



Conservation Commission AGENDA

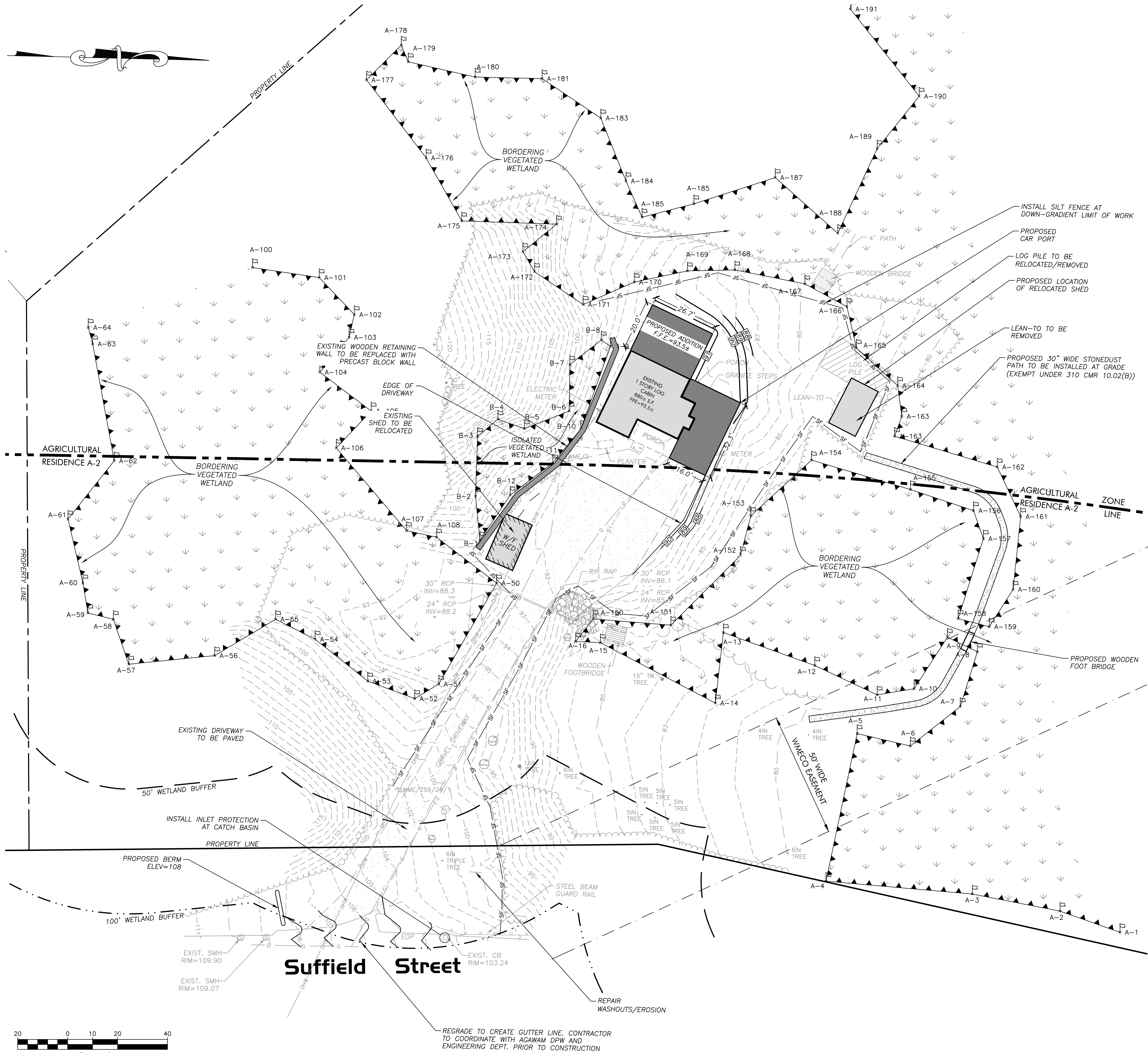
Thursday, November 14, 2024 - 6:00 PM

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

A. Conservation Commission

- 1) PUBLIC HEARING CONT.-NOTICE OF INTENT-250 Suffield Street-Ekstrom & Hoyle
- 2) REQUEST FOR DETERMINATION CONT.-409,411,421,427 Southwick Street-Cascio & Metz
- 3) PUBLIC HEARING CONT.-ABBREVIATED NOTICE OF RESOURCE AREA
DELINEATION-1485 Suffield Street-Atrium Property Services
- 4) PUBLIC HEARING CONT.-NOTICE OF INTENT-1014 North St Ext-VIP Homes & Associates,
LLC
- 5) ENFORCEMENT ORDER UPDATES
- 6) APPROVAL OF MINUTES-October 24, 2024
- 7) Correspondence and Complaints

S:\Projects\2024\240506 - Ekstrom - 250 Suffield Street - Agawam\05 Civil\3D\240506 - SITE.dwg

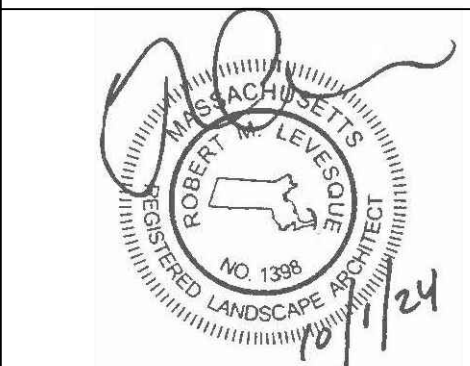


NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS ROBERT M HOYLE. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 21816 PAGE 10.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON A PLAN TITLED, "SUBDIVISION OF PROPERTY FOR THOMAS RUSSO, JR" PREPARED BY D.L. BEAN, INC., DATED 3/10/1987. SEE HAMPDEN COUNTY REGISTRY OF DEEDS PLAN BOOK 249 PAGE 21.
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 APPROXIMATELY 5.96 ACRES.
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. WETLANDS DELINEATED BY OTHERS IN SPRING 2024. WETLAND FLAGS WERE SURVEY LOCATED BY R LEVESQUE ASSOCIATES, INC. ON MAY 15, 2024.
8. THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R LEVESQUE ASSOCIATES, INC. IN JUNE 2024.
9. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AVAILABLE RECORD DATA, AND AGAWAM GIS. 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. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE AGAWAM GIS AND ARE APPROXIMATE.
11. THAT PORTION OF THE SUBJECT PROPERTY DEPICTED HEREON IS SPLIT ZONED "AGRICULTURAL" AND "RESIDENCE A-2" AS SHOWN.
12. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25013C0384E - EFFECTIVE DATE: 7-16-2013.
13. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

CONSERVATION FILING PLAN

250 Suffield Street
Agawam, MA
Parcel ID: J13-I4



PREPARED FOR:

Kayla Ekstrom
250 Suffield Street
Agawam, MA

ISSUANCE DATE: October 1, 2024

REVISIONS: DATE:

DRAFTED BY: C.M.

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

SCALE: As Noted

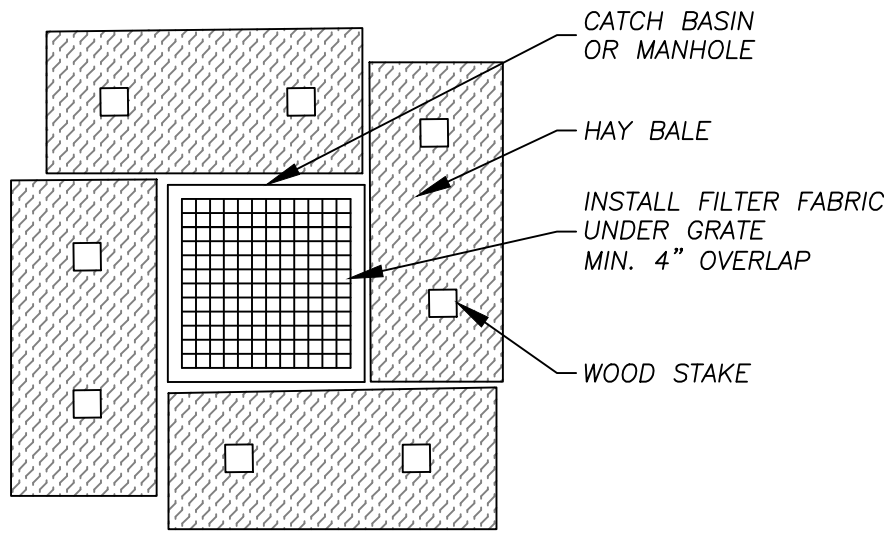
RLA PROJ. NUMBER: 240506

DRAWING# REV.

W-1

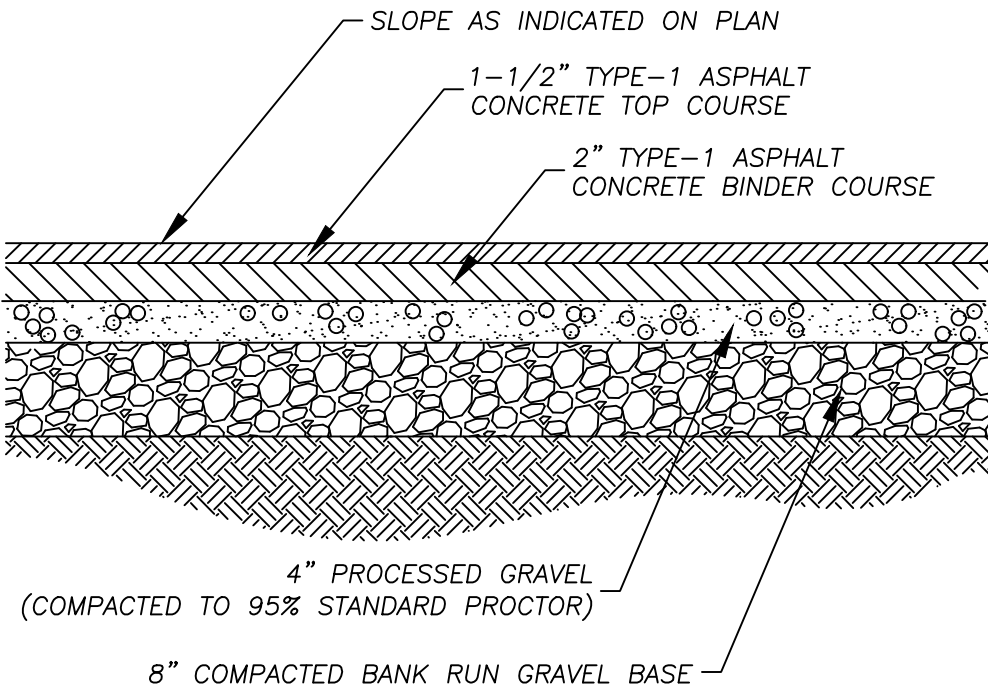
-

PERMITTING
NOT FOR CONSTRUCTION

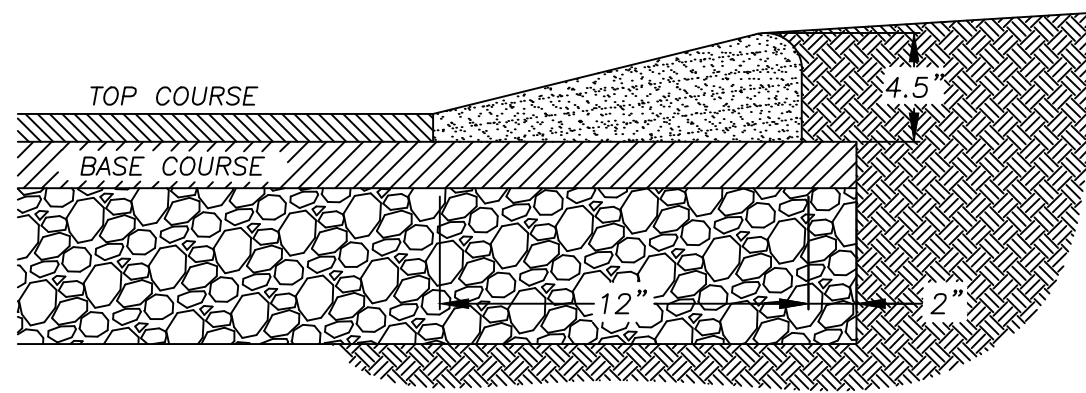


NOTE:
INSTALL BARRIER AT EACH CATCH BASIN AND DRAINAGE BASIN.
CATCH BASINS IN PAVEMENT AREAS ARE TO RECEIVE ONLY THE
FILTER FABRIC TREATMENT.

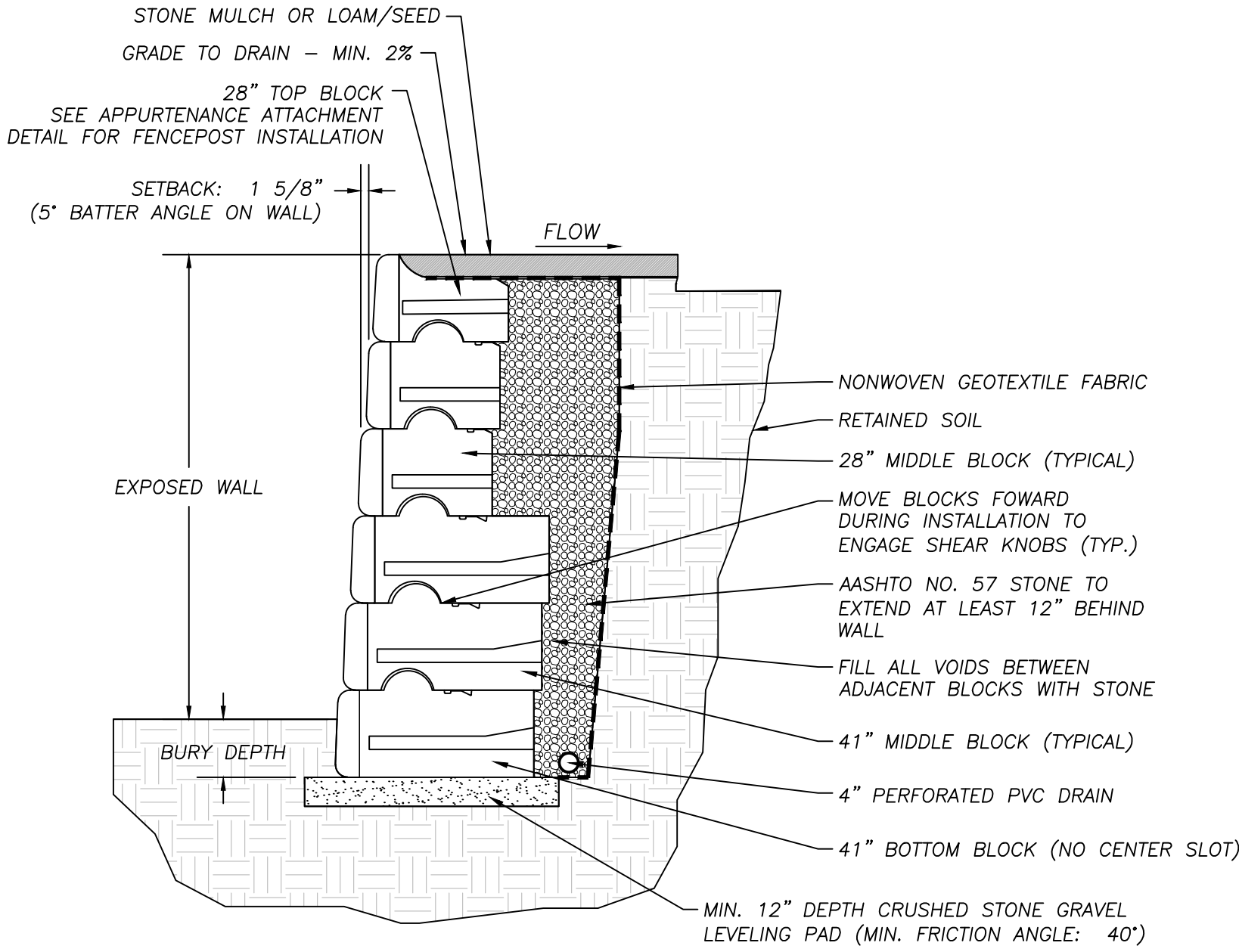
INLET PROTECTION - HAY BALES
NO SCALE



BITUMINOUS CONCRETE PAVING DETAIL
NO SCALE



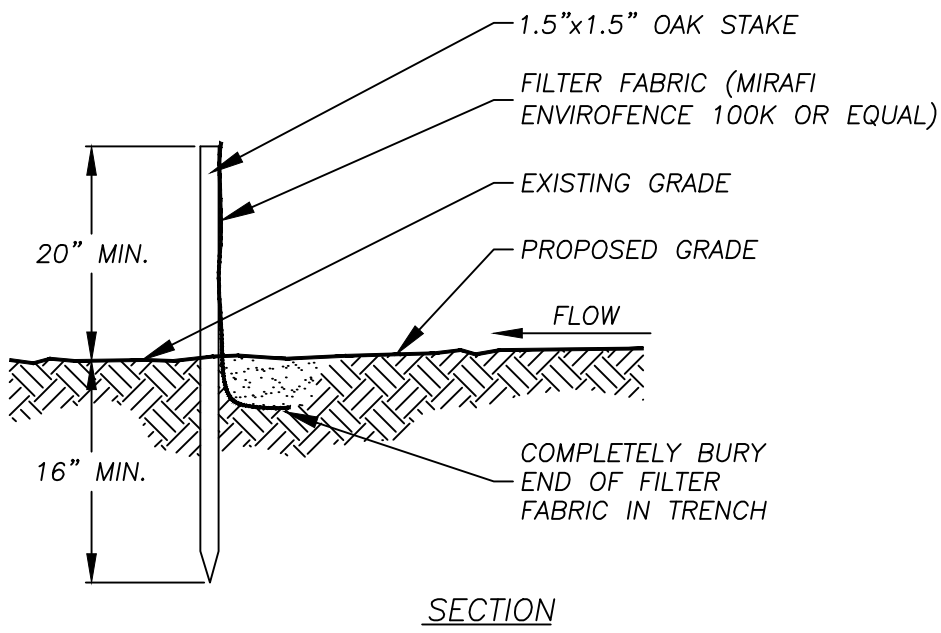
BITUMINOUS CONCRETE BERM (CAPE COD)
NO SCALE



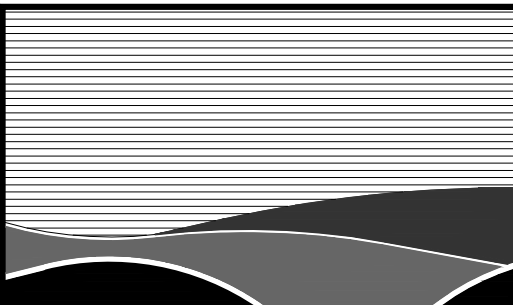
TYPICAL SECTION - SEGMENTAL PRECAST CONCRETE RETAINING WALL
NO SCALE

- NOTES:
1. THIS DETAIL HAS BEEN PROVIDED FOR REFERENCE PURPOSES ONLY. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE FULL CONSTRUCTION DETAILS AND WALL PROFILE STAMPED BY A PROFESSIONAL ENGINEER FOR CITY/RLA APPROVAL.
 2. THE INFORMATION SHOWN HEREON IS INTENDED TO CONVEY INFORMATION RELATED TO THE ANTICIPATED GRAVITY RETAINING WALL CONSTRUCTION UTILIZING THE SPECIFIED PRODUCT FOR BIDDING PURPOSES. GEGRID REINFORCEMENTS, CONCRETE FOOTINGS, AND OTHER SEVERE-DUTY ELEMENTS MAY BE REQUIRED DUE TO EXISTING SOILS, LOADING, WALL HEIGHT, ETC. AT THE PROPOSED SITE.
 3. FINAL WALL DETAILS MUST ADDRESS BOTH INTERNAL AND EXTERNAL DRAINAGE, DRAINAGE CONNECTIONS, AND ANY NECESSARY ACCOMMODATION FOR UTILITY CROSSINGS.
 4. FINAL WALL DESIGN AND INSTALLATION SHALL CONFORM, AT A MINIMUM, TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOUND BOUND INTO THE PROJECT SPECIFICATIONS.

DETAIL & PRODUCT SOURCE:
REDI-ROCK INTERNATIONAL
www.redi-rock.com



SILT FENCE DETAIL
NO SCALE



RLA

R LEVESQUE ASSOCIATES INC.

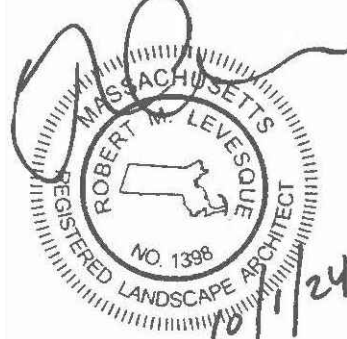
Landscape Architects
Civil Engineers - Land Surveyors
Environmental Consultants

ph: 413.568.0985 fax: 413.568.0986

40 School Street
Westfield, MA 01085
rland.com

CONSERVATION FILING PLAN

250 Suffield Street
Agawam, MA
Parcel ID: J13-I-4



PREPARED FOR:

Kayla Ekstrom
250 Suffield Street
Agawam, MA

ISSUANCE DATE: October 1, 2024

REVISIONS:	DATE:

DRAFTED BY: C.M.

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

SCALE: As Noted

RLA PROJ. NUMBER: 240506

DRAWING#	REV.
W-2	-

PERMITTING
NOT FOR CONSTRUCTION



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: October 24, 2024
Subject: CC 387 – NOI – 250 Suffield Street – Proposed Residential Site Improvements

Per your request, we have reviewed the Notice of Intent for the proposed residential site improvements to be located at #250 Suffield Street, dated October 3, 2024, prepared by R Levesque Associates, Inc. Based on our review, we have the following comments:

1. The site plans indicate that the edge of Suffield Street in front of the subject property will be re-graded in order to re-establish the gutter line. Agawam Engineering will work with the owner regarding the reconstruction of the driveway near Suffield Street. A roll shall be installed in the driveway rather than cutting and repaving a swale/gutter in the shoulder of Suffield Street. This section of Suffield Street is under a roadway cutting moratorium until the summer of 2025. The Owner will need to submit a Road Opening Permit to the Agawam DPW for approval for this work. The sawcut limits of the existing road pavement should be shown on the site plans for review.
2. Any approved paving performed within the limits of Suffield Street shall be in accordance with Agawam street design standards: the top course shall be 1.5 inches thick and the binder course shall be 3 inches thick.
3. Even though the installation of the proposed stone dust path is exempt from Wetlands Protection Act jurisdiction, all appropriate erosion control measures should be utilized during construction to prevent damage to or discharge of materials into the wetland areas.
4. Engineering requests that a cross-section detail or description of the stone dust path be submitted for review.
5. The NOI narrative indicates that the existing gravel driveway is to be paved after all other construction work is completed. A temporary construction entrance should be installed at the end of the driveway to reduce the amount of sediment/debris deposited onto Suffield Street by construction equipment.

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



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

KIMBERLEY DRISCOLL
Lieutenant Governor

REBECCA L. TEPPER
Secretary

BONNIE HEIPLE
Commissioner

DATE: October 9, 2024

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:	KAYLA & ROBERT EKSTROM & HOYLE	Owner:	ROBERT HOYLE
Address:	250 SUFFIELD STREET AGAWAM, MA 01001	Address:	250 SUFFIELD STREET AGAWAM, MA, 01001
LOCUS:	250 SUFFIELD STREET		

This project has been assigned the following file # : WE 087-0703

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:

The Commission should note the provisions of 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."

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

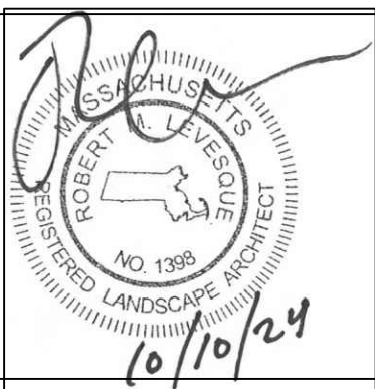
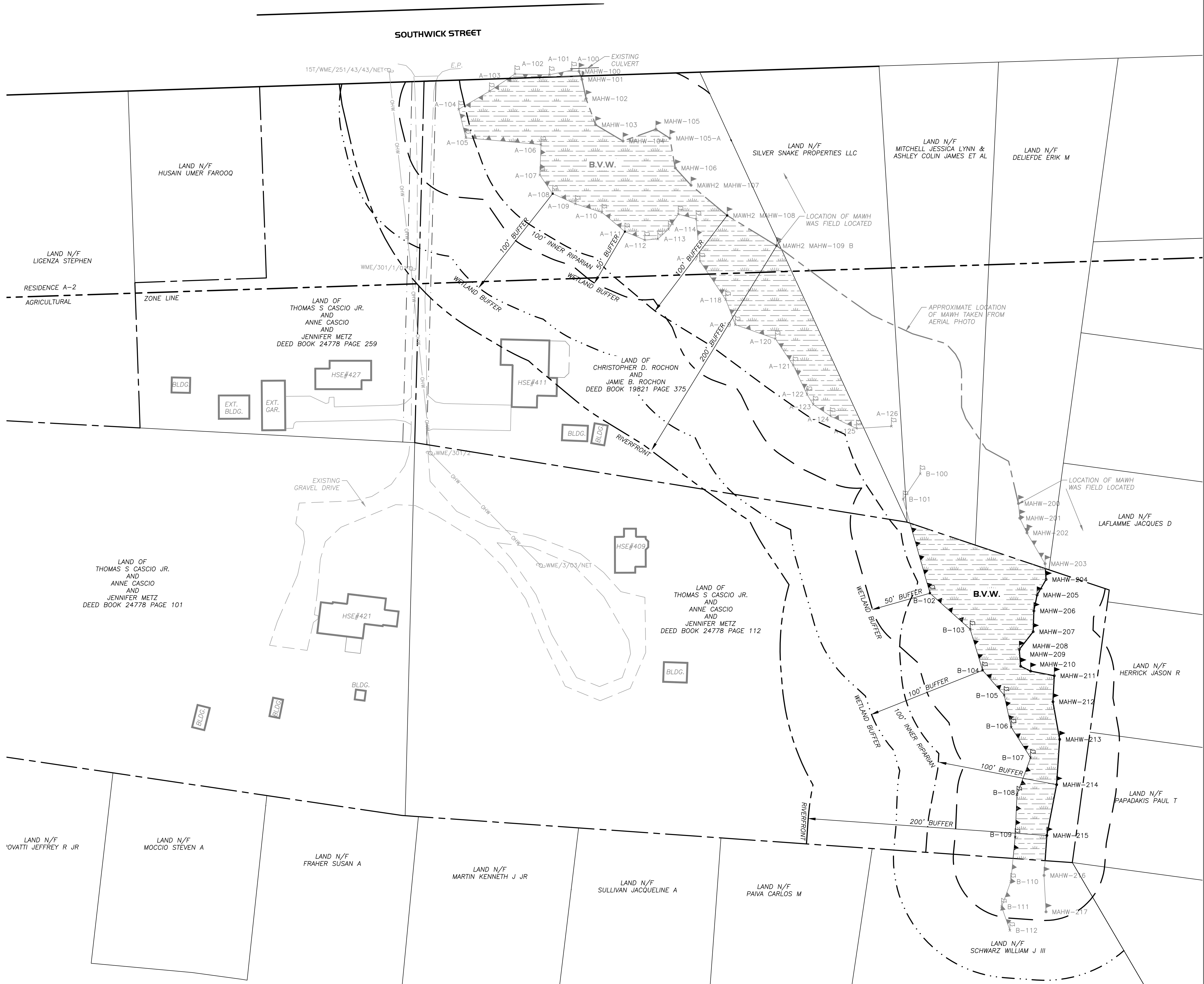
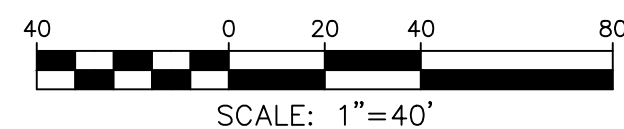
Cc: Agawam Conservation Commission, TOWN HALL, 36 MAIN STREET, Agawam, MA, 01001
Owner: ROBERT HOYLE, 250 SUFFIELD STREET, AGAWAM, MA, 01001
Representative: R LEVESQUE ASSOCIATES, INC., 40 SCHOOL STREET, WESTFIELD, MA, 01085

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



KAYLA & ROBERT EKSTROM & HOYLE
250 SUFFIELD STREET
AGAWAM, MA 01001

1. THE RECORD OWNER OF THE SUBJECT PARCELS IS THOMAS CASCIO JR ET AL. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 24778 PAGE 101, 112 AND 259.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON TOWN AGAWAM GIS AND ARE APPROXIMATE PROPERTY LINES
3. THIS PLAN HAS BEEN PREPARED FOR CONSERVATION PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE
4. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS IS 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.
5. WETLANDS AND M.A.H.W. BOUNDARIES DELINEATED BY R. LEVESQUES ASSOCIATES INC IN SEPTEMBER 2024. OFFSITE WETLANDS ARE NOT THE SUBJECT OF THIS FILING AND HAVE BEEN SHOWN TO DEPICT THE LIMITS OF BUFFER ZONE.
6. ADJACENT PROPERTY LINES SHOWN HEREON ARE REFERENCED FROM THE TOWN OF AGAWAM GIS MAPPING.
7. SUBJECT PARCEL IS ZONED AS SHOWN.
8. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 58013C0379E -- EFFECTIVE DATE: 7-16-2013.
9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.



PREPARED FOR:

Anne Cascio & Jennifer Metz
421 & 427 Southwick Street
Feeding Hills, MA.

ISSUANCE DATE: October 10, 2024

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

DRAFTED BY: i.

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

SCALE: As Noted

RLA PROJ. NUMBER: 240919

DRAWING#	R
----------	---

W-1

Request for Determination of Applicability

Project Location:

409 Southwick Street, 421 Southwick Street, 427 Southwick Street & 411 Southwick Street
Feeding Hills, Massachusetts 01030
(Assessor's Parcel IDs: B9-2-4, B9-2-5, B9-2-7 & B9-2-3)

Submitted To:

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

Applicant(s):

Anne Cascio & Jennifer Metz
421 & 427 Southwick Street
Feeding Hills, Massachusetts 01030

Property Owner(s):

409, 421, & 427 Southwick Street
Anne & Thomas E. Cascio & Jennifer Metz
421 & 427 Southwick Street
Feeding Hills, Massachusetts 01030

411 Southwick Street
Christopher D. Rochon
411 Southwick Street
Feeding Hills, Massachusetts 01030

RLA Project File No. 240919

October 10, 2024

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



TABLE OF CONTENTS

SECTIONS

1. COVER LETTER
2. ADMINISTRATIVE FORMS
 - 2.1 WPA FORM 1 – REQUEST FOR DETERMINATION OF APPLICABILITY
 - 2.2 COPY OF FILING FEE
3. 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

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



October 10, 2024

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

RE: Request for Determination of Applicability
409 Southwick Street, 421 Southwick Street, 427 Southwick Street & 411 Southwick Street
Agawam, Massachusetts 01001
(Assessor's Parcel IDs: B9-2-4, B9-2-5, B9-2-7 & B9-2-3)
RLA Project File No. 2400919

Dear Chairman Kozloski and Commissioners:

On behalf of the applicants and property owners please find the requisite number of copies of a Request for Determination of Applicability and associated filing plan for the above referenced properties. This Request for Determination of Applicability is being filed to confirm resource boundaries and jurisdiction.

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

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

Sincerely,
R LEVESQUE ASSOCIATES, INC.

Nina Fazio
Permitting Coordinator

A LAND PLANNING SERVICES COMPANY

2. ADMINISTRATIVE FORMS

- 2.1 WPA FORM 1 – REQUEST FOR DETERMINATION OF APPLICABILITY
- 2.2 COPY OF FILING FEE



Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

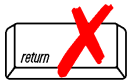
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Municipality _____

A. General Information

Important:

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



1. Applicant:

First Name _____

Last Name _____

Address _____

City/Town _____

State _____

Zip Code _____

Phone Number _____

Email Address _____

2. Property Owner (if different from Applicant):

First Name _____

Last Name _____

Address _____

City/Town _____

State _____

Zip Code _____

Phone Number _____

Email Address (if known) _____

3. Representative (if any)

First Name _____

Last Name _____

Company Name _____

Address _____

City/Town _____

State _____

Zip Code _____

Phone Number _____

Email Address (if known) _____

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

Street Address _____

City/Town _____

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

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

Assessors' Map Number _____

Assessors' Lot/Parcel Number _____

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

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

Title _____

Date _____

Title _____

Date _____

[How to find Latitude and Longitude](#)

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



Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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

Municipality

B. Project Description (cont.)

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

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Agawam
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 Municipality

C. Determinations

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

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

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

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

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

Town of Agawam

Name of Municipality

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

D. Signatures and Submittal Requirements

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

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

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

Signatures:

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

[Signature]
Signature of Applicant

9-23-24
Date

[Signature]
Signature of Representative (if any)

9/26/24
Date

Maryadele G Moore
Scott A Moore
45 Sunnyslope Ave
Agawam, MA 01001

567

68-7160/2118

9-23 20 24

CHECKSAFE

PAY TO THE
ORDER OF Town of Agawam

\$ 50^{00/100}

FIFTY 00/100

DOLLARS



Security
Features
Detailed on
Back.

Westfield Bank
Westfield, MA 01086

FOR WPA Form 1

Maryadele Moore

MP

⑆211871604⑆ 10 01 970282⑆0567

3. PROJECT NARRATIVE

PROJECT NARRATIVE TO REQUEST FOR DETERMINATION OF APPLICABILITY

For

409 SOUTHWICK STREET, 421 SOUTHWICK STREET, 427 SOUTHWICK STREET & 411
SOUTHWICK STREET
FEEDING HILLS, MASSACHUSETTS 01030
(ASSESSOR'S PARCEL IDS: B9-2-4, B9-2-5, B9-2-7 & B9-2-3)

INTRODUCTION & PROPERTY DESCRIPTION

On behalf of the applicants and property owners, Anne Cascio & Jennifer Metz, R Levesque Associates, Inc. is providing this project narrative as a supplement to the Request for Determination of Applicability for the above-referenced properties. The applicants are filing this Request to confirm resource boundaries and jurisdiction.

The subject properties are located south of Southwick Street and consist of approximately 14.19 ± acres. The project site is shown on the associated site plan entitled "Conservation Filing Plan", dated October 10, 2024, prepared by R Levesque Associates, Inc. Said properties are recorded in the Hampden County Registry of Deeds in Book 24778, Page 112 (409 Southwick Street); Book 24778, Page 101 (421 Southwick Street); Book 24778, Page 259 (427 Southwick Street); and Book 19821, Page 375 (411 Southwick Street).

Examination of GIS information from the Massachusetts Natural Heritage Atlas revealed that the subject properties are not located within Natural Heritage and Endangered Species Program jurisdiction. The project site is not located within a Special Flood Zone Area according to flood insurance rate map number 25013C0379E, effective date July 16, 2013. Please see below for further information on resource areas related to this project site.

EXISTING CONDITIONS & TOPOGRAPHY

The project site is currently existing, disturbed area. There are existing residential structures with associated access drives, yard areas, and agricultural fields within the subject properties. In general, the topography of the site is generally flat, sloping from the west to the east. Please refer to the USGS Topographic Map included within this application packet under Section 4.

SOILS

According to the Web Soil Survey Map, the soil types mapped on the project site consist of: Merrimac fine sandy loam, 0 to 3 percent slopes (254A); Merrimac fine sandy loam, 3 to 8 percent slopes (254B); Merrimac fine sandy loam, 15 to 25 percent slopes (254D); Enfield silt loam, 0 to 3 percent slopes (265A); Agawam fine sandy loam, 0 to 3 percent slopes (275A); and Saco Variant silt loam, 0 to 2 percent slopes (718A). Please refer to the attached NRCS Soil Map included within this application packet under Section 4.

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

The Enfield series consists of very deep, well drained loamy soils formed in a silty mantle overlying glacial outwash. They are nearly level to sloping soils on outwash plains and terraces. Slope ranges from 0 to 15 percent. Permeability is moderate or moderately rapid in the surface layer and subsoil and rapid or very rapid in the substratum.

The Agawam series consists of very deep, well drained soils formed in sandy, water deposited materials. They are level to steep soils on outwash plains and high stream terraces. Slope ranges from 0 to 15 percent. Saturated hydraulic conductivity is moderately high or high in the upper solum and high or very high in the lower solum and substratum.

The Saco series consists of very deep, very poorly drained soils formed in silty alluvial deposits. They are nearly level soils on flood plains, subject to frequent flooding. Slope ranges from 0 to 2 percent. Permeability is moderate in the silty layers and rapid or very rapid in the underlying sandy materials.

WETLAND RESOURCE AREAS

The wetland resource areas were flagged by R Levesque Associates, Inc. in September 2024. The definition of each applicable resource area is presented below in italics, followed by a description of resource area present on site, presented in boldface text.

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

Bordering Vegetated Wetlands (BVW)

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

Bordering Vegetated Wetland (BVW) is present within the northeastern portion of 411 Southwick Street and eastern portion of 409 Southwick Street. The BVW has been flagged in the field and is shown on the accompanying filing plan with sequentially numbered flagging labeled "A-100" through "A-125" and "B-100" through "B-112".

Buffer Zone

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

Buffer Zone associated with the Bordering Vegetated Wetland within the eastern portions of the subject properties and has been shown offset 50' and 100' from delineated boundaries.

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 a perennial stream and has been marked in the field with sequentially numbered flagging labeled "MAHW-100" through "MAHW-109B" and "MAHW-200" through "MAHW-217". The Mean Annual High Water (MAHW) was flagged and is synonymous with Top of Bank in this instance.

Riverfront Area

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

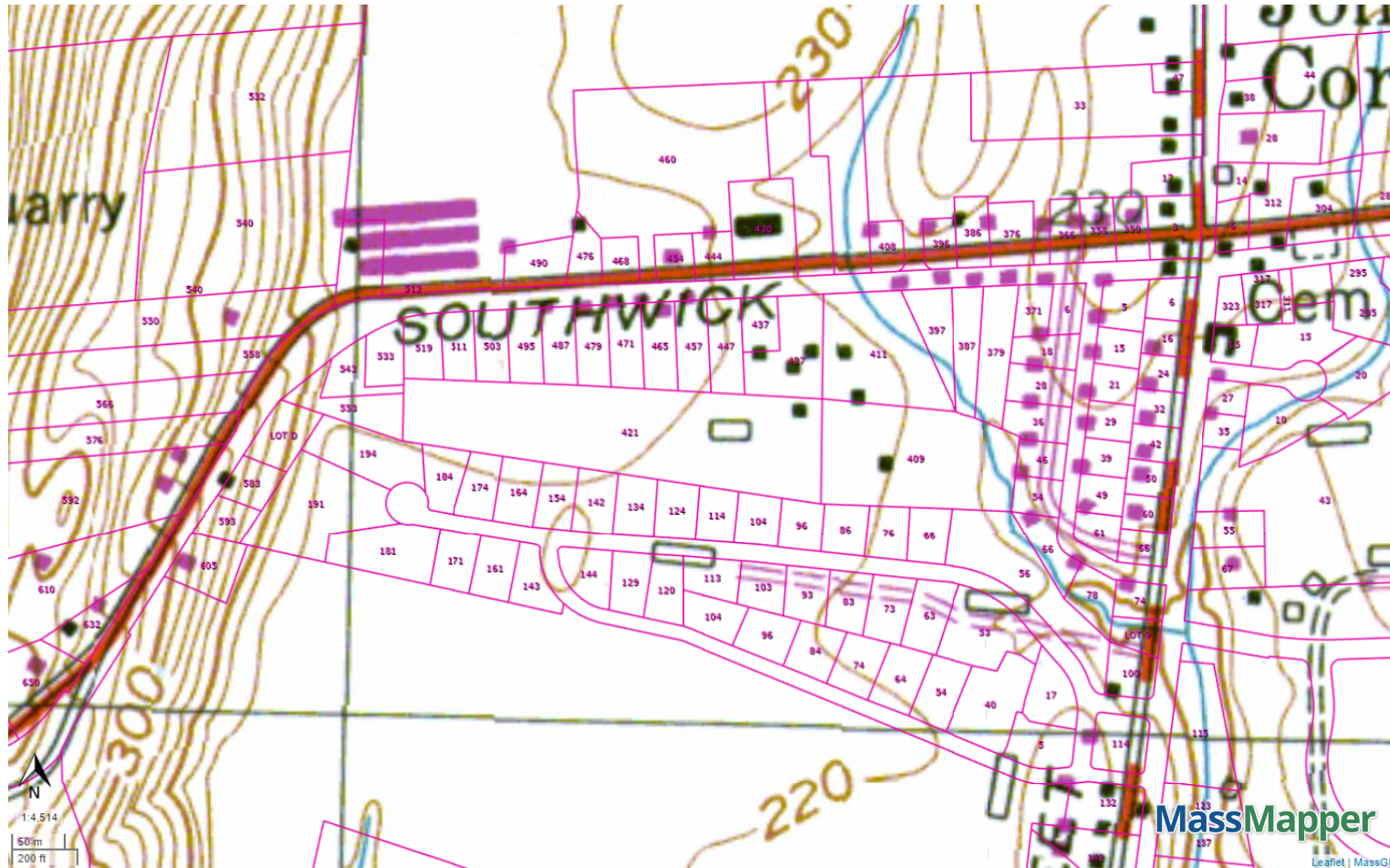
Riverfront Area is associated with the flagged perennial stream and has been shown 200' from the delineated mean annual high-water line.

[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

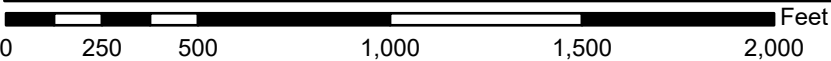


Property Tax Parcels
Contours 1ft (Labels in Feet)
USGS Topographic Maps

National Flood Hazard Layer FIRMMette



72°42'9"W 42°4'5"N



1:6,000

72°41'31"W 42°3'38"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
		17.5 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 **8/21/2024 at 8:55 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Soil Map—Hampden County, Massachusetts, Central Part



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 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: Mar 15, 2016—Oct 30, 2017

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
254A	Merrimac fine sandy loam, 0 to 3 percent slopes	5.0	46.0%
254B	Merrimac fine sandy loam, 3 to 8 percent slopes	2.2	20.2%
254D	Merrimac fine sandy loam, 15 to 25 percent slopes	0.3	2.5%
265A	Enfield silt loam, 0 to 3 percent slopes	2.6	24.0%
275A	Agawam fine sandy loam, 0 to 3 percent slopes	0.2	1.7%
718A	Saco Variant silt loam, frequently ponded, 0 to 2 percent slopes, frequently flooded	0.6	5.6%
Totals for Area of Interest		10.8	100.0%

APPENDIX A: SITE PLAN

SITE PLAN ENTITLED "CONSERVATION FILING PLAN"

PREPARED FOR ANNE CASCIO & JENNIFER METZ

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED OCTOBER 10, 2024



Memorandum

To: Agawam Conservation Commission
Attn: Taryn Egerton
36 Main Street
Agawam, MA 01001

Date: 10.14.24

Project #: 43346.00

From: Dorothy Lawrence, VHB

Re: Longbrook Estates ANRAD DEP#087-0702 –Amendment
and Responses to MassDEP and Agawam Conservation
Commission Comments

On behalf of our Longbrook Condo Association, VHB offers the following responses and clarifications in response to comments made by Massachusetts Department of Environmental Protection (MassDEP) as part of the Notification of Wetlands Protection Act File Number dated September 09, 2024, and comments made by the Agawam Conservation Commission at the September 12, 2024, Hearing. Additionally, we request an amendment to the ANRAD filing (DEP file # 087-0702) to include the approval of the delineated Bank and MAHW associated with Worthington Brook.

Massachusetts Department of Environmental Protection (MassDEP) Comments

The following comments were made by MassDEP as part of the Notification of Wetlands Protection Act (WPA) File Number document, VHB's responses provided below in underlined italics

1. Please confirm delineation dates. Was it last October?
The delineation was conducted on October 17th and 24th of 2023.
2. It appears that the applicant is only requesting approval of BVW, under the Wetlands Protection Act. Unless the commission has a wetlands bylaw/ordinance where IVW is regulated, it should not be approving the boundary of an IVW. It does not appear that the applicant is requesting approval of Bank or the MAHWL of the perennial stream.
*The applicant is requesting the commission approve all delineated wetlands including BVW and Bank /Mean Annual High-Water Line (MAHWL). Additionally, the applicant is requesting the commission confirm the isolated wetlands (Wetland 1, 2, 3, 5, 6) are isolated and **not** Isolated Land Subject to Flooding (ILSF). An Updated WPA form 4A is provided below as part of this memorandum.*
3. To help ensure that conservation commissions have sufficient expertise available to address specific issues regarding an applicant's filing, M.G.L. c. 44, section 53g gives Commissions authority to charge a fee for the employment of outside consultants that allow for the use of the fee to ensure that they have the necessary information for them to make a decision pursuant to the Wetlands Protection Act M.G.L. c. 131, sec 40 and 310 CMR 10.00.
The applicant has provided payment to the Agawam Conservation Commission for the employment of an outside consultant to review the ANRAD and subsequent requested documentation.

Agawam Conservation Commission (ACC) Comments

The following comments were made by ACC during the September 12, 2024, Hearing, VHB's responses provided below in underlined italics.

1. The ACC requested a response to MassDEP comments provided as part of the Notification of Wetlands Protection Act (WPA) File Number document.

The response to MassDEP comments has been provided as part of this document and located in the previous section.

2. The ACC requested and updated form to reflect the correct application name and amendment to the ANRAD

The updated WPA form 4A form is included as an attachment to this memorandum and the applicant formally requests the original ANRAD be amended to include the confirmation of Bank/MAHWL, delineated as the bank, of Worthington Brook. Regulatory and resource details of the Worthington Brook are included as part of the original submittal.

If you have any questions or comments, please feel free to contact me by phone at 508-513-2708 or by email at dflawrence@vhb.com.

Sincerely,

Dorothy Lawrence

Dorothy Lawrence
Environmental Scientist

Attachments:
WPA Form 4A

cc: MassDEP WERO; John Furman, VHB; Marie Izzo, Longbrook Condo Association

WPA Form 4A



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 4A – Abbreviated Notice of
Resource Area Delineation
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

087-0702

MassDEP File Number

Document Transaction Number

Agawam

City/Town

A. General Information

1. Project Location (**Note:** electronic filers will click on button for GIS locator):

1485 Suffield Street

a. Street Address

Agawam

b. City/Town

01001

c. Zip Code

Latitude and Longitude:

42.038390

d. Latitude

-72.631370

e. Longitude

I2, I3, J2, J3

f. Assessors Map/Plat Number

12-3-306

g. Parcel /Lot Number

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



2. Applicant:

Marie

a. First Name

Izzo

b. Last Name

Longbrook Condo Association

c. Organization

476 College Hwy

d. Mailing Address

Southwick

e. City/Town

MA

f. State

01077

g. Zip Code

4135695557

h. Phone Number

i. Fax Number

atriumpropertyservices@comcast.net

j. Email Address

3. Property owner (if different from applicant):

☐ Check if more than one owner (attach additional sheet with names and contact information)

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

4. Representative (if any):

Dorothy

a. Contact Person First Name

Lawrence

b. Contact Person Last Name

VHB

c. Organization

120 Front Street #500

d. Mailing Address

Worcester

e. City/Town

MA

f. State

01608

g. Zip Code

508-513-2708

h. Phone Number

i. Fax Number

dflawrence@vhb.com

j. Email Address

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

2000.00

a. Total Fee Paid

987.50

b. State Fee Paid

1012.50

c. City/Town Fee Paid

Fees will be calculated for online users.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
**WPA Form 4A – Abbreviated Notice of
 Resource Area Delineation**
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Agawam
 City/Town

B. Area(s) Delineated

1. Bordering Vegetated Wetland (BVW) 1676
 Linear Feet of Boundary Delineated
2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:
 - a. ☒ MassDEP BVW Field Data Form (attached)
 - b. ☒ Other Methods for Determining the BVW boundary (attach documentation):
 1. ☒ 50% or more wetland indicator plants
 2. ☒ Saturated/inundated conditions exist
 3. ☒ Groundwater indicators
 4. ☒ Direct observation
 5. ☒ Hydric soil indicators
 6. ☐ Credible evidence of conditions prior to disturbance
3. Indicate any other resource area boundaries that are delineated:

<u>Bank/MAHWL</u>	<u>1471</u>
a. Resource Area	b. Linear Feet Delineated
<u>Confirm IVW's are not ILSF</u>	<u>1887</u>
c. Resource Area	d. Linear Feet Delineated

C. Additional Information

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. 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. ☒ ANRAD (Delineation Plans only)
2. ☒ 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.)
3. ☒ Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
4. ☒ List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.

D. Fees



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

**WPA Form 4A – Abbreviated Notice of
Resource Area Delineation**

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Agawam

City/Town

The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see Instructions and Wetland Fee Transmittal Form).

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 the attached Wetland Fee Transmittal Form) to confirm fee payment:

386424

2. Municipal Check Number

386360

4. State Check Number

Vanasse Hangen Brustlin, INC

6. Payor name on check: First Name

08.28.2024

3. Check date

08.28.2024

5. Check date

Vanasse Hangen Brustlin, INC

7. Payor name on check: Last Name

E. Signatures

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
**WPA Form 4A – Abbreviated Notice of
 Resource Area Delineation**
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

 MassDEP File Number

 Document Transaction Number

 Agawam
 City/Town

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 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.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

 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 Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

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
ANRAD 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:

1485 Suffield Street

a. Street Address

Agawam

b. City/Town

previously sent

c. Fee amount

d. Check number

2. Applicant:

Marie

a. First Name

Izzo

b. Last Name

Longbrook Condo Association

c. Company

476 Colledge Hwy

d. Mailing Address

Southwick

e. City/Town

MA

f. State

01077

g. Zip Code

4135695557

h. Phone Number

3. Property Owner (if different):

a. First Name

b. Last Name

c. Company

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

B. Fees

The fee is calculated as follows for each Resource Area Delineation included in the ANRAD (check applicable project type). The maximum fee for each ANRAD, regardless of the number of Resource Area Delineations, is \$200 activities associated with a single-family house and \$2,000 for any other activity.

Bordering Vegetated Wetland Delineation Fee:

1. ☐ single family house project

a. feet of BVW

x \$2.00 =

b. Fee for BVW

2. ☒ all other projects

1676

2.00

3352.00

a. feet of BVW

x \$2.00 =

b. Fee for BVW

Other Resource Area (e.g., bank, riverfront area, etc.):

3. ☐ single family house project

a. linear feet

x \$2.00 =

b. Fee

4. ☒ all other projects

3563

2

7126.00

a. linear feet

x \$2.00 =

b. Fee

2000.00

Total Fee for all Resource Areas:

Fee

State share of filing fee:

987.50

5. 1/2 of total fee less \$12.50

City/Town share of filing fee:

1012.50

6. 1/2 of total fee plus \$12.50

☐ **Online users:** check box if fee exempt.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

ANRAD Wetland Fee Transmittal Form

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

C. Submittal Requirements

- a.) Send a copy of this form, with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts, to:

Department of Environmental Protection
Box 4062
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Abbreviated Notice of Resource Area Delineation; a **copy** of this form; and the city/town fee payment.
- c.) **To DEP Regional Office:** Send one copy of the Abbreviated Notice of Resource Area Delineation (and any additional documentation required as part of a Simplified Review Buffer Zone Project); a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



Town of Agawam Conservation Commission

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

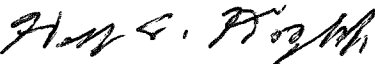
September 27, 2024

Jeff Gurney
Atrium Property Services
476 College Hwy
Southwick, Ma 01077

Dear Mr. Gurney:

At its duly called meeting held on September 26, 2024, the Agawam Conservation Commission voted to accept the Peer Review proposal submitted by Stockman Associates for the amount of \$3080.00 for an Abbreviated Notice of Resource Area Delineation (ANRAD) on property at 1485 Suffield Street. The Commission shall be responsible for expenditures.

Sincerely,


Henry A. Kozloski, Chairman
Agawam Conservation Commission

Cc: Dorothy Lawrence, VHB
Town Clerk
File #087-0702



Locus Map
(NOT TO SCALE)

- 2) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON MAP REFERENCE BELOW.
- 3) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB, INC. IN OCTOBER, 2023.
- 4) THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE MAPPED PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 38-22, QUALITY LEVEL(S) "C-D". PLEASE NOTE THAT WHILE BEST PRACTICES WERE FOLLOWED, NOT ALL UTILITIES MAY BE SHOWN AND THE ACCURACY OF UTILITY LOCATIONS CANNOT BE GUARANTEED.
- 5) HORIZONTAL DATUM IS BASED ON MASS. GRID SYSTEM, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD 83.
- 6) THE LOT LIES ENTIRELY WITHIN ZONE X (UNSHADED) (AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR NORFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 2501C03092, EFFECTIVE DATE JULY 16, 2015. (NOT PRINTED)
- 7) THE WETLANDS SHOWN ON THIS PLAN WERE FLAGGED BY VHB ENVIRONMENTAL DEPARTMENT ON 10/17/2023 AND 10/24/2023.
- 8) THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.

SURVEY MAP, LONGBROOK ESTATES, CONDOMINIUM, LONGBROOK ESTATES, 1485 SUFFILD STREET, AGAWAM, MA, 01001, DATE: SEPT 1992, SCALE: 1"=80', ANDERSON ASSOCIATES.

[illegible]

October 25, 2023

Drawing Title

**Existing Conditions
Plan of Land**

Drawing Number

Sv-1

Sheet 1 of 3

Project Number
43346.00





100 Great Meadow Road
Suite 200
Wethersfield, CT 06109
860.807.4300

- ### Legend

 - ① DRAIN MANHOLE
 - CATCH BASIN
 - ② SEWER MANHOLE
 - ③ ELECTRIC MANHOLE
 - ④ TELEPHONE MANHOLE
 - MANHOLE
 - HAND HOLE
 - WATER GATE
 - FIRE HYDRANT
 - GAS GATE
 - BOLLARD
 - BOLLARD w/LIGHT
 - STREET SIGN
 - F.F.E. = 45.27'
 - FINISHED FLOOR ELEVATION
 - CNO COULD NOT OPEN
 - NO PIPES VISIBLE
 - LSA LANDSCAPED AREA
 - EOP EDGE OF PAVEMENT
 - ○ CHAIN LINK FENCE
 - DRAINAGE LINE
 - SEWER LINE
 - CHW OVERHEAD WIRE
 - UNDERGROUND ELECTRIC
 - T TELEPHONE LINE
 - GAS LINE
 - W WATER LINE
 - ○ STONE WALL
 - VEGETATION LINE
 - TREE LINE
 - 100' BZ 100-FT BUFFER ZONE
 - 200' RA 200-FT RIVER FRONT AREA
 - LIMIT OF BANK
 - WF-100 VEGETATED WETLAND BOUNDARY

Longbrook Condominium

Essex Drive Agawam, Massachusetts

No.	Revision	Date	Apprv.

Designed by

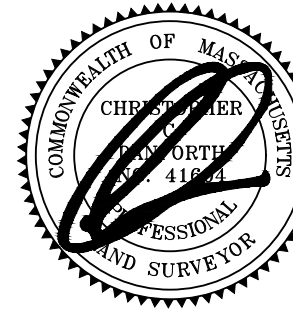
Checked by

Issued for

Date

October 25, 2023

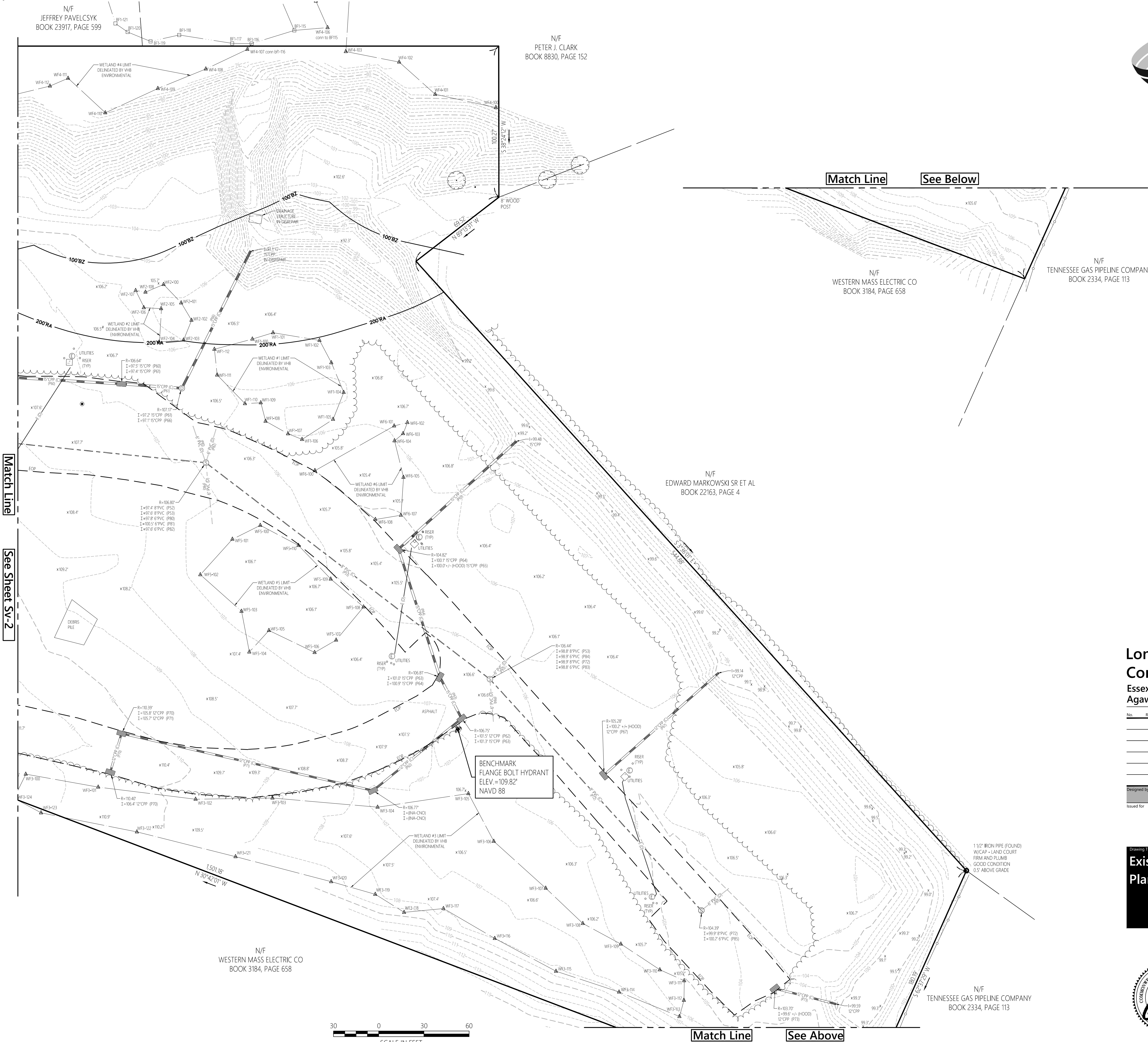
Existing Conditions
Plan of Land



Sv-2

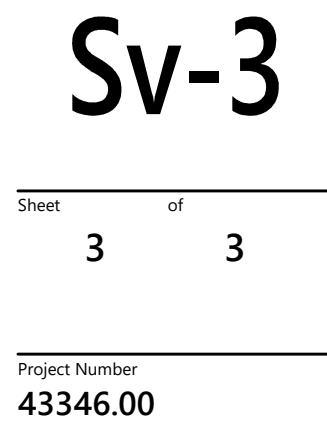
Sheet 2 of 3

Project Number
43346.00



Existing Conditions

Plan of Land



December 4, 2023

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

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

Dear Mr. Kozloski and Commissioners:

Per your request, Stockman Associates LLC performed a site inspection at 1014 North Street Extension in Feeding Hills, MA (Map D13, Block 2, Parcel 10) to review the revised Bordering Vegetated Wetland (BVW) boundary delineation performed by Michael Mocko Environmental Consultant for the Notice of Intent (NOI) submitted on behalf of their client, VIP Homes & Associates LLC, for the proposed construction of a single-family home with a Bordering Vegetated Wetland driveway crossing. At the time of the site inspection an updated surveyed site plan depicting the revised delineation had not been prepared and submitted. Updated BVW Delineation Forms were submitted by Michael Mocko Environmental on September 30, 2023 and were reviewed prior to and during the site inspection.

Materials Reviewed

- BVW Delineation Forms 14A, 14B, 15A, 15B, 17A, 17B, 104A and 104B prepared by Michael Mocko Environmental Consultant

Site Visit

Stockman Associates LLC performed a site visit on October 27, 2023. The site inspection was made at the request of Michael Mocko and with authorization from the Agawam Conservation Commission.

Review Findings

- 1) At the time of the site visit the revised delineation flags were present and labels were legible. At this time, Stockman Associates LLC does not concur with the revised wetland boundary flagging reviewed in the field.
 - a. A dominant wetland plant community, wetland hydrology and a hydric soil profile were observed proximal to flagged upland data plot 14A. A water table 7-inches below the soil surface was observed. The plant community was comprised of Royal Fern (*Osmunda spectabilis*, OBL), Cinnamon Fern (*Osmundastrum cinnamomeum*, FACW), and Highbush Blueberry (*Vaccinium corymbosum*,

FACW). The documented soil profile meets the criteria for Hydric Soil indicator A2 Histic Epipedon and A12 Thick Dark Surface.

Horizon	Depth (in)	Matrix		Redox Features				Texture
		Color (moist)	%	Color (Moist)	%	Type	Loc	
Oa	0-12	2.5Y 2.5/1	100					
A	12-18	2.5Y 2.5/1	100					FSL, mucky
Bg	18-24+	2.5Y 4/2	90	7.5YR	10	C	M	LS



- b. A dominant wetland plant community, wetland hydrology and a hydric soil profile were observed proximal to flagged upland data plot 104A. Soil saturation 6-inches below the soil surface and a water table 10-inches below the soil surface were observed. The plant community was comprised of Royal Fern (*Osmunda spectabilis*, OBL) and Cinnamon Fern (*Osmundastrum cinnamomeum*, FACW). The documented soil profile meets the criteria for Hydric Soil indicator A11 Depleted Below Dark Surface.

		Matrix		Redox Features				
Horizon	Depth (in)	Color (moist)	%	Color (Moist)	%	Type	Loc	Texture
A	0-11	2.5Y 2.5/1	100					FSL, mucky
Bg	11-17+	5Y 5/1	90	10YR 5/4	10	C	M	FSL



- c. A dominant wetland plant community, wetland hydrology, and a hydric soil profile were observed proximal to flag 101B. Blackened leaves, saturated soil surface, and a water table 1-inch below the soil surface were observed. The plant community was comprised of elevated White Pine (*Pinus strobus*), American Elm (*Ulmus americana*, FACW), Royal Fern (*Osmunda spectabilis*, OBL), Cinnamon Fern (*Osmundastrum cinnamomeum*, FACW), and Red Maple (*Acer rubrum*, FAC). The documented soil profile meets the criteria for Hydric Soil indicator A2 Histic Epipedon and A11 Depleted Below Dark Surface.

Matrix		Redox Features			
Horizon	Depth (in)	Color (moist)	%	Horizon	Texture
Oa	0-9	2.5Y 2.5/1	100		
Bg	9-18+	5Y 5/1	100		LS



- d. The dominant wetland plant community associated with a channel along the southwesterly property line has not been delineated.
- e. The historically excavated channel extending from the depicted wetland proximal to flags W7-W8 northwesterly to the depicted wetland proximal to flag W13 has not been delineated in the field. Hydric soil and inundation were observed within the channel. The excavated channel appears to meet the criteria for a disturbed BVW under 310 CMR 10.55(2)(c)3. The mapped soil series is the Ridgebury fine sandy loam, which is listed as a hydric soil. An examination of historic aerial images indicates a network of distinct linear features displaying wetland signatures in 1980, after the enactment of the Massachusetts Wetlands Protect Act (1972).



- f. Additional shallow channels were observed within the forested landscape where construction of the house is proposed. As indicated in the NOI narrative, these channels appear to be associated with historic attempts to drain the area. Areas within and proximal to the shallow channels contained wetland indicator plant species and should be revisited.
- 2) Reviewed vegetation data submitted on the BVW Determination Forms excludes completed prevalence indices and appears to utilize an older version of the U.S. Army Corps of Engineers, Northcentral and Northeast Region, National Wetland Plant List. The Massachusetts Handbook for Delineation of Bordering Vegetated Wetlands has been revised (Second Edition, September 2022) and should be utilized for establishing and documenting BVW boundaries.
- 3) The proposed work depicted on the NOI site plan is located within areas that require additional BVW assessment and boundary review. At this time, a detailed review of proposed construction is pending further adjustments to the BVW boundaries by the applicants representative and a revised site plan.

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

Sincerely,



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



AGAWAM CONSERVATION COMMISSION
October 24, 2024

MEMBERS PRESENT:

Henry Kozloski, Chairman
Sheryl Becker
S Page Fallon
Magda Galiatsos
Frank Meagher
Keven Brown
Jill Ward

ALSO PRESENT:

Taryn Egerton
Stefanie Kesecker

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

1. 6:00PM PUBLIC HEARING-NOTICE OF INTENT-250 Suffield Street-Ekstrom & Hoyle.

Petitioners Robert Hoyle and Kayla Ekstrom and Filipe Cravo, with R. Levesque Associates, Inc. were present for this agenda item. Mr. Cravo stated the applicant proposes to construct a residential addition, carport, replacement of a retaining wall, a 30" side stonedust walking path, driveway repairs, and other residential site improvements. The proposed work is located within the buffer zone of bordering vegetated wetlands. He stated the site contains an existing single-family home. A majority of the project will occur within previously developed residential areas such as lawn and gravel. In general, the topography of the site varies, sloping from west to east. Mr. Cravo stated the project would occur in a general sequence that includes: installation of erosion controls along the permitted limit of work; clearing, grubbing, and excavation of the project site within the permitted limit of work; removal of existing Lean-To and relocation of existing shed; rough site grading for the proposed addition and carport; construction of an 534 SF addition and 516 SF carport, replacement of existing wooden retaining wall with a precast block retaining wall; creation of a 30" wide stonedust walking path flush with grade around the bordering vegetated wetland; and complete driveway repairs and stormwater drainage improvements.

Mr. Cravo stated the wetland resource areas were delineated in the Spring of 2024. He stated they included: a Bordering Vegetated Wetland (BVW) and buffer zone. Mr. Kozloski asked how the boundary of the wetland was established. Mr. Cravo stated borings and augers. Mr. Kozloski stated the Commission needed to know how the wetland was established and where the borings were taken, so it can be verified when the Commission is onsite. Mr. Kozloski opened the meeting to the public and there were no comments.

Mr. Kozloski asked about the green space that must be kept near the resource area per DEP comments and asked how the green area would be maintained. Mr. Cravo stated it would most likely be lawn. Mr. Kozloski asked if there was an entrance to the building near this green space. Kayla Ekstrom, 250 Suffield Street stated no, it would just be a solid back wall. Mr. Kozloski asked if it was possible to put some plantings at this location to keep the area undisturbed. Mr. Cravo stated plantings could be added.

Mr. Brown asked if the rip rap was stabilizing the downstream. Ms. Ekstrom stated it is holding up, but once the plan is approved it will be paved.

Mr. Cravo went over Engineering comments and stated they are all addressable.

Mr. Kozloski asked about the size of the retaining wall. Mr. Cravo stated it would be similar to the current one of 3ft. to 4ft. Mr. Kozloski asked if there would be any drainage. Mr. Cravo stated weep holes coming out of the retaining wall. Mr. Hoyle stated the water would be diverted away from the house to the stream. Mr. Kozloski suggested connecting the drainage to the existing underground pipe. Mr. Kozloski stated the petitioner needs to address how to get the water away from the retaining wall.

Mr. Meagher asked if the green area would be marked, so there would be no future encroachments. Mr. Kozloski stated it would be on the deed.

Mr. Kozloski asked if there would be markers to show where the addition and shed would be. Mr. Cravo stated markers could be placed for the onsite.

Mr. Cravo requested to continue the public hearing to the November 14, 2024.

Motion was made by Mr. Brown and seconded by Ms. Galiatsos to continue the PUBLIC HEARING-NOTICE OF INTENT-250 Suffield Street-Ekstrom & Hoyle to the November 14, 2024 meeting, as requested.

VOTE 7-0-0

2. 6:10PM REQUEST FOR DETERMINATION-409, 411, 421, 427 Southwick Street-Cascio & Metz

Petitioner-Anne Cascio, Scott Moore, and Filipe Cravo with R. Levesque Associates, Inc. were present for this agenda item. Mr. Cravo stated the petitioner would like to determine the wetland line for these four parcels. Mr. Kozloski suggested a peer review as this proposal is for 14 acres. The Commission decided to perform an onsite to determine if a peer review would be necessary to complete the wetland delineation.

Motion was made by Mr. Brown and seconded by Ms. Becker to continue the REQUEST FOR DETERMINATION-409, 411, 421, 427 Southwick Street-Cascio & Metz to the November 14, 2024 meeting.

VOTE 7-0-0

3. PUBLIC HEARING CONT.-ABBREVIATED NOTICE OF RESOURCE AREA
DELINEATION-1485 Suffield Street-Atrium Property Services

The Commission received a request to continue this agenda item to the November 14, 2024 meeting.

Motion was made by Ms. Ward and seconded by Ms. Becker to continue the PUBLIC HEARING CONT.-ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION-1485 Suffield Street-Atrium Property Services to the November 14, 2024, as requested.

VOTE 7-0-0

4. PUBLIC HEARING CONT.-NOTICE OF INTENT-1422, 1444 Main Street, Main Street, and Rear Main Street-Shield Hotels.

Filipe Cravo with R. Levesque Associates, Inc. was present for this agenda item. Mr. Cravo stated the petitioner has worked through the peer review process with Emily Stockman, in addition to satisfying Engineering and Fire Department comments.

Mr. Cravo gave a brief overview of the plan. The site contains an existing restaurant located at 1422 Main Street near the road frontage. The rear of the property is undeveloped vacant land. South of the project site are wetland resource areas. In general, the topography of the site varies. Within the site, terrain is highest towards the western side of the parcel and generally slopes to the southeast. He stated the proposed project would occur in stages including: installation of erosion controls along the permitted limit of work; clearing, grubbing, and excavation of the project site within the permitted limit of work; rough site grading and construction of stormwater management system; construction of the principal hotel building with a footprint of approximately 7,705 SF; installation of underground utilities including water, sanitary sewer, and electric and telecommunication services; construction of associated site improvements including main drive aisles and vehicle parking areas; final site grading, installation of curbing, landscaping, and lighting.

Mr. Kozloski asked if the current sump pump would remain onsite. Mr. Cravo stated it would remain and a new head wall would be constructed where the existing pipes near the fish pond are located, and the sump pump will be routed to the downhill side. Mr. Kozloski asked if DEP had approved this. Mr. Cravo stated yes.

Mr. Cravo stated the grading provided all the required compensatory storage, so there is no impact to the Bordering Land Subject to Flooding. Mr. Kozloski stated if it floods, Main Street is flooded as well. Mr. Cravo stated the flood elevation represents the vertical elevation of the highest reach of floodwater, but extends horizontally to all adjacent properties that are at or below that elevation.

Mr. Cravo stated the parking area has been widened to accommodate the Fire Department emergency vehicles.

Wetland Scientist Emily Stockman, of Stockman Associates LLC who was retained for the peer review, stated she concurred onsite with the wetland delineation by Ryan Nelson, R. Levesque Associates. She stated the original project proposed detention basins for the stormwater and she was concerned because of 3-Mile Brook is classified as a coldwater fishery, and as the project

evolved they became bio retention areas. She stated the original plan was for a redevelopment and now has been resubmitted as a riverfront new development. She went on to say her concerns with stormwater management and best practices of DEP stormwater handbook. She stated her concern was the overall shift in the drainage pattern. Historically there was been a portion of water that has drained offsite to the west, with the new design she stated portions of this flow will be captured and redirected to the stormwater system which then outlets ultimately to the brook. She stated an analysis of the drainage to the wetland was also noted. She stated there was revision to the buffer zone boundary to correct an inaccuracy. She stated there were additional impacts to the riverfront area, due to the increase roadway for the Fire Department. She stated for the most part the limit of work did not change except to the east, where now a retaining wall will be installed they were able to decrease the limit of work. She stated the project still results in a net decrease compared to existing conditions.

Ms. Stockman stated she proposed some special conditions for the Order of Conditions that included a compliance monitor and requiring operations and management and reporting on stormwater structures.

Mr. Kozloski suggested trimming the vegetation near the roadway for safety issues.

Motion was made by Ms. Ward and seconded by Ms. Galiatsos to close the PUBLIC HEARING CONT.-NOTICE OF INTENT-1422, 1444 Main Street, Main Street, and Rear Main Street-Shield Hotels.

VOTE 7-0-0

Motion was made by Ms. Ward and seconded by Ms. Brown to issue the Order of Conditions-1422, 1444 Main Street, Main Street & Rear Main Street-Shield Hotels, as written.

VOTE 7-0-0

5. PUBLIC HEARING CONT.-NOTICE OF INTENT-Westfield River Interceptor Sewer Relocation Project-Agawam DPW.

The Commission received a request to continue this agenda item to December 12, 2024.

Motion was made by Ms. Ward and seconded by Mr. Meagher to continue the PUBLIC HEARING CONT.-NOTICE OF INTENT-Westfield River Interceptor Sewer Relocation Project-Agawam DPW to the December 12, 2024, as requested.

VOTE 7-0-0

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

The Commission received a request to continue this agenda item to November 14, 2024.

Motion was made by Ms. Ward and seconded by Ms. Becker to continue the PUBLIC HEARING CONT.-NOTICE OF INTENT-1014 North St Ext.-VIP Homes & Associates, LLC to November 14, 2024, as requested.

VOTE 7-0-0

7. Request to Extend Order of Conditions-233, 265, & Lot 6 Main Street-H.P. Hood

Filipe Cravo with R. Levesque Associates, Inc. was present for this agenda item. He stated the petitioner would like to extend the Order of Conditions for 3 years. He stated they had completed the dock and rip rap around the building, but would like to Extend to Order of Conditions to allow more time to complete the work in a fiscally responsible manner.

Motion was made by Ms. Ward and seconded by Ms. Becker to extend the Order of Conditions-233, 265, & Lot 6 Main Street, H.P. Hood to November 18, 2027, as requested.

VOTE 7-0-0

8. ENFORCEMENT ORDER UPDATES

Nicole Terrace Subdivision-Mr. Kozloski stated the plantings are in and have grown. He recommended sending a letter requiring concrete markers to denote the resource areas.

721 Springfield Street-Ms. Egerton stated the Commission received an email that from Jeff Smith regarding grading and seeding being completed. They had makeshift markers up, but were advised via email to install some type of permanent marker.

57 Meadow Street-Mr. Meagher stated the complaint received was actually the required restoration work on the bank and the trucks were bringing in the loam. He stated the bank has been cleaned up and the area is loamed and seeded.

VOTE 7-0-0

9. APPROVAL OF MINUTES-October 10, 2024

Motion as made by Mr. Brown and seconded by Ms. Becker to approve the October 10, 2024 minutes.

VOTE 6-0-1(Ward)

10. Correspondence and Complaints

95 Parkedge Drive-The Commission received the planting plan, that was a requirement in the DPW's Order of Conditions.

Motion was made by Mr. Brown and seconded by Ms. Becker to approve the Planting Plan for 95 Parkedge Drive.

187 Lancaster Drive-The homeowner had reached out to the Commission in regards to invasive trees, one is on a Town easement and one is the owners. The tree warden looked at the trees and determined they do need to come down. DPW Superintendent Mario Mazzo has been in contact with the Conservation Commission and stated the Town is looking to take the Town owned tree down in the next 30 days. The homeowner will remove the other tree as well as the stump.

Motion was made by Mr. Brown and seconded by Ms. Galiatsos to issue the Emergency Order, for 187 Lancaster Drive.

VOTE 7-0-0

Ms. Egerton reminded the Commission that there is a webinar on the invasive Spotted Lanternfly on November 13, 2024.

Ms. Egerton stated she had received correspondence from Sarah Gardner with American Farmland Trust concerning certifying locally important farmland. The initiative broadens farmland owners' eligibility for state and federal farmland protection programs. AFT has a grant from the USDA/NRCS for this work, and they do this on behalf of Massachusetts towns at no cost. This will allow the property owner to have access to state and federal grants.

Motion was made by Ms. Ward and seconded by Mr. Brown to support moving forward with the American Farmland Trust to certify locally important farmland in Agawam.

VOTE 7-0-0

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

VOTE 7-0-0

Meeting adjourned at 7:25pm.