

# Request for Determination of Applicability

*Under the Massachusetts Wetlands Protection Act 310 CMR 10.00 & the Town of  
South Hadley Wetlands Bylaw*

## Wetland Delineation

### Subject Property:

136 East Street  
South Hadley, Massachusetts 01075  
(Map 35, Parcel 6)

### Submitted To:

Town of South Hadley Conservation Commission  
116 Main Street  
South Hadley, Massachusetts 01075

### Applicant & Property Owner:

136 East St, LLC  
c/o Mr. Gerald R. Coderre  
383 Newton Street  
South Hadley, Massachusetts 01075

RLA Project File No. 250511

**July 21, 2025**

**R LEVESQUE ASSOCIATES, INC.**

**A LAND PLANNING SERVICES COMPANY**

40 School Street, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · [www.rlaland.com](http://www.rlaland.com)



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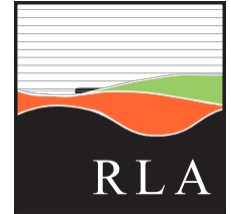
APPENDIX A: SITE PLAN

## **I. COVER LETTER**

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# R LEVESQUE ASSOCIATES, INC.

40 School Street, P.O. BOX 640, Westfield, MA 01085  
p 413.568.0985 · f 413.568.0986 · www.rland.com



July 21, 2025

April Doroski, Chairperson  
Town of South Hadley Conservation Commission  
116 Main Street  
South Hadley, Massachusetts 01075

**RE: Request for Determination of Applicability  
136 East Street  
South Hadley, Massachusetts 01075  
(Map 35, Parcel 6)  
RLA Project File No. 250511**

Dear Chairperson Doroski and Commissioners:

On behalf of the applicant and property owner, 136 East St, LLC c/o Mr. Gerald R. Coderre, please find the requisite number of copies of a Request for Determination of Applicability and associated filing plan. This Request for Determination of Applicability (RDA) is being filed to confirm whether the boundaries of resource areas on the subject properties are accurately delineated and if the area is subject to the jurisdiction of the Wetlands Protection Act 310 CMR 10.00 and the Town of South Hadley local Wetlands Protection Bylaw. No work is being proposed as part of this filing.

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

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

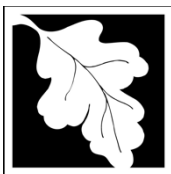
Sincerely,  
R LEVESQUE ASSOCIATES, INC.



Ryan Nelson  
Wetland/Soil Scientist & Project Manager

## **2. WPA FORM I – REQUEST FOR DETERMINATION OF APPLICABILITY**

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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):

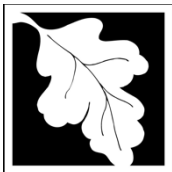
b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

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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.)



# WPA Form 1- Request for Determination of Applicability

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

Municipality \_\_\_\_\_

## C. Determinations

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

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

\_\_\_\_\_  
Name of Municipality

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

## D. Signatures and Submittal Requirements

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

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

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

Signatures:

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

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Representative (if any)

\_\_\_\_\_  
Date

# 3. PROJECT NARRATIVE

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# PROJECT NARRATIVE TO REQUEST FOR DETERMINATION OF APPLICABILITY

For

136 EAST STREET  
SOUTH HADLEY, MASSACHUSETTS 01075  
(MAP 35, PARCEL 6)

## INTRODUCTION

On behalf of the applicant and property owner, 136 East St, LLC (c/o Mr. Gerald R. Coderre), R Levesque Associates, Inc. is providing this project narrative as a supplement to the Request for Determination of Applicability. This Request for Determination of Applicability (RDA) is being filed to confirm whether the boundaries of resource areas on the subject properties are accurately delineated and if the area is subject to the jurisdiction of the Wetlands Protection Act 310 CMR 10.00 and the Town of South Hadley local Wetlands Protection Bylaw. No work is being proposed as part of this filing.

## PROPERTY DESCRIPTION

The subject property is located east of East Street and consists of approximately 8.9 ± acres as shown on the associated site plan prepared by R Levesque Associates, Inc. The subject parcel is owned by 136 East St, LLC and is recorded in the Hampshire County Registry of Deeds under Book 15322, Page 7. The subject property consists of an existing house and barn with yard area, overgrown meadows and forested land. The subject property is not located within Natural Heritage and Endangered Species Program (NHESP) jurisdiction.

## TOPOGRAPHY

The topography of the site varies, but generally slopes from the west along East Street to the east towards an on-site wetland resource area. On-site elevations range from 246 to 226. A USGS Topographic Map is included within this application packet under Section 4, as Figure 1.

## SOILS

According to the NRCS Web Soil Survey, the soil types mapped on the subject property consist of: Saco silt loam, 0 to 2 percent slopes (5A); Walpole sandy loam, 0 to 3 percent

slopes (31A); Swansea muck, 0 to 1 percent slopes (51A); Sudbury fine sandy loam, 0 to 3 percent slopes (260A); Agawam fine sandy loam, 0 to 3 percent slopes (275A); Wethersfield fine sandy loam, 3 to 8 percent slopes (397B). Please refer to the attached NRCS Web Soil Survey Map, which is included within this application packet, under Section 4, as Figure 3 for the exact location of the soils defined below.

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.

The Walpole Series consists of very deep, poorly drained sandy soils formed in outwash and stratified drift. They are nearly level to gently sloping soils in low-lying positions on terraces and plains. Slope ranges from 0 to 8 percent.

Swansea soils are in swamps and bogs that range from small enclosed depressions to areas of several hundred acres in size. They are on outwash plains, till plains and moraines. Slope ranges from 0 to 1 percent.

The Sudbury series consists of very deep, moderately well and somewhat poorly drained soils on outwash plains. They are nearly level through strongly sloping soils in slight depressions and on terraces and foot slopes in areas of outwash or glaciofluvial deposits. Slope ranges from 0 through 15 percent.

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.

The Wethersfield series consists of very deep, well drained loamy soils formed in dense glacial till on uplands. The soils are moderately deep to dense basal till. They are nearly level to steep soils on till plains, low ridges, and drumlins. Saturated hydraulic conductivity is moderately low to high in the solum and low to moderately high in the substratum. Slope ranges from 0 to 35 percent.

## **WETLAND RESOURCE AREAS**

The wetland resource areas were delineated by Ryan Nelson (SSSSNE) of R Levesque Associates, Inc. in July 2025. The following information is a detailed description of each wetland resource area as it relates to the subject property.

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

#### Bordering Vegetated Wetlands (BVW)

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

A Bordering Vegetated Wetland (BVW) is located on-site to the south and east, and the boundaries have been flagged in the field with sequentially numbered pink flagging labeled “W-1” through “W-15” and “A-100” through “A-111”. The BVW is adjacent to Stony Brook to the east and can be best classified as a palustrine forested wetland.

#### Buffer Zone

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

Buffer Zone is associated with the Bordering Vegetated Wetlands and is shown to extend 50’ and 100’ from the boundary of the delineated resource areas.

#### 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 unnamed intermittent streams within the BVW, and Stony Brook, which is a perennial stream located along the eastern property boundary within the BVW. The Bank of streams within BVW have not been delineated at this time.

## 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 present on the property, originating from the westerly mean annual high water (MAHW) line of Stony Brook along the easterly property boundary. On site inspection verified that the MAHW of Stony Brook is located greater than 300' to the east of the delineated BVW boundary and therefore the 200' Riverfront Area does not extend into the upland area of the property. The MAHW of Stony Brook was not delineated since a future project site on the property would be located well beyond the 200' Riverfront Area boundary.

## Bordering Land Subject to Flooding (BLSF)

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

According to FEMA Flood Insurance Rate Map 2501700010A effective date August 15, 1979, an eastern portion of the property is located within the 100-year flood zone. The 100-year flood zone elevation for the subject property is 219' based on said mapping. Based on NOAA LIDAR contours, it would appear that the 100-year flood zone elevation is contained within the delineated BVW.

[ END OF PROJECT NARRATIVE ]

## **4. FIGURES**

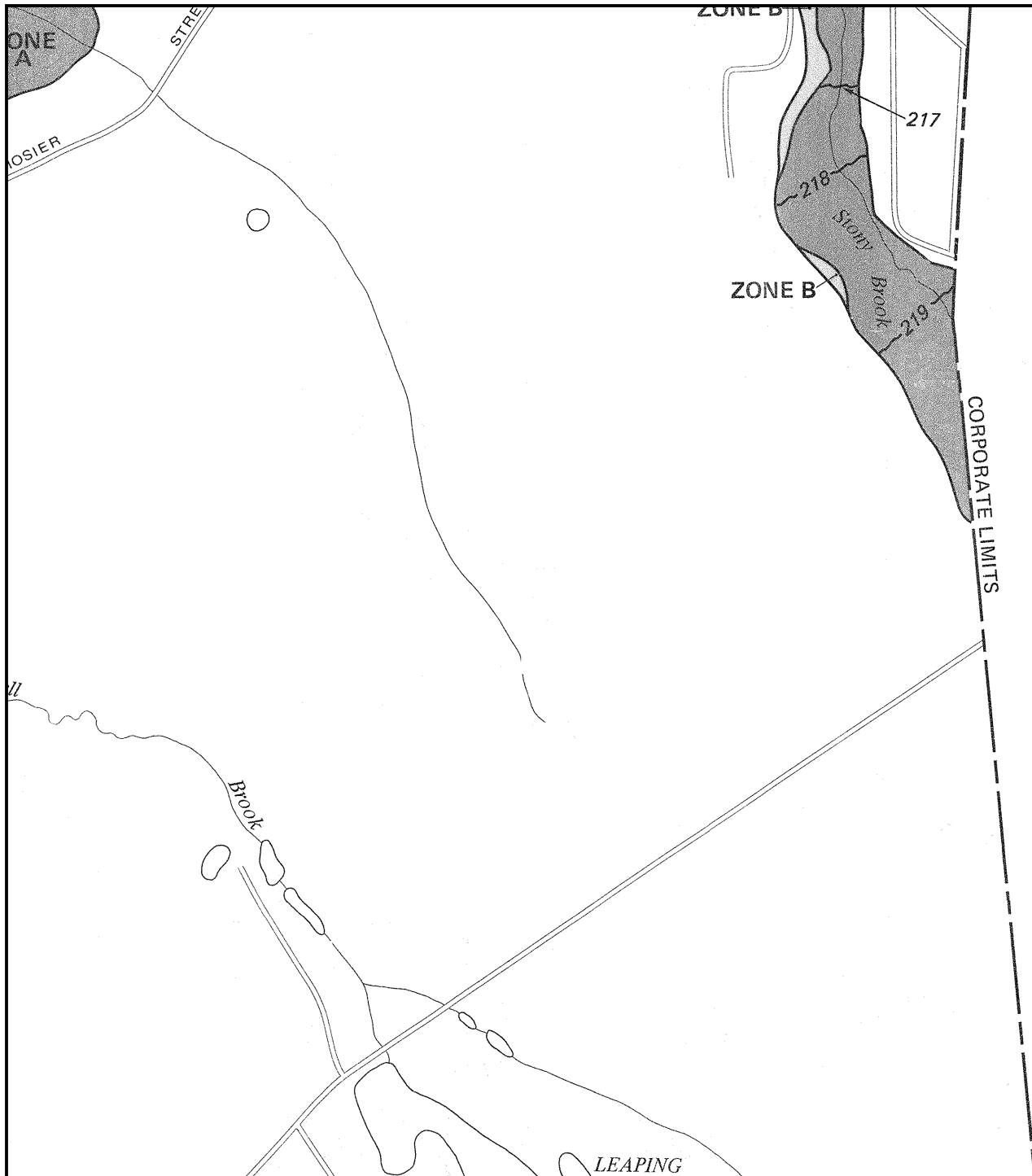
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- 4.1 FIGURE 1 – USGS TOPOGRAPHIC MAP
- 4.2 FIGURE 2 – FEMA FLOODPLAIN MAP
- 4.3 FIGURE 3 – NRCS SOILS MAP

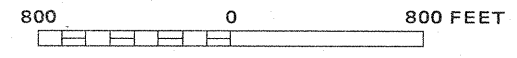
# USGS Topographic Map



Property Tax Parcels  
USGS Topographic Maps



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

TOWN OF  
**SOUTH HADLEY,**  
**MASSACHUSETTS**  
HAMPSHIRE COUNTY

PANEL 10 OF 10  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
250170 0010 A

EFFECTIVE DATE:  
AUGUST 15, 1979



U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
FEDERAL INSURANCE ADMINISTRATION

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

Soil Map—Hampshire County, Massachusetts, Central Part  
(GISDATA\_L3\_TAXPAR\_POLY\_ASSESSPolygon)



Map Scale: 1:2,420 if printed on A landscape (11" x 8.5") sheet.




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





## 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: Hampshire County, Massachusetts, Central Part

Survey Area Data: Version 19, Aug 28, 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
5A	Saco silt loam, frequently ponded, 0 to 2 percent slopes, frequently flooded	0.8	8.2%
31A	Walpole sandy loam, 0 to 3 percent slopes	3.1	31.5%
51A	Swansea muck, 0 to 1 percent slopes	1.9	19.4%
260A	Sudbury fine sandy loam, 0 to 3 percent slopes	2.1	21.4%
275A	Agawam fine sandy loam, 0 to 3 percent slopes	1.9	18.9%
397B	Wethersfield fine sandy loam, 3 to 8 percent slopes	0.1	0.6%
<b>Totals for Area of Interest</b>		<b>9.9</b>	<b>100.0%</b>

## **5. WETLAND DETERMINATION DATA FORM**

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**WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region**

Project/Site: 136 East Street City/County: South Hadley, Hampshire Sampling Date: 7/16/2025  
 Applicant/Owner: 136 East St, LLC State: MA Sampling Point: T1-Wet  
 Investigator(s): Ryan Nelson, R Levesque Assoc. Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc.): plain Local relief (concave, convex, none): concave Slope (%): 1-2  
 Subregion (LRR or MLRA): \_\_\_\_\_ Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Walpole sandy loam (31A) NWI classification: \_\_\_\_\_

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No \_\_\_\_\_ (If no, explain in Remarks.)  
 Are Vegetation X, Soil \_\_\_\_\_, or Hydrology \_\_\_\_\_ significantly disturbed? Are "Normal Circumstances" present? Yes \_\_\_\_\_ No X  
 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 <u>X</u> No _____ Hydric Soil Present? Yes <u>X</u> No _____ Wetland Hydrology Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____ If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) <p align="center"><u>Understory has been cleared, no shrub layer</u></p>	

**HYDROLOGY**

<b>Wetland Hydrology Indicators:</b> <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) <u>X</u> Water-Stained Leaves (B9) <u>X</u> High Water Table (A2)                      ___ Aquatic Fauna (B13) ___ Saturation (A3)                              ___ Marl Deposits (B15) ___ Water Marks (B1)                            ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2)                    ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3)                          ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4)                      ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5)                            ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)	<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) <u>X</u> Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
<b>Field Observations:</b> Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes <u>X</u> No _____ Depth (inches): <u>20"</u> Saturation Present? Yes <u>X</u> No _____ Depth (inches): <u>20"</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:	
Remarks:	

**VEGETATION** – Use scientific names of plants.

Sampling Point: T1-Wet

Tree Stratum (Plot size: <u>30'</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Red Maple (Acer rubrum)</u>	<u>63</u>	<u>Y</u>	<u>FAC</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____

63 = Total Cover

Sapling/Shrub Stratum (Plot size: <u>30'</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Honeysuckle (Lonicera morrowii)</u>	<u>10.5</u>	<u>N</u>	<u>FACU</u>
2. <u>Gray dogwood (Cornus racemosa)</u>	<u>3</u>	<u>N</u>	<u>FAC</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____

13.5 = Total Cover

Herb Stratum (Plot size: <u>10'</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Sensitive Fern (Onoclea sensibilis)</u>	<u>38</u>	<u>Y</u>	<u>FACW</u>
2. <u>Cinnamon fern (Osmundastrum cinnamomeum)</u>	<u>38</u>	<u>Y</u>	<u>FACW</u>
3. _____	_____	_____	_____
4. <u>Dogwood (Cornus amomum)</u>	<u>3</u>	<u>N</u>	<u>FACW</u>
5. <u>Ragweed (Ambrosia artemisiifolia)</u>	<u>3</u>	<u>N</u>	<u>FACU</u>
6. <u>Jewelweed (Impatiens capensis)</u>	<u>3</u>	<u>N</u>	<u>FACW</u>
7. <u>White ash (Fraxinus americana)</u>	<u>3</u>	<u>N</u>	<u>FACU</u>
8. <u>Goldenrod (Solidago gigantea)</u>	<u>3</u>	<u>N</u>	<u>FACW</u>
9. <u>Jack in the pulpit (Arisaema triphyllum)</u>	<u>3</u>	<u>N</u>	<u>FAC</u>
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____

94 = Total Cover

Woody Vine Stratum (Plot size: <u>10'</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Virginia creeper (Parthenocissus quinquefolia)</u>	<u>3</u>	<u>N</u>	<u>FACU</u>
2. <u>Asian Bittersweet</u>	<u>3</u>	<u>N</u>	<u>UPL</u>
3. <u>Poison Ivy (Toxicodendron radicans)</u>	<u>10.5</u>	<u>N</u>	<u>FAC</u>
4. _____	_____	_____	_____

16.5 = Total Cover

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

**Prevalence Index worksheet:**

Total % Cover of: \_\_\_\_\_ Multiply by: \_\_\_\_\_

OBL species \_\_\_\_\_ x 1 = \_\_\_\_\_

FACW species \_\_\_\_\_ x 2 = \_\_\_\_\_

FAC species \_\_\_\_\_ x 3 = \_\_\_\_\_

FACU species \_\_\_\_\_ x 4 = \_\_\_\_\_

UPL species \_\_\_\_\_ x 5 = \_\_\_\_\_

Column Totals: \_\_\_\_\_ (A) \_\_\_\_\_ (B)

Prevalence Index = B/A = \_\_\_\_\_

- Hydrophytic Vegetation Indicators:**
- \_\_\_\_ 1 - Rapid Test for Hydrophytic Vegetation
  - 2 - Dominance Test is >50%
  - \_\_\_\_ 3 - Prevalence Index is ≤3.0<sup>1</sup>
  - \_\_\_\_ 4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)
  - \_\_\_\_ Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)
- <sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata:**

**Tree** – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

**Sapling/shrub** – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

**Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** – All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** Yes  No \_\_\_\_\_

Remarks: (Include photo numbers here or on a separate sheet.)



**WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region**

Project/Site: 136 East Street City/County: South Hadley, Hampshire Sampling Date: 7-16-2025  
 Applicant/Owner: 136 East St, LLC State: MA Sampling Point: T1-up  
 Investigator(s): Ryan Nelson, R Levesque Assoc. Section, Township, Range: \_\_\_\_\_  
 Landform (hillslope, terrace, etc.): Plain Local relief (concave, convex, none): Convex Slope (%): 3-5  
 Subregion (LRR or MLRA): \_\_\_\_\_ Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Name: Walpole Sandy loam 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 <input checked="" type="checkbox"/> Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes _____ No <input checked="" type="checkbox"/> If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.) <p align="center"><u>Understory was mowed and lacks a shrub layer</u></p>	

**HYDROLOGY**

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

**VEGETATION** – Use scientific names of plants.

Sampling Point: T1-UP

Tree Stratum (Plot size: <u>30'</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>White Ash (<i>Fraxinus americana</i>)</u>	<u>20.5</u>	<u>Y</u>	<u>FACU</u>
2. <u>Red Maple (<i>Acer rubrum</i>)</u>	<u>20.5</u>	<u>Y</u>	<u>FAC</u>
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____

41 = Total Cover

Sapling/Shrub Stratum (Plot size: <u>30'</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Honeysuckle (<i>Lonicera morrowii</i>)</u>	<u>20.5</u>	<u>Y</u>	<u>FACU</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____

20.5 = Total Cover

Herb Stratum (Plot size: <u>10'</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Lady fern (<i>Athyrium filix-femina</i>)</u>	<u>3</u>	<u>N</u>	<u>FAC</u>
2. <u>Ragweed (<i>Ambrosia artemisiifolia</i>)</u>	<u>3</u>	<u>N</u>	<u>FACU</u>
3. <u>Jewelweed (<i>Impatiens capensis</i>)</u>	<u>3</u>	<u>N</u>	<u>FACW</u>
4. <u>Garlic mustard (<i>Alliaria petiolata</i>)</u>	<u>3</u>	<u>N</u>	<u>FACU</u>
5. <u>Gray Dogwood (<i>Cornus racemosa</i>)</u>	<u>3</u>	<u>N</u>	<u>FAC</u>
6. <u>Flowering Dogwood (<i>Cornus florida</i>)</u>	<u>3</u>	<u>N</u>	<u>FACU</u>
7. <u>Pokeweed (<i>Phytolacca americana</i>)</u>	<u>3</u>	<u>N</u>	<u>FACU</u>
8. <u>Lamb's quarter (<i>Chenopodium album</i>)</u>	<u>3</u>	<u>N</u>	<u>FACU</u>
9. <u>Dewberry (<i>Rubus flagellaris</i>)</u>	<u>3</u>	<u>N</u>	<u>FACU</u>
10. <u>Nightshade (<i>Circaea canadensis</i>)</u>	<u>3</u>	<u>N</u>	<u>FACU</u>
11. <u>Red Maple (<i>Acer rubrum</i>)</u>	<u>10.5</u>	<u>N</u>	<u>FAC</u>
12. _____	_____	_____	_____

40.5 = Total Cover

Woody Vine Stratum (Plot size: <u>10'</u> )	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Virginia creeper (<i>Parthenocissus quinquefolia</i>)</u>	<u>3</u>	<u>N</u>	<u>FACU</u>
2. <u>Poison ivy (<i>Toxicodendron radicans</i>)</u>	<u>10.5</u>	<u>N</u>	<u>FAC</u>
3. <u>Asian Bittersweet</u>	<u>10.5</u>	<u>N</u>	<u>UPL</u>
4. <u>Grapevine (<i>Vitis labrusca</i>)</u>	<u>10.5</u>	<u>N</u>	<u>FACU</u>
<u>Morning glory (<i>Ipomoea purpurea</i>)</u>	<u>3</u>	<u>N</u>	<u>FACU</u>

Remarks: (Include photo numbers here or on a separate sheet) 37.5 = Total Cover

Area was mowed and plants are regenerating

**Dominance Test worksheet:**

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 33% (A/B)

**Prevalence Index worksheet:**

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>3</u>	x 2 = <u>6</u>
FAC species <u>47.5</u>	x 3 = <u>142.5</u>
FACU species <u>78.5</u>	x 4 = <u>314</u>
UPL species <u>10.5</u>	x 5 = <u>52.5</u>
Column Totals: <u>139.5</u> (A)	<u>515</u> (B)

Prevalence Index = B/A = 3.69

- Hydrophytic Vegetation Indicators:**
- 1 - Rapid Test for Hydrophytic Vegetation
  - 2 - Dominance Test is >50%
  - 3 - Prevalence Index is ≤3.0<sup>1</sup>
  - 4 - Morphological Adaptations<sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)
  - Problematic Hydrophytic Vegetation<sup>1</sup> (Explain)
- <sup>1</sup>Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

**Definitions of Vegetation Strata:**

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**Herb** – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

**Woody vines** – All woody vines greater than 3.28 ft in height.

**Hydrophytic Vegetation Present?** Yes \_\_\_\_\_ No X



# **APPENDIX A: SITE PLAN**

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

PREPARED FOR 136 EAST ST, LLC

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED JULY 21, 2025



**Massachusetts Department of Environmental Protection**  
 Bureau of Water Resources - Wetlands

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

**A. General Information**

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



1. Applicant:

136 East St, LLC	c/o Gerald R. Coderre	
First Name	Last Name	
383 Newton Street		
Address		
South Hadley	MA	01075
City/Town	State	Zip Code
413-538-1002	gcoderre@comcast.net	
Phone Number	Email Address	

2. Property Owner (if different from Applicant):

136 East St, LLC	c/o Gerald R. Coderre	
First Name	Last Name	
383 Newton Street		
Address		
South Hadley	MA	01075
City/Town	State	Zip Code
413-538-1002	gcoderre@comcast.net	
Phone Number	Email Address (if known)	

3. Representative (if any)

Robert	Levesque	
First Name	Last Name	
R Levesque Associates, Inc.		
Company Name		
40 School Street		
Address		
Westfield	MA	01085
City/Town	State	Zip Code
(413) 568-0985	robl@rialand.com	
Phone Number	Email Address (if known)	

**B. Project Description**

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

136 East Street	South Hadley
Street Address	City/Town
42.24308	-72.55625
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)
35	6
Assessors' Map Number	Assessors' Lot/Parcel Number

How to find Latitude and Longitude

and how to convert to decimal degrees

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

The subject property consists of approximately 8.9 acres and is located east of East Street.

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

Plan of Division of Land: East Street, South Hadley, Mass.	02-15-2025
Title	Date
_____	_____
Title	Date



**B. Project Description (cont.)**

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

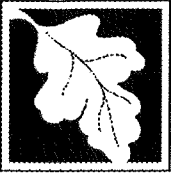
There is no work proposed as part of this filing.

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

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

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

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



**Massachusetts Department of Environmental Protection**

Bureau of Water Resources - Wetlands

**WPA Form 1- Request for Determination of Applicability** South Hadley

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

Municipality

**C. Determinations**

1. I request the Town of South Hadley 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 South Hadley

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.

[Handwritten Signature]  
Signature of Applicant

6/30/25  
Date

\_\_\_\_\_  
Signature of Representative (if any)

\_\_\_\_\_  
Date