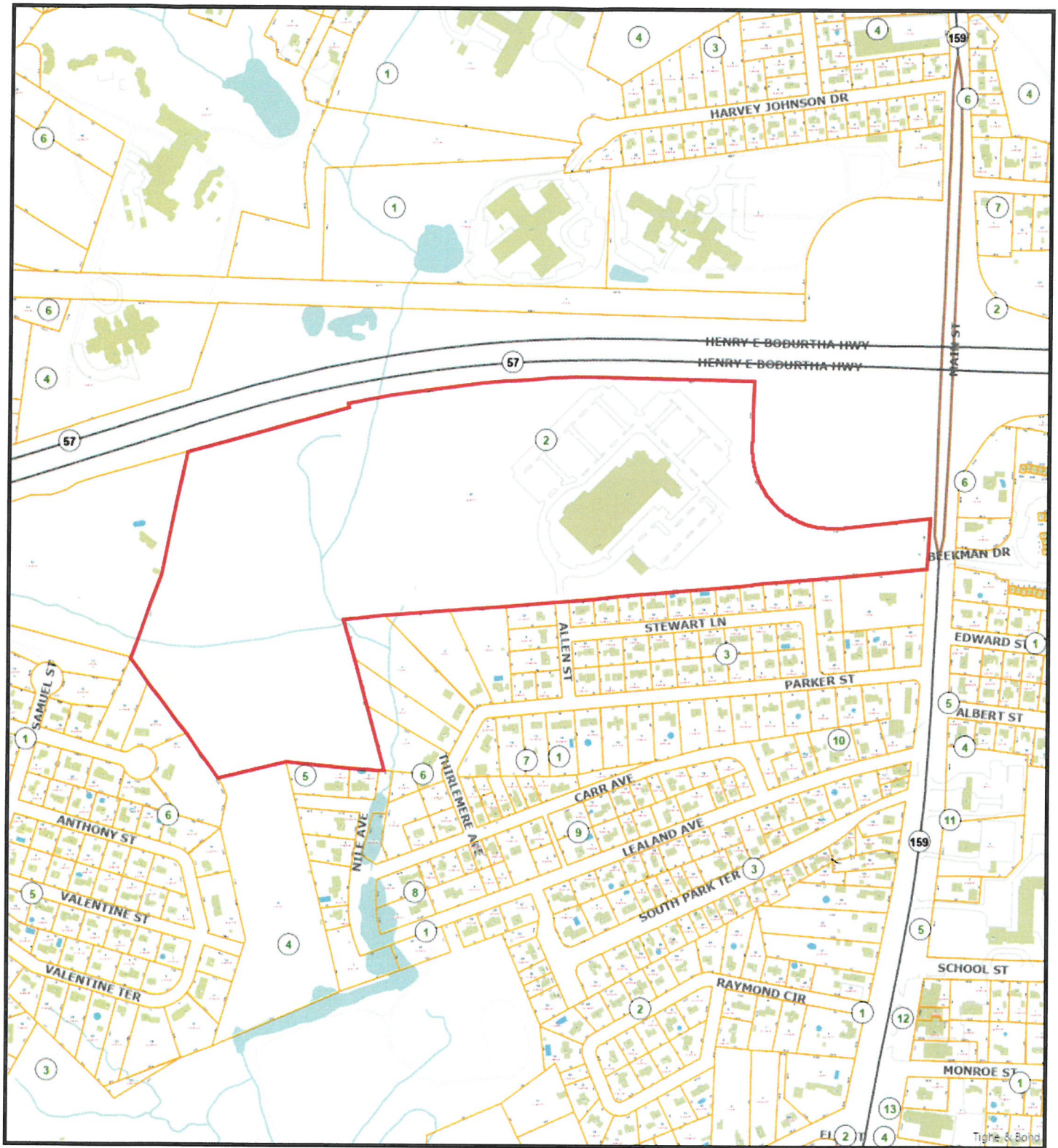
The attached list to this cover letter represents, to the best of our knowledge, the current owners of the properties that are 100 ft. from 580 Main Street. Please note that we are only providing abutters located in the Town of Agawam. We have also attached a map showing the subject parcel and the abutters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

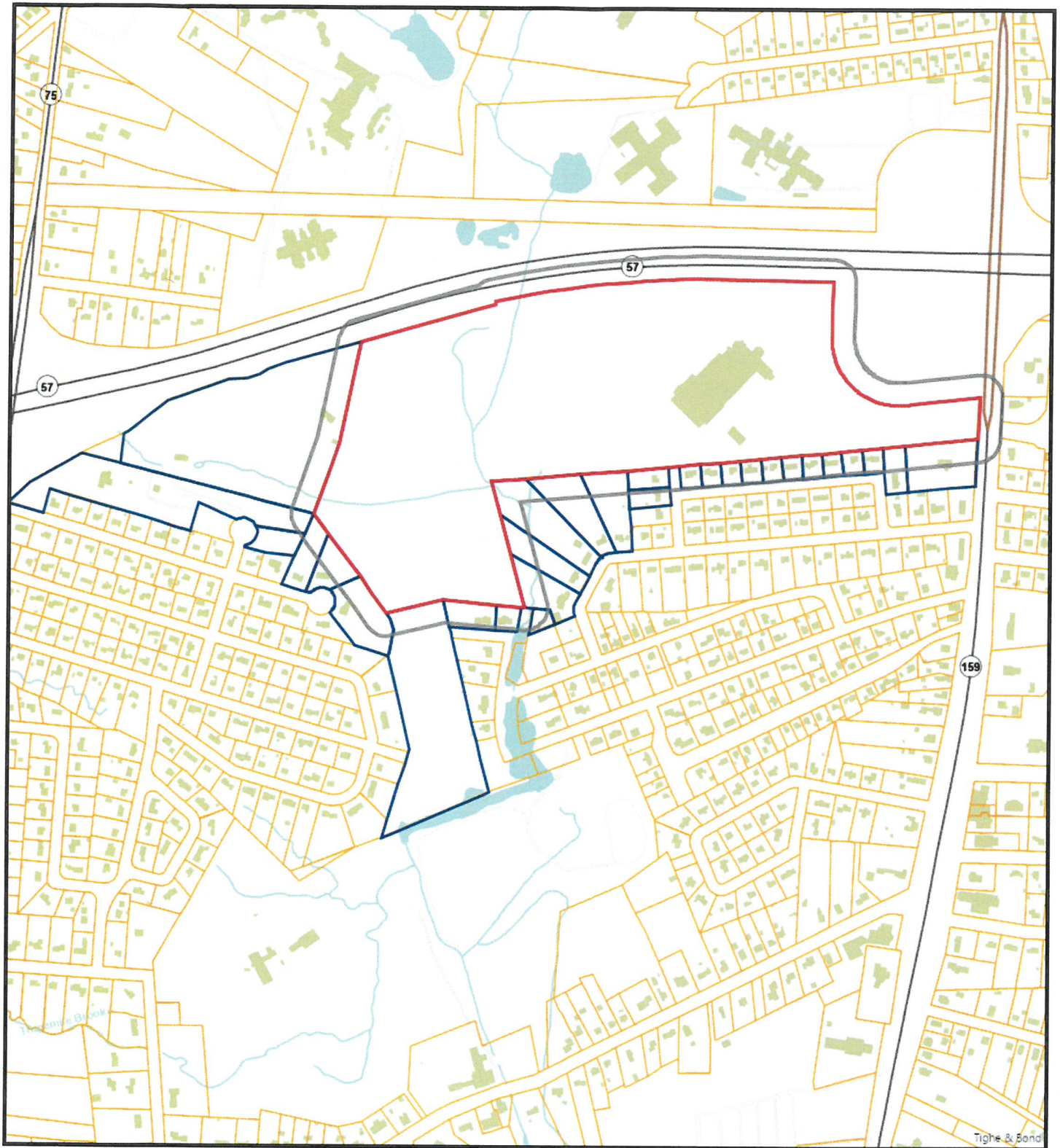
8/20/2025 4:15:38 PM

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.





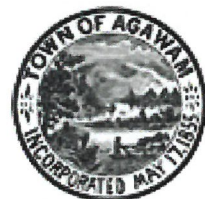
580 Main St. (K11-2-28)

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

973-544-6836

h. Phone Number

NJ

f. State

07081

g. Zip Code

vcasiero@diamondcomm.com

j. Email Address

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

a. First Name

Bethany Assembly of God, a Religious Corporation

c. Organization

580 Main Street

d. Street Address

Agwam

e. City/Town

413-789-2930

h. Phone Number

MA

f. State

01001

g. Zip Code

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

410-853-7128

h. Phone Number

MA

f. State

01886

g. Zip Code

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:

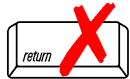
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:			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.)



Site Location & Surrounding Properties



Site Location



Easement

Aerial Photographs (2022)

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



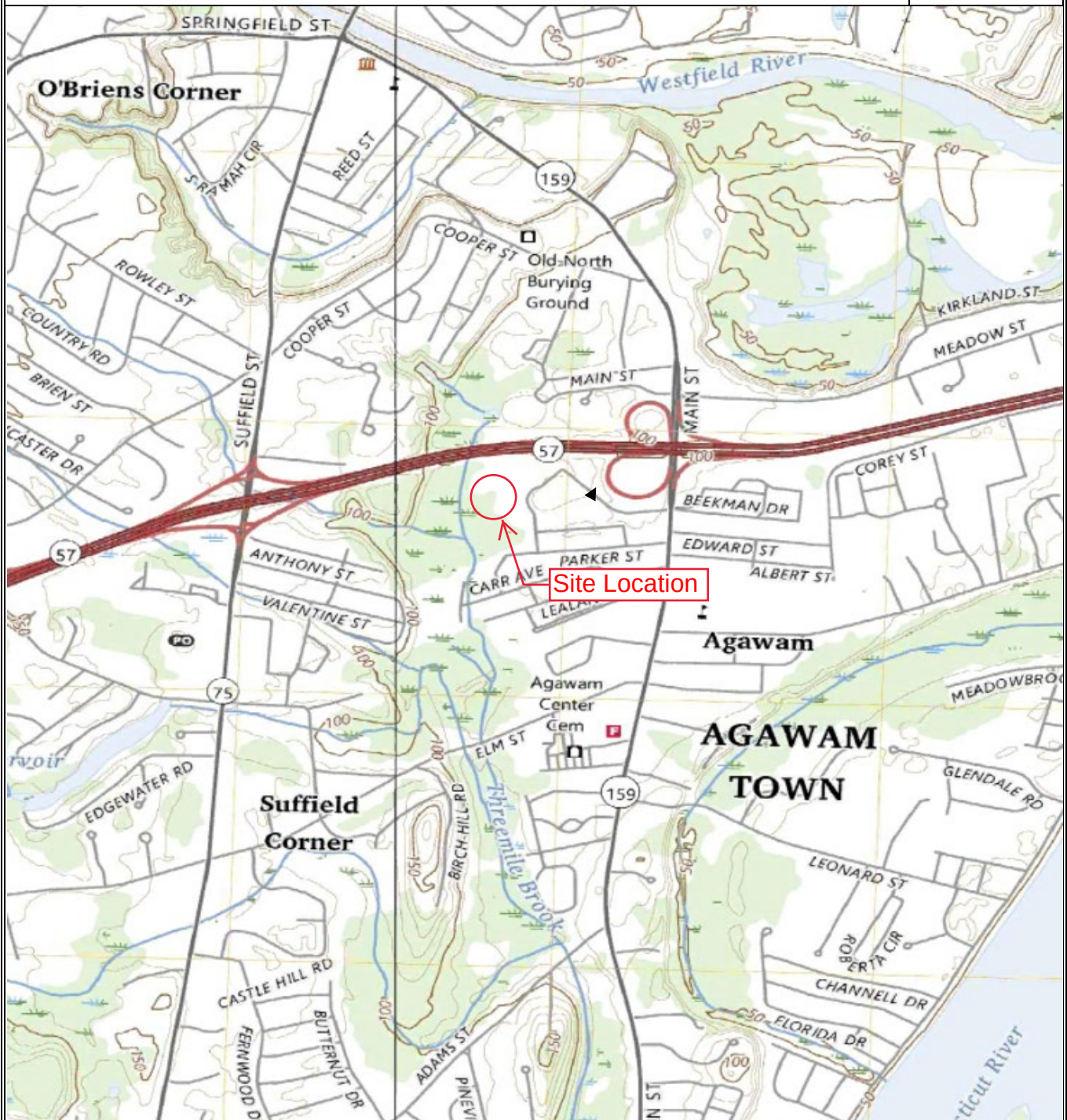
Springfield South Quadrangle, Massachusetts (2024)

Contour Interval = 10 Feet

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



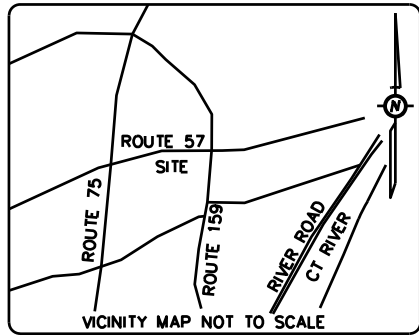
North



Site Vicinity Map

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





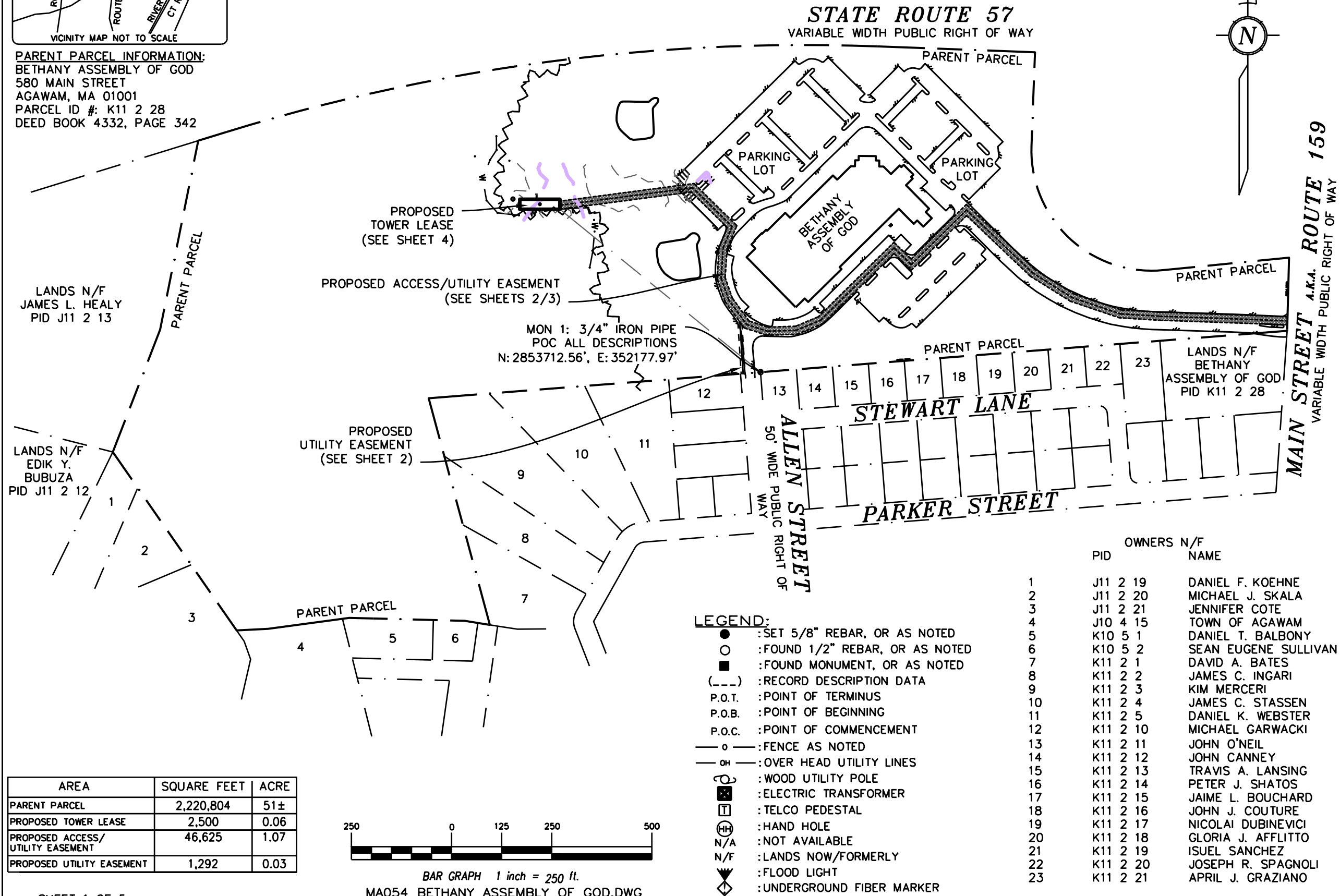
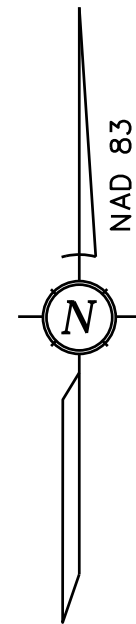
PARENT PARCEL INFORMATION:
BETHANY ASSEMBLY OF GOD
580 MAIN STREET
AGAWAM, MA 01001
PARCEL ID #: K11 2 28
DEED BOOK 4332, PAGE 342

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.

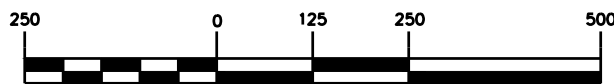
ZONING: (AG) — AGRICULTURAL DISTRICT

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

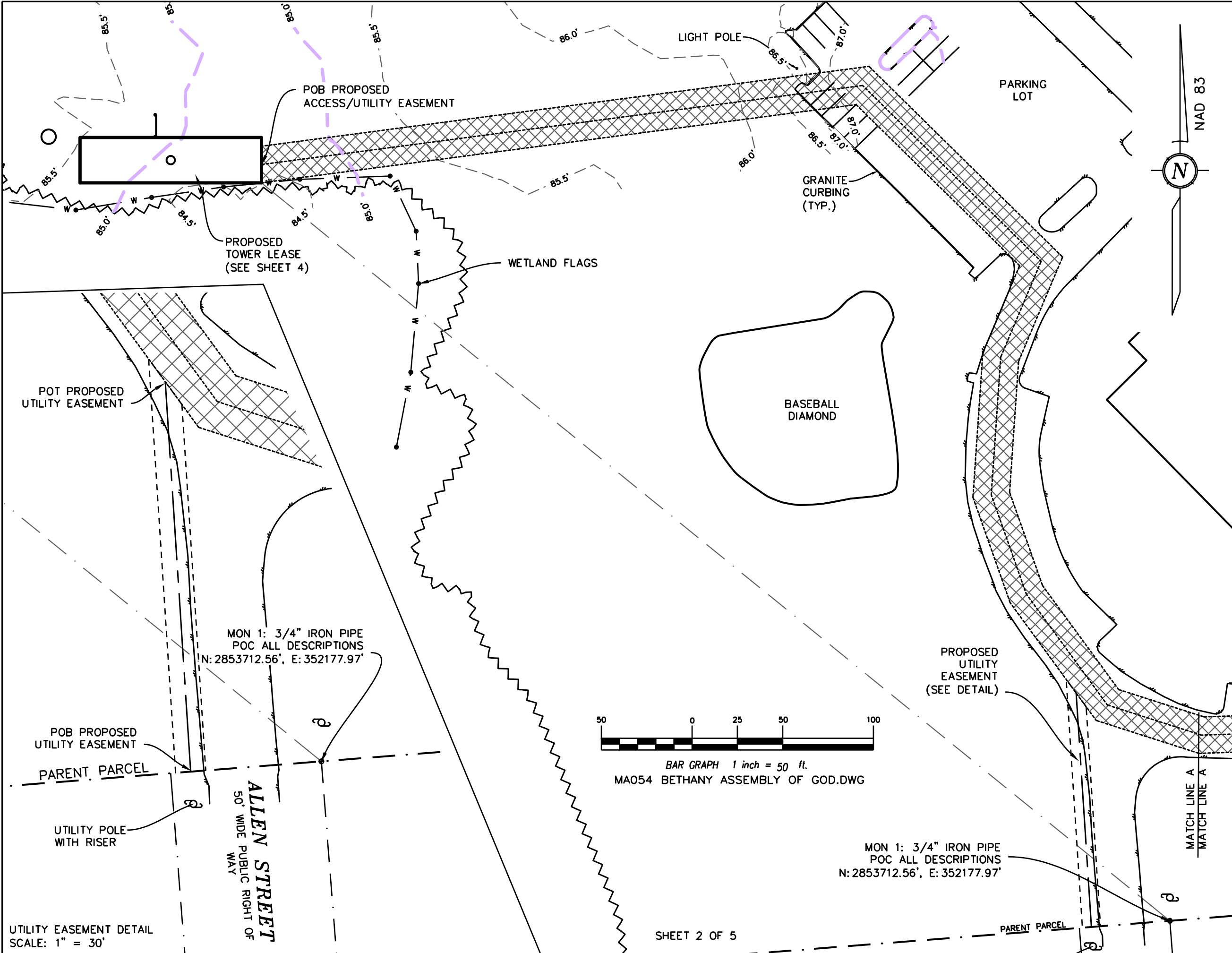
I HEREBY CERTIFY TO:

LITTLE RIVER LAND SURVEYING

SURVEYOR
JERAMIAH J. RAITT
DATE:

FIELD DATE: 08/14/2023

Page 89 of 226



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

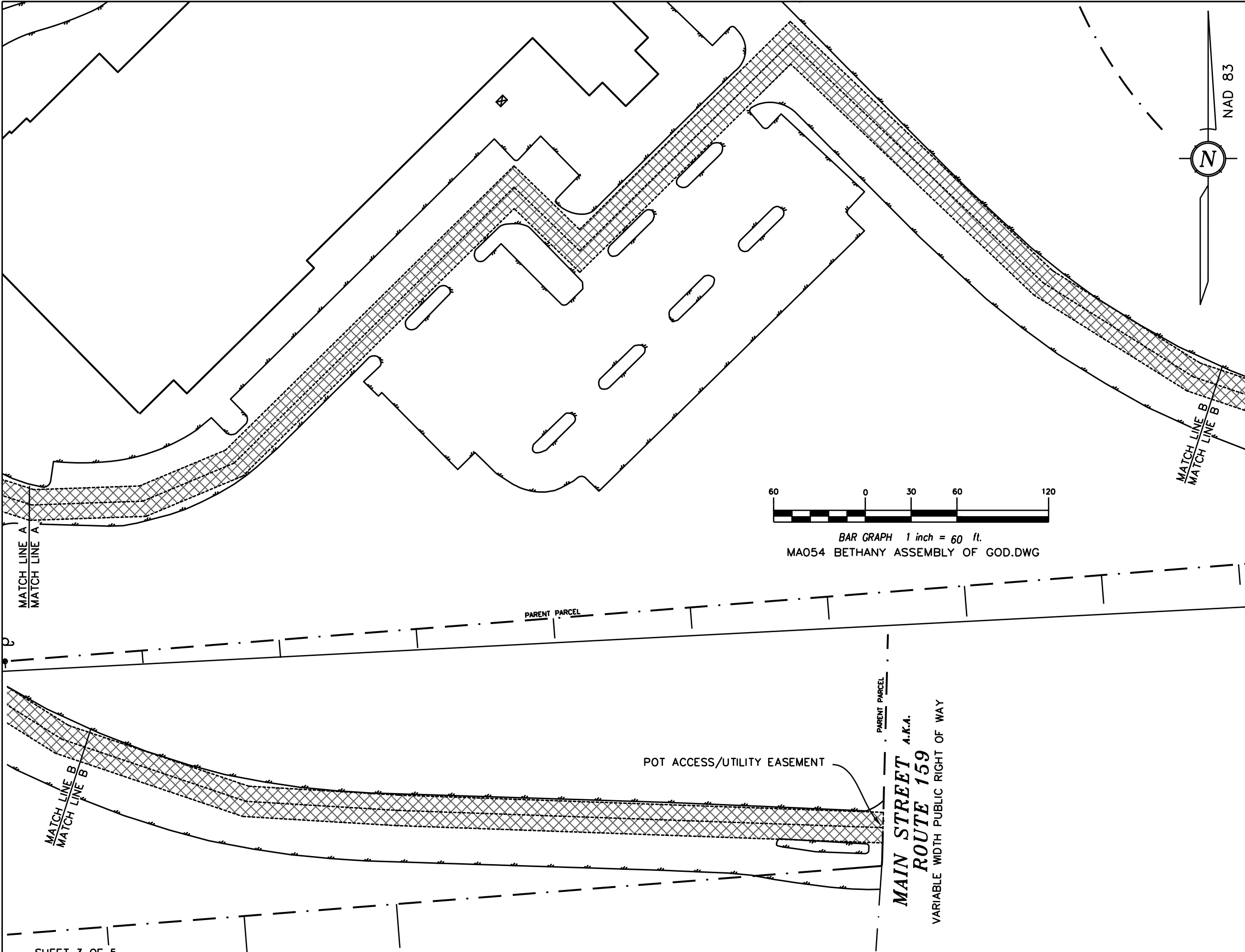
SURVEY WORK PERFORMED BY:
JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : roleigh@murphygeomatics.com FIRM C-2757

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.
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:

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 : jonathan@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
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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:

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

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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.

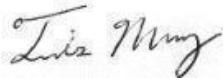
Lastly, a Section 401 Water Quality Certification (WQC) from MassDEP will be required if the proposed project includes dredging and/or excavation within waters of the Commonwealth. Copies of MassDEP Environmental Resource maps are documented in Appendix II.

- 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

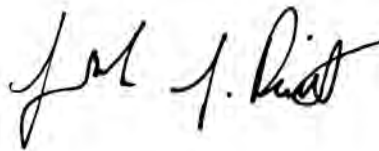
Latitude: 42° 04' 27.77" N. +/- 20'

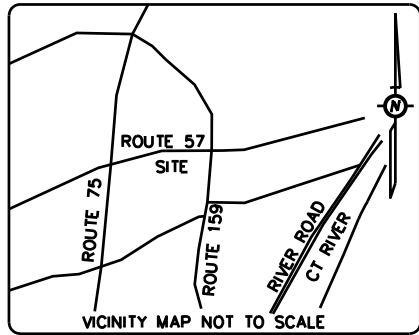
Longitude: 72° 37' 18.30" W. +/- 20'

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

Respectfully,

Jeramiah J. Raitt





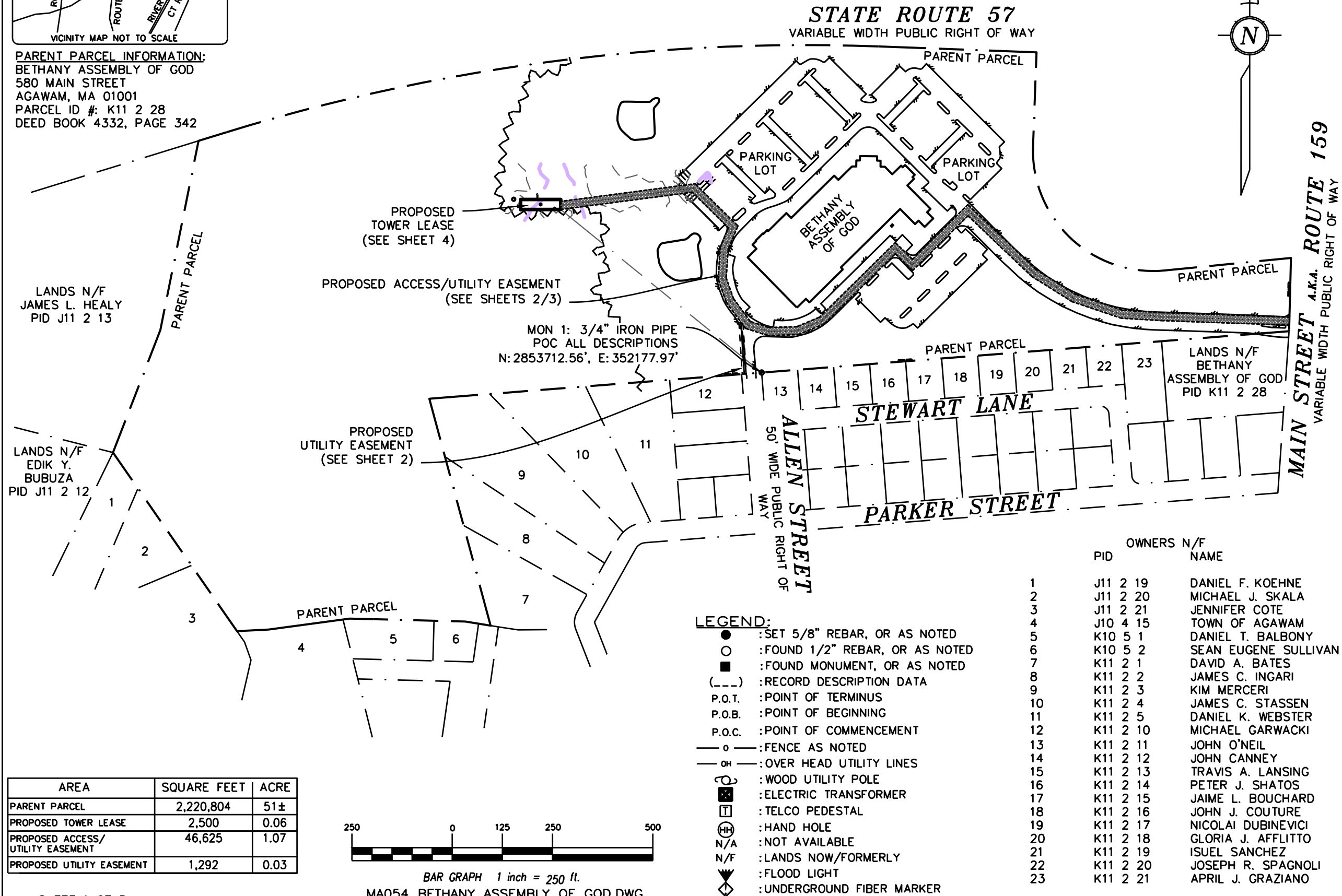
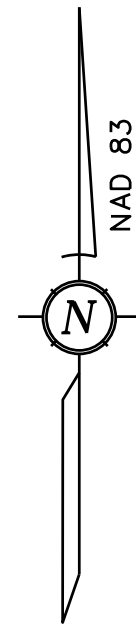
PARENT PARCEL INFORMATION:
BETHANY ASSEMBLY OF GOD
580 MAIN STREET
AGAWAM, MA 01001
PARCEL ID #: K11 2 28
DEED BOOK 4332, PAGE 342

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.

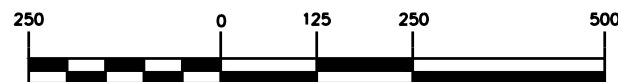
ZONING: (AG) — AGRICULTURAL DISTRICT

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

RAW LAND SURVEY

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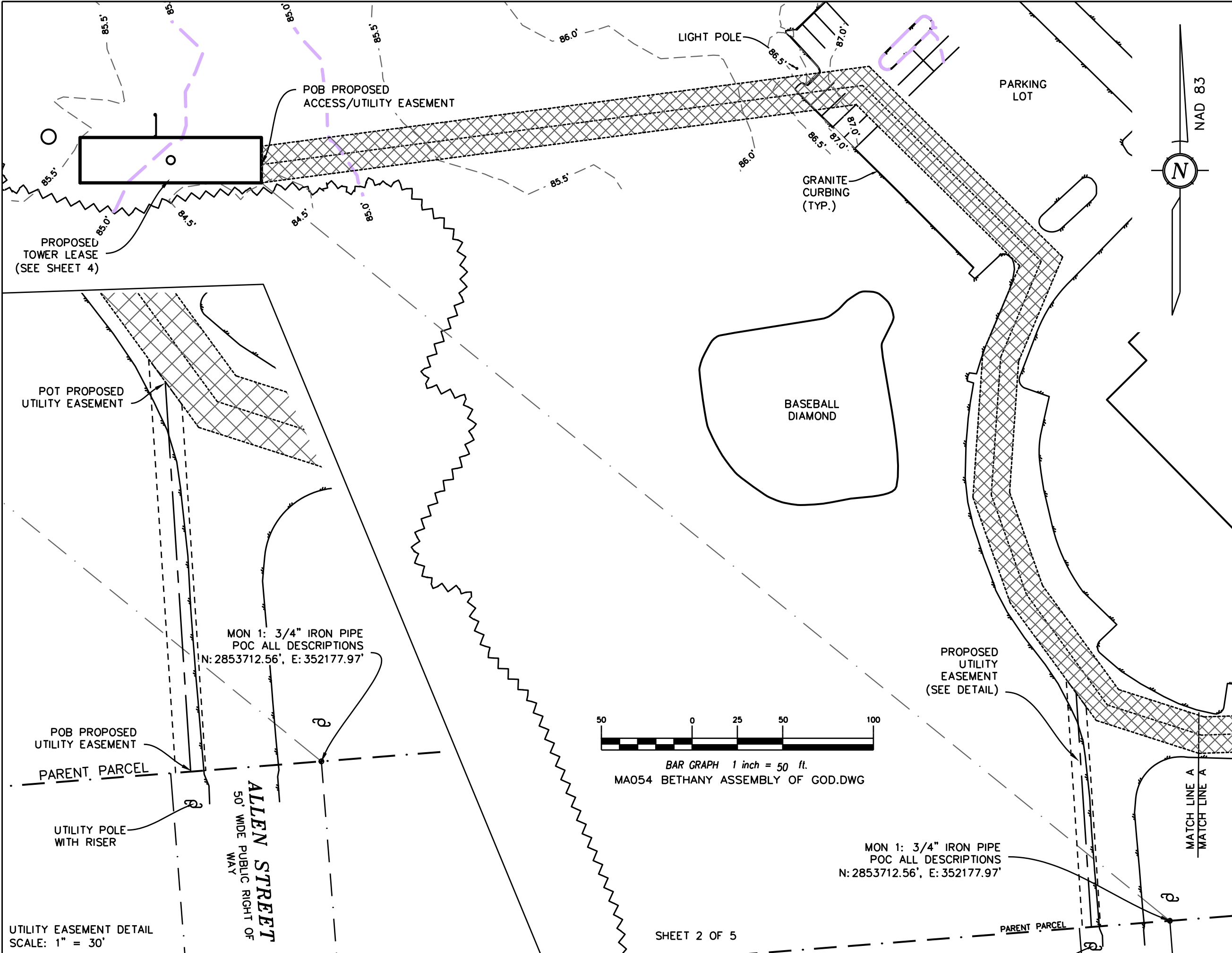
I HEREBY CERTIFY TO:

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SURVEYOR
JERAMIAH J. RAITT
DATE:

FIELD DATE: 08/14/2023

Page 101 of 226



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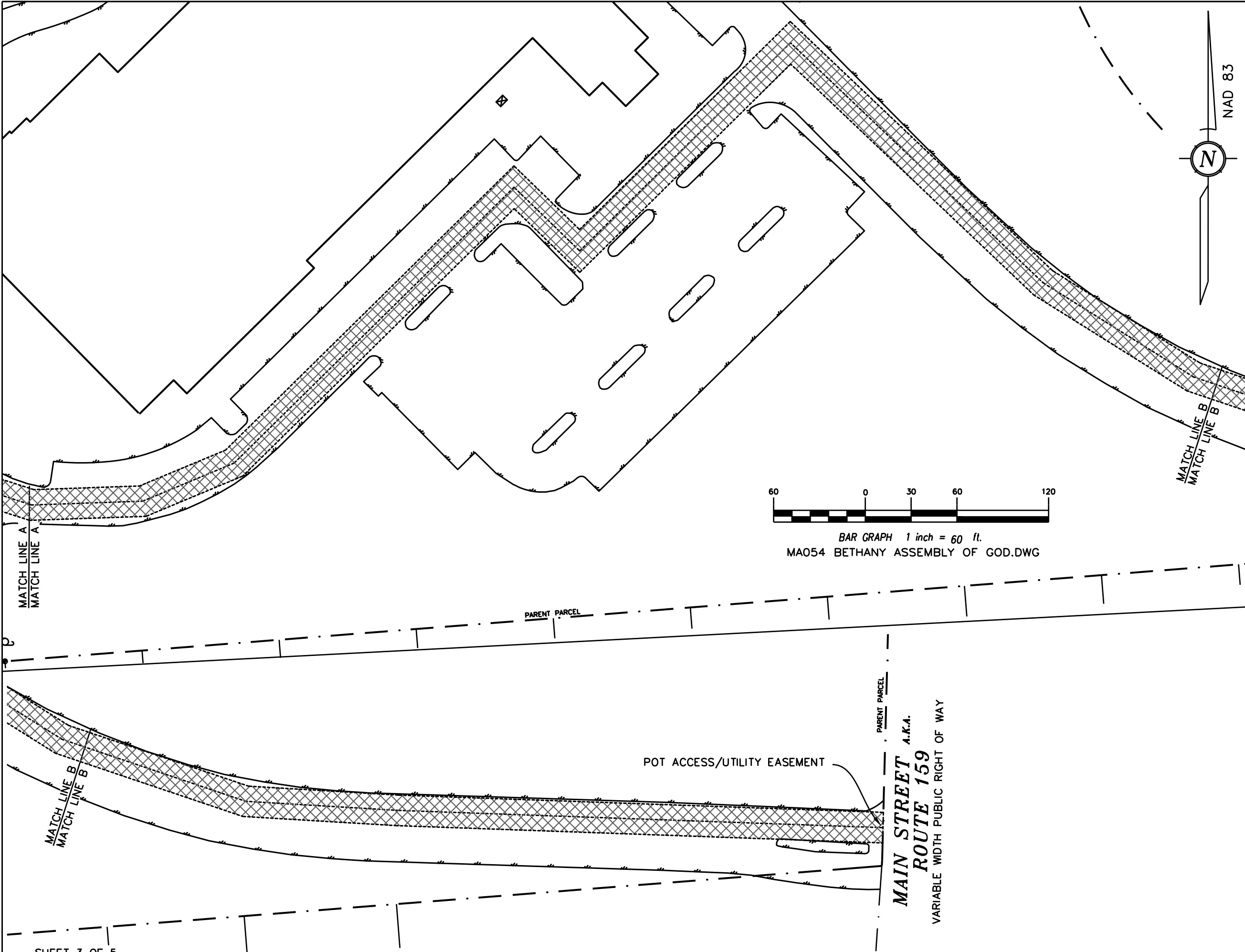
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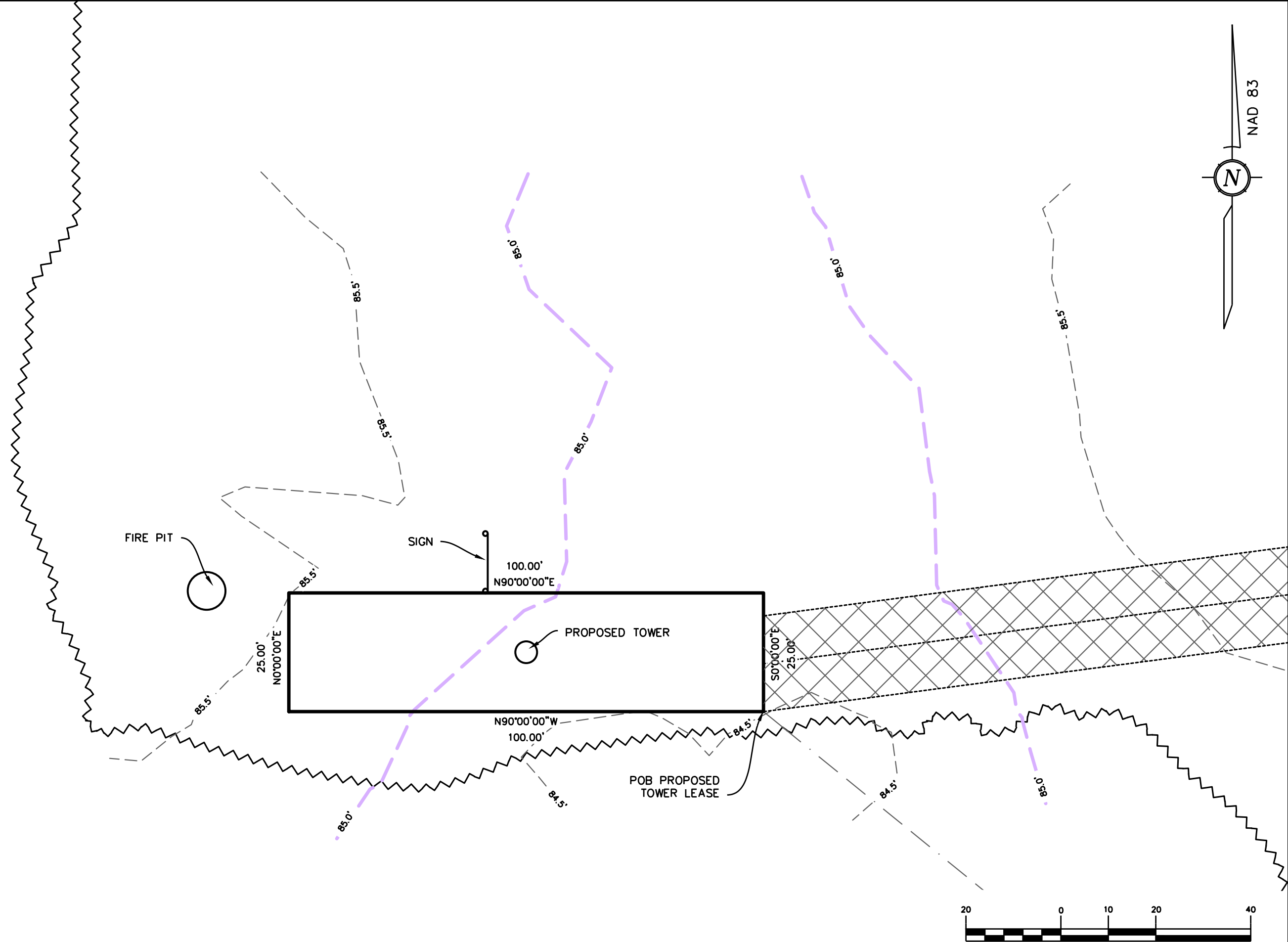
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087-0807

087-0581

312-0988



U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands



April 21, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- 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.

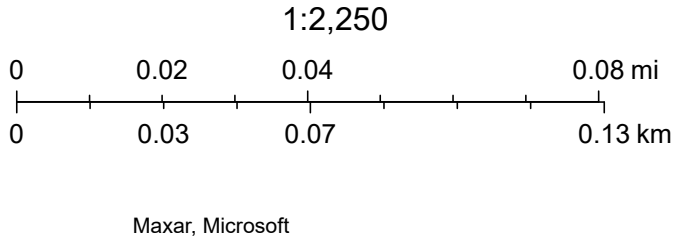
DEA-MA-Bethany Assembly of God-Aerial



11/20/2023

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

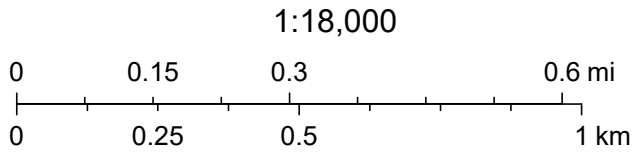
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- Citations
- 60cm Resolution Metadata



DEA-MA-Bethany Assembly of God-USGS



11/20/2023

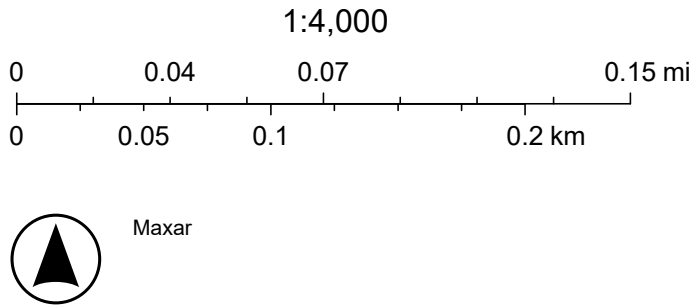


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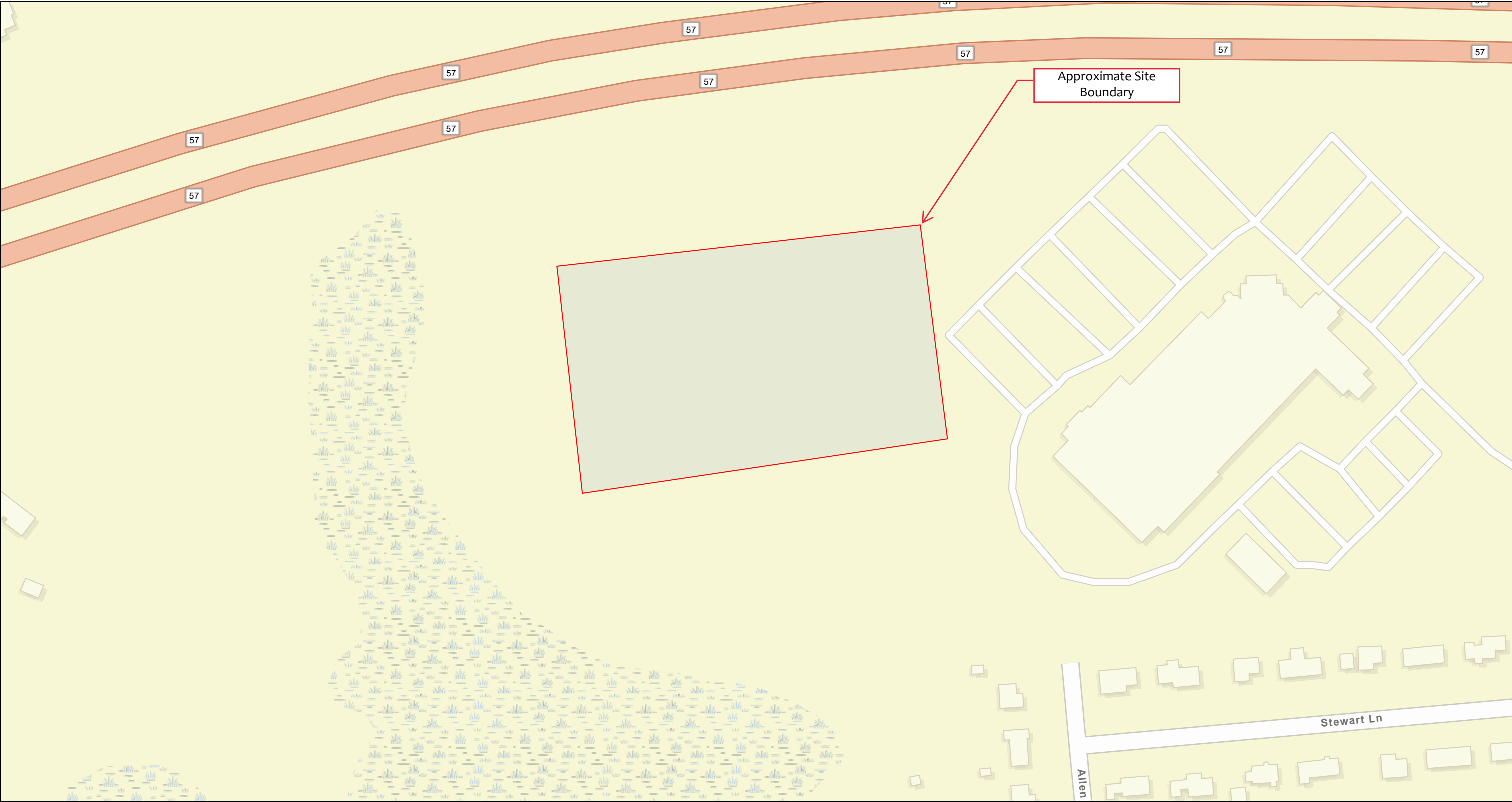
DEA-MA-Bethany Assembly of God-Tax Parcel



11/22/2023

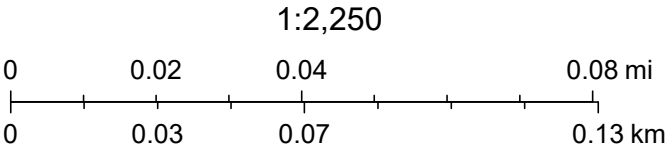


DEA-MA-Bethany Assembly of God-Streets



11/20/2023

 Review Area



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

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

00.030.070.13 km

1:2,250

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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

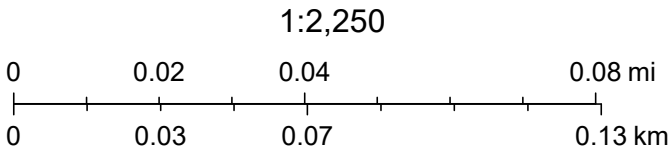
Reservoir (with PWSID)
- Tidal Flats

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

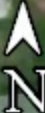
Bethany Assembly of God

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

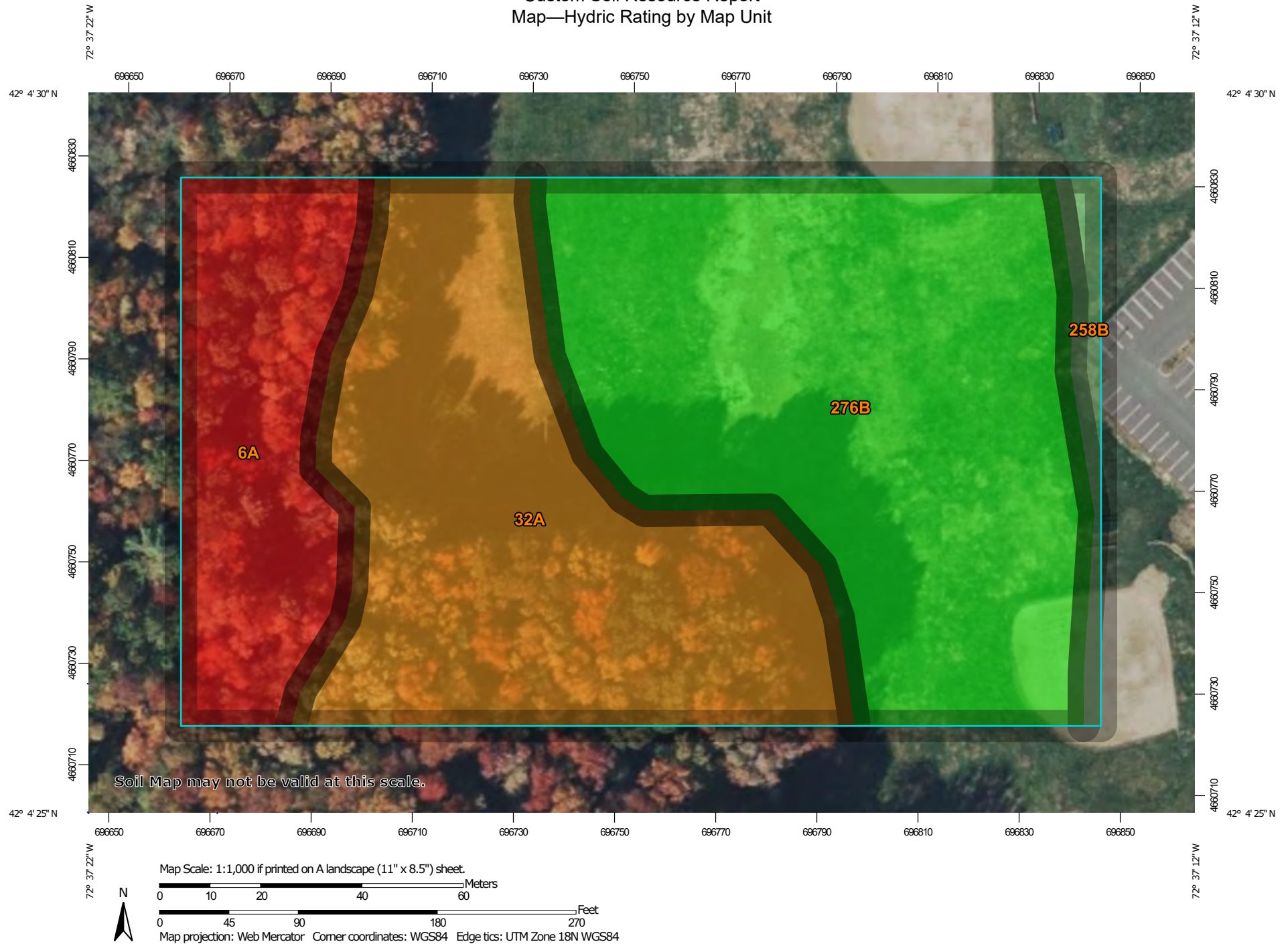
Natural
Resources
Conservation
Service

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>

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

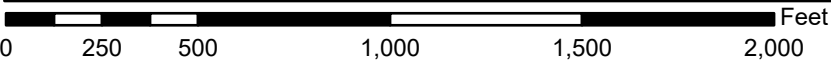
United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

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

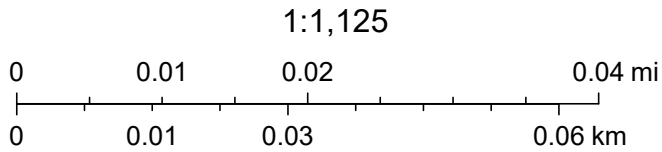
Photo date: Thu, Nov 16, 2023 3:02 PM EST

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 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)																	
<u>0</u> = Total Cover																		
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																
Hydrophytic Vegetation Present? Yes _____ No <u>✓</u>																		
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> Water Table Present? Yes ☒ No ☐ Depth (inches): <u>4</u> Saturation Present? (includes capillary fringe) Yes ☒ No ☐ Depth (inches): <u>1</u>	Wetland Hydrology Present? Yes ☒ No ☐
--	---

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															
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u>)																		
1. <u>Frangula alnus</u>	<u>20</u>	☒	<u>FAC</u>	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)																	
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. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes ☒ No _____														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
		<u>0</u>	= Total Cover															
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)

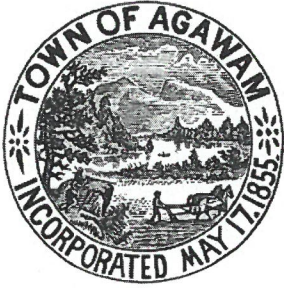
³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**

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.

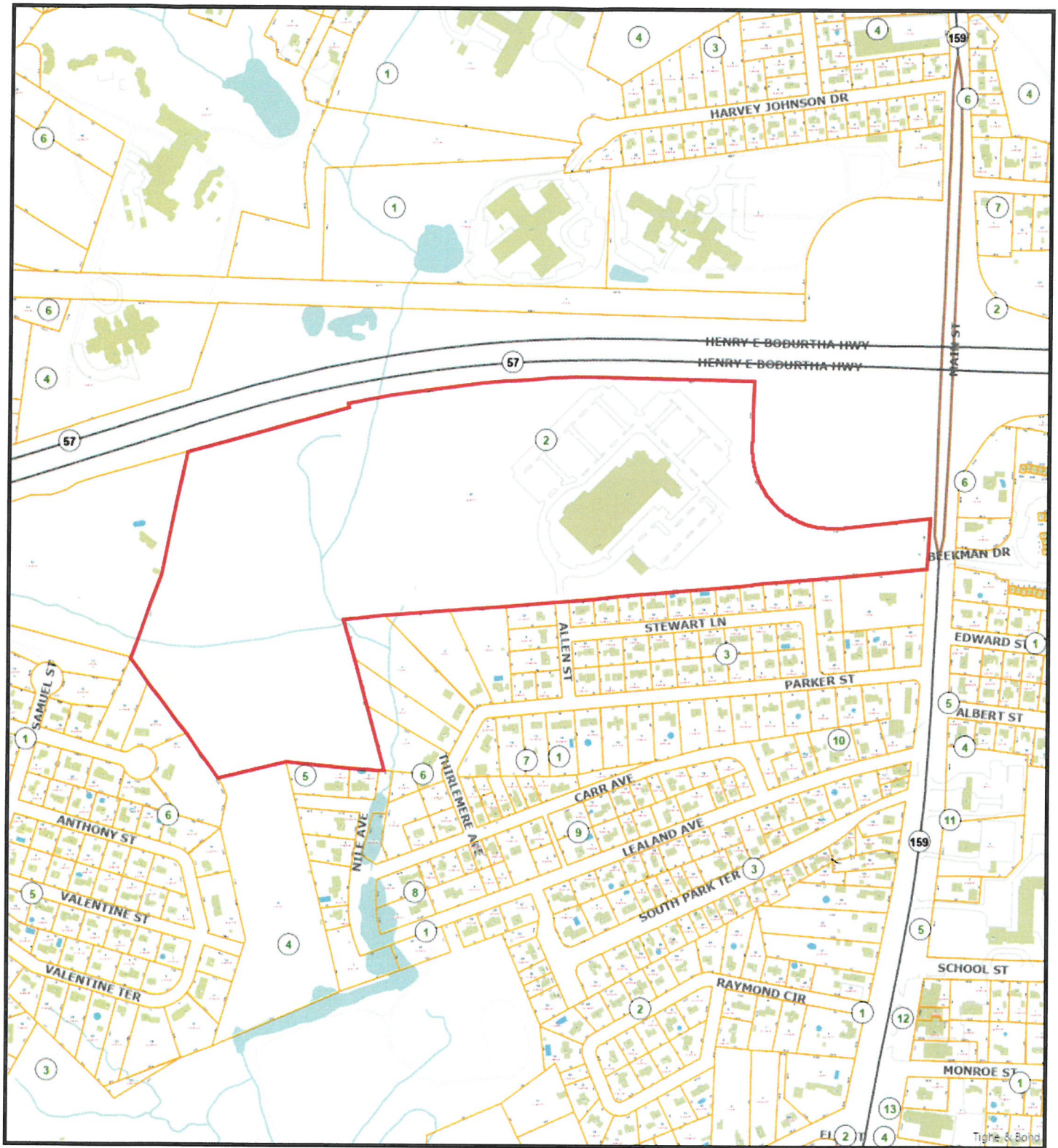
The attached list to this cover letter represents, to the best of our knowledge, the current owners of the properties that are 100 ft. from 580 Main Street. Please note that we are only providing abutters located in the Town of Agawam. We have also attached a map showing the subject parcel and the abutters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

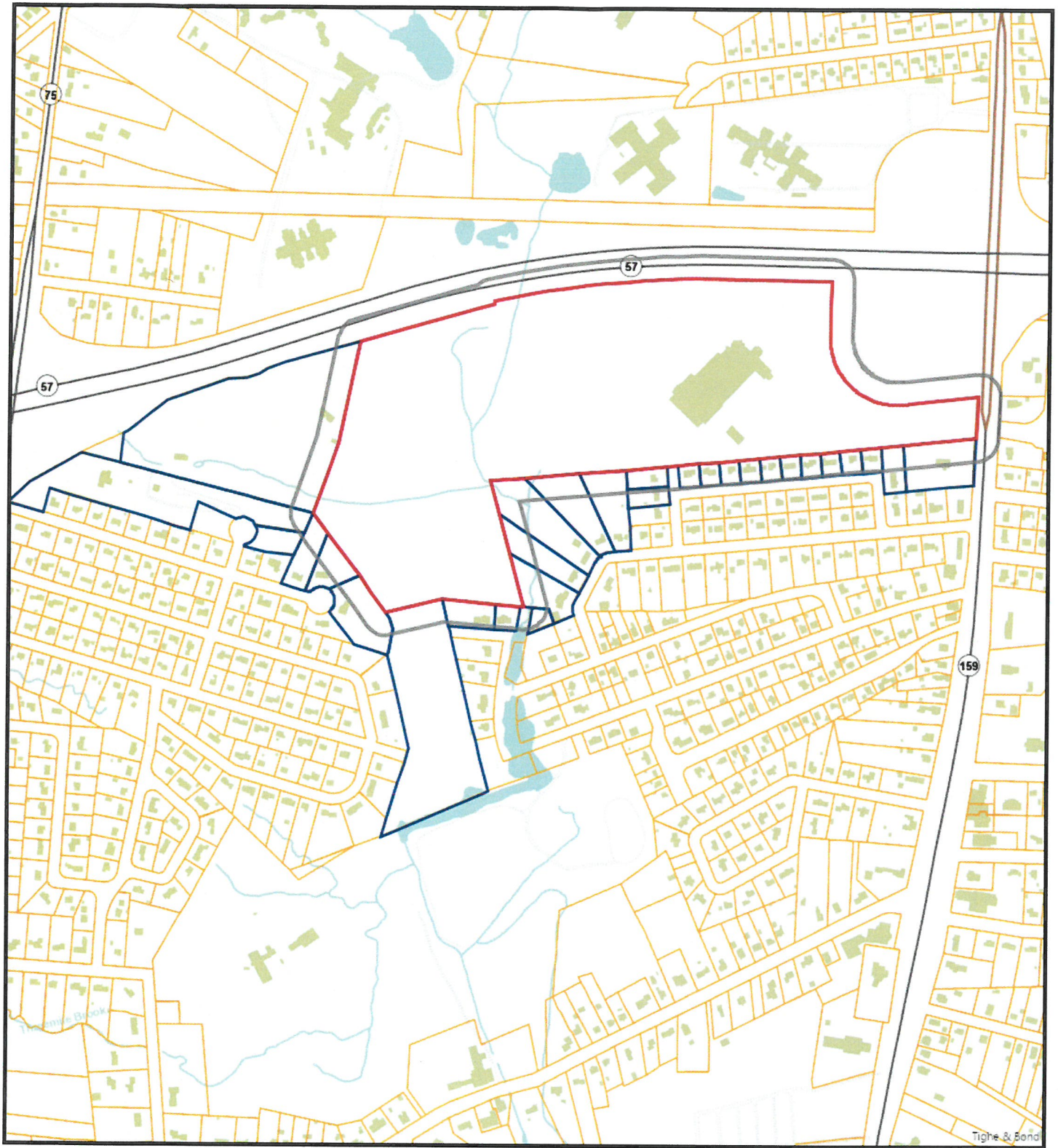
8/20/2025 4:15:38 PM

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.



S:\Projects\2025\250311 - Shab - 18 Springfield St., Agawam\05 Civil 3D\250311 - SITE.dwg

ZONING REVIEW - Business A (BA)

TYPE (MINIMUM)	REQUIRED	EXISTING	PROPOSED
AREA	NONE	13,088± s.f.	13,088± s.f.
FRONTAGE	20 FT*	143.91'	143.91'
WIDTH	N/A	124.34'	124.34'
FRONT YARD	35 FT	50.2'	50.2'
SIDE YARD	SEE STATE BLDG. CODE	1.2'	1.2'
REAR YARD	25 FT	10.5'	0.5'
HEIGHT (MAX)	45 FT (3 STORIES)	1 STORY	1 STORY
BUILDING COVERAGE (MAX)	50%	16%	23.5%
PARKING SPACES	25	12	12

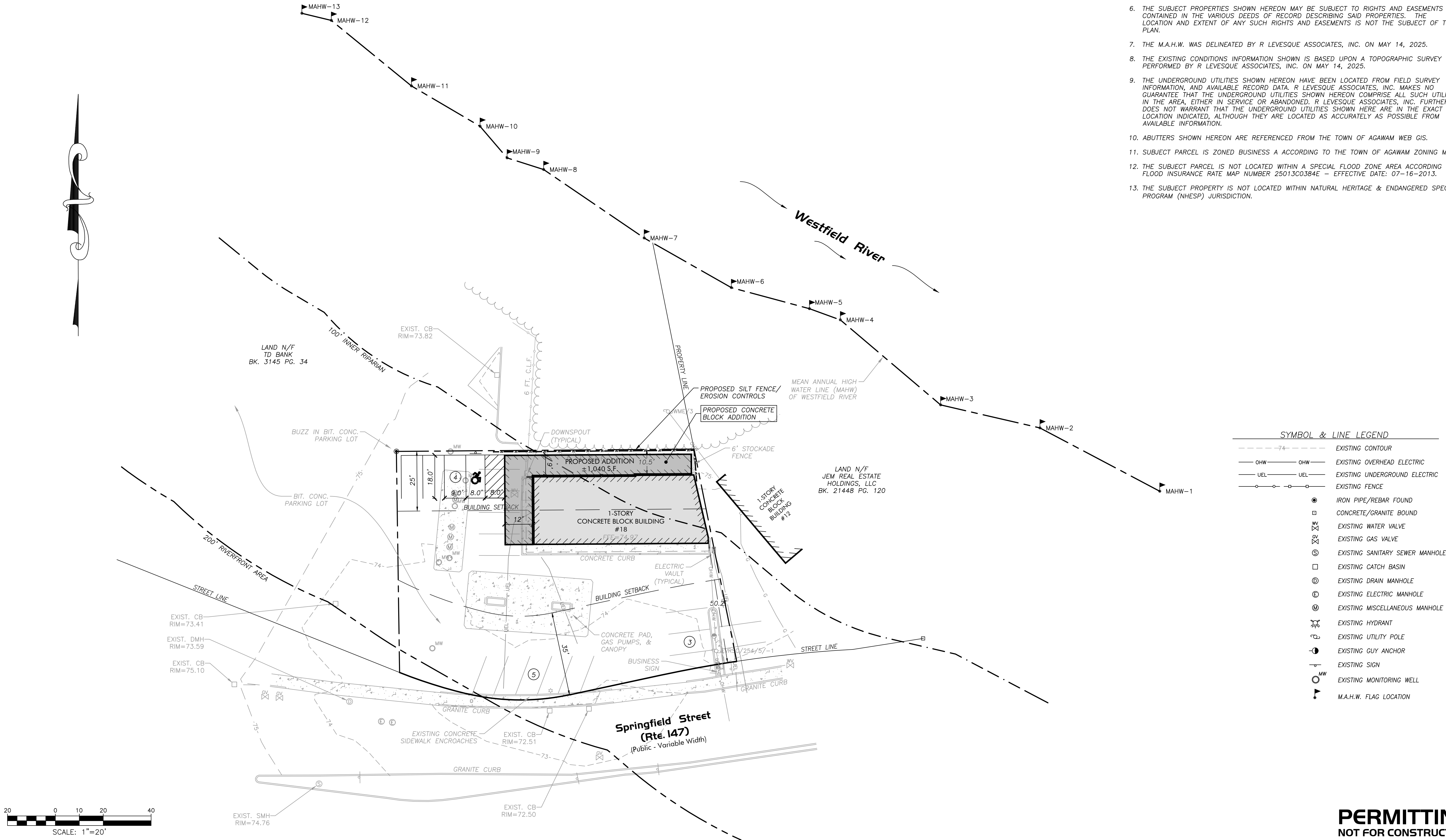
*THE TOWN OF AGAWAM DOES NOT HAVE A MINIMUM FRONTAGE REQUIREMENT IN BUSINESS A. MINIMUM REQUIREMENTS ARE FOUND IN MGL c. 41, 81L.

Riverfront Area Calculations

Total Riverfront Area on Property	12,900 s.f.
Existing Degraded Riverfront Area	12,900 s.f.
Proposed Riverfront Area Alteration	1,040 s.f.

NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS P2SP CORP. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 24245 PAGE 480.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON A PLAN TITLED, "TOWN OF AGAWAM MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS SPRINGFIELD STREET LAYOUT ALTERATIONS FROM WALNUT STREET EXTENSION TO SUFFIELD STREET" PREPARED BY ROBERT T. BITTERS, R.L.S., DATED DECEMBER 18, 1981. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK OF PLANS 205 PAGE 12.
3. THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT OF THE OUTSIDE PERIMETER OF THE EXISTING STRUCTURES. THE ACTUAL LOCATION OF THE EXISTING BUILDING WALLS AND CORNERS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK THAT WOULD ABUT OR TAKE PLACE ADJACENT TO THE EXISTING BUILDING(S). IF THE PLAN HEREON IS USED FOR CONSTRUCTION LAYOUT PURPOSES, THE PARTIES CONDUCTING LAYOUT SHALL CONTACT R. LEVESQUE ASSOCIATES INC. PRIOR TO SAID LAYOUT TO DETERMINE PROPER CONTROL. PLEASE NOTE WHILE THE BUILDING(S) ARE SHOWN TO BE SQUARE, IT SHOULD NOT BE ASSUMED THAT THE WALLS ARE SQUARE OR PLUMB. R. LEVESQUE ASSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN HEREON.
4. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
5. SUBJECT PARCEL CONTAINS 13,088± S.F.
6. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
7. THE M.A.H.W. WAS DELINEATED BY R LEVESQUE ASSOCIATES, INC. ON MAY 14, 2025.
8. THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R LEVESQUE ASSOCIATES, INC. ON MAY 14, 2025.
9. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AND AVAILABLE RECORD DATA. R LEVESQUE ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. R LEVESQUE ASSOCIATES, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HERE ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
10. ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF AGAWAM WEB GIS.
11. SUBJECT PARCEL IS ZONED BUSINESS A ACCORDING TO THE TOWN OF AGAWAM ZONING MAP.
12. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25013C0384E - EFFECTIVE DATE: 07-16-2013.
13. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.



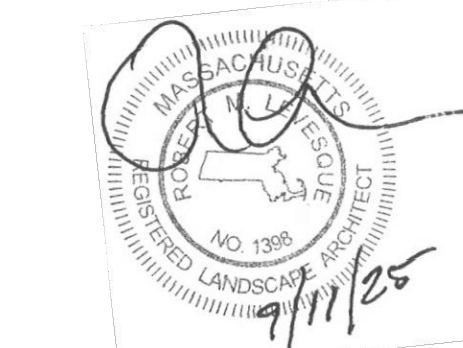
SYMBOL & LINE LEGEND

---	EXISTING CONTOUR
— OHW —	EXISTING OVERHEAD ELECTRIC
— UEL —	EXISTING UNDERGROUND ELECTRIC
— — —	EXISTING FENCE
●	IRON PIPE/REBAR FOUND
□	CONCRETE/GRANITE BOUND
⊗	EXISTING WATER VALVE
⊗	EXISTING GAS VALVE
⊗	EXISTING SANITARY SEWER MANHOLE
⊗	EXISTING CATCH BASIN
⊗	EXISTING DRAIN MANHOLE
⊗	EXISTING ELECTRIC MANHOLE
⊗	EXISTING MISCELLANEOUS MANHOLE
⊗	EXISTING HYDRANT
⊗	EXISTING UTILITY POLE
⊗	EXISTING GUY ANCHOR
⊗	EXISTING SIGN
⊗	EXISTING MONITORING WELL
▲	M.A.H.W. FLAG LOCATION

PERMITTING
NOT FOR CONSTRUCTION

PROPOSED BUILDING ADDITION

18 Springfield Street
Assessors Parcel: J15 3 8
Agawam, Mass.



PREPARED FOR:

Mr. Vasant Shah
18 Springfield Street
Agawam, MA 01001

ISSUANCE DATE: September 10, 2025

REVISIONS:	DATE:

DRAFTED BY: J.L. & J.W.M.

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

SCALE: 1" = 20'

RLA PROJ. NUMBER: 250311

DRAWING#	REV.
C-1	-

Notice of Intent

Under the Wetlands Protection Act 310 CMR 10.00

Proposed Building Addition

Project Location:

18 Springfield Street
Agawam, Massachusetts 01001
(Parcel ID: J15-3-8)

Submitted to:

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

Applicant & Property Owner:

P2SP Corp.
c/o Mr. Vasant Shah
18 Springfield Street
Agawam, Massachusetts 01001

RLA Project File No. 250311

September 11, 2025

R LEVESQUE ASSOCIATES, INC.

A LAND PLANNING SERVICES COMPANY

40 School Street, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



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 - 4.2 FIGURE 2 – FEMA FLOODPLAIN MAP
 - 4.3 FIGURE 3 – NRCS SOILS MAP
5. ABUTTER LIST – 100'

LIST OF APPENDICES

APPENDIX A: SITE PLAN

I. COVER LETTER

R LEVESQUE ASSOCIATES, INC.

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

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



September 11, 2025

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

**RE: Notice of Intent Application – Proposed Building Addition
18 Springfield Street
Agawam, Massachusetts 01001
(Parcel ID: J15-3-8)
RLA Project File No. 250311**

Dear Chairman Kozloski and Commissioners:

On behalf of the applicant and property owner, P2SP Corp. c/o Mr. Vasant Shah, please find the requisite number of copies of a Notice of Intent application and supporting documentation. The applicant proposes the construction of a building addition adjacent to the existing building located at the above-referenced property in Agawam, Massachusetts. The proposed work is within the Riverfront Area to the Westfield River.

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

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

Sincerely,
R LEVESQUE ASSOCIATES, INC.

Nina Fazio

Nina Fazio
Permitting Coordinator

A LAND PLANNING SERVICES COMPANY

2. ADMINISTRATIVE FORMS

- 2.1 WPA FORM 3 – NOTICE OF INTENT
- 2.2 NOI WETLAND FEE TRANSMITTAL FORM



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

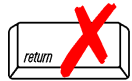
Document Transaction Number

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):

18 Springfield Street

a. Street Address

Agawam

b. City/Town

01001

c. Zip Code

Latitude and Longitude:

J15

f. Assessors Map/Plat Number

42.08975

d. Latitude

72.62803

e. Longitude

3-8

g. Parcel /Lot Number

2. Applicant:

Vasant

a. First Name

Shah

b. Last Name

P2SP Corp.

c. Organization

18 Springfield Street

d. Street Address

Agawam

e. City/Town

MA

f. State

01001

g. Zip Code

413-335-2880

h. Phone Number

i. Fax Number

ravisun13@yahoo.com

j. Email Address

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

Same as applicant

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):

Robert

a. First Name

Levesque

b. Last Name

R Levesque Associates, Inc.

c. Company

40 School Street

d. Street Address

Westfield

e. City/Town

MA

f. State

01085

g. Zip Code

(413) 568-0985

h. Phone Number

i. Fax Number

robl@rlaland.com

j. Email address

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

\$1,575.00

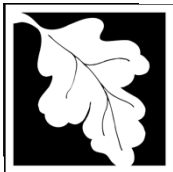
a. Total Fee Paid

\$775.00

b. State Fee Paid

\$800.00

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

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City/Town

A. General Information (continued)

6. General Project Description:

The applicant proposes the construction of a building addition within the 200' Riverfront Area of the Westfield River. Please refer to the attached project narrative for greater detail.

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

24245

c. Book

b. Certificate # (if registered land)

480

d. Page Number

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	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	Westfield River 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: 12,900
square feet

4. Proposed alteration of the Riverfront Area:

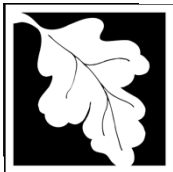
<u>1,040 +/-</u>	<u>488 +/-</u>	<u>552 +/-</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

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

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

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

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



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

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Agawam

City/Town

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

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

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

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

4. ☐ Restoration/Enhancement

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

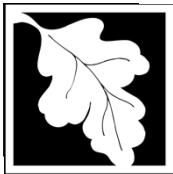
a. square feet of BVW _____

b. square feet of Salt Marsh _____

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings _____

b. number of replacement stream crossings _____



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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

Provided by MassDEP:

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City/Town

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**

04-21-2025

b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

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

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

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

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

(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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Provided by MassDEP:

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City/Town

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

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

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

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

- (d) ☐ Vegetation cover type map of site

- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

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

2. ☐ Separate MESA review ongoing.

a. NHESP Tracking #

b. Date submitted to NHESP

3. ☐ Separate MESA review completed.

Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

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

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

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

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

North Shore - Plymouth to New Hampshire border:

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

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

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

- c. ☐ Is this an aquaculture project?

- d. ☐ Yes ☒ No

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



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

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

Provided by MassDEP:

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Document Transaction Number

Agawam

City/Town

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

Online Users:

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

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

D. Additional Information

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Agawam

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.

Proposed Building Addition

a. Plan Title

R Levesque Associates, Inc.

b. Prepared By

09-11-2025

d. Final Revision Date

c. Signed and Stamped by

As Shown

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

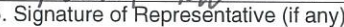
Agawam

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 3. Signature of Property Owner (if different) 5. Signature of Representative (if any)	2. Date 4. Date 6. Date
  	 07/30/25

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.

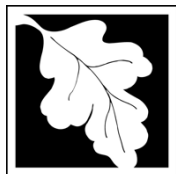
For MassDEP:

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:

18 Springfield Street

a. Street Address

Agawam

b. City/Town

\$800

d. Fee amount

c. Check number

2. Applicant Mailing Address:

Vasant

a. First Name

Shah

b. Last Name

P2SP Corp.

c. Organization

18 Springfield Street

d. Mailing Address

Agawam

e. City/Town

MA

f. State

01001

g. Zip Code

413-335-2880

h. Phone Number

i. Fax Number

ravisun13@yahoo.com

j. Email Address

3. Property Owner (if different):

Same as applicant

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).



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
Cat 3	1	\$1,050.00 x 1.5(RFA)	\$1,575.00

Step 5/Total Project Fee:

Step 6/Fee Payments:

Total Project Fee:	\$1,575.00
	a. Total Fee from Step 5
State share of filing Fee:	\$775.00
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	\$800.00
	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.)

3. PROJECT NARRATIVE

PROJECT NARRATIVE TO NOTICE OF INTENT

For

PROPOSED BUILDING ADDITION
18 SPRINGFIELD STREET
AGAWAM, MASSACHUSETTS 01001
(PARCEL ID: J15-3-8)

INTRODUCTION

On behalf of the applicant and property owner, P2SP Corp. c/o Mr. Vasant Shah, R Levesque Associates, Inc. is providing this Project Narrative as a supplement to the Notice of Intent application. The applicant proposes the construction of a building addition adjacent to the existing building located at the above-referenced property in Agawam, Massachusetts. The proposed work is within the Riverfront Area to the Westfield River.

PROPERTY DESCRIPTION

The subject property is located north of Springfield Street and consists of approximately 0.26 ± acres as shown on the associated site plan prepared by R Levesque Associates, Inc. The subject property is owned by P2SP Corp. and is recorded in the Hampden County Registry of Deeds in Book 24245, Page 480.

Examination of GIS information from the Massachusetts Natural Heritage Atlas, revealed that the subject property is not located within Natural Heritage and Endangered Species Program jurisdiction. The subject property is not located within a special flood hazard area according to FEMA Firmette 25013C0384E effective July 16, 2013.

EXISTING CONDITIONS & TOPOGRAPHY

The subject property contains existing degraded areas consisting of a convenience store, gas fuel pump canopy, paved parking areas, and associated site improvements. The topography of the subject property is relatively flat, with on-site elevations ranging from 73 to 75. A USGS Topographic Map of the site is included within this application packet under Section 4, as Figure 1.

SOILS

According to the Web Soil Survey Map, the soil types mapped on the subject property consist entirely of Urban Land (602). An NRCS Soils Map of the site is included within this application packet under Section 4, as Figure 3.

PROJECT DESCRIPTION

The proposed project includes the construction of a building addition adjacent to the existing building. Associated site improvements include, but are not limited to, removal of existing fencing, relocation of the dumpster, and extension of existing utilities within the main building to the building addition.

The proposed project work will proceed in the following general sequence:

1. Installation of erosion controls along the permitted limit of work;
2. Relocation of the existing dumpster and removal of a portion of fencing and pavement;
3. Clearing and grubbing within the permitted limit of work;
4. Construction of a 1,040 ± SF building addition;
5. Striping of parking spaces; and
6. Removal of erosion controls at the direction of the Town of Agawam Conservation Commission.

WETLAND RESOURCE AREAS

Wetland resource areas were delineated by R Levesque Associates, Inc. in May 2025. The definition of each applicable resource area is presented below in *italic text* followed by an description of the project presented below in **boldface text**.

Please note any resource areas delineated off-site have been shown to accurately portray Riverfront Area onto the subject property and the determination of such is not the subject of this filing.

Bank

In 310 CMR 10.54(2) it states, "*A Bank is the portion of the land surface which normally abuts and confines a water body. It occurs between a water body and a vegetated*

bordering wetland and adjacent flood plain, or, in the absence of these, it occurs between a water body and an upland."

Bank is associated with the Westfield River located off-site to the northeast. The Mean Annual High Water (MAHW) was flagged and is synonymous with Top of Bank in this instance. The MAHW was marked in the field with sequentially numbered flagging labeled "MAHW-2" through "MAHW-11". No bank disturbance is proposed as part of this project.

Riverfront Area

310 CMR 10.58(2) states that, *"...Riverfront Area is the area of land between a river's mean annual high water line and a parallel line measured horizontally. The riverfront area may include or overlap other resource areas or their buffer zone. The riverfront area does not have a buffer zone."* as defined by 310 CMR 10.58(2)(a).

The Riverfront Area (RFA) associated with the Westfield River is shown on the accompanying site plan to extend 200' from the Mean Annual High Water (MAHW) line. The 100' Inner Riparian Area is also shown for reference. The proposed building addition is partially located within the 100' Inner Riparian Area, which consists of degraded asphalt under existing conditions. The project is being submitted as a Riverfront Redevelopment Project under 310 CMR 10.58(5). A Riverfront Area Calculations summary table is provided on the accompanying site plan.

Per 310 CMR 10.58(5);

(5) Redevelopment Within Previously Developed Riverfront Areas; Restoration and Mitigation. Notwithstanding the provisions of 310 CMR 10.58(4)(c) and (d), the issuing authority may allow work to redevelop a previously developed riverfront area, provided the proposed work improves existing conditions. Redevelopment means replacement, rehabilitation or expansion of existing structures, improvement of existing roads, or reuse of degraded or previously developed areas. A previously developed riverfront area contains areas degraded prior to August 7, 1996 by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds. Work to redevelop previously developed riverfront areas shall conform to the following criteria:

(a) At a minimum, proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in

M.G.L. c. 131 § 40. When a lot is previously developed but no portion of the riverfront area is degraded, the requirements of 310 CMR 10.58(4) shall be met.

The proposed work is confined to an area of existing impervious asphalt that currently functions as a dumpster storage location. The site has been developed and in continuous commercial use as a convenience store for multiple decades. No natural or undisturbed Riverfront Area will be impacted. The project does not expand the extent of degraded area within the Riverfront Area. Instead, the redevelopment replaces an unprotected, operationally degraded use with an enclosed building footprint, thereby enhancing the condition of the Riverfront Area without increasing alteration.

(b) Stormwater management is provided according to standards established by the Department.

The proposed work is entirely over an area of existing impervious pavement. There is no increase in impervious cover, and no modifications are proposed to the site's existing stormwater management system. As such, the project does not alter existing stormwater flow patterns or volumes.

(c) Within 200 foot riverfront areas, proposed work shall not be located closer to the river than existing conditions or 100 feet, whichever is less, or not closer than existing conditions within 25 foot riverfront areas, except in accordance with 310 CMR 10.58(5)(f) or (g).

The proposed addition does not extend closer to the Westfield River than the existing edge of pavement. The footprint of the proposed addition is confined within established degraded area.

(d) Proposed work, including expansion of existing structures, shall be located outside the riverfront area or toward the riverfront area boundary and away from the river, except in accordance with 310 CMR 10.58(5)(f) or (g).

In accordance with the standard, the expansion of the existing structure has been designed to remain within the existing developed and degraded area. The proposed addition is not situated further toward the Westfield River than existing asphalt and does not result in any new encroachment into previously undisturbed areas.

(e) The area of proposed work shall not exceed the amount of degraded area, provided that the proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58(5)(f) or (g).

The proposed work is located entirely within an existing degraded portion of the Riverfront Area, specifically an asphalt surface used for refuse storage. The project does not expand the extent of degraded area within the Riverfront Area. Instead, the redevelopment replaces an unprotected, operationally degraded use with an enclosed building footprint, thereby enhancing the condition of the Riverfront Area without increasing alteration.

(f) When an applicant proposes restoration on-site of degraded riverfront area, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), and (e) at a ratio in square feet of at least 1:1 of restored area to area of alteration not conforming to the criteria. Areas immediately along the river shall be selected for restoration. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Restoration shall include:

- 1. removal of all debris, but retaining any trees or other mature vegetation;*
- 2. grading to a topography which reduces runoff and increases infiltration;*
- 3. coverage by topsoil at a depth consistent with natural conditions at the site; and*
- 4. seeding and planting with an erosion control seed mixture, followed by plantings of herbaceous and woody species appropriate to the site;*

On-site restoration of degraded Riverfront Area is not proposed. Given that the project area is limited to redevelopment over existing impervious cover, the proposed work complies with 310 CMR 10.58(5) without the need for supplemental restoration.

(g) When an applicant proposes mitigation either on-site or in the riverfront area within the same general area of the river basin, alteration may be allowed notwithstanding the criteria of 310 CMR 10.58(5)(c), (d), or (e) at a ratio in square feet of at least 2:1 of mitigation area to area of alteration not conforming to the criteria or an equivalent level of environmental protection where square footage is not a relevant measure. Alteration not conforming to the criteria shall begin at the riverfront area boundary. Mitigation may include off-site restoration of riverfront areas, conservation restrictions under M.G.L. c. 184, §§ 31 through 33 to preserve undisturbed riverfront areas that could be otherwise altered under 310 CMR 10.00,

the purchase of development rights within the riverfront area, the restoration of bordering vegetated wetland, projects to remedy an existing adverse impact on the interests identified in M.G.L. c. 131, § 40 for which the applicant is not legally responsible, or similar activities undertaken voluntarily by the applicant which will support a determination by the issuing authority of no significant adverse impact. Preference shall be given to potential mitigation projects, if any, identified in a River Basin Plan approved by the Secretary of the Executive Office of Energy and Environmental Affairs.

Mitigation measures are not proposed. As described above, the project avoids new encroachment and is confined to existing degraded conditions.

(h) The issuing authority shall include a continuing condition in the Certificate of Compliance for projects under 310 CMR 10.58(5)(f) or (g) prohibiting further alteration within the restoration or mitigation area, except as may be required to maintain the area in its restored or mitigated condition. Prior to requesting the issuance of the Certificate of Compliance, the applicant shall demonstrate the restoration or mitigation has been successfully completed for at least two growing seasons.

The applicant acknowledges the requirements for continuing conditions under 310 CMR 10.58(5)(h) and understands that such conditions would apply if restoration or mitigation measures were proposed. As neither restoration nor mitigation is required for this project, no additional conditions are anticipated beyond standard requirements for redevelopment within Riverfront Areas.

EROSION CONTROL

Erosion controls are proposed to protect the site against soil migration and to protect the Resource Area from siltation. All exposed soils on the site will be stabilized as soon as possible. Barrier controls will not be removed until a Certificate of Compliance has been issued by the Town of Agawam Conservation Commission. Please see the accompanying project plan which depicts the location of barrier controls in greater detail.

[END OF PROJECT NARRATIVE]

4. FIGURES

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

USGS Topographic Map

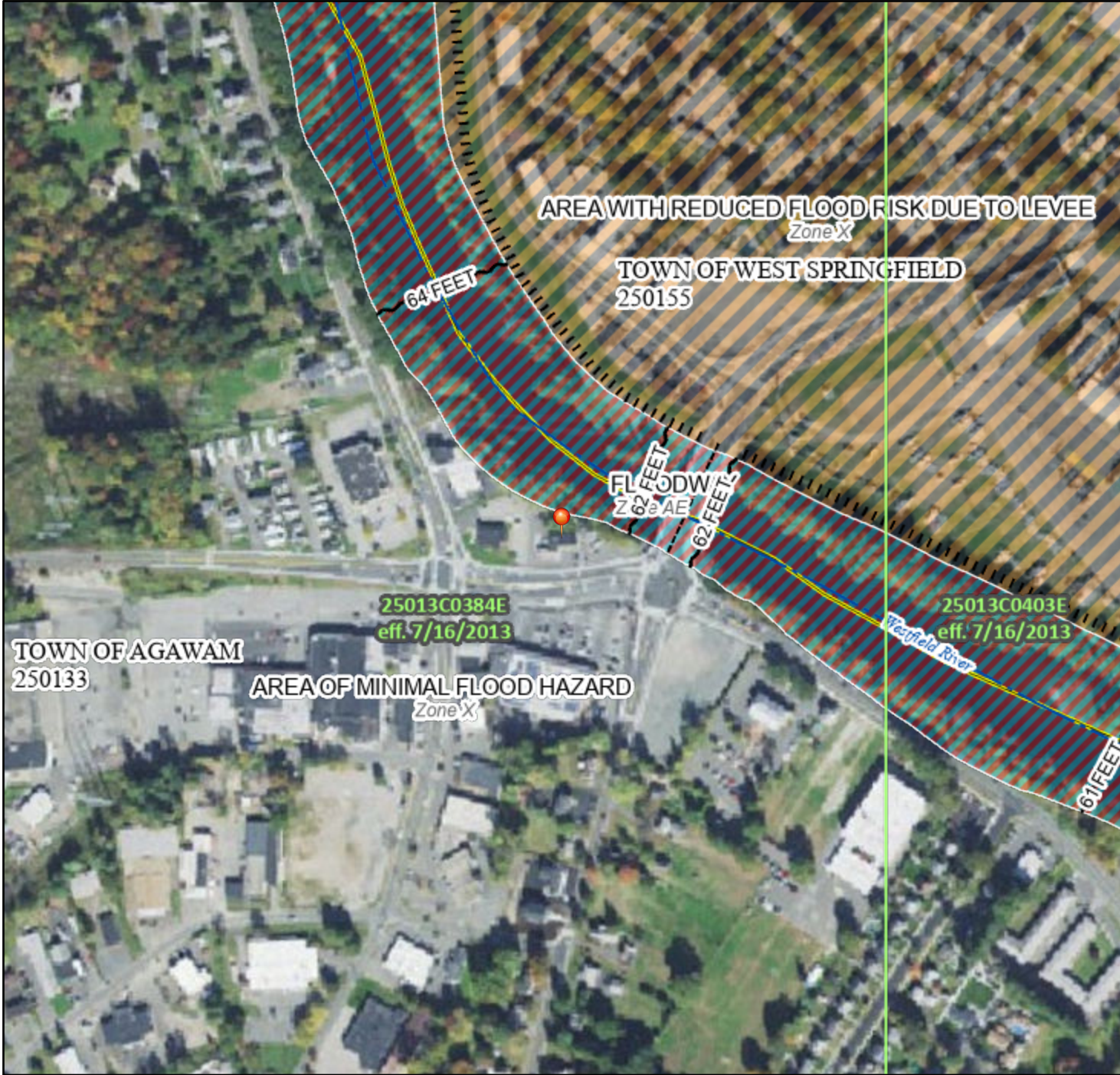


Property Tax Parcels
USGS Topographic Maps

National Flood Hazard Layer FIRMMette



72°38'W 42°5'36"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

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

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



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/21/2025 at 7:25 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

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



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hampden County, Massachusetts, Central Part

Survey Area Data: Version 18, Aug 27, 2024

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
602	Urban land	0.3	100.0%
Totals for Area of Interest		0.3	100.0%

5. ABUTTER LIST – 100'

(SOURCE: TOWN OF AGAWAM GIS)

J15 4 1
FRP HOLDINGS AGAWAM LLC
40 ISLAND POND RD
SPRINGFIELD, MA 01118 1027

J15 3 9
JEM REAL ESTATE HOLDINGS
65 FRANKLIN ST
WESTFIELD, MA 01085

J15 3 8
P2SP CORP.
18 SPRINGFIELD ST
AGAWAM, MA 01001

J15 3 8
P2SP CORP.
18 SPRINGFIELD ST
AGAWAM, MA 01001

J15 3 7
TD BANK
380 WELLINGTON ST, TWR B
LONDON, ON 000N6A

APPENDIX A: SITE PLAN

SITE PLAN SET ENTITLED "PROPOSED BUILDING ADDITION"

PREPARED FOR VASANT SHAH

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED SEPTEMBER 11, 2025



Town of Agawam

Department Of Public Works

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

MEMORANDUM

To: Conservation Commission
CC: File
From: Engineering Division
Date: September 16, 2025
Subject: Notice of Intent – 1014 North Street Extension – CC 380

Following a project meeting with the Planning Department and Conservation Commission, Engineering has the following additional comments regarding the proposed development at #1014 North Street Extension:

1. Due to the shallow slope of the existing site contours, Engineering is concerned that stormwater from the area located east of the proposed driveway and discharge from the existing 12-inch HPDE flared end section will not flow towards the proposed wetland replication area. The existing drainage ditch labelled “D-101 – D-104” shall be extended from Point D-104 to the wetland replication area to promote stormwater flow. This ditch extension shall be shown on the plans with spot grades to show the direction of flow.
2. The proposed 12-inch pipes under the driveway will have 12 inches or less of cover. The proposed 6-inch pipe will have between 8 and 10 inches of cover. Please confirm that this will be sufficient cover for the pipes to prevent damage from vehicles.
3. It is highly recommended that any organic or clay material in the subgrade be removed below the proposed driveway.
4. Please coordinate with Jim Deni, the DPW Deputy Superintendent of Water and Sewer, on the proposed connection of the sewer lateral force main to the Town’s sewer main. A gravity transition manhole may be required in North Street Extension.

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,

Handwritten signature of Michelle C. Chase in blue ink.

Michelle C. Chase, P.E.
Town Engineer

Handwritten signature of Michael F. Albro in blue ink.

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



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: September 11, 2025
Subject: Notice of Intent – 1014 North Street Extension – CC 380

Per your request, we have reviewed the revised Site Plan and Drainage Letter for the proposed single family home to be located at 1014 North Street Extension; Prepared by: R Levesque Associates, Inc.; Dated: September 10, 2025. Based on our review, we have the following comments:

1. The Inlet Area Plan included with the Drainage Letter does not encompass all the area which contributes stormwater runoff to the proposed 12" HDPE driveway culvert. In a phone conversation with R. Levesque Associates on September 8th, Engineering reported that the yard and roof drains of #1004 North Street Ext. discharge towards the wetlands on the subject property. In addition, the contributing paved area of North Street Ext. should extend up to a high point at the driveway of #1004 North Street Ext.
2. The flow capacity of the existing 12" pipe at #1022 North Street Ext. has not been analyzed. This pipe collects runoff from properties on the southern side of the street and discharges into the wetlands on the western side of the proposed driveway. Engineering is concerned that if the wetlands on the subject property become flooded, stormwater could back-up and flood the proposed driveway and house.
3. In order to provide additional connectivity between the wetlands areas, Engineering recommends installing two (2) 12" HDPE culvert pipes under the driveway.
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. Engineering recommends additional test pits be performed within the current building footprint to confirm soil conditions.
5. Engineering recommends an 8" gravel base for the proposed driveway.

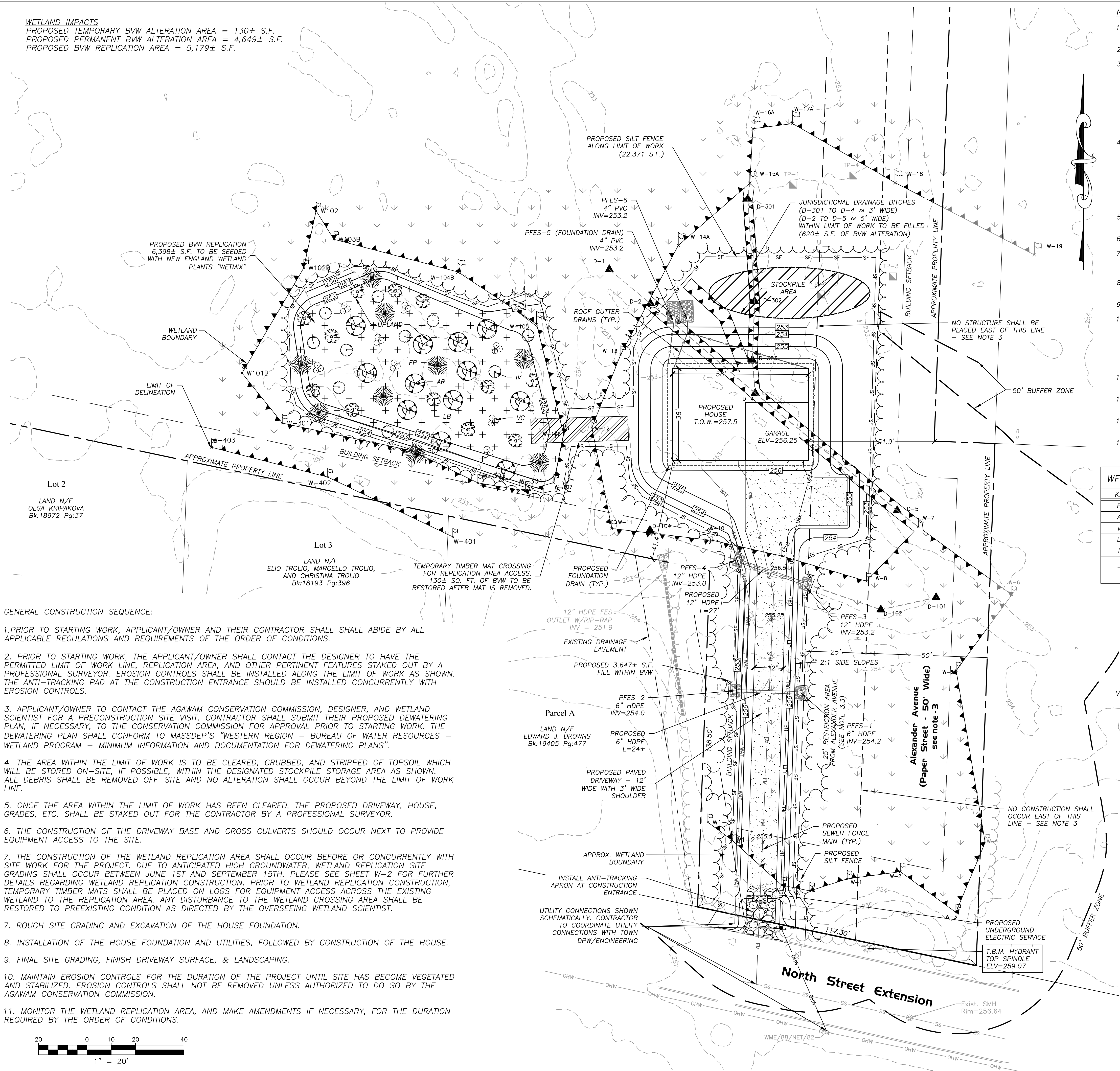
Engineering reserves the right to make additional comments as new information is submitted. If you have any questions, please do not hesitate to contact this division.

Sincerely,

Michelle C. Chase, P.E.
Town Engineer

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

WETLAND IMPACTS
PROPOSED TEMPORARY BVW ALTERATION AREA = 130± S.F.
PROPOSED PERMANENT BVW ALTERATION AREA = 4,649± S.F.
PROPOSED BVW REPLICATION AREA = 5,179± S.F.



NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS VIP HOMES & ASSOCIATES, LLC. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 16050 PAGE 452 & BOOK 20074 PAGE 89.
2. THE PROPERTY LINES SHOWN ARE BASED ON THE ABOVE DEED REFERENCES AND ARE APPROXIMATE.
3. PROPERTY IS SUBJECT TO DEED RESTRICTIONS IN DEED BOOK 20074 PAGE 89 WHICH STATE:
 - 3.1. "ANY ACCESS TO THE PROPOSED HOME BY V.I.P. HOMES & ASSOCIATES, LLC OR ANY ENTITY FOR A DRIVEWAY WILL NOT BE ON ANY PART OF ALEXANDER AVENUE, FEEDING HILLS, MASSACHUSETTS 1030."
 - 3.2. "THERE WILL BE NO CONSTRUCTION OF ANY KIND ON ANY PART OF ALEXANDER AVENUE, FEEDING HILLS, MASSACHUSETTS 01030."
 - 3.3. "ANY CONSTRUCTION OF A HOME BY V.I.P. HOMES & ASSOCIATES, LLC, OR ANY ENTITY WILL BE AT LEAST 25 WEST OF THE WESTERN BOUNDARY OF ALEXANDER AVENUE, FEEDING HILLS, MASSACHUSETTS 01030."
4. THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT OF THE OUTSIDE PERIMETER OF THE EXISTING STRUCTURES. THE ACTUAL LOCATION OF THE EXISTING BUILDING WALLS AND CORNERS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK THAT WOULD ABUT OR TAKE PLACE ADJACENT TO THE EXISTING BUILDING(S). IF THE PLAN HEREON IS USED FOR CONSTRUCTION LAYOUT PURPOSES, THE PARTIES CONDUCTING LAYOUT SHALL CONTACT R. LEVESQUE ASSOCIATES INC. PRIOR TO SAID LAYOUT TO DETERMINE PROPER CONTROL. PLEASE NOTE WHILE THE BUILDING(S) ARE SHOWN TO BE SQUARE, IT SHOULD NOT BE ASSUMED THAT THE WALLS ARE SQUARE OR PLUMB. R. LEVESQUE ASSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN HEREON.
5. THIS PLAN HAS BEEN PREPARED FOR CONSERVATION PERMITTING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
6. SUBJECT PARCEL CONTAINS APPROXIMATELY 2.25 ACRES.
7. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
8. WETLAND RESOURCE AREAS WERE DELINEATED BY MIKE MOCKO ENVIRONMENTAL. R LEVESQUE ASSOCIATES MAKES NO ASSERTION AS TO ACCURACY OF WETLAND DELINEATION.
9. THE TOPOGRAPHIC INFORMATION SHOWN IS BASED ON NOAA LIDAR DATA.
10. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AND AVAILABLE RECORD DATA. R LEVESQUE ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. R LEVESQUE ASSOCIATES, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HERE ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. NOT ALL UTILITIES HAVE BEEN SHOWN.
11. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM AGAWAM GIS AND ARE APPROXIMATE.
12. SUBJECT PARCEL IS SPLIT ZONED RESIDENCE A2 AND AGRICULTURAL ACCORDING TO THE AGAWAM ZONING MAP.
13. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 2501300383E - EFFECTIVE DATE: 7-16-2013.
14. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

WETLAND REPLICATION AREA PLANTING SCHEDULE

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

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.

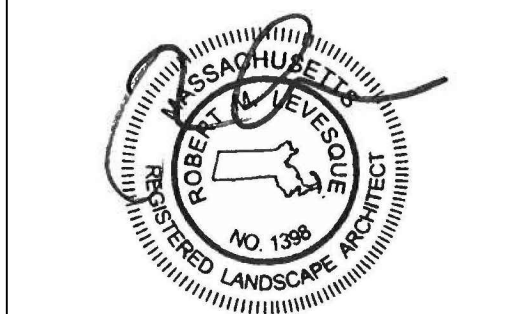
PERMITTING

CONSERVATION FILING PLAN

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

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



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. Revised wetland delineation	5/8/25
B. Revised wetland alteration area and replication	6/20/25
C. Town Engineering Comments	9/10/25

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

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

SCALE: As Noted

RLA PROJ. NUMBER: 240713

DRAWING#	REV.
W-1	C

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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.

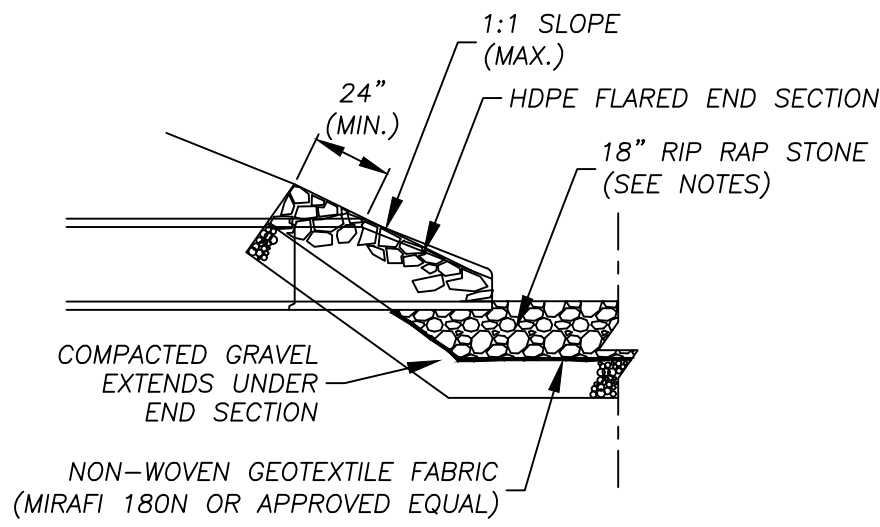
- WETLAND PLANT SEED MIX, AS SPECIFIED ON THE PLANS, SHALL BE OBTAINED FROM A NURSERY IN THE NEW ENGLAND STATES. SEE NOTICE OF INTENT FILING FOR PLANTING REPLICATION AREA PLANTING SCHEDULE.
- ALL EXPOSED SOIL WITHIN THE RESOURCE AREA(S) SHALL BE SEEDED WITH A WETLAND MIXTURE (SEE SPECIFICATION) AND MULCHED 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:

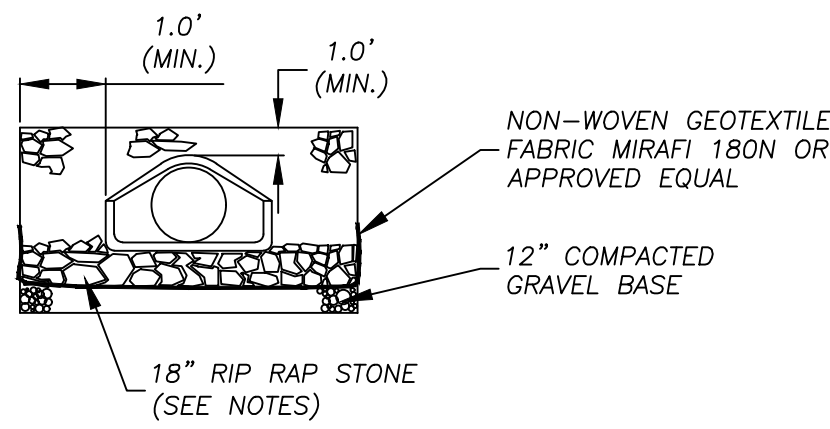
- AT THE END OF EACH GROWING SEASON, AND UNTIL COMPLIANCE WITH THE PERFORMANCE STANDARDS SET FORTH IN 310 CMR 10.55(4)(B)1-7 IS ACHIEVED, A PROGRESS REPORT SHALL BE SUBMITTED BY A REGISTERED LANDSCAPE ARCHITECT OR WETLAND SCIENTIST, TO THE LOCAL ISSUING AUTHORITY.
- ALL WORK SHALL COMPLY WITH 310 CMR 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:

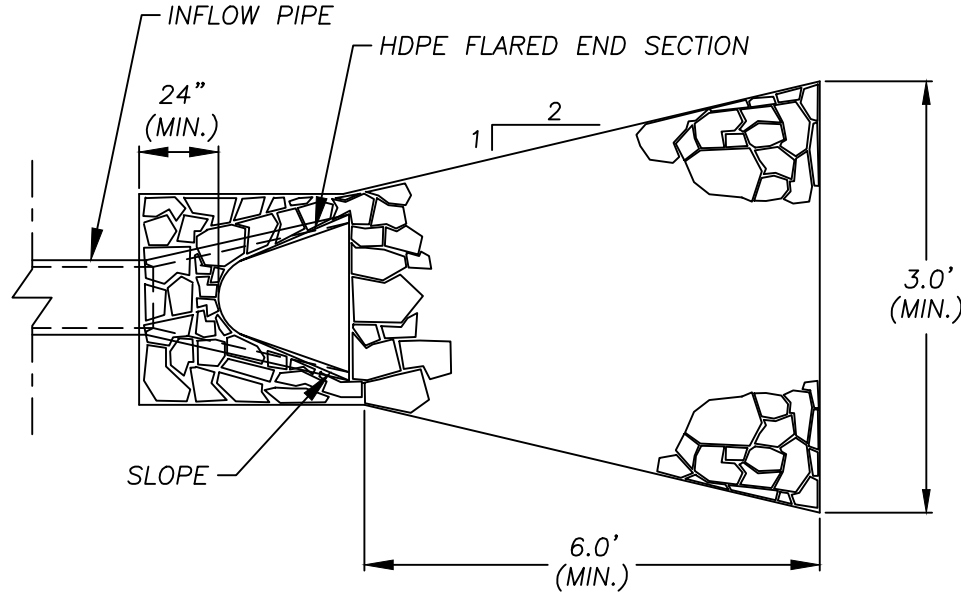
- AFTER SUCCESSFUL ESTABLISHMENT OF WETLAND VEGETATION AND RECEIPT OF A CERTIFICATE OF COMPLIANCE, THE AREA SHALL BE PERMITTED TO GROW WITHOUT DISTURBANCE. NO CONTINUING MAINTENANCE IS REQUIRED, EXCEPT FOR THE POSSIBLE SELECTIVE PRUNING OR REMOVAL OF NUISANCE AND/OR INVASIVE SPECIES THAT MAY HAVE INVADDED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



SIDE SECTION



FRONT SECTION



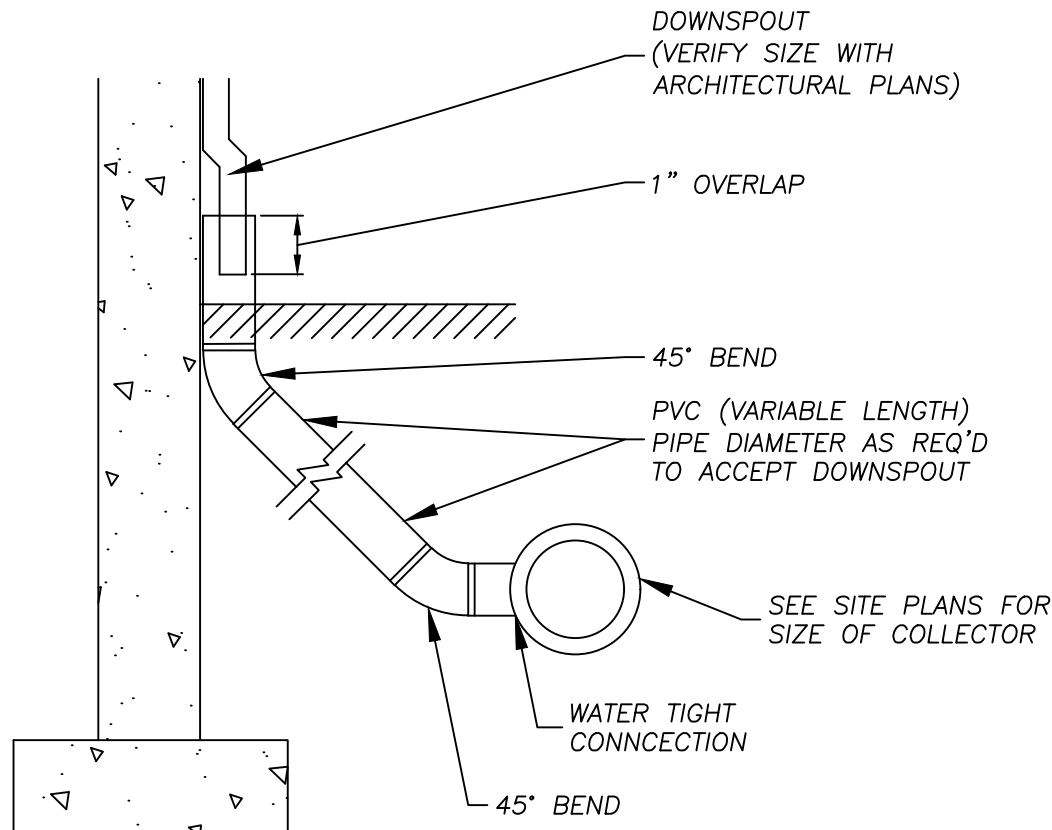
PLAN VIEW

STANDARD RIP RAP PIPE OUTLET

NO SCALE

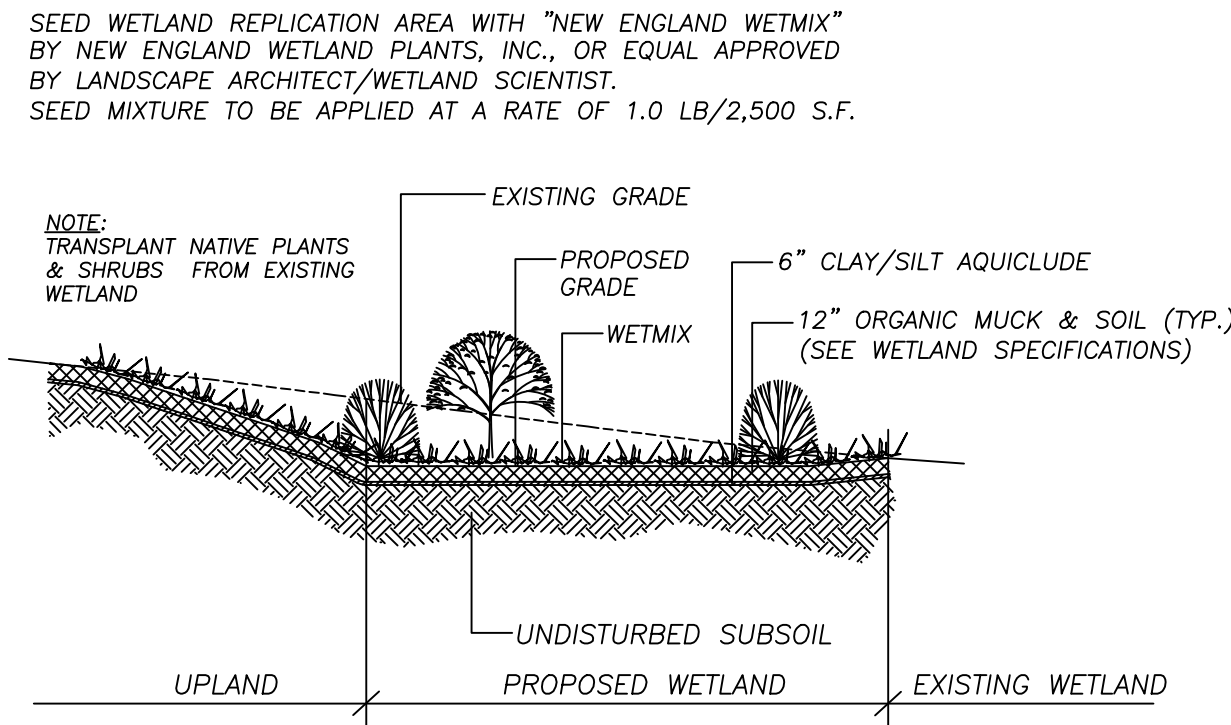
NOTES

- 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



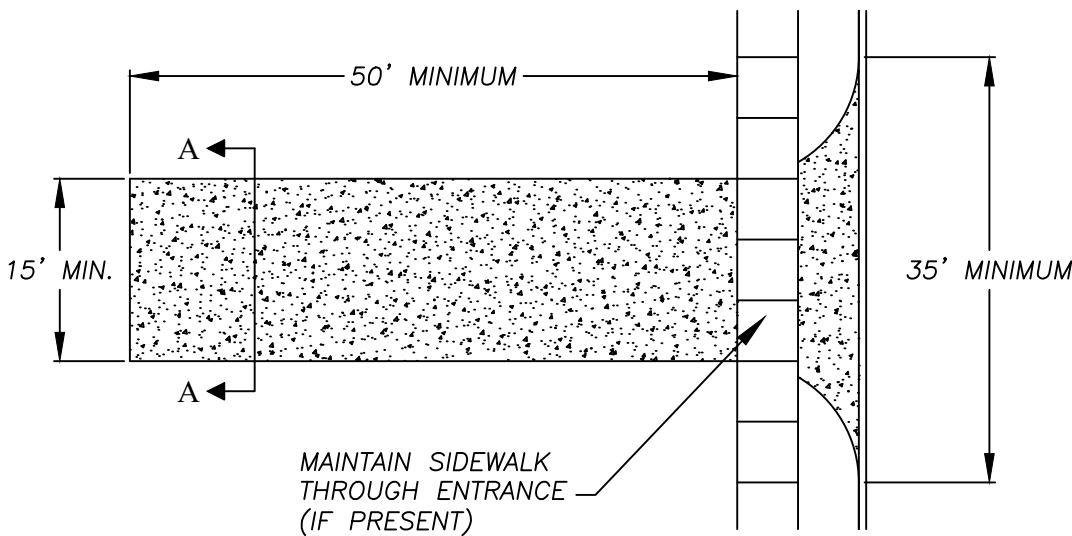
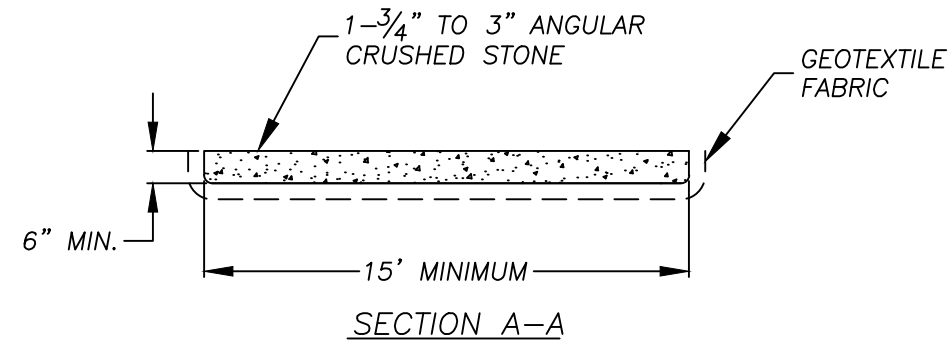
DOWNSPOUT COLLECTOR DETAIL

NO SCALE



TYPICAL WETLAND REPLICATION AREA - CROSS SECTION

NO SCALE

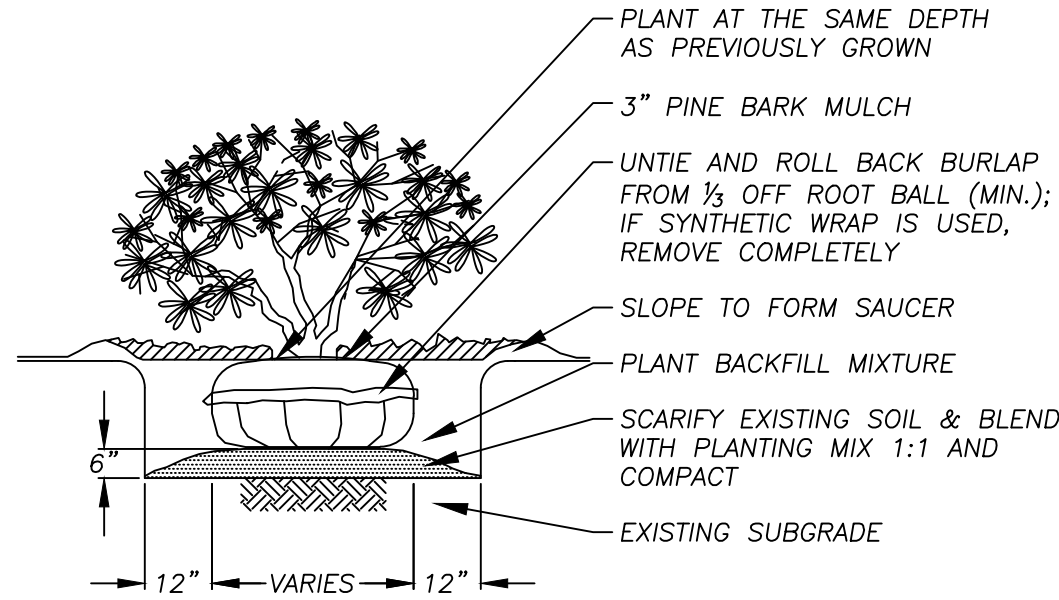


NOTES

- 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.

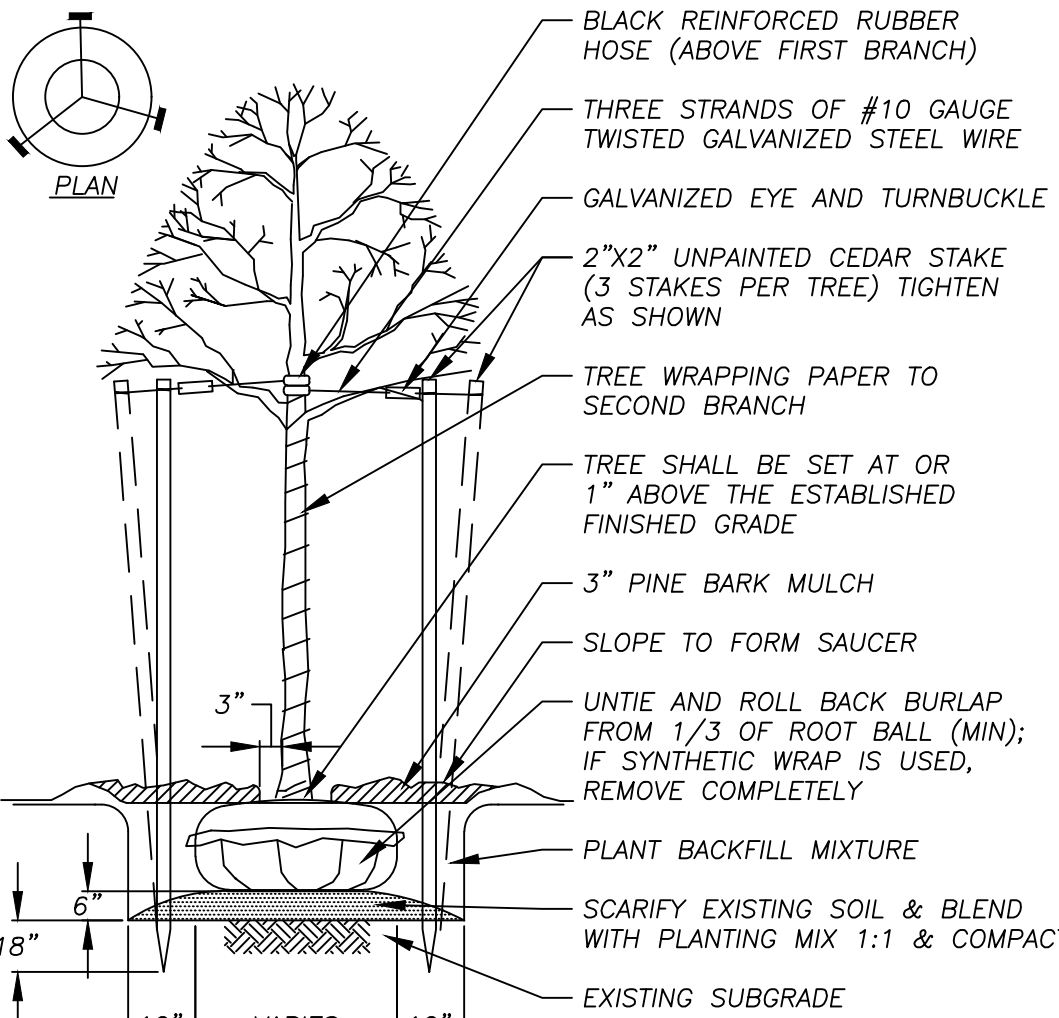
ANTI-TRACKING APRON (AS REQ'D)

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE



TREE PLANTING DETAIL

NO SCALE

PERMITTING

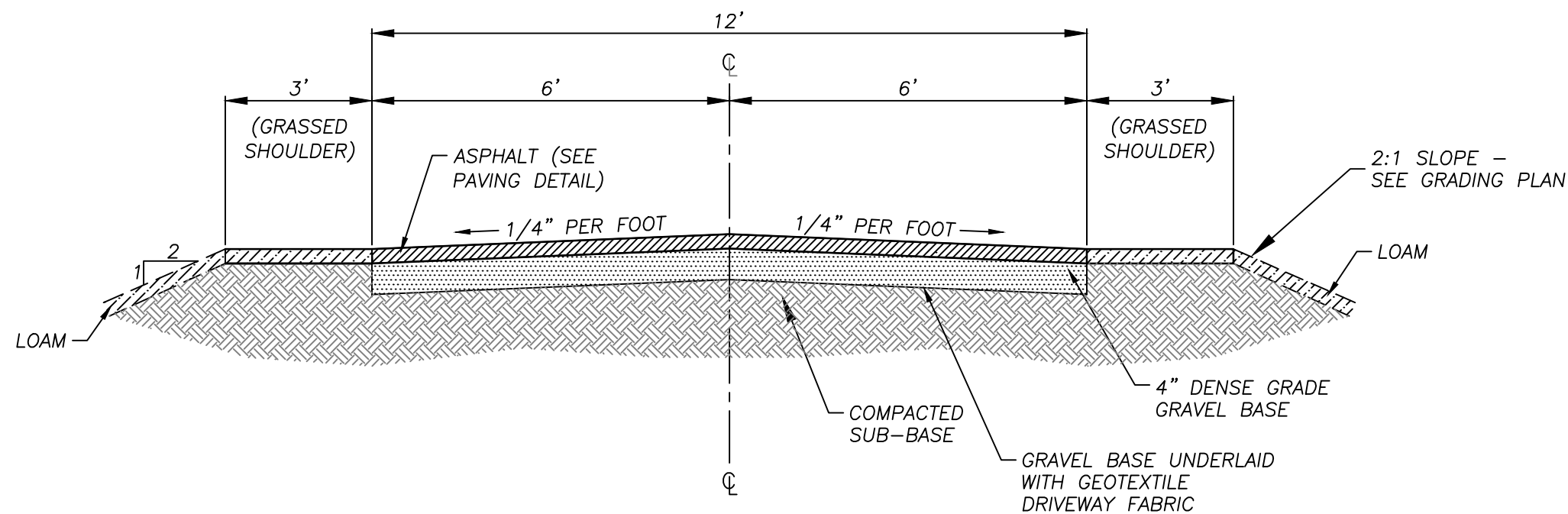
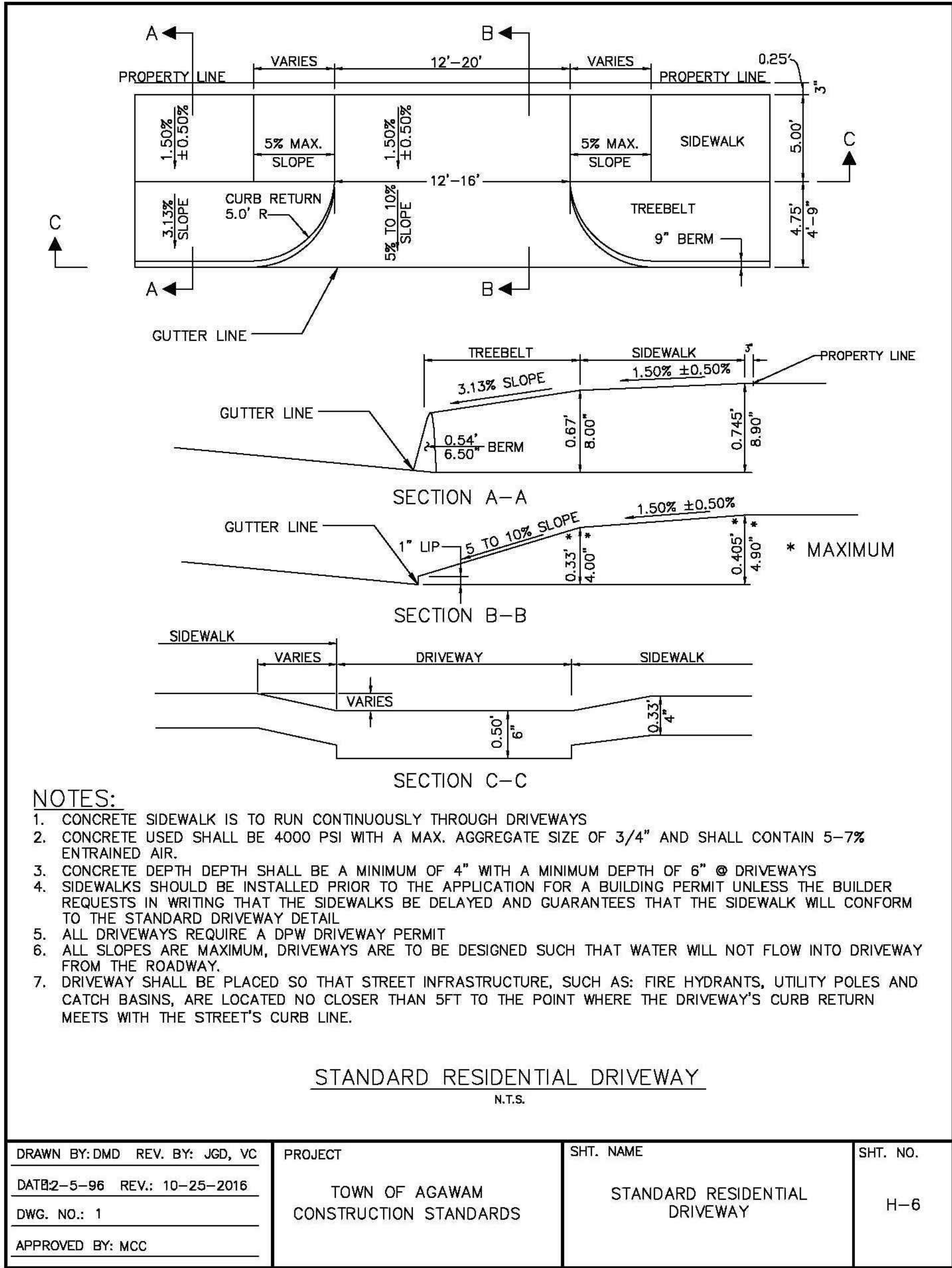
RLA
R LEVESQUE ASSOCIATES INC.
Landscape Architects
Civil Engineers - Land Surveyors
Environmental Consultants
ph: 413.568.0985 fax: 413.568.0986
40 School Street
Westfield, MA 01085
rlaland.com

DETAILS
1014 North Street Extension
Parcel I.D. #D13 2 10
Feeding Hills, Mass.

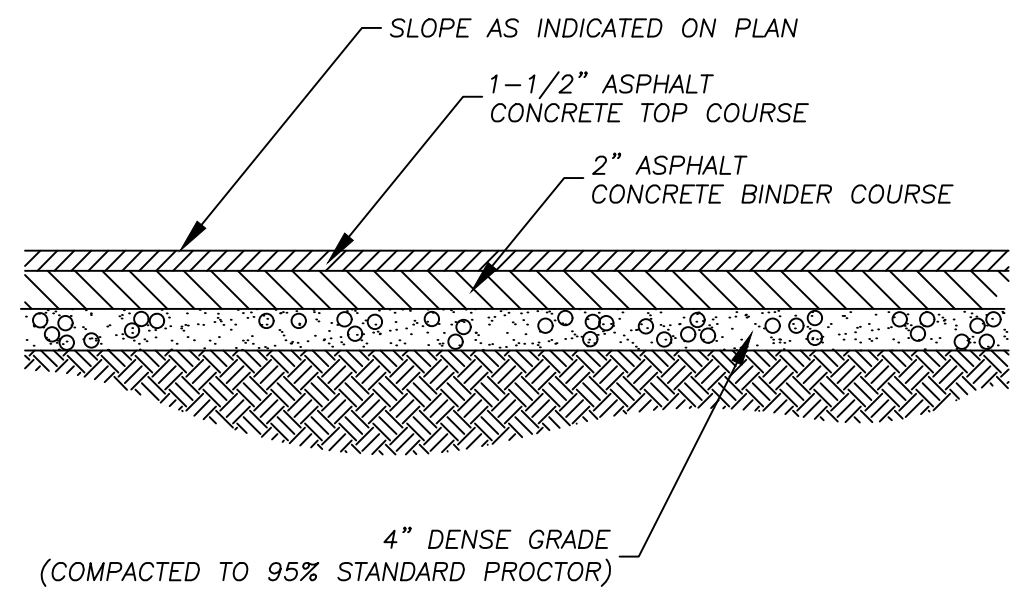
MASSACHUSETTS
REGISTERED LANDSCAPE ARCHITECT
NO 1398
PREPARED FOR:
VIP Homes & Associates, LLC
c/o Mr. Vladimir Ruha
29 Avalon Place
Feeding Hills, MA 01030
ISSUANCE DATE: June 24, 2025
REVISIONS:
A. Notes added 6/20/25
DRAFTED BY: J.L. & R.N.
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW
SCALE: As Noted
RLA PROJ. NUMBER: 240713
DRAWING# W-2 REV. A

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PERMITTING



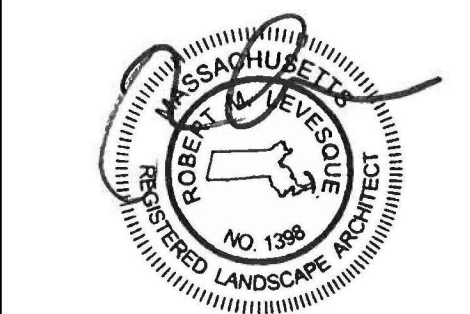
TYPICAL DRIVEWAY CROSS-SECTION
NO SCALE



PERMANENT BIT. CONC. PAVING DETAIL
NO SCALE

DRIVEWAY DETAILS

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



PREPARED FOR:

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

ISSUANCE DATE: September 10, 2025

REVISIONS:	DATE:

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-3	-



September 10, 2025

Michelle C. Chase, P.E.
Town Engineer
Agawam Department of Public Works
Engineering Division
1000 Suffield Street
Agawam, MA 01001

RE: Proposed Single Family Home
Hydrologic & Hydraulic Analysis for Proposed Driveway Culvert
1014 North Street Extension, Agawam, MA 01001
RLA Project#: 240713

On behalf of the property owner, VIP Homes & Associates, LLC c/o Vladimir Ruha, R Levesque Associates, Inc. (RLA) has prepared this letter report to summarize the findings of a hydrologic and hydraulic analysis performed for the property located at 1014 North Street Extension in Agawam, Massachusetts. The purpose of the analysis was to evaluate the proposed 12-inch culvert beneath the driveway to confirm that it provides sufficient capacity to convey runoff from the west side of the driveway to the east side.

The analysis was conducted using industry standard hydrologic and hydraulic design methodologies. The delineated watershed area contributing to the culvert, soil characteristics, and flow conditions were analyzed based on the existing and proposed site conditions. The proposed 12-inch culvert was specifically evaluated for the 100-year, 24-hour storm event, and the results of the analysis, as supported by the attached hydrologic and hydraulic calculations, demonstrate that the culvert has sufficient capacity to convey the tributary flows under these conditions.

For reference, the following supporting materials are attached to this letter:

1. Watershed Area Plan
2. Hydraulic Calculations
3. Hydrologic Calculations
4. NRCS Web Soil Survey Soils Report
5. Long-Term Operation & Maintenance Plan

Based on this analysis, the proposed 12-inch culvert is adequately sized to accommodate the contributing watershed runoff and will maintain proper drainage across the driveway during the 100-year, 24-hour storm event.

Please feel free to contact our office should you have any questions or require any additional information.

R LEVESQUE ASSOCIATES, INC.

40 School Street · Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rland.com

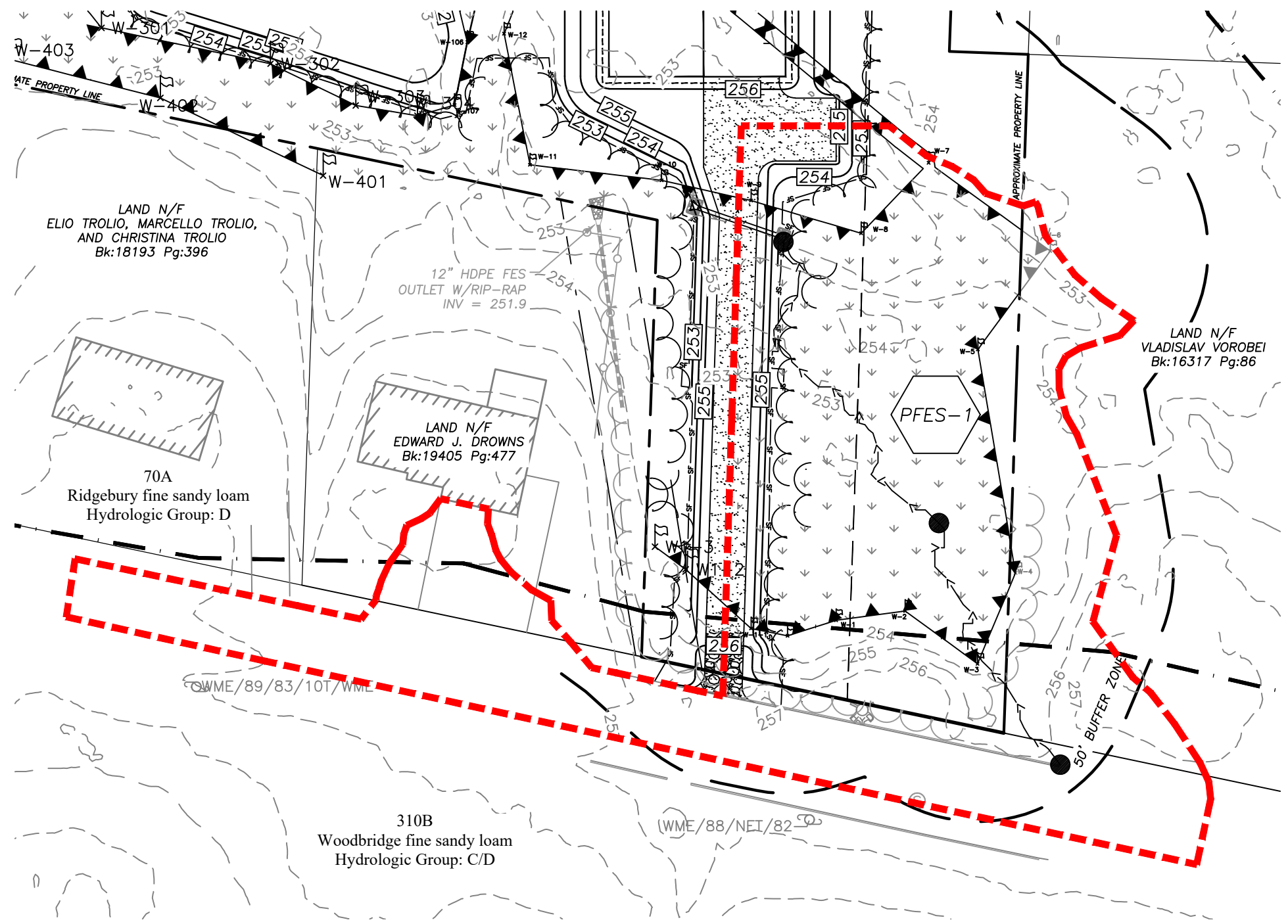
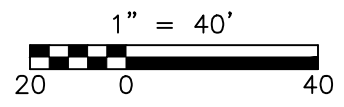


Sincerely,

R LEVESQUE ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Filipe Cravo', is written over a light gray rectangular background.

Filipe Cravo, P.E.
Project Engineer



LEGEND

TIME OF CONC.
FLOW PATH

SUBCATCHMENT NAME

SUB WATERSHED

SOIL BOUNDARY

R LEVESQUE ASSOCIATES, INC

A Land Planning Services Company

40 School Street · P.O. Box 640 · Westfield, MA 01086
ph: 413.568.0985 fax: 413.568.0986 rlandand.com

Inlet Area Plan

1014 North Street Extension
Feeding Hills, MA
Parcel D13-2-10

VIP Homes & Associates, LLC
29 Avalon Place
Feeding Hills, MA 01030

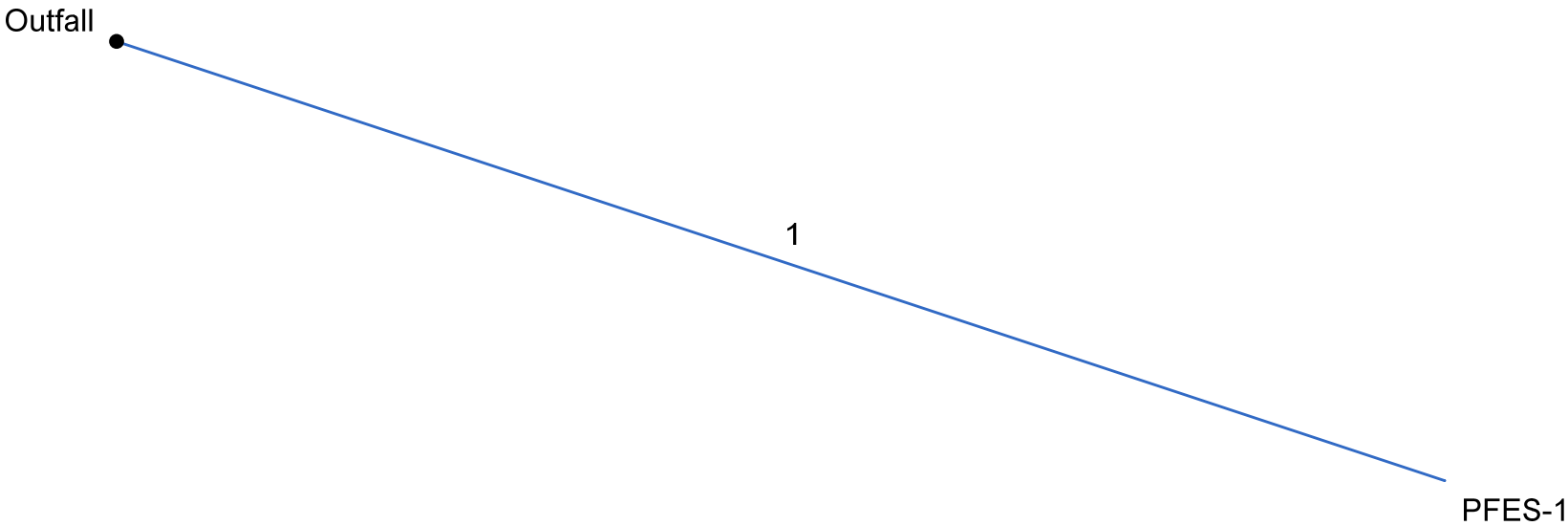
JOB NO.: 240713

DATE: 9/10/2025

SCALE: As Noted

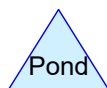
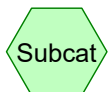
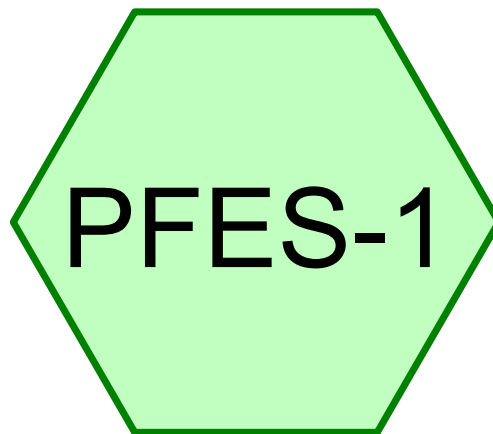
FIG-1

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Dn	Up	Dn	Up	Dn	Up	
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	End	27.205	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	3.40	3.05	4.53	12	0.74	253.00	253.20	253.89	254.13	-3.19	-2.92	P-D-PIPE-(1)
Project File: New.stm																Number of lines: 1			Run Date: 9/10/2025			
NOTES:Known Qs only ; c = cir e = ellip b = box																						



Routing Diagram for 240713 - INLET
Prepared by R Levesque Associates, Printed 9/10/2025
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240713 - INLET

Type III 24-hr 100-Year Rainfall=8.49"

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Page 2

Summary for Subcatchment PFES-1:

Runoff = 3.4 cfs @ 12.33 hrs, Volume= 18,755 cf, Depth= 7.28"

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Type III 24-hr 100-Year Rainfall=8.49"

Area (sf)	CN	Description
8,751	80	>75% Grass cover, Good, HSG D
8,814	98	Paved parking, HSG D
8,976	98	Water Surface, HSG D
4,372	77	Woods, Good, HSG D
30,914		Weighted Average
13,123	79	42.45% Pervious Area
17,791	98	57.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.9	100	0.0300	0.09		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.00"
5.9	126	0.0050	0.35		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
24.8	226	Total			



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**

**1014 North Street Extension,
Agawam, MA**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Hampden County, Massachusetts, Central Part
Survey Area Data: Version 18, Aug 27, 2024

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

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

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
70A	Ridgebury fine sandy loam, 0 to 3 percent slopes	2.0	94.0%
305B	Paxton fine sandy loam, 3 to 8 percent slopes	0.1	2.7%
310B	Woodbridge fine sandy loam, 3 to 8 percent slopes	0.1	3.2%
Totals for Area of Interest		2.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Hampden County, Massachusetts, Central Part

70A—Ridgebury fine sandy loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2w69f
Elevation: 0 to 1,480 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Ridgebury and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ridgebury

Setting

Landform: Ground moraines, hills, drumlins, depressions, drainageways
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Head slope, base slope
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 6 inches: fine sandy loam
Bw - 6 to 10 inches: sandy loam
Bg - 10 to 19 inches: gravelly sandy loam
Cd - 19 to 66 inches: gravelly sandy loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: 15 to 35 inches to densic material
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: About 0 to 6 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: D
Ecological site: F144AY009CT - Wet Till Depressions
Hydric soil rating: Yes

Minor Components

Woodbridge

Percent of map unit: 9 percent
Landform: Ground moraines, hills, drumlins
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Base slope, crest
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Whitman

Percent of map unit: 5 percent
Landform: Hills, drainageways, drumlins, ground moraines, depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Leicester

Percent of map unit: 1 percent
Landform: Ground moraines, hills, drainageways, depressions
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave, linear
Across-slope shape: Concave
Hydric soil rating: Yes

305B—Paxton fine sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2t2qp
Elevation: 0 to 1,570 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Paxton and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Paxton

Setting

Landform: Ground moraines, drumlins, hills
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Nose slope, crest, side slope

Custom Soil Resource Report

Down-slope shape: Convex, linear

Across-slope shape: Convex

Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Ap - 0 to 8 inches: fine sandy loam

Bw1 - 8 to 15 inches: fine sandy loam

Bw2 - 15 to 26 inches: fine sandy loam

Cd - 26 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: 18 to 39 inches to densic material

Drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)

Depth to water table: About 18 to 37 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: C

Ecological site: F144AY007CT - Well Drained Dense Till Uplands

Hydric soil rating: No

Minor Components

Woodbridge

Percent of map unit: 9 percent

Landform: Ground moraines, drumlins, hills

Landform position (two-dimensional): Summit, backslope, footslope

Landform position (three-dimensional): Side slope

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: No

Ridgebury

Percent of map unit: 6 percent

Landform: Depressions, ground moraines, hills, drainageways

Landform position (two-dimensional): Toeslope, backslope, footslope

Landform position (three-dimensional): Base slope, head slope, dip

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Charlton

Percent of map unit: 5 percent

Landform: Hills

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

310B—Woodbridge fine sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2t2ql

Elevation: 0 to 1,470 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 240 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Woodbridge, fine sandy loam, and similar soils: 82 percent

Minor components: 18 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Woodbridge, Fine Sandy Loam

Setting

Landform: Ground moraines, drumlins, hills

Landform position (two-dimensional): Summit, backslope, footslope

Landform position (three-dimensional): Side slope

Down-slope shape: Concave

Across-slope shape: Linear

Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Ap - 0 to 7 inches: fine sandy loam

Bw1 - 7 to 18 inches: fine sandy loam

Bw2 - 18 to 30 inches: fine sandy loam

Cd - 30 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: 20 to 39 inches to densic material

Drainage class: Moderately well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)

Depth to water table: About 18 to 30 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 3.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: C/D

Ecological site: F144AY037MA - Moist Dense Till Uplands

Hydric soil rating: No

Minor Components

Paxton

Percent of map unit: 10 percent

Landform: Drumlins, ground moraines, hills

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Nose slope, crest, side slope

Down-slope shape: Convex, linear

Across-slope shape: Convex

Hydric soil rating: No

Ridgebury

Percent of map unit: 8 percent

Landform: Depressions, ground moraines, hills, drainageways

Landform position (two-dimensional): Toeslope, backslope, footslope

Landform position (three-dimensional): Base slope, head slope, dip

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

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Long-Term Stormwater Operation & Maintenance Plan

Single-Family Home

1014 North Street Ext.
Agawam, MA
(Parcel ID: D13-2-10)

Prepared For:

VIP Homes & Associates, LLC
29 Avalon Place
Feeding Hills, MA 01030

RLA Project #240713

August 27, 2025

R LEVESQUE ASSOCIATES, INC

A LAND PLANNING SERVICES COMPANY

40 School Street · Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



I. Long-Term Stormwater Maintenance Program:

This Long-Term Operation and Maintenance Plan (O&M) identifies inspection and on-going maintenance requirements for the stormwater management system as shown on site plan entitled "Conservation Filing Plan" prepared by R Levesque Associates, Inc., dated 8/26/2025. This O&M references guidelines set forth by the Stormwater Management Handbook developed by the Massachusetts Department of Environmental Protection.

Property Owner & Responsible Party*:

VIP Homes & Associates, LLC
29 Avalon Place
Feeding Hills, MA 01030

*The party listed shall be responsible for implementation and record keeping of the requirements listed in this operation and maintenance plan. Upon sale of property or any other transition of ownership, the responsible party shall be reinstated as the new owner or any other group created as determined by the owner.

2. Inspection and Maintenance Program:

Regular inspection and routine maintenance are necessary to ensure that the stormwater management system continues to control and treat runoff. The following lists the inspection schedule and maintenance procedures for the proposed stormwater Best Management Practices:

BMP	Inspection Schedule	Maintenance Schedule	Maintenance Procedures
Bituminous Concrete Pavement	Twice per year	Twice per year	Paved areas shall be swept twice per year, primarily in April (following snow melt) and November/December (following leaf drop). Sand, leaves, and other debris will be removed to prevent accumulation in the town roadway and adjacent wetlands.
Driveway Culverts	At least four times per year and after rain events exceeding 1 inch.	As Needed	- Inspect both driveway culverts. Remove blockages or flow restrictions. - Inspect rip rap flared ends, signs of scouring, undermining, or damage. Repair immediately and remove sediment that hinders functionality.
House Drains	Twice per year	As needed	- Inspect piping from foundation and roof drains. Remove blockages or flow restrictions. If sediment or debris is found, clean drain line and capture runoff in accordance with City and State regulations. - Inspect rip rap flared ends, signs of scouring, undermining, or damage. Repair immediately and remove sediment that hinders functionality.

See the attached Long-Term O&M Inspection Checklist for record keeping purposes.

Project: _____
Address: _____
BPM Name: _____

Responsible Party: _____
Date: _____
Page: 1 of 1

Stormwater Operation & Maintenance Inspection Checklist

BMP Element:	Potential Problem:	Resolution:	Pass	Fail	Recommended Remediation
Bituminous Concrete Driveway	Build-up of sediment over the winter months and collection of leaves during the fall months.	Sweep paved area.			
Driveway Culverts	Blockage of subsurface stormwater pipes due to debris or sediment accumulation.	Remove any debris and sediment via proper means. Dispose of debris/sediment in accordance with local & state regulations			
House Drains	Blockage of subsurface stormwater pipes due to debris or sediment accumulation.	Remove any debris and sediment via proper means. Dispose of debris/sediment in accordance with local & state regulations			

Inspector's Signature

Date

AGAWAM CONSERVATION COMMISSION
September 11, 2025

MEMBERS PRESENT:

Henry Kozloski, Chair
Sheryl Becker
Frank Meagher
Jill Ward (6:04pm)
Magda Galiatsos

MEMBERS ABSENT:

Keven Brown
Page Fallon

ALSO PRESENT:

Taryn Egerton

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

1. 6:00PM REQUEST FOR DETERMINATION-93 Tobacco Farm Rd-Lanzoni

Chloe Lanzoni, 93 Tobacco Farm Road was present for this agenda item. She stated they are looking to reduce the brush in the backyard and clean it up, while maintaining all the mature trees. Mr. Kozloski asked if they are going to cut the bitter sweet. Ms. Lanzoni stated yes. Ms. Galiatsos asked if any trees would be cleared. Ms. Lanzoni stated no, just the brush and invasive species.

Motion was made by Ms. Galiatsos and seconded by Mr. Meagher to issue a Negative Determination-93 Tobacco Farm Road-Lanzoni.

VOTE 4-0-0

2. 6:05PM-PUBLIC HEARING CONT.-NOTICE OF INTENT-580 Main Street-Diamond Communications, LLC

The applicant did not notify the abutters, the public hearing will now be advertised for the September 25, 2025 meeting.

3. REQUEST FOR DETERMINATION CONT.-511 School Street-Town of Agawam

John Miles with Red Branch Landscape Construction was present for this agenda item. He stated the project is going to be inside the asphalt walkways, where the current flagpole is. There

are honorary plaques on the side closest to the wetland. He stated work within the buffer would be transplanting rose bushes into the woodland edge where existing rose bushes are. Mr. Kozloski asked if there were fences. Mr. Miles stated no but there would be bricks. Mr. Kozloski asked what the plaques would be placed on. Mr. Miles stated pedestals. Mr. Kozloski stated this is not what was approved by CPA. Mr. Kozloski asked if animals could get in there. Mr. Miles stated yes, there is no barrier. Mr. Kozloski stated at the CPA meeting the plaques were to be put on the bell tower. Ms. Galiatsos asked where the bell tower would be. Mr. Miles stated a structure footing will be placed and a bell tower can be built on this in the future. Mr. Kozloski asked about plantings. Mr. Miles pointed out where the plantings will be placed. Mr. Kozloski asked if erosion controls would be used. Mr. Miles stated on the limit of work on the outside edge. Mr. Kozloski asked what type of erosion control. Mr. Miles stated 6 inch coils and a silt fence. Mr. Kozloski asked if they are going along tree line. Mr. Miles stated no. Mr. Kozloski asked if there is a grass area now. Mr. Miles stated yes. He stated the roses will be trimmed and reused. Mr. Kozloski asked if the 3 boulders would remain. Mr. Miles stated yes. Mr. Kozloski stated erosion controls need to be 6 inch silt sock rather than a silt fence.

Motion was made by Mr. Meagher and seconded by Ms. Becker to issue a Negative Determination-511 School Street-Town of Agawam.

VOTE 4-1-0-(Kozloski)

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

Mike Mocko, Environmental Consultant was present for this agenda item. He stated they have received comments from Engineering. He stated there are 5 comments from Engineering, which can easily be addressed. He stated Engineering is concerned with the analysis of the 12" HDPE driveway pipe. He stated they have done the analysis and it does work prove to work adequately for the yard areas adjacent to the property and the pavement adjacent to the property. He stated Engineering wants a second 12" pipe and that is easily done. He stated water will go both to a 12" and 6" pipe and then continue through wetland and off the property.

Mr. Mocko stated that Engineering was also concerned about the existing 12" pipe at 1022 North St Ext that has not been analyzed. This pipe collects runoff from properties on the southern side of the street and discharges into the wetlands on the western side of the proposed driveway, and has a potential for flooding. He stated there will be an improvement in storm water run-off. He stated there are no changes on the upstream side, and improvement on the downstream side. He stated storm water analysis is not necessary for a single-family home under the Wetlands Protection Act.

Mr. Mocko stated the home is now within a different footprint than the previous home. He stated the soil test pits were done previously with a representative from the Town. He stated where the home is now proposed is on the dryer portion of the site. He stated they have no problem performing these test pits and the soil tests will yield the same result.

The last Engineering comment required an 8" gravel base for the proposed driveway. Mr. Mocko stated that can easily be changed on the plan.

Mr. Kozloski asked about the elevation on the existing 12" pipe that comes across the west side. Mr. Mocko stated the elevation of the outlet is 251.9, and they have not analyzed the flow capacity. Mr. Kozloski asked about the elevation of land. Mr. Mocko stated 1 ft. higher at the low point. Mr. Kozloski asked the elevation of pipes across the driveway. Mr. Mocko stated 253.2 on inlet side and 253 on the outlet side, and is higher than the existing pipe by 1-1/2 inches. Mr. Kozloski asked if there is enough flow that the area will not flood. Mr. Mocko stated this area is wetland and puddles water, but will not get any higher. Mr. Kozloski asked if a storm occurs how much will increase in this area. Mr. Mocko stated in a 100 year storm it would not flood because flooding in the two pipes to move the water. Mr. Mocko stated any of the existing homes have not had any major flooding.

Mr. Kozloski stated if the Town wants test pits, then they must be performed. Ms. Ward stated the applicant should work with the Engineering Department to resolve all comments.

Emily Stockman, Stockman Associates was present for this agenda item as the Peer Reviewer for the Conservation Commission. She stated she agrees with Mr. Mocko that the single-family home is exempt from the DEP stormwater standards, but this project proposes the filling of Bordering Vegetated Wetlands and subsequently a replication plan for those wetlands. She stated the State regulations require the applicant identify the replication area and show that the wetland is providing the same functions and then demonstrate that the replication area will comply with square footage and vegetation. It must have the functionality of flood prevention and storm water damage control. She questioned how the functionality can be accessed without the drainage calculations.

Mr. Kozloski asked about the water from both sides of the driveway.

Ms. Stockman stated you have to acknowledge the existing conditions of flood storage capacity and the replication area still functions after the loss of wetland, significant alteration to the buffer zone, and the reduction of mature trees. She stated this is a very complicated site and gradual elevation changes between wetlands and uplands with high water tables. She questioned the impact of impervious surface and the loss of mature trees on the hydrology. She stated there are several comments from her last peer review letter that were not sufficiently addressed with documentation. She went on to say that the updated plan was just received today.

Mr. Kozloski stated water needs to get to the replication area. Mr. Mocko stated the backwater would back fill into the replicated area.

Mr. Meagher expressed his concerns for the area that floods. Mr. Kozloski asked about elevation of area before road is installed. Mr. Mocko stated 253 and that is where the water was Mr. Meagher is referring to.

Mr. Kozloski asked about the elevation of the road once completed. Mr. Mocko stated 256 at one end and 255 and before the road was installed it was 253. Mr. Mocko stated at the low point this will be 2 ft. above existing grade, and the highest end 3 ft. Mr. Kozloski asked how much wetland soil is there. Mr. Mocko stated 12".

Ms. Egerton stated that the consultants response letter stated the replication area was reduced to minimize buffer zone impact to just over 5,000 sq. ft. and the plan still shows over 6,300 sq. ft. Mr. Mocko state he would double check the numbers. Ms. Egerton stated a list of all resource area impacts that are occurring would be very helpful. Ms. Egerton asked where the D201 series was on the plan. She stated the BVW alteration area did not change on the plan.

Ms. Egerton stated in a response letter it states the D301 to D304 was 4 ft. wide, but the plan shows it at 3ft, which could change the impacts.

Ms. Egerton asked Mr. Mocko to point out the culvert armaments and to explain what they are. Mr. Mocko pointed out them on the plan. Mr. Kozloski stated the Commission will speak to Engineering. Mr. Kozloski asked if a sequential plan would be submitted. Mr. Mocko stated he would double check.

Mr. Mocko requested to continue this agenda item to the September 25, 2025 meeting.

Motion was made by Ms. Ward and seconded by Mr. Meagher to continue the PUBLIC HEARING CONT.-NOTICE OF INTENT-1014 North Street Ext-VIP Homes & Associates to the September 25, 2025 meeting as requested, with the understanding that Engineering comments will be satisfactorily addressed, and any outstanding peer review comments be satisfactorily addressed.

VOTE -5-0-0

5. APPROVAL OF MINUTES-July 10, 2025, July 24, 2025, August 14, 2025 & August 28, 2025.

Motion was made by Ms. Ward and seconded by Ms. Becker to approve the July 10, 2025 minutes as written.

VOTE 3-0-2(Kozloski/Meagher)

Motion was made by Ms. Ward and seconded by Ms. Becker to approve the July 24, 2025 minutes as written.

VOTE 3-0-2(Fallon/Meagher)

Motion was made by Ms. Becker and seconded by Mr. Meagher to approve the August 14, 2025 minutes as written.

VOTE 3-0-2(Ward/Galiatsos)

Motion was made by Ms. Becker and seconded by Mr. Meagher to approve the August 28, 2025 as written.

VOTE 3-0-2(Ward/Galiatsos)

6. Correspondence and Complaints

358 Corey Street-Mr. Kozloski would like to schedule an onsite in the next 2 weeks.

North Westfield St. Culvert-coir logs will be placed to prevent erosion. These will decompose in pace.

Motion was made by Ms. Ward and seconded by Mr. Meagher approve coir logs in the North Street culvert.

VOTE 5-0-0

Elizabeth Street-received a complaint of tree cutting, but they were only trimming the trees branches that are hanging over the sidewalk.

91 Nicole Terrace-received a complaint of flooding. Engineering, R. Levesque and the applicant will work to resolve this issue.

68 Hemlock Ridge-complaint of hearing chainsaws, but did not see anything being taken down.

57 Meadow Street-there was an area that needed restored after winter. He is bringing in loam and seeding. Ms. Ward asked that he send pictures once the grass is growing.

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

VOTE 5-0-0

Meeting adjourned at 7:30pm.