

Notice of Intent

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

“Deer Meadow Way”

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

September 29, 2025

R LEVESQUE ASSOCIATES, INC.

A LAND PLANNING SERVICES COMPANY

40 School Street, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



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I. COVER LETTER

R LEVESQUE ASSOCIATES, INC.

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

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



September 29, 2025

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

**RE: Notice of Intent – “Deer Meadow Way”
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 Coderre, please find the requisite number of copies of a Notice of Intent and associated documentation. The applicant proposes the construction of a 14-unit condominium community with associated site improvements. A portion of the proposed work will be located within the Buffer Zone to Bordering Vegetated Wetlands.

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.

A handwritten signature in black ink that reads "Ryan Nelson". The signature is written in a cursive, flowing style.

Ryan Nelson
Wetland/Soil Scientist & Project Manager

2. ADMINISTRATIVE FORMS

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



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

South Hadley

City/Town

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



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

A. General Information

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

<u>136 East Street</u>	<u>South Hadley</u>	<u>01075</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:		
<u>42.24308</u>	<u>-72.55625</u>	
d. Latitude	e. Longitude	
<u>35</u>	<u>6</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Gerald</u>	<u>Coderre</u>	
a. First Name	b. Last Name	
<u>136 East St, LLC</u>		
c. Organization		
<u>383 Newton Street</u>		
d. Street Address		
<u>South Hadley</u>	<u>MA</u>	<u>01075</u>
e. City/Town	f. State	g. Zip Code
<u>413-538-1002</u>	<u>gcoderre@comcast.net</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

Same as applicant

a. First Name	b. Last Name	
c. Organization		
d. Street Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Robert</u>	<u>Levesque</u>	
a. First Name	b. Last Name	
<u>R Levesque Associates, Inc.</u>		
c. Company		
<u>40 School Street</u>		
d. Street Address		
<u>Westfield</u>	<u>MA</u>	<u>01085</u>
e. City/Town	f. State	g. Zip Code
<u>413-568-0985</u>	<u>413-568-0986</u>	<u>robl@rlaland.com</u>
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$4,650.00</u>	<u>\$2,312.50</u>	<u>\$2,337.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:
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A. General Information (continued)

6. General Project Description:

The applicant proposes to construct a 14-unit condominium community with associated site improvements. A portion of the proposed work will be located within the Buffer Zone to Bordering Vegetated Wetlands.

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

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

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

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

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Hampshire	
a. County	b. Certificate # (if registered land)
15322	7
c. Book	d. Page Number

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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

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

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

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

2. Width of Riverfront Area (check one):

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

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

4. Proposed alteration of the Riverfront Area:

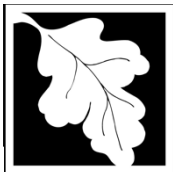
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.
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5. Has an alternatives analysis been done and is it attached to this NOI? Yes No

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

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

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



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

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

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

Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Designated Port Areas, Land Under the Ocean, Barrier Beach, Coastal Beaches, Coastal Dunes.

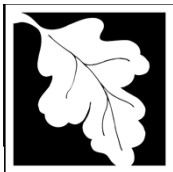
Table with 3 columns: Resource Area, Size of Proposed Alteration, Proposed Replacement (if any). Rows include Coastal Banks, Rocky Intertidal Shores, Salt Marshes, Land Under Salt Ponds, Land Containing Shellfish, Fish Runs, Land Subject to Coastal Storm Flowage.

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

a. square feet of BVW b. square feet of Salt Marsh

5. Project Involves Stream Crossings

a. number of new stream crossings b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

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

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

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

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

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

09-23-2025
b. Date of map

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

- c. Submit Supplemental Information for Endangered Species Review*

1. Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage

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

2. Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **
 - (a) Project description (including description of impacts outside of wetland resource area & buffer zone)
 - (b) Photographs representative of the site

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

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

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



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

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

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

D. Additional Information

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

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

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

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



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

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South Hadley
City/Town

D. Additional Information (cont'd)

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

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

"Deer Meadow Way"

a. Plan Title

R Levesque Associates, Inc.

b. Prepared By

September 29, 2025

d. Final Revision Date

Robert M. Levesque, RLA, ASLA & Filipe J. Cravo, P.E.

As shown

e. Scale

f. Additional Plan or Document Title

g. Date

5. If there is more than one property owner, please attach a list of these property owners not listed on this form.

6. Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7. Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. Attach NOI Wetland Fee Transmittal Form

9. Attach Stormwater Report, if needed.

E. Fees

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

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

556

2. Municipal Check Number

555

4. State Check Number

136 East St LLC

6. Payor name on check: First Name

09-25-2025

3. Check date

09-25-2025

5. Check date

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

South Hadley

City/Town

F. Signatures and Submittal Requirements

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

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

1. Signature of Applicant

3. Signature of Property Owner (if different)

5. Signature of Representative (if any)

2. Date

4. Date

6. Date

For Conservation Commission:

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

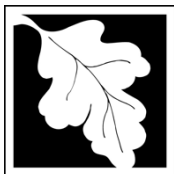
For MassDEP:

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

Other:

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

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



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

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



A. Applicant Information

1. Location of Project:

136 East Street _____ South Hadley _____
 a. Street Address b. City/Town
 555 _____ \$2,312.50 _____
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Gerald _____ Coderre _____
 a. First Name b. Last Name
 136 East St, LLC _____
 c. Organization
 383 Newton Street _____
 d. Mailing Address
 South Hadley _____ MA _____ 01075 _____
 e. City/Town f. State g. Zip Code
 413-538-1002 _____ gcoderre@comcast.net _____
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

Same as applicant _____
 a. First Name b. Last Name

 c. Organization

 d. Mailing Address

 e. City/Town _____ f. State _____ g. Zip Code

 h. Phone Number _____ i. Fax Number _____ j. Email Address

B. Fees

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

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

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

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

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

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

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

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

3. PROJECT NARRATIVE

PROJECT NARRATIVE TO NOTICE OF INTENT

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 Coderre, R Levesque Associates, Inc. is providing this project narrative as a supplement to the Notice of Intent application. The applicant proposes the construction of a 14-unit condominium community with associated site improvements. Portions of the proposed work are within the Buffer Zone to Bordering Vegetated Wetlands (BVW).

PROPERTY DESCRIPTION

The subject property is located east of East Street and consists of approximately $8.9 \pm$ acres as shown on the associated site plan prepared by R Levesque Associates, Inc. The subject property 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 is not located within Natural Heritage and Endangered Species Program (NHESP) jurisdiction.

EXISTING CONDITIONS & TOPOGRAPHY

The subject property consists of overgrown meadows and forested land. The topography of the site varies, but generally slopes from the west along East Street to the east towards Stony Brook with on-site elevations ranging from 246 to 215 feet. 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.

PROPOSED CONDITIONS & DETAILED PROJECT DESCRIPTION

The applicant proposes the construction of 14 condominium units, with associated site improvements. Associated site improvements include, but are not limited to a paved access drive, subsurface stormwater management, the installation of utilities, site grading, landscaping, 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;
3. Rough site grading for the proposed structures, driveways, and stormwater management system;
4. Paving of the proposed access drive;
5. Construction of 14 condominium units;
6. Installation of underground utilities;
7. Final site grading, installation of curbing, landscaping, and lighting; and
8. Removal of erosion controls at the direction of the Town of South Hadley.

WETLAND RESOURCE AREAS

The wetland resource areas were delineated by R Levesque Associates, Inc. in July 2025 and confirmed as accurate via a positive 2A Determination of Applicability issued by the South Hadley Conservation Commission on September 17, 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...”*

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. There are no proposed disturbances to BVW.

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. There are no proposed disturbances to Bank.

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. There are no proposed disturbances within the Riverfront Area.

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. There is no proposed disturbance within BLSF.

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 which is the outermost resource in relation to the project site. Buffer Zone is shown to extend 50' and 100' from the boundary of BVW. Proposed work within the 50-100' buffer zone includes a portion of three (3) condominium buildings, installation of a stormwater management system, site grading, and paved driveway turnaround.

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]

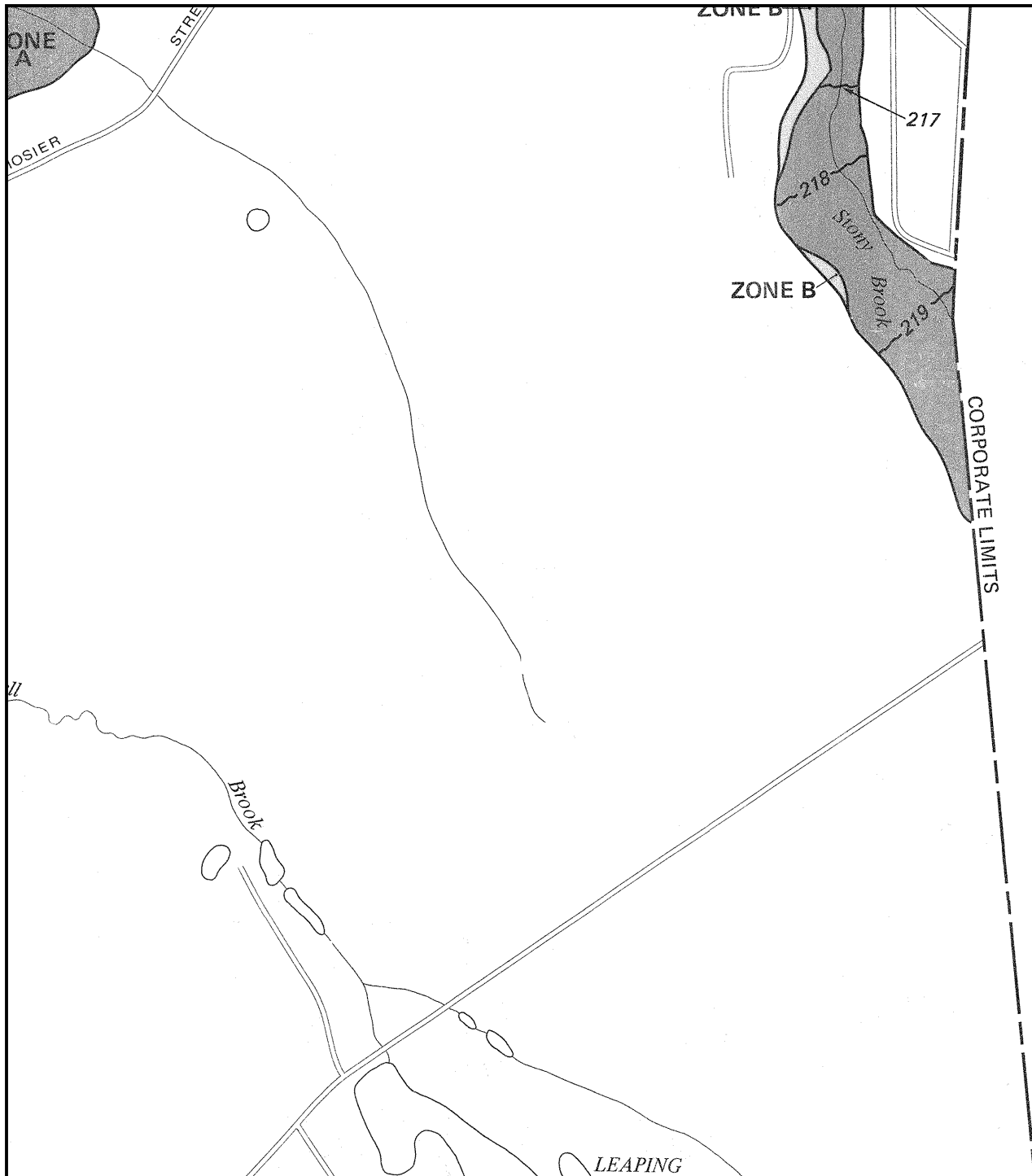
4. FIGURES

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

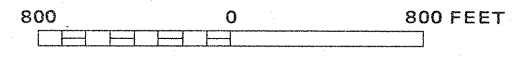
USGS Topographic Map



Property Tax Parcels
USGS Topographic Maps



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

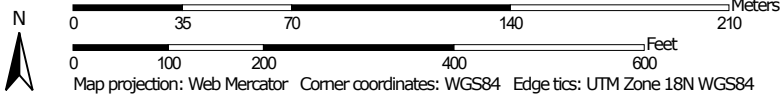
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, 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)




Soil Map may not be valid at this scale.

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





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%
Totals for Area of Interest		9.9	100.0%

5. ABUTTER NOTIFICATIONS

5.1 ABUTTER NOTIFICATION LIST – 100’

5.2 ABUTTER NOTIFICATION LETTER (TO BE PROVIDED UPON CONFIRMATION OF HEARING DATE)

100 feet Abutters List Report

South Hadley, MA
June 11, 2025

Subject Property:

Parcel Number: 0035-0006-000
CAMA Number: 0035-0006-000
Property Address: 136 EAST ST

Mailing Address: 136 EAST ST LLC
129 COLLEGE ST
SOUTH HADLEY, MA 01075

Abutters:

Parcel Number: 0032-0029-000
CAMA Number: 0032-0029-000
Property Address: 545 GRANBY RD

Mailing Address: S HADLEY ELECTRIC LIGHT DEPT
85 MAIN ST
SOUTH HADLEY, MA 01075

Parcel Number: 0035-0004-000
CAMA Number: 0035-0004-000
Property Address: 130 EAST ST

Mailing Address: BRUMER KENNETH D & VAN WINKLE
KATHLEEN M
130 EAST ST
SOUTH HADLEY, MA 01075

Parcel Number: 0035-0009-000
CAMA Number: 0035-0009-000
Property Address: 148 EAST ST

Mailing Address: DUBOIS LAWRENCE H & DORIS R
148 EAST ST
SOUTH HADLEY, MA 01075-2116

Parcel Number: 0036-0138-000
CAMA Number: 0036-0138-000
Property Address: 177 EAST ST

Mailing Address: PAULSEN, DAVID G PAULSEN, DONNA
M
177 EAST ST
SOUTH HADLEY, MA 01075

Parcel Number: 0036-0139-000
CAMA Number: 0036-0139-000
Property Address: 179 EAST ST

Mailing Address: RUSIECKI THOMAS D
179 EAST ST
SOUTH HADLEY, MA 01075

Parcel Number: 0036-0143-000
CAMA Number: 0036-0143-000
Property Address: 171 EAST ST

Mailing Address: MANN, SCOTT
171 EAST ST
SOUTH HADLEY, MA 01075

Parcel Number: 0036-0144-000
CAMA Number: 0036-0144-000
Property Address: 173 EAST ST

Mailing Address: BOGALHAS, FREDERICK DIANE,
TRUSTEES
173 EAST ST
SOUTH HADLEY, MA 01075

Parcel Number: 0036-0148-000
CAMA Number: 0036-0148-000
Property Address: 181 EAST ST

Mailing Address: LAURIN MICHAEL B & SHARON J
181 EAST ST
SOUTH HADLEY, MA 01075-2117

Parcel Number: 0037-0121-000
CAMA Number: 0037-0121-000
Property Address: MARY LYON DR

Mailing Address: SO HADLEY TOWN OF (CONSERVATION
COMMISSION)
116 MAIN ST
SOUTH HADLEY, MA 01075



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

APPENDIX A: SITE PLAN SET

SITE PLAN SET ENTITLED "DEER MEADOW WAY"

PREPARED FOR 136 EAST ST, LCC

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED SEPTEMBER 29, 2025

APPENDIX B: STORMWATER REPORT

STORMWATER DRAINAGE REPORT

PREPARED FOR 136 EAST ST, LCC

PREPARED BY R LEVESQUE ASSOCIATES, INC.