



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

MAURA T. HEALEY
Governor

REBECCA L. TEPPER
Secretary

KIMBERLEY DRISCOLL
Lieutenant Governor

BONNIE HEIPLE
Commissioner

DATE: October 15, 2025

Municipality SOUTH HADLEY
(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: 136 EAST ST, LLC
Address: 383 NEWTON STREET
SOUTH HADLEY, MA

Owner: 136 EAST ST, LLC
Address: 383 NEWTON STREET
SOUTH HADLEY, ,

LOCUS: 136 EAST STREET

This project has been assigned the following file # : WE 288-0502

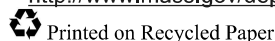
A FILE NUMBER ONLY INDICATES THAT THE APPLICATION CONTAINS THE MINIMAL SUBMITTAL REQUIREMENTS AND IS ADMINISTRATIVELY COMPLETE - NOT THAT THE INFORMATION IN THE APPLICATION IS ADEQUATE FOR ISSUANCE OF AN ORDER OF CONDITIONS.

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

[1] The project has been described in the NOI – Form 3 application as being a “Buffer Zone Only” project. When no other Resource Areas are within the Project Site and work is limited to the Buffer Zone(s), the Commission will center its review on the provisions seen at 310 CMR 10.53(1). In part, that section 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.

[2] Information regarding the field delineation of Bordering Vegetated Wetlands (BVW) does not appear to accompany this submittal. These boundaries should be established through reference to 310 CMR 10.55(2)(c)2., and the companion Massachusetts Handbook for Delineating Bordering Vegetated Wetlands (DEP 2022, second edition). The Commission may ask for the submittal of properly prepared “Bordering Vegetated Wetland Determination Forms” (Appendix A’s, or approved equivalent), as they are requisite for boundaries qualifying under 310 CMR 10.55(2)(c)2.

This information is available in alternate format. Call Donald M. Gomes, ADA Coordinator at 617-556-1057. TDD# 1-866-539-7622 or 1-617-574-6868.
<http://www.mass.gov/dep>



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136 EAST ST, LLC
383 NEWTON STREET
SOUTH HADLEY, MA

[3] As mentioned in the project narrative, FEMA Flood Insurance Rate Maps indicate that the base flood elevation at the Project Locus is approximately 219' (NGVD29). It was unclear as to whether the vertical datum associated with the topographic survey was tied to the NGVD29 vertical survey datum. The applicant should provide the Commission with the applicable survey datum information used to establish the topographic elevations seen on the site plans. Please refer to 310 CMR 10.57(2) for specific boundary compliance requirements.

[4] The Commission may well evaluate the stormwater management system components of the project in relation to the Massachusetts Stormwater Management Standards, and as prescribed in 310 CMR 10.05 (6)(k). Please note that the plans submitted as part of the stormwater management report differ from the plan set bound under the cover sheet entitled "Deer Meadow Way". Of particular importance, the proposed grading found in the plans accompanying the stormwater management report suggest that the sump of the detention basin has a likelihood of intercepting the local groundwater table, as evidenced in the soil deep observation hole logs for pits numbered 8 – 10 suggesting an estimated seasonal high groundwater table to be at depths 24" – 26" below the surface. Proposed grades are shown approximately two below grade in the location of these test pits. While the primary TR-20 modeling inputs appear to be appropriate (please note, the Walpole soil series has a dual Hydrologic Soil Group (HSG) of B/D. HSG B is used in areas that are effectively drained, while the HSG D would be used in an undrained condition. HSG B is being applied in this submittal), the Commission may want to further examine this, TSS treatment trains, recharge calculations, etc. to ensure complete compliance with all Stormwater Management Standards. Any potential discrepancies should be addressed.

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

Cc: South Hadley Conservation Commission, TOWN HALL, 116 MAIN STREET, South Hadley, MA, 01075
Owner: 136 EAST ST, LLC, 383 NEWTON STREET, SOUTH HADLEY, ,
Representative: R LEVESQUE ASSOCIATES, INC., 40 SCHOOL STREET, WESTFIELD, MA, 01085