

PROJECT NARRATIVE TO NOTICE OF INTENT

For

506 GRANBY ROAD
SOUTH HADLEY, MASSACHUSETTS 01075
(MAP 32, PARCEL 52)

INTRODUCTION

On behalf of the applicant and property owner, SAI SHYAM, LLC c/o Mr. Himanshu Patel, R Levesque Associates, Inc. is providing this project narrative as a supplement to the Notice of Intent application. The applicant proposes the construction of fourteen (14) condominium units with associated site improvements. Portions of the proposed work are within the buffer zone to Bordering Vegetated Wetlands (BVW) and Bank of intermittent streams.

PROPERTY DESCRIPTION

The subject property is located southeast of Granby Road (Route 202) and consists of approximately $4.15 \pm$ acres as shown on the associated site plan prepared by R Levesque Associates, Inc. Said parcel is currently owned by SAI SHYAM, LLC and is recorded in the Hampshire County Registry of Deeds under Land Court Book 24, Page 60.

The subject property is not located within Natural Heritage and Endangered Species Program (NHESP) jurisdiction. The subject property is not located in a Special Flood Hazard Area according to FEMA Flood Map 2501700010A effective August 15, 1979.

EXISTING CONDITIONS & TOPOGRAPHY

The subject property consists of an existing retail structure and paved parking area. The rear of the property, past the stream crossing, is undeveloped forested land. The topography of the site is generally flat, with on-site elevations ranging from 213 to 217. 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: Scarboro mucky fine sandy loam, 0 to 3 percent slopes (39A); Amostown fine sandy loam, 0 to 3 percent slopes (258A); Sudbury fine sandy loam, 0 to 3 percent slopes (260A); Wethersfield fine sandy loam, 3 to 8 percent slopes (397A); Wethersfield fine sandy loam, 8 to 15 percent slopes (398C). 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 Scarboro series consists of very deep, very poorly drained soils in sandy glaciofluvial deposits on outwash plains, deltas, and terraces. They are nearly level soils in depressions. Slope ranges from 0 through 3 percent.

The Amostown series consists of very deep, moderately well drained soils formed in loamy glacial outwash overlying lacustrine sediments. They are nearly level to gently sloping soils on terraces, outwash plains, and deltas. Permeability is moderately rapid in the solum and slow to moderately slow in the substratum. Slope ranges from 0 to 8 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 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.

PROPOSED CONDITIONS & DETAILED PROJECT DESCRIPTION

The applicant proposes the construction of seven (7) residential duplex buildings, yielding a total of 14 units, with associated site improvements. Associated site improvements include, but are not limited to, parking, stormwater management, the installation of utilities, site grading, curbing, and lighting.

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

1. Installation of erosion control measures;
2. Clearing, grubbing, and excavation of the project site within the permitted limit of work, as shown on the associated site plan set;
3. Rough site grading for the proposed structures and stormwater management;
4. Installation of underground utilities;
5. Construction of the proposed parking areas and access;
6. Construction of 14 residential units (7 duplex buildings);
7. Final site grading, installation of curbing, and lighting; and
8. Removal of erosion controls at the direction of the Town of South Hadley.

WETLAND RESOURCE AREAS

Wetland resource areas were delineated by R Levesque Associates, Inc. in October 2024, April 2025 and May 2025 and previously confirmed as accurate via a Positive 2A Determination of Applicability issued by the Town of South Hadley Conservation Commission on May 21, 2025. The following information is a detailed description of each wetland resource area as it relates to the subject property.

Please note that any resource areas delineated off-site are shown to accurately portray buffer zone onto the subject property and are 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 Wetlands (BVW) are located on-site and the boundaries have been flagged in the field with sequentially numbered flagging labeled “A-6” through “A-28” and “B-1” through “B-28”. There are no proposed disturbances to BVW as part of this filing.

Bank

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

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

Bank is associated with an intermittent stream located centrally on-site that traverses Conti Drive via a culvert and pipe network. The top of Bank has been marked in the field with sequentially numbered flagging labeled "BNK-1" through "BNK-30" and "BNK-110" through "BNK-127". Bank is also associated with an off-site intermittent to the southeast and has been marked in the field with sequentially numbered flagging labeled "BNK-100" through "BNK-103". There are no proposed disturbances to Bank as part of this filing.

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 BVW and Bank and is shown on the accompanying site plan to extend 100' and 50' from the boundary of the delineated resource area. Proposed work within the 50-100' buffer zone includes portions of the proposed residential units, associated parking, landscaping, and stormwater management structures.

Conservation Zone

The Town of South Hadley Wetland Bylaw Chapter 240-3 states *"The Commission shall require that a fifty-foot-wide strip of undisturbed vegetation, called the "conservation zone," be maintained adjacent to any freshwater wetland, bank, or water body, but not including lands subject to flooding or inundation by groundwater or surface water, and the two-hundred-foot riverfront area. No work, structures or alterations will be allowed within the conservation zone, except for minor activities, such as mowing, gardening, and pruning within existing lawn, garden or landscaped areas, as described in the regulations adopted by the Commission. The conservation zone shall not apply to artificially created stormwater management structures such as detention and retention basins, artificially lined ponds, and constructed wastewater treatment lagoons."*

There is no work proposed within the 50' Conservation Zone.

EROSION CONTROLS

Erosion controls are proposed as required to protect the site against soil migration and to protect the Resource Area from siltation. All exposed soils on the site will be stabilized as

soon as possible. Barrier controls will not be removed until a Certificate of Compliance has been issued by the Conservation Commission. Please see the accompanying project plans which depict the location of barrier controls in greater detail.

[END OF PROJECT NARRATIVE]