

# Notice of Intent

Under the Massachusetts Wetlands Protection Act  
& the Town of South Hadley Wetland Protection Bylaw

Rivercrest Condominiums  
Ferry Street  
(Assessor's Map 47 Parcel 76)  
South Hadley, MA 01075

## Applicant:

Rivercrest Condominiums, LLC  
c/o Craig Authier  
1421 Granby Road  
Chicopee, MA 01020

## Owner:

Ferry Street Nominee Trust  
c/o Craig Authier  
1421 Granby Road  
Chicopee, MA 01020

Project File #:131119

# R LEVESQUE ASSOCIATES, INC

A LAND PLANNING SERVICES COMPANY

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

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

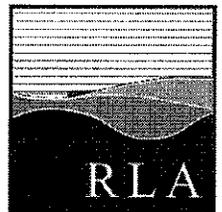


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RIVERCREST CONDOMINIUMS, FERRY STREET  
(MAP 47, PARCEL 76)  
SOUTH HADLEY, MA 01075

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SUBMITTED UNDER SEPARATE COVER

STORMWATER DRAINAGE REPORT, DATED JUNE 18, 2014

SITE PLAN SET BY R LEVESQUE ASSOCIATES, INC., DATED JUNE 18, 2014

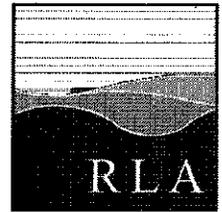
**SECTION I**  
**COVER LETTER**

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# RLA LEVESQUE ASSOCIATES, INC.

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

p 413.568.0985 · f 413.568.0986 · www.rland.com



June 18, 2014

Mr. Jack Fleming, Chairman  
Town of South Hadley Conservation Commission  
116 Main Street, Room 205  
South Hadley, MA 01075

Re: Notice of Intent Filing  
Rivercrest Condominiums, Ferry Street, South Hadley, MA  
(Map 47, Parcel 76)  
RLA Project File: 131119

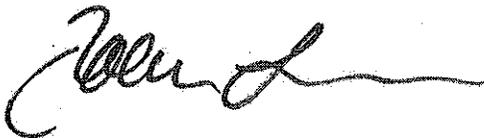
Dear Mr. Fleming and Board Members:

On behalf of our client, Rivercrest Condominiums, LLC, we are herein filing a Notice of Intent for the construction of a twenty-nine (29) unit condominium community with associated site improvements.

Enclosed, please find the Notice of Intent and requisite copies, along with the associated filing fee checks.

Should you have any questions regarding this application, please do not hesitate to contact our office at your convenience.

Sincerely,



Robert M. Levesque, RLA, ASLA  
President

cc: Rivercrest Condominiums, LLC, Craig Authier

**SECTION 2**

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**WPA FORM 3 – NOTICE OF INTENT**



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands

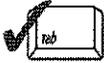
**WPA Form 3 – Notice of Intent**

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>Ferry Street</u>	<u>South Hadley</u>	<u>01075</u>
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	<u>42D15'32.49"N</u>	<u>72D 34' 57.19"W</u>
	d. Latitude	e. Longitude
<u>47</u>	<u>76</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Craig</u>	<u>Authier</u>	
a. First Name	b. Last Name	
<u>Rivercrest Condominiums, LLC</u>		
c. Organization		
<u>1421 Granby Road</u>		
d. Street Address		
<u>Chicopee</u>	<u>MA</u>	<u>01020</u>
e. City/Town	f. State	g. Zip Code
<u>413-537-4231</u>	<u>craig_authier@yahoo.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

<u>Craig</u>	<u>Authier</u>	
a. First Name	b. Last Name	
<u>Ferry Street Nominee Trust</u>		
c. Organization		
<u>1421 Granby Road</u>		
d. Street Address		
<u>Chicopee</u>	<u>MA</u>	<u>01020</u>
e. City/Town	f. State	g. Zip Code
<u>413-537-4231</u>	<u>craig_authier@yahoo.com</u>	
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>\$6,300.00</u>	<u>\$3,137.50</u>	<u>\$3,162.50</u>
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands

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MassDEP File Number \_\_\_\_\_

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South Hadley  
 City/Town

**A. General Information** (continued)

6. General Project Description:

The proposed project consists of a 29-unit condominium project and associated site improvements.

7a. Project Type Checklist:

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Single Family Home                | 2. <input type="checkbox"/> Residential Subdivision                   |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial                     |
| 5. <input type="checkbox"/> Dock/Pier                         | 6. <input type="checkbox"/> Utilities                                 |
| 7. <input type="checkbox"/> Coastal Engineering Structure     | 8. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation                    | 10. <input checked="" type="checkbox"/> Other                         |

7b. Is any portion of the proposed activity eligible to be treated as a 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:

N/A

2. Limited Project \_\_\_\_\_

8. Property recorded at the Registry of Deeds for:

Hampshire

a. County

9221

c. Book

b. Certificate # (if registered land)

293

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.

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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 _____ 3. cubic yards dredged _____	2. square feet _____



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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> <b>Bordering Land Subject to Flooding</b>	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 4. cubic feet replaced _____
e. <input type="checkbox"/> <b>Isolated Land Subject to Flooding</b>	1. square feet _____ 2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. <input type="checkbox"/> <b>Riverfront Area</b>	1. Name of Waterway (if available) _____	
2. Width of Riverfront Area (check one):		
<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only		
<input type="checkbox"/> 100 ft. - New agricultural projects only		
<input type="checkbox"/> 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. _____
5. Has an alternatives analysis been done and is it attached to this NOI?		<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Was the lot where the activity is proposed created prior to August 1, 1996?		<input type="checkbox"/> Yes <input type="checkbox"/> No

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

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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> <b>Designated Port Areas</b>	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> <b>Land Under the Ocean</b>	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> <b>Barrier Beach</b>	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> <b>Coastal Beaches</b>	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> <b>Coastal Dunes</b>	1. square feet _____	2. cubic yards dune nourishment _____



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

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	_____	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> 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 BWV	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings

**C. Other Applicable Standards and Requirements**

**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](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  
 100 Hartwell Street, Suite 230  
 West Boylston, MA 01583

Oliver 2014  
 b. Date of map



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

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.1.d, 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).*

1. 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
3.  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
  - (c)  MESA filing fee (fee information available at <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/mass-endangered-species-act-mesa/esa-fee-schedule.html>). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address  
*Projects altering 10 or more acres of land, also submit:*
  - (d)  Vegetation cover type map of site
  - (e)  Project plans showing Priority & Estimated Habitat boundaries

d. OR Check One of the Following

1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <http://www.mass.gov/eea/agencies/dfg/dfw/laws-regulations/cmr/321-cmr-1000-massachusetts-endangered-species-act.html#10.14>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
2.  Separate MESA review ongoing.
 

a. NHESP Tracking # _____	b. Date submitted to NHESP _____
---------------------------	----------------------------------

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/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.



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 Bureau of Resource Protection - Wetlands

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

3.  Separate MESA review completed.  
 Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
2. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a.  Not applicable – project is in inland resource area only
- b.  Yes  No If yes, include proof of mailing or hand delivery of NOI to either:
- |   |  |
|---|--|
| South Shore - Cohasset to Rhode Island, and the Cape & Islands:   | North Shore - Hull to New Hampshire:   |
| Division of Marine Fisheries - Southeast Marine Fisheries Station<br>Attn: Environmental Reviewer<br>1213 Purchase Street – 3rd Floor<br>New Bedford, MA 02740-6694 | Division of Marine Fisheries - North Shore Office<br>Attn: Environmental Reviewer<br>30 Emerson Avenue<br>Gloucester, MA 01930 |

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

3. 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
4. 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
5. 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
6. 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

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



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

- 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**

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.
- 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.

Site Plan

a. Plan Title	<u>R Levesque Associates, Inc.</u>	c. Signed and Stamped by	<u>Robert M. Levesque and Filipe J. Cravo</u>
b. Prepared By	<u>June 18, 2014</u>	d. Final Revision Date	<u>as shown</u>
e. Scale	<u>N/A</u>	f. Additional Plan or Document Title	<u>g. Date</u>

- 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.



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**Bureau of Resource Protection - Wetlands**

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**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:

2. Municipal Check Number	3108	3. Check date	June 12, 2014
4. State Check Number	3107	5. Check date	June 12, 2014
6. Payor name on check: First Name	Rivercrest Condominiums, LLC	7. Payor name on check: Last Name	Raymond Authier

**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		2. Date	6/12/14
3. Signature of Property Owner (if different)		4. Date	6-12-14
5. Signature of Representative (if any)		6. Date	6-12-14

**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.

# **SECTION 3**

---

## **APPLICATION FOR CONSERVATION PERMIT**

# Application for Conservation Permit (ACP)

## South Hadley Wetlands Bylaw & Regulations

1. **Applicant:** Name Rivercrest Condominiums, LLC Phone 413-537-4231  
Address 1421 Granby Road, Chicopee, MA 01020  
Email craig\_authier@yahoo.com

2. **Project Location:** Street Ferry Street Map 47, Parcel 76

3. **This application is filed along with:**  Request for Determination of Applicability  
 Notice of Intent  
 Amendment to Order of Conditions  
 Certificate of Compliance (partial or total)  
 Other (e.g., ANRAD, ANOI, Emergency Certification)  
 Proposed work is outside state WPA jurisdiction; *bylaw only*

4. **Work is proposed in the following Resource Areas:**  Bank  Water & Land under said waters  
 Lakes & Ponds  Riverfront Area  
 Streams & Rivers  Vernal Pool  
 100 yr Flood Zone  WAIVER FORM COMPLETED  
 Freshwater Wetland

5. **Work is proposed in the No Alteration Zone**  50 Foot Conservation Zone  
 WAIVER FORM COMPLETED (if within 50' CZ)

6. **Work: Buffer Zone Only**  Buffer Zone to: Bordering vegetated wetland

7. **Project Description:**  
**Existing conditions**  Lawn or landscaped area  Wetland Resource Area  
**where work will occur:**  Wooded or natural area  Other: \_\_\_\_\_  
 Impervious (e.g., driveway)

**Proposed work:** The proposed project consists of a 29-unit condominium project and associated site improvements.

**Equipment to be used:** Standard excavation equipment

**Erosion control to be used:** Silt fence, erosion control blankets, hay bales (as req'd), temporary seeding, temporary sediment basin (as req'd), erosion control log

**8. Project Impact**

**Buffer Zone Setback:** If the project involves work in the buffer zone only, what is the shortest distance between project disturbance and the wetland resource area? 50 feet

**Tree Cutting:** Will trees be removed within ConCom jurisdiction? (Y/N) Y

**Tree Cutting:** List number and approximate diameter of tree(s) to be removed:

**Fill and Grading:** How much fill will be removed or brought in? (REMOVE/ADD) 5400/8600 cu yds

**Fill and Grading:** How will site be stabilized during construction? Silt fence, temporary seeding, hay bales (as req'd)

**Fill and Grading:** How will final grade differ from existing? 4' +/-

**9. Describe any exemptions in the WPA or bylaw that allows proposed activity:**

n/a

**10. Describe any mitigating measures proposed. Use additional page(s) if necessary.**

Silt fence, erosion control blankets, hay bales (as req'd), temporary seeding, temporary sediment basin (as req'd), erosion control logs (as req'd)

**11. Local Filing Fee\*:**

     \$      Request for Determination of Applicability  
  x   \$ 3,162.50 Other - Notice of Intent Filing Fee

*\*This fee structure is detailed in the Bylaw Regulations. Make check payable to the Town of South Hadley.*

**12. Statement of Applicant:** I hereby certify under the penalties of perjury that this application and all supporting plans and documents are true and complete to the best of my knowledge, and that these have been prepared in conformance with the requirements of the South Hadley Wetlands Bylaw and supporting regulations. I further certify that all abutters and other parties have been notified of this application as required by South Hadley Wetlands Bylaw Regulations. I understand that I may be asked to pay for a consultant to review my application for the Commission.

**Signature:** CR

**Date:** 6/22/2014

**Landowner's Signature (if different):** CR

# **SECTION 4**

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## **NARRATIVE ADDENDUM TO NOI**

## NARRATIVE ADDENDUM TO NOI

Rivercrest Condominiums  
Map 47, Parcel 76  
Ferry Street, South Hadley, MA

### INTRODUCTION

The work proposed by the applicant consists of the construction of a 29-unit condominium community with access road and associated site improvements within the parcel known as Map 47, Parcel 76 off Ferry Street in South Hadley, MA.

The proposed work is shown on the plans entitled Site Plans for Rivercrest Condominiums, sheets C-1 through C-7 and Details Sheets D-1 through D-6, prepared for Rivercrest Condominiums, LLC, by R Levesque Associates, Inc., dated June 18, 2014, herein referred to as the Project Plans. This project is proposed under the Massachusetts Wetlands Protection Act (WPA) regulations 310 CMR 10.00 and under the South Hadley Conservation Commission Non-Zoning Wetlands Bylaw Regulations.

Wetland resource areas as shown on the Project Plans were reviewed and approved by the South Hadley Conservation Commission through an Order of Conditions (OOC) issued for the property on December 13, 2011. The associated Notice of Intent (NOI) application provides greater detail regarding wetland resource areas identified as part of said OOC. In addition to the determination of the boundaries of wetland resource areas, the OOC also permitted the clearing of trees within the Buffer Zone. No grubbing was proposed under the NOI. All work as permitted under this OOC has been completed and a Request for Certificate of Compliance (RCOC) has been submitted concurrent with this application.

### SITE DESCRIPTION

The site has 101.84 feet of frontage along the southerly side of Ferry Street and consists of 10.831 acres (471,820 sq. ft.) of vacant woodland. The site is located approximately 700 feet from the intersection of Brockway Lane (to the west) and within walking distance of the Town Common (to the east). The subject property, identified as Parcel #76 on Assessor's Map #47 consists of 465,271 sq. ft. (98.6%) in the Residence A-1 (RA-1) District and 6,549 sq. ft. (1.4%) in the Agricultural District.

The property contains Bordering and Isolated Wetlands along the southern portions of the property. A portion of the property also falls within the 200-foot Riverfront Area associated with Stony Brook, a perennial stream, located just off the property to the

south. Bordering Vegetated Wetlands (BVW) are associated with the above mentioned stream channels and located along the westerly and southerly property boundaries. An area of Isolated Vegetated Wetland (IVW) as regulated under the South Hadley Wetlands Bylaw is also located in the western property corner.

### **Topography / Floodplain**

Figure 1 is the Locus Map for the subject property and is included in Section 8 of this report. The USGS Map was obtained from the MassGIS mapping at a scale of 1" = 1,000' which shows the location of the project site. As shown on the accompanying plan set, the topography within the subject site slopes to the south and east and becomes steeper adjacent to the wetlands and stream.

The Flood Insurance Rate Map provided by the Federal Emergency Management Agency Community Panel # 250170 0010 A, effective August 15, 1979 shows the project site located outside of the 100- and 500-year flood zones. Therefore, no work is proposed within the 100 or 500-year floodplains. For information on the location of the project site in proximity to these areas, please see Figure 3 provided herewith in Section 8 of this report.

### **Soils**

Figure 2 in Section 8 of this Notice of Intent packet includes the Natural Resource Conservation Service (NRCS) Web Soil Survey National Cooperative Soil Survey for the Project Site. The soils mapped on the site include Windsor loamy sand and Amostown fine sandy loam. In addition, the Stormwater Drainage Report for this project which is located in Appendix I, contains Soil Logs which describe soil conditions for the site in greater detail.

The Windsor series consists of very-deep, excessively-drained soils formed in sandy outwash or eolian deposits. They are nearly level through very steep soils on glaciofluvial landforms. Slope ranges from 0 through 60 percent. Saturated hydraulic conductivity is high or very high. The taxonomic class is mixed, mesic Typic Udipsamments.

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 taxonomic class is coarse-loamy, mixed, active, mesic Oxyaquic Dystrudepts.

### **Vegetation**

The subject property is primarily native forest consistent with regrowth from historic farming activities. The site consists of mixed deciduous and coniferous species in the upland, a similar forested wetland area, and dense vegetation on the slopes and adjacent to the resource areas. For detail on the tree and plant species within the subject

property, please refer to the former Notice of Intent filing submitted by Heritage Surveys, Inc.

### PROPOSED SCOPE OF WORK

The proposed work will consist of the construction of a 29-unit condominium community with access road and associated site improvements. The proposed improvements include an access road and a stormwater management system associated with the proposed use. Please see the Construction Sequencing Plan provided herewith in Section 6 of this application for details regarding the progression of construction activities on-site.

The project as designed is proposed to be located entirely outside of the Riverfront Area associated with Stony Brook. No impacts to wetland resource areas are proposed. Work is proposed within the 100-foot Buffer Zone of BVW and IVW. No work is proposed within the 50-foot Buffer Zone as required by the South Hadley Conservation Commission Non-Zoning Wetlands Bylaw Regulations. Please see the following section for details regarding the proposed Buffer Zone disturbance.

Stormwater for the proposed project will be managed utilizing a combination of management techniques including, but not limited to: vegetated swales; underground infiltration areas; detention basin; deep sump catch basins; and water quality units. Please see the Stormwater Drainage Report.

### RESOURCE AREAS and MITIGATION

As previously discussed, this site contains the wetland resource areas associated with Stony Brook, a perennial stream and associated intermittent streams. These resource areas include: Bank, Riverfront Area (RA); Bordering Vegetated Wetland (BVW); and Isolated Vegetated Wetland (IVW). A 100-foot Buffer Zone is associated with Bank, BVW and IVW.

Please also see the Notice of Intent filing previously submitted by Heritage Surveys, Inc. which provides additional details regarding the resource areas on the site as confirmed through a related Order of Conditions (OOC) issued on December 13, 2011 by the South Hadley Conservation Commission. This OOC also approves the wetland resource boundaries as presented in this application.

#### **Bank**

In 310 CMR 10.54(2), "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 Stony Brook, a perennial stream and intermittent streams located within the property. Stony Brook is not located within the property boundaries. No work is proposed within Bank, therefore, all performance

standards for this resource area will be met.

#### **Land Under Water Bodies and Waterways (LUWW)**

As defined in 310 CMR 10.56(2) "*Land Under Water Bodies and Waterways is the land beneath any creek, river, stream, pond or lake. Said land may be composed of organic muck or peat, fine sediments, rocks or bedrock.*" LUWW on the project site may be associated with the intermittent streams, however, its regulatory presence has not been confirmed within the project site. Its presence would be dependent on the observations and duration of flow within the intermittent streams. LUWW is not proposed to be impacted as part of this proposed project, therefore, a more extensive study on the presence of this resource area is not required as part of this permitting effort. Accordingly, the performance standards for LUWW have been met.

#### **Isolated Vegetated Wetland (IVW)**

As defined in the South Hadley Conservation Commission Non-Zoning Wetland Bylaw Regulations "*Isolated Vegetated Wetlands are vegetated wetlands that do not border on rivers, streams, ponds or lakes. They may include wet meadows, marshes, swamps, bogs or vernal pools. In order to be protected under the Bylaw they must have at least five hundred (500) square feet of surface area.*" An IVW which is approximately 3,000 square feet in size is located in the southwestern portion of the property and shown on the Project Plans. The boundaries of the IVW have been confirmed by the South Hadley Conservation Commission through an Order of Conditions issued on December 13, 2011. The project as proposed does not propose any direct impacts to IVW.

#### **Bordering Vegetated Wetland (BVW)**

As stated 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...*" BVW is located adjacent to the intermittent streams and Stony Brook, a perennial stream. No direct impacts to BVW are proposed, therefore, the performance standards for BVW will be met.

#### **Riverfront Area (RA)**

310 CMR 10.58(2) states that, "*...Riverfront Area is the area of land between a river's mean annual high water line and a parallel line measured horizontally. The riverfront area may include or overlap other resource areas or their buffer zone. The riverfront area does not have a buffer zone.*" as defined by 310 CMR 10.58(2)(a). RA is associated with Stony Brook, a perennial stream located just south of the project site. All work as proposed will be located outside of the RA, providing no direct impacts to this resource area. Accordingly, the performance standards for RA have been met.

### **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.*" The National Flood Insurance Firm Map for the Town of South Hadley, Community Panel 250170 0010 A, effective date August 15, 1979, shows that the 100-year flood elevation is not located on this property. No BLSF exists within the subject property and therefore will not be altered as a result of this project.

### **Isolated Land Subject to Flooding (ILSF)**

According to 310 CMR 10.57(2)(b)1. "*Isolated Land Subject to Flooding is an isolated depression or closed basin without an inlet or an outlet. It is an area which at least once a year confines standing water to a volume of at least ½ acre-feet and to an average depth of at least six inches.*" No ILSF exists within the subject property and therefore none will be altered as a result of this project.

### **MITIGATION**

Best Management Practices are proposed to be implemented as part of the project design which include but are not limited to: construction entrance; catch basin inlet protection; barrier erosion controls; seeding and mulching; construction sequencing; and slope stabilization measures.

A construction entrance is proposed to be installed at the intersection of Ferry Street to aid in preventing the tracking of sediment off the project site. Barrier erosion controls and erosion control blankets are proposed to maintain the slope until it is permanently vegetated with herbaceous vegetation. All exposed soils on the site will be stabilized as soon as possible. Barrier controls will not be removed until 70% stabilization has been achieved over 90% of the area. The South Hadley Conservation Commission will be notified prior to the controls being removed.

**END OF NARRATIVE ADDENDUM**

# **SECTION 5**

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## **LOW IMPACT DEVELOPMENT NARRATIVE**

## LOW IMPACT DEVELOPMENT CONSIDERATIONS

Rivercrest Condominiums  
Map 47, Parcel 76  
Ferry Street, South Hadley, MA

### INTRODUCTION

Per the Massachusetts Stormwater Handbook, project proponents must consider environmentally sensitive site design and low impact development techniques to effectively manage stormwater. As a part of the proposed Condominium Community, the project proponent has considered a number of environmentally sensitive, low impact development techniques to prevent the generation of stormwater and non-point source pollution. The following is a detailed description of the considerations for each low impact development measure. For ease of review, RLA has provided the consideration of each measure as detailed in the Massachusetts Stormwater Report Checklist.

### LOW IMPACT DEVELOPMENT (LID) MEASURES

#### **Environmentally Sensitive Project Approach**

During the design feasibility effort for the subject property, RLA considered many design scenarios for the development and layout of the proposed project.

The proposed Condominium Community design is for a 29-unit community. The project has been proposed in the least-intrusive manner possible while avoiding potential impacts to the resource areas on-site.

#### **No disturbance to any Wetland Resource Areas**

In the initial site planning, the project was designed in the least intrusive manner possible to avoid impacts to the resource areas on-site. No wetland resource areas will be disturbed as part of this project.

A portion of the site falls within the Riverfront Area of the perennial stream known as Stony Brook. No work is proposed within the Riverfront Area.

### **Site Design Practices (e.g. clustered development, reduced frontage setbacks)**

As mentioned above, the project will entail the creation of an access road and home sites. The roadway and condominiums are laid out in the most efficient manner possible, effectively utilizing the upland areas within the property with the protection of the resource areas in mind. The project proponent and RLA developed what is believed to be an efficient use of the site which avoids impacts to the resource areas on-site to the maximum extent feasible. In addition to not impacting resource areas, the 50' buffer zone has been protected and will not be impacted.

### **Reduced Impervious Area (Redevelopment Only)**

The proposed project is not part of a redevelopment project.

### **Minimizing disturbance to existing trees and shrubs**

The goal of the project proponent is to maintain as much of the existing vegetative cover on-site as possible. The proposed project has been designed to cluster the layout of the condominiums, as well as the impervious surfaces and stormwater basins. The areas of permanent disturbance which will require the removal of vegetation are those which encompass the homes, roadway, and associated grading. Special care has been taken to avoid the 50' buffer and provide buffering to the neighboring property.

### **LID Site Design Credit Requested**

No LID Site Design Credit is requested for the proposed project.

### **Use of "country drainage" versus curb and gutter conveyance and pipe**

Country drainage systems are often times much less costly than closed drainage systems such as gutter conveyance and pipe. Unfortunately, the proposed project and subject site are not suitable for such a system.

Due to the site layout, other than grassed swales, the project proponent was unable to take advantage of country drainage systems. It is not feasible to match the existing drainage patterns on-site and transport the water to a treatment and infiltration area that meets the DEP standards by country drainage methods.

With a condominium community, it is also very important, from a liability standpoint, that the project site be free of any potential ponding on surface drainage areas or paths of travel or that could cause temporary or long-term safety hazards.

### **Bioretention Cells (includes Rain Gardens)**

Due to the clustered design and requirement to avoid the 50' buffer zone, the majority of the drainage system had to be located under the drives.

### **Constructed Stormwater Wetlands (includes Gravel Wetlands designs)**

There are no wetland impacts proposed, therefore, a constructed wetland is not logical and would create additional regulated area.

### **Treebox Filter**

Treebox filters have been considered for the project, however based on the site layout and design, the extensive costs associated with such a method and the climatic conditions of the area, it is believed that such methods would be detrimental to the proposed project and would only provide a maintenance problem and a potential hazard for the occupants of the community. Such devices would be much more suitable to a coastal location that is not subject to the same winter conditions as are experienced in Western Massachusetts.

### **Water Quality Swale**

A grassed swale has been included as part of the stormwater management system.

### **Grass Channel**

A grass channel was considered for the proposed project; however, it is not feasible. Space considerations, lot layout, pedestrian and vehicular movements, and topography restrict the use of a grassed channel. Other, more appropriate BMPs have been implemented.

### **Green Roof**

Green roofs are not suitable or marketable for the proposed project.

### **Other**

Please see the Stormwater Report for more information.

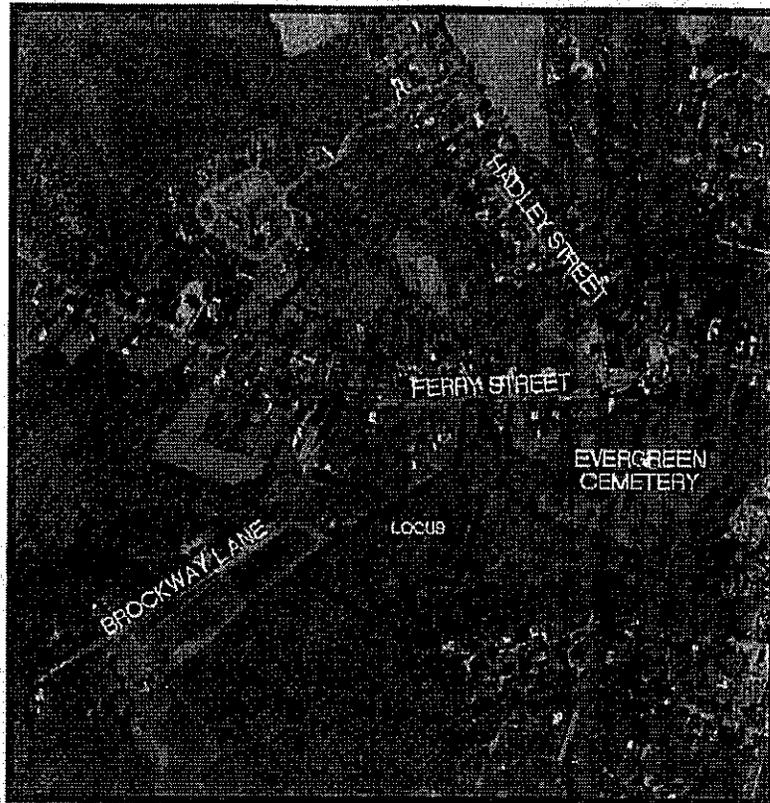
# **SECTION 6**

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## **AMENDED NOI (HERITAGE SURVEYS) & ORDER OF CONDITIONS ISSUED DECEMBER 13, 2011**

**AMENDED NOTICE OF INTENT FILING**

**RIVERCREST CONDOMINIUMS  
FERRY STREET  
SOUTH HADLEY, MA**



**Prepared for:**

**Rivercrest Condominiums LLC  
c/o Craig Authier  
1421 Granby Road  
Chicopee, MA 01020**

**Prepared by:**

**HERITAGE SURVEYS, INC.**  
*Professional Surveyors and Engineers*

241 College Highway & Clark Street  
Post Office Box 1  
Southampton, MA 01073  
(413) 527-3600

HSI No: 5560-100113  
November 28, 2011

# HERITAGE SURVEYS, INC.

Professional Surveyors and Engineers  
241 College Hwy & Clark St, P O Box 1  
Southampton, Massachusetts 01073-0001

Bruce A. Coombs, President  
Professional Surveyor, MA, CT & VT  
E-mail: [bruce@heritagesurveys.com](mailto:bruce@heritagesurveys.com)

Telephone (413) 527-3600  
Facsimile (413) 527-8280  
Website: [heritagesurveys.com](http://heritagesurveys.com)

November 30, 2011

Town of South Hadley  
Conservation Commission  
116 Main Street, Room 205  
South Hadley, MA 01075

RE: Amended Notice of Intent  
Rivercrest Condominiums  
Ferry Street  
South Hadley, MA 01075  
HSI Job #5560-100113  
DEP File #288-0409

Dear Commission Members:

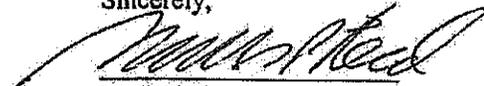
On behalf of our client, Rivercrest Condominiums, LLC, c/o Craig Authier, we are submitting an Amended Notice of Intent for the Rivercrest Condominiums project, located off of Ferry Street. The only work being proposed for this project is the clearing of trees within an area located within the 50' to 100' buffer zone as shown on enclosed plan entitled, Plan Showing Limits of Clearing Within the 50' to 100' Buffer Zone for Future Development, last revised November 30, 2011. The proposed work is not for stumping, only cutting of trees within the buffer. No construction is being proposed for this project within this Amended Notice of Intent.

A request is being made to re-confirm the wetland boundaries and riverfront as shown on the above referenced plan. The Isolated Wetland Boundary, Bordering Vegetated Wetland and perennial brooks mean annual high water line of the 200' Riverfront are the same on the above referenced plan as the Existing Conditions Plan, dated August 16, 2011, which was approved at a meeting of the South Hadley Conservation Commission on August 17, 2011.

Additional funds were paid to the South Hadley Conservation Commission for the purpose of continuing the peer review process. The amended project will not require any further peer review; therefore our client is requesting the refund of money remaining for the review process.

We would appreciate your directing any correspondence regarding the above request to Rivercrest Condominiums LLC, c/o Craig Authier, 1421 Granby Road, Chicopee, MA 01020, (413) 537-4231, with copies of the same to Heritage Surveys, Inc.

Sincerely,



Mark P. Reed

cc: Rivercrest Condominiums LLC  
DEP Western Regional Office



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

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):

Ferry Street  
a. Street Address

South Hadley  
b. City/Town

01075  
c. Zip Code

Latitude and Longitude:  
42°15' 33"N  
d. Latitude

72°35' 3"W  
e. Longitude

Map 47  
f. Assessors Map/Plat Number

Parcel 76  
g. Parcel /Lot Number

2. Applicant:

Craig  
a. First Name

Authier  
b. Last Name

Rivercrest Condominiums LLC  
c. Organization

1421 Granby Road  
d. Street Address

Chicopee  
e. City/Town

MA  
f. State

01020  
g. Zip Code

(413) 537-4231  
h. Phone Number

i. Fax Number

craig\_authier@yahoo.com  
j. Email Address

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

Ferry Street Nominee Trust  
a. First Name

b. Last Name

c. Organization

1421 Granby Road  
d. Street Address

Chicopee  
e. City/Town

MA  
f. State

01020  
g. Zip Code

(413) 537-4231  
h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Mark  
a. First Name

Reed  
b. Last Name

Heritage Surveys, Inc.  
c. Company

241 College Highway & Clark Street, P.O. Box 1  
d. Street Address

Southampton  
e. City/Town

MA  
f. State

01073  
g. Zip Code

(413) 527-3600  
h. Phone Number

(413) 527-8280  
i. Fax Number

mark@heritagesurveys.com  
j. Email address

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

\$5,250.00 paid  
a. Total Fee Paid

\$2,612.50 paid  
b. State Fee Paid

\$2,637.50 paid  
c. City/Town Fee Paid



# WPA Form 3 – Notice of Intent

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

MassDEP File Number \_\_\_\_\_

Document Transaction Number \_\_\_\_\_

South Hadley  
City/Town

## A. General Information (continued)

### 6. General Project Description:

The project consists of clearing of trees within the 50' to 100' buffer zone. A request is being made to re-confirm the resource area boundaries as shown on the plan submitted with this Amended NOI, entitled Plan Showing Limits of Clearing Within the 50' to 100' Buffer Zone for Future Development dated November 28, 2011.

### 7a. Project Type Checklist:

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Single Family Home                | 2. <input type="checkbox"/> Residential Subdivision                   |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input type="checkbox"/> Commercial/Industrial                     |
| 5. <input type="checkbox"/> Dock/Pier                         | 6. <input type="checkbox"/> Utilities                                 |
| 7. <input type="checkbox"/> Coastal Engineering Structure     | 8. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation                    | 10. <input checked="" type="checkbox"/> Other                         |

### 7b. Is any portion of the proposed activity eligible to be treated as a 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:

2. Limited Project \_\_\_\_\_

### 8. Property recorded at the Registry of Deeds for:

Hampshire

a. County

9221

c. Book

b. Certificate # (if registered land)

293

d. Page Number

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

- 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.
- 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.

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 _____ 3. cubic yards dredged _____	2. square feet _____



**WPA Form 3 - Notice of Intent**

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

MassDEP File Number \_\_\_\_\_

Document Transaction Number \_\_\_\_\_

South Hadley

City/Town

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

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
d. <input type="checkbox"/> <b>Bordering Land Subject to Flooding</b>	1. square feet _____ 3. cubic feet of flood storage lost _____	2. square feet _____ 4. cubic feet replaced _____
e. <input type="checkbox"/> <b>Isolated Land Subject to Flooding</b>	1. square feet _____ 2. cubic feet of flood storage lost _____	3. cubic feet replaced _____
f. <input type="checkbox"/> <b>Riverfront Area</b>	1. Name of Waterway (if available) _____	
2. Width of Riverfront Area (check one):		
<input type="checkbox"/> 25 ft. - Designated Densely Developed Areas only		
<input type="checkbox"/> 100 ft. - New agricultural projects only		
<input type="checkbox"/> 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. _____
5. Has an alternatives analysis been done and is it attached to this NOI?		<input type="checkbox"/> Yes <input type="checkbox"/> No
6. Was the lot where the activity is proposed created prior to August 1, 1996?		<input type="checkbox"/> Yes <input type="checkbox"/> No

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

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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> <b>Designated Port Areas</b>	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> <b>Land Under the Ocean</b>	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> <b>Barrier Beach</b>	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> <b>Coastal Beaches</b>	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> <b>Coastal Dunes</b>	1. square feet _____	2. cubic yards dune nourishment _____

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



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

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

	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____	
	2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	

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

**C. Other Applicable Standards and Requirements**

**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://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/priority\\_habitat/online\\_viewer.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/priority_habitat/online_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  
 Route 135, North Drive  
 Westborough, MA 01581

printed online  
 09/30/10



# 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

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

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.1.d, 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).*

### 1. 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

3.  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

(c)  MESA filing fee (fee information available at:

[http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/mesa/mesa\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm)).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

(d)  Vegetation cover type map of site

(e)  Project plans showing Priority & Estimated Habitat boundaries

### d. OR Check One of the Following

1.  Project is exempt from MESA review.

Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhesp/regulatory\\_review/mesa/mesa\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing.

a. NHESP Tracking # \_\_\_\_\_

b. Date submitted to NHESP \_\_\_\_\_

\* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/dfwele/dfw/nhesp/nhesp.htm>, regulatory review tab). 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  
 Bureau of Resource Protection - Wetlands  
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**C. Other Applicable Standards and Requirements (cont'd)**

3.  Separate MESA review completed.  
 Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

2. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a.  Not applicable – project is in inland resource area only

b.  Yes  No If yes, include proof of mailing or hand delivery of NOI to either:

South Shore - Cohasset to Rhode Island, and the Cape & Islands:

North Shore - Hull to New Hampshire:

Division of Marine Fisheries -  
 Southeast Marine Fisheries Station  
 Attn: Environmental Reviewer  
 1213 Purchase Street – 3rd Floor  
 New Bedford, MA 02740-6694

Division of Marine Fisheries -  
 North Shore Office  
 Attn: Environmental Reviewer  
 30 Emerson Avenue  
 Gloucester, MA 01930

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

3. 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

4. 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

5. 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

6. 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

Tree Clearing

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



# WPA Form 3 – Notice of Intent

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

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South Hadley

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

- 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

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.
- 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.

### Plan Showing Limits of Clearing Within the 50' to 100' Buffer Zone for Future Development

a. Plan Title

Heritage Surveys, Inc.

b. Prepared By

Bruce A. Coombs & Richard Weisse

c. Signed and Stamped by

1"=40'

d. Final Revision Date

e. Scale

November 28, 2011

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.



**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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South Hadley

City/Town

**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:

- |                                    |                                   |
|------------------------------------|-----------------------------------|
| 3003 paid                          | 12/21/2010                        |
| 2. Municipal Check Number          | 3. Check date                     |
| 3004 paid                          | 12/21/2010                        |
| 4. State Check Number              | 5. Check date                     |
| Rivercrest Condominiums LLC        |                                   |
| 6. Payor name on check: First Name | 7. Payor name on check: Last Name |

**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                     | 2. Date  |
|   | 11/28/11 |
| 3. Signature of Property Owner (if different) | 4. Date  |
|   | 11/28/11 |
| 5. Signature of Representative (if any)       | 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.



**8. Project Impact**

**Buffer Zone Setback:** If the project involves work in the buffer zone only, what is the shortest distance between project disturbance and the wetland resource area? 53 feet

**Tree Cutting:** Will trees be removed within ConCom jurisdiction? (Y/N) Yes

**Tree Cutting:** List number and approximate diameter of tree(s) to be removed:  
Approximately 350 trees, ranging from 8"-24" diameter trees for the enter project site.

**Fill and Grading:** How much fill will be removed? \_\_\_\_\_ cu yds

**Fill and Grading:** How much fill will be brought in? \_\_\_\_\_ cu yds

**Fill and Grading:** How will site be stabilized during construction?

**Fill and Grading:** How will final grade differ from existing?

**9. Describe any exemptions in the WPA or bylaw that allows proposed activity:**

**10. Describe any mitigating measures proposed. Use additional page(s) if necessary.**

No work is proposed within resource areas including the Riverfront, therefore no mitigation is proposed.

**11. Local Filing Fee\*:**

\$2,637.50 Paid w/ N. of I. Filing  
Request for Determination of Applicability  
Other: \_\_\_\_\_

\*This fee structure is detailed in the Bylaw Regulations. Make check payable to the Town of South Hadley.

**12. Statement of Applicant:** I hereby certify under the penalties of perjury that this application and all supporting plans and documents are true and complete to the best of my knowledge, and that these have been prepared in conformance with the requirements of the South Hadley Wetlands Bylaw and supporting regulations. I further certify that all abutters and other parties have been notified of this application as required by South Hadley Wetlands Bylaw Regulations. I understand that I may be asked to pay for a consultant to review my application for the Commission.

Signature: [Signature] Date: 11/30/11

Landowner's Signature (if different): \_\_\_\_\_

# HERITAGE SURVEYS, INC.

*Professional Surveyors and Engineers  
241 College Hwy & Clark St, P O Box 1  
Southampton, Massachusetts 01073-0001*

*Bruce A. Coombs, President  
Professional Surveyor, MA, CT & VT  
E-mail: bruce@heritagesurveys.com*

*Telephone (413) 527-3600  
Facsimile (413) 527-8280  
Website: heritagesurveys.com*

## NARRATIVE STATEMENT FOR AMENDED NOTICE OF INTENT

**Site Description:** The existing site is a vacant wooded parcel of land located on the southerly side of Ferry Street, approximately 700 feet east of the intersection of Brockway Lane in South Hadley. The parcel of land is 10.831 acres of land. There is an annual brook which travels along the southerly boundary off the parcel. There are two intermittent streams, one is along the easterly portion of the property and the other intermittent stream starts at the rear of the property and continues in a south easterly direction off of the property. There are bordering vegetated wetlands on the property located to the south and east as shown on plan. There is also an Isolated Wetland Area located near the rear of the property.

**Project Description:** The only work being proposed for this project is the clearing of trees within the 50' to 100' buffer zone for both the Isolated Wetland and the Bordering Vegetated Wetland as shown on enclosed plan entitled, Plan Showing Limits of Clearing Within the 50' to 100' Buffer Zone for Future Development, last revised November 30, 2011. Proposed work is not for stumping, only cutting of trees within the buffer. There is no work proposed within the 200' Riverfront, Bordering Vegetated Wetland or the 50' Conservation Zone, or other construction for this project within this Amended Notice of Intent.

A request is being made to re-confirm the wetland boundaries and riverfront as shown on the above referenced plan. The Isolated Wetland Boundary, Bordering Vegetated Wetland and perennial brooks mean annual high water line of the 200' Riverfront are the same on the above referenced plan as the Existing Conditions Plan, dated August 16, 2011, which was approved at a meeting of the South Hadley Conservation Commission on August 17, 2011.

Additional funds were paid to the South Hadley Conservation Commission for the purpose of continuing the peer review process. The amended project will not require any further peer review; therefore our client is requesting the refund of money remaining for the review process.

**Topography:** The topography of the project can be seen on the Locus Map (USGS Map) and on the enclosed plans.

**Open Water Bodies:** There are no open water bodies within 200 feet of the area.

**Flood Plain:** This project does not fall within the 100-year flood zone, according to Flood Insurance Rate Map (Community Panel #250170 0010 A, Panel 10 of 10).

**Wildlife:** According to the Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage & Endangered Species Program, there are no rare plants or animals in the vicinity of the proposed project.

# HERITAGE SURVEYS, INC.

Professional Surveyors and Engineers  
241 College Hwy & Clark St, P O Box 1  
Southampton, Massachusetts 01073-0001

Bruce A. Coombs, President  
Professional Surveyor, MA, CT & VT  
E-mail: [bruce@heritagesurveys.com](mailto:bruce@heritagesurveys.com)

Telephone (413) 527-3600  
Facsimile (413) 527-8280  
Website: [heritagesurveys.com](http://heritagesurveys.com)

## PERFORMANCE STANDARDS AND COMPLIANCE MEASURES

### WETLAND PROTECTION ACT

AREA SUBJECT TO PROTECTION:

WORK WITHIN THE 100 FOOT JURISDICTIONAL BUFFER ZONE:

RESOURCE AREA BORDERED BY THE BUFFER ZONE: Bordering Vegetate Wetland - 310 CMR 10.02(2)(b)

RESOURCE AREA: RIVERFRONT AREA - 310-CMR 10.58

### TOWN OF SOUTH HADLEY LOCAL WETLAND PROTECTION BYLAW & REGULATIONS

#### Section 3: Conservation Zone

The Commission shall require that a fifty (50) 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 200-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 proposed project will require work within the 50' to 100' buffer zone of the bordering vegetated wetlands and the isolated wetland and is for cutting of trees, with no stumping proposed. The total amount of work within the 50 to 100' buffer zone is approximately 1.4 acres.

No work is proposed within the 200' Riverfront to the annual brook running along the southerly property line. At a minimum the silt fence and straw bale barrier will be three (3') feet off of the 200' Riverfront.

**EROSION AND SEDIMENT CONTROL:** Prior to any work on the site, the Limits of Project Development Area & Silt Fence with straw Bales shall be staked out and approved by the South Hadley Conservation Commission. The erosion control barriers shall be maintained during removal of the trees and until the site is stable to ensure that no erosion enters any resource area.

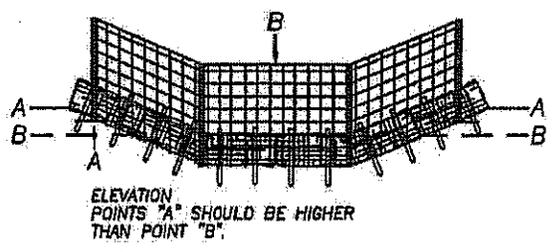
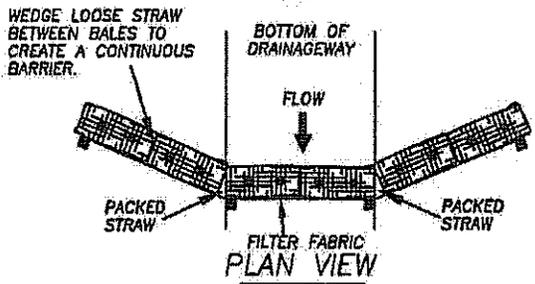
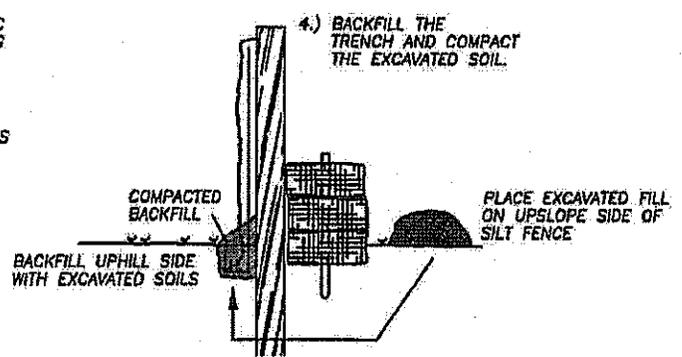
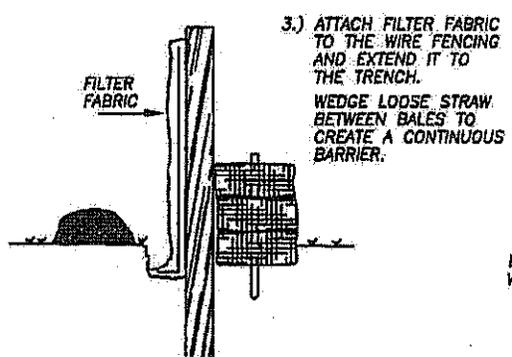
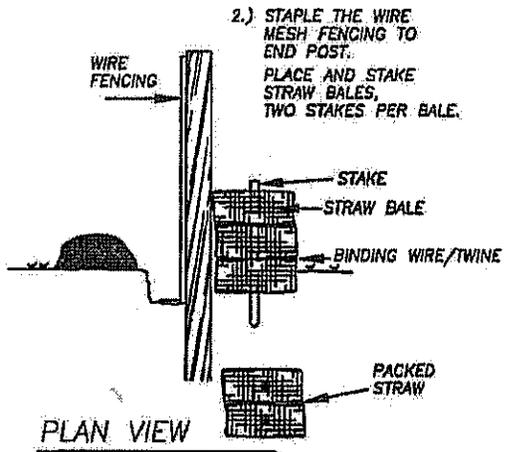
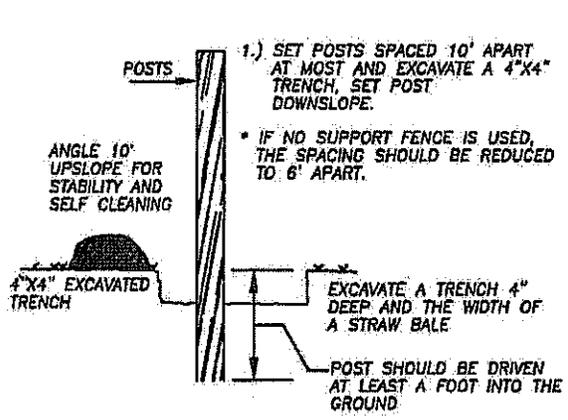
**SEQUENCE OF TREE CUTTING:** The erosion control barriers shall be staked out in the field and approved by the Conservation Administrator before any trees are cut in the 100' buffer zone. Install the erosion control barriers as shown on the plan and attached detail "Placement & Construction of a Synthetic Filter & Straw Bale Barrier. Cut trees using chain saws and other commercial tree cutting equipment. Stumps within the buffer zone shall not be removed. Remove the cut trees from the site, and chip or pile brush as needed. Stabilize site in accordance with the specifications, see the plan and attached Erosion Control Specifications and Vegetative Cover Specifications.

### EROSION CONTROL SPECIFICATIONS

- 1.) ALL STRAW BALE AND/OR SILT FENCE EROSION AND SEDIMENTATION CHECKS SHALL BE PLACED PRIOR TO BEGINNING WORK AS PER THE PLAN.
- 2.) ALL SOILS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO GRADE, SEEDED AND MULCHED WITH HAY OR STRAW UNTIL GROWTH IS ESTABLISHED.
- 3.) WHEREVER HAY BALE OR SILT FENCE FILTERS ARE USED, THEY SHALL BE MAINTAINED IN GOOD WORKING CONDITION UNTIL GROUND COVER IS RE-ESTABLISHED.
- 4.) THE DOWNHILL TOE-OF-SLOPE OF ALL STOCKPILED SOILS SHALL BE PROTECTED BY STAKED STRAW BALES OR SILT FENCE.
- 5.) SOIL STOCKPILES SHALL BE SHAPED AND SEEDED WITH TEMPORARY COVER AS PER SEEDING SPECIFICATIONS OR MULCHED IF GRADING IS TO BE DELAYED OVER WINTER.
- 6.) IF ANY QUESTIONS ARISE REGARDING EROSION AND SEDIMENTATION CONTROL MEASURES, THE ENVIRONMENTAL PROFESSIONAL AND/OR PROJECT ENGINEER SHALL BE CONSULTED IMMEDIATELY.

### VEGETATIVE COVER SPECIFICATIONS

- 1.) SCARIFY SURFACE OF ALL AREAS TO BE TOPSOILED AND PLACE A MINIMUM OF 4" TOPSOIL ON ALL AREAS TO BE SEEDED.
- 2.) APPLY LIME AT A RATE OF TWO TONS OF GROUND LIMESTONE PER ACRE.  
(100 lbs./1,000 sq. ft.)
- 3.) FERTILIZE:
  - A.) FOR SPRING SEEDING, APPLY 10-10-10 FERTILIZER AT A RATE OF 300 lbs. PER ACRE (7 lbs./1,000 sq. ft.) AND WORK INTO SOIL. SIX TO EIGHT WEEKS LATER, APPLY AN ADDITIONAL 300 lbs. PER ACRE ON THE SURFACE.
  - B.) FOR FALL SEEDING, APPLY 10-10-10 FERTILIZER AT A RATE OF 600 lbs. PER ACRE (14 lbs./1,000 sq. ft.) AND WORK INTO SOIL.
- 4.) SMOOTH AND FIRM SEEDBED, APPLY SEEDS UNIFORMLY AT THE RATE SPECIFIED FOR THE SEED TYPE AND COVER SEED WITH NOT MORE THAN 1/4" OF SOIL.
- 5.) MULCH IMMEDIATELY WITH HAY, FREE OF WEED SEEDS, AT A RATE OF 3 BALES PER 1,000 sq. ft.
- 6.) PERMANENT SEEDINGS, WHERE AN AREA WILL BE EXPOSED FOR MORE THAN ONE YEAR, OR WHEN FINAL GRADING IS COMPLETE:



**PLACEMENT & CONSTRUCTION OF A SYNTHETIC FILTER & STRAW BALE BARRIER**





Massachusetts Department of Environmental Protection  
 Bureau of Resource Protection - Wetlands  
**WPA Form 5 – Order of Conditions**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:  
 288-0409

MassDEP File #

aDEP Transaction #  
 South Hadley

City/Town

**A. General Information (cont.)**

6. Property recorded at the Registry of Deeds for (attach additional information if more than one parcel):  
 Hampshire  
 a. County Hampshire 9221 b. Certificate Number (if registered land) 293  
 c. Book \_\_\_\_\_ d. Page \_\_\_\_\_
7. Dates: a. Date Notice of Intent Filed 4/19/2011 b. Date Public Hearing Closed 12/7/2011 c. Date of Issuance 12/13/2011
8. Final Approved Plans and Other Documents (attach additional plan or document references as needed):  
Plan showing limits of clearing within the 50' to 100' buffer zone for future development Rivercr  
 a. Plan Title \_\_\_\_\_ b. Prepared By Heritage Surveys Inc c. Signed and Stamped by Bruce A. Coombs  
 d. Final Revision Date 11/30/2011 e. Scale 1"=40'  
 f. Additional Plan or Document Title \_\_\_\_\_ g. Date \_\_\_\_\_

**B. Findings**

1. Findings pursuant to the Massachusetts Wetlands Protection Act:  
 Following the review of the above-referenced Notice of Intent and based on the information provided in this application and presented at the public hearing, this Commission finds that the areas in which work is proposed is significant to the following interests of the Wetlands Protection Act (the Act). Check all that apply:
- a.  Public Water Supply    b.  Land Containing Shellfish    c.  Prevention of Pollution  
 d.  Private Water Supply    e.  Fisheries    f.  Protection of Wildlife  
 g.  Groundwater Supply    h.  Storm Damage Prevention    i.  Flood Control
2. This Commission hereby finds the project, as proposed, is: (check one of the following boxes)

Approved subject to:

- a.  the following conditions which are necessary in accordance with the performance standards set forth in the wetlands regulations. This Commission orders that all work shall be performed in accordance with the Notice of Intent referenced above, the following General Conditions, and any other special conditions attached to this Order. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, these conditions shall control.



Massachusetts Department of Environmental Protection  
 Bureau of Resource Protection - Wetlands  
**WPA Form 5 – Order of Conditions**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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 288-0409

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**B. Findings (cont.)**

Denied because:

- b.  the proposed work cannot be conditioned to meet the performance standards set forth in the wetland regulations. Therefore, work on this project may not go forward unless and until a new Notice of Intent is submitted which provides measures which are adequate to protect the interests of the Act, and a final Order of Conditions is issued. A description of the performance standards which the proposed work cannot meet is attached to this Order.
- c.  the information submitted by the applicant is not sufficient to describe the site, the work, or the effect of the work on the interests identified in the Wetlands Protection Act. Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides sufficient information and includes measures which are adequate to protect the Act's interests, and a final Order of Conditions is issued. A description of the specific information which is lacking and why it is necessary is attached to this Order as per 310 CMR 10.05(6)(c).
3.  Buffer Zone Impacts: Shortest distance between limit of project disturbance and the wetland resource area specified in 310 CMR 10.02(1)(a) 50.00  
 a. linear feet

Inland Resource Area Impacts: Check all that apply below. (For Approvals Only)

Resource Area	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
4. <input type="checkbox"/> Bank	a. linear feet	b. linear feet	c. linear feet	d. linear feet
5. <input type="checkbox"/> Bordering Vegetated Wetland	a. square feet	b. square feet	c. square feet	d. square feet
6. <input type="checkbox"/> Land Under Waterbodies and Waterways	a. square feet	b. square feet	c. square feet	d. square feet
	e. c/y dredged	f. c/y dredged		
7. <input type="checkbox"/> Bordering Land Subject to Flooding	a. square feet	b. square feet	c. square feet	d. square feet
Cubic Feet Flood Storage	e. cubic feet	f. cubic feet	g. cubic feet	h. cubic feet
8. <input type="checkbox"/> Isolated Land Subject to Flooding	a. square feet	b. square feet		
Cubic Feet Flood Storage	c. cubic feet	d. cubic feet	e. cubic feet	f. cubic feet
9. <input type="checkbox"/> Riverfront Area	a. total sq. feet	b. total sq. feet		
Sq ft within 100 ft	c. square feet	d. square feet	e. square feet	f. square feet
Sq ft between 100-200 ft	g. square feet	h. square feet	i. square feet	j. square feet



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
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**B. Findings (cont.)**

Coastal Resource Area Impacts: Check all that apply below. (For Approvals Only)

	Proposed Alteration	Permitted Alteration	Proposed Replacement	Permitted Replacement
10. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below			
11. <input type="checkbox"/> Land Under the Ocean	<u>                    </u> a. square feet	<u>                    </u> b. square feet		
	<u>                    </u> c. c/y dredged	<u>                    </u> d. c/y dredged		
12. <input type="checkbox"/> Barrier Beaches	Indicate size under Coastal Beaches and/or Coastal Dunes below			
13. <input type="checkbox"/> Coastal Beaches	<u>                    </u> a. square feet	<u>                    </u> b. square feet	<u>                    </u> c. nourishment cu yd	<u>                    </u> d. nourishment cu yd
14. <input type="checkbox"/> Coastal Dunes	<u>                    </u> a. square feet	<u>                    </u> b. square feet	<u>                    </u> c. nourishment cu yd	<u>                    </u> d. nourishment cu yd
15. <input type="checkbox"/> Coastal Banks	<u>                    </u> a. linear feet	<u>                    </u> b. linear feet		
16. <input type="checkbox"/> Rocky Intertidal Shores	<u>                    </u> a. square feet	<u>                    </u> b. square feet		
17. <input type="checkbox"/> Salt Marshes	<u>                    </u> a. square feet	<u>                    </u> b. square feet	<u>                    </u> c. square feet	<u>                    </u> d. square feet
18. <input type="checkbox"/> Land Under Salt Ponds	<u>                    </u> a. square feet	<u>                    </u> b. square feet		
	<u>                    </u> c. c/y dredged	<u>                    </u> d. c/y dredged		
19. <input type="checkbox"/> Land Containing Shellfish	<u>                    </u> a. square feet	<u>                    </u> b. square feet	<u>                    </u> c. square feet	<u>                    </u> d. square feet
20. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, Inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above			
	<u>                    </u> a. c/y dredged	<u>                    </u> b. c/y dredged		
21. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	<u>                    </u> a. square feet	<u>                    </u> b. square feet		



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**B. Findings (cont.)**

\*#22. 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.5.c (BVW) or B.17.c (Salt Marsh) above, please enter the additional amount here.

22.  Restoration/Enhancement:

\_\_\_\_\_ a. square feet of BVW

\_\_\_\_\_ b. square feet of salt marsh

23.  Stream Crossing(s):

\_\_\_\_\_ a. number of new stream crossings

\_\_\_\_\_ b. number of replacement stream crossings

**C. General Conditions Under Massachusetts Wetlands Protection Act**

The following conditions are only applicable to Approved projects.

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. The Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state, or local statutes, ordinances, bylaws, or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
  - a. the work is a maintenance dredging project as provided for in the Act; or
  - b. the time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance. If this Order is intended to be valid for more than three years, the extension date and the special circumstances warranting the extended time period are set forth as a special condition in this Order.
5. This Order may be extended by the Issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order.
6. If this Order constitutes an Amended Order of Conditions, this Amended Order of Conditions does not extend the issuance date of the original Final Order of Conditions and the Order will expire on 12/13/2014 unless extended in writing by the Department.
7. Any fill used in connection with this project shall be clean fill. Any fill shall contain no trash, refuse, rubbish, or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles, or parts of any of the foregoing.
8. This Order is not final until all administrative appeal periods from this Order have elapsed, or if such an appeal has been taken, until all proceedings before the Department have been completed.



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**C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)**

9. No work shall be undertaken until the Order has become final and then has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of the registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is done. The recording information shall be submitted to the Conservation Commission on the form at the end of this Order, which form must be stamped by the Registry of Deeds, prior to the commencement of work.
10. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words,  

"Massachusetts Department of Environmental Protection" [or, "MassDEP"]  
"File Number 288-0409"
11. Where the Department of Environmental Protection is requested to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before MassDEP.
12. Upon completion of the work described herein, the applicant shall submit a Request for Certificate of Compliance (WPA Form 8A) to the Conservation Commission.
13. The work shall conform to the plans and special conditions referenced in this order.
14. Any change to the plans identified in Condition #12 above shall require the applicant to inquire of the Conservation Commission in writing whether the change is significant enough to require the filing of a new Notice of Intent.
15. The Agent or members of the Conservation Commission and the Department of Environmental Protection shall have the right to enter and inspect the area subject to this Order at reasonable hours to evaluate compliance with the conditions stated in this Order, and may require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.
16. This Order of Conditions shall apply to any successor in interest or successor in control of the property subject to this Order and to any contractor or other person performing work conditioned by this Order.
17. Prior to the start of work, and if the project involves work adjacent to a Bordering Vegetated Wetland, the boundary of the wetland in the vicinity of the proposed work area shall be marked by wooden stakes or flagging. Once in place, the wetland boundary markers shall be maintained until a Certificate of Compliance has been issued by the Conservation Commission.



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**C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)**

18. All sedimentation barriers shall be maintained in good repair until all disturbed areas have been fully stabilized with vegetation or other means. At no time shall sediments be deposited in a wetland or water body. During construction, the applicant or his/her designee shall inspect the erosion controls on a daily basis and shall remove accumulated sediments as needed. The applicant shall immediately control any erosion problems that occur at the site and shall also immediately notify the Conservation Commission, which reserves the right to require additional erosion and/or damage prevention controls it may deem necessary. Sedimentation barriers shall serve as the limit of work unless another limit of work line has been approved by this Order.

**NOTICE OF STORMWATER CONTROL AND MAINTENANCE REQUIREMENTS**

19. The work associated with this Order (the "Project") is (1)  is not (2)  subject to the Massachusetts Stormwater Standards. If the work is subject to the Stormwater Standards, then the project is subject to the following conditions:

a) All work, including site preparation, land disturbance, construction and redevelopment, shall be implemented in accordance with the construction period pollution prevention and erosion and sedimentation control plan and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Construction General Permit as required by Stormwater Condition 8. Construction period erosion, sedimentation and pollution control measures and best management practices (BMPs) shall remain in place until the site is fully stabilized.

b) No stormwater runoff may be discharged to the post-construction stormwater BMPs unless and until a Registered Professional Engineer provides a Certification that:

- i. all construction period BMPs have been removed or will be removed by a date certain specified in the Certification. For any construction period BMPs intended to be converted to post construction operation for stormwater attenuation, recharge, and/or treatment, the conversion is allowed by the MassDEP Stormwater Handbook BMP specifications and that the BMP has been properly cleaned or prepared for post construction operation, including removal of all construction period sediment trapped in inlet and outlet control structures;
- ii. as-built final construction BMP plans are included, signed and stamped by a Registered Professional Engineer, certifying the site is fully stabilized;
- iii. any illicit discharges to the stormwater management system have been removed, as per the requirements of Stormwater Standard 10;
- iv. all post-construction stormwater BMPs are installed in accordance with the plans (including all planting plans) approved by the issuing authority, and have been inspected to ensure that they are not damaged and that they are in proper working condition;
- v. any vegetation associated with post-construction BMPs is suitably established to withstand erosion.



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**C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)**

c) The landowner is responsible for BMP maintenance until the issuing authority is notified that another party has legally assumed responsibility for BMP maintenance. Prior to requesting a Certificate of Compliance, or Partial Certificate of Compliance, the responsible party (defined in General Condition 18(e)) shall execute and submit to the issuing authority an Operation and Maintenance Compliance Statement ("O&M Statement") for the Stormwater BMPs identifying the party responsible for implementing the stormwater BMP Operation and Maintenance Plan ("O&M Plan") and certifying the following: *i.*) the O&M Plan is complete and will be implemented upon receipt of the Certificate of Compliance, and *ii.*) the future responsible parties shall be notified in writing of their ongoing legal responsibility to operate and maintain the stormwater management BMPs and implement the Stormwater Pollution Prevention Plan.

d) Post-construction pollution prevention and source control shall be implemented in accordance with the long-term pollution prevention plan section of the approved Stormwater Report and, if applicable, the Stormwater Pollution Prevention Plan required by the National Pollution Discharge Elimination System Multi-Sector General Permit.

e) Unless and until another party accepts responsibility, the landowner, or owner of any drainage easement, assumes responsibility for maintaining each BMP. To overcome this presumption, the landowner of the property must submit to the issuing authority a legally binding agreement of record, acceptable to the issuing authority, evidencing that another entity has accepted responsibility for maintaining the BMP, and that the proposed responsible party shall be treated as a permittee for purposes of implementing the requirements of Conditions 18(f) through 18(k) with respect to that BMP. Any failure of the proposed responsible party to implement the requirements of Conditions 18(f) through 18(k) with respect to that BMP shall be a violation of the Order of Conditions or Certificate of Compliance. In the case of stormwater BMPs that are serving more than one lot, the legally binding agreement shall also identify the lots that will be serviced by the stormwater BMPs. A plan and easement deed that grants the responsible party access to perform the required operation and maintenance must be submitted along with the legally binding agreement.

f) The responsible party shall operate and maintain all stormwater BMPs in accordance with the design plans, the O&M Plan, and the requirements of the Massachusetts Stormwater Handbook.



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**C. General Conditions Under Massachusetts Wetlands Protection Act (cont.)**

- g) The responsible party shall:
1. Maintain an operation and maintenance log for the last three (3) consecutive calendar years of inspections, repairs, maintenance and/or replacement of the stormwater management system or any part thereof, and disposal (for disposal the log shall indicate the type of material and the disposal location);
  2. Make the maintenance log available to MassDEP and the Conservation Commission ("Commission") upon request; and
  3. Allow members and agents of the MassDEP and the Commission to enter and inspect the site to evaluate and ensure that the responsible party is in compliance with the requirements for each BMP established in the O&M Plan approved by the Issuing authority.
- h) All sediment or other contaminants removed from stormwater BMPs shall be disposed of in accordance with all applicable federal, state, and local laws and regulations.
- i) Illicit discharges to the stormwater management system as defined in 310 CMR 10.04 are prohibited.
- j) The stormwater management system approved in the Order of Conditions shall not be changed without the prior written approval of the Issuing authority.
- k) Areas designated as qualifying pervious areas for the purpose of the Low Impact Site Design Credit (as defined in the MassDEP Stormwater Handbook, Volume 3, Chapter 1, Low Impact Development Site Design Credits) shall not be altered without the prior written approval of the Issuing authority.
- l) Access for maintenance, repair, and/or replacement of BMPs shall not be withheld. Any fencing constructed around stormwater BMPs shall include access gates and shall be at least six inches above grade to allow for wildlife passage.

→ Special Conditions (if you need more space for additional conditions, please attach a text document):

→ See Attached Pages Incorporated Herein and Made Part of This Order

SOUTH HADLEY CONSERVATION COMMISSION  
ORDER OF CONDITIONS

ISSUED TO: Craig Authier Rivercrest Condominiums LLC

This Order of Conditions applies to:

Ferry St

DEP #: 288-0409

---

This Order of Conditions is for pre-development clearing of trees within the outer 50 to 100-foot buffer zone, and confirmation of wetland boundaries as determined and agreed to during the lengthy hearing process. The project proposal as originally submitted was for 31 condominiums with associated road construction and stormwater management. There was a third party peer review process for the stormwater management plan, and for the wetland boundaries delineation. On November 28, 2011 the applicant's representative submitted a revised Notice of Intent that proposed just the tree clearing and wetland boundary confirmation. That is what the final public hearing was on, and what was approved at that hearing, with Special Conditions.

The following plans and documents are approved as part of this work: Sheet 1 of 1 "Plan showing limits of clearing within the 50' to 100' buffer zone for future development" revised 11/30/11; two page handout from Heritage Surveys describing "Erosion Control Specifications", "Vegetative Cover Specifications" and graphics showing "Placement & Construction of a Synthetic Filter & Straw Bale Barrier" (included with Amended Notice of Intent); Amended Notice of Intent dated 11/28/11.

The applicant, owners, and contractors are to follow the Special Conditions # 19 to 43 shown below. Special Conditions # 41 & 42 pertain only to the South Hadley Wetlands Bylaw and Regulations.

---

*The applicant shall comply with all conditions indicated with a check mark:*

**ADMINISTRATIVE**

- 19. The Complete Notice of Intent, approved Site Plans and the Order of Conditions shall be included in all construction contracts/subcontracts for the proposed work superseding all other contract specs.
- 20. Prior to site work, the applicant shall schedule an on-site pre-construction meeting to review the Order of Conditions with a representative of: the Commission, contractor, construction supervisor, wetland specialist (if applicable) and any other individual involved in managing project site work. At this time the applicant shall provide the Commission in writing with the name, title, affiliation, business address, telephone numbers (24 hours/day) and fax number of the project supervisor or other reasonable individual having daily control over the site and responsibility for ensuring on-site compliance with this Order.
- 21. The Conservation Commissioners or Agent shall have the right to halt all work on the site if the Commissioner or Agent determines that any of the work is not in compliance with the Order of Conditions. Work shall not resume until the Commission is satisfied that compliance has been achieved.
- 22. The applicant and contractor shall be responsible for maintaining a copy of the Order of Conditions on site and shall be responsible for compliance with them.
- 23. This Order applies only to the work permitted. The Commission reserves the right to impose additional conditions on any portions of the project that could impact an area of statutory interest.
- 24. The Commission shall be notified at least forty-eight (48) hours before work on the site begins.
- 25. If any alteration of the wetland/resource area occurs other than what is permitted within this Order, the Conservation Commission shall impose such measures as it finds necessary to protect and restore those
- 26. If approved changes to the original plan occur during construction, an as-built plan of the project shall be submitted to the Conservation Commission for review and approval prior to the issuance of a Certificate of Compliance.

## EROSION AND SEDIMENTATION CONTROLS

27. Prior to the start of construction, adequate erosion and sedimentation control measures as specified in the Notice of Intent shall be implemented and maintained until the site has become stabilized with permanent vegetative cover and a final inspection made by the Conservation Commission. Said erosion control measures must be inspected by the Commission or its Agent prior to the commencement of work, with approval indicated below:

\_\_\_\_\_  
Signature of Commission Member or Agent

\_\_\_\_\_  
Date

28. The erosion and sedimentation barrier shall serve as the alteration limit line. No site disturbance shall be permitted beyond this limit including, but not limited to: cutting vegetation, stockpiling materials, movement of equipment, grading, mowing, stockpiling of snow.
29. An adequate stockpile of erosion control materials shall be maintained on site for emergency or routine replacement and shall include materials to repair silt fences, haybales, stone riprap filter dikes or any other devices to be used during construction.

## ON-SITE CONSTRUCTION

30. Servicing of equipment (fueling, changing, adding or supplying lubricants or hydraulic fluids) must be done outside the 100-foot Buffer Zone.
31. The construction site shall be left in a stable condition at the close of each day. Construction refuse and debris shall be removed daily. The Conservation Commission may require specific approval of the disposition of such materials prior to the start of construction.
32. During snow removal operations, snow shall not be deposited within an area of statutory interest.
33. All work within an area of statutory interest shall minimize disturbance to existing vegetative cover (except as permitted) and contours.
34. Used petroleum products resulting from the maintenance of construction equipment shall be collected and disposed of off-site. No on-site disposal of these items is allowed.

*The applicant shall comply with the following additional conditions (if applicable):*

35. Before any clearing begins within the 100-foot buffer zone on the site, the 50-foot buffer zone limit of work shall be surveyed for exact location, clearly marked with flagging or stakes, and the erosion and sediment control barrier installed and approved by the Conservation Administrator.

36. The erosion control barrier shall be installed as described on plan sheet 1 of 1 and the handout from Heritage Surveys attached hereto, using straw (not hay) and geotextile fabric.

37. Disturbed ground shall be stabilized as soon as possible, and follow the Vegetative Cover Specifications described in the handout from Heritage Surveys and attached hereto.

38. The applicant or owner(s) shall designate a person to be the erosion and sedimentation control monitor responsible for daily inspections of the erosion and sediment control barrier once the work has started and until it is completed (trees cleared and site cleaned up). From the time the work is completed until the ground has been stabilized with vegetation (at least 75% vegetative cover), the inspections shall be within 24 hours of any rain event of one-inch or more, with a minimum of one inspection a week unless the ground is frozen and snow-covered. Conservation Commission may make changes to this regime upon written request and decision at a public meeting.

The monitor's name and contact information shall be submitted to the Conservation Administrator at the time of the initial erosion and sediment control inspection. The monitor shall submit a brief written report each Friday afternoon before 5 PM, summarizing the inspections for that week. On any day that there is a breach

in the barrier and repairs are needed immediately, the monitor shall notify the contractor on site immediately to repair the problem, and the monitor shall provide a report by email or fax to the Conservation Department that same day. Notify the Conservation Administrator by phone before sending a fax.

39. The Conservation Commission can require the designation of a different erosion and sediment control monitor at any time that the present one is found to not be following the guidelines for monitoring and reporting, and most importantly, not keeping the barrier in good condition.

40. The following wetland resource area boundaries are confirmed with this Order of Conditions: A1 to A14, A16 to A36; B1 to B8; C1 to C10; D1 to D9; W1 to W4; X1, X2R, X3 to X13; Y1 to Y13; Mean Annual High Water on the perennial stream on south side of property; 200-foot Riverfront Area.

41. The Isolated Land Subject to Flooding (Wetland Y) is a protected wetland resource area under the South Hadley Wetlands Bylaw and Regulations.

42. The 50-foot buffer zone is also the 50-foot Conservation Zone under the South Hadley Wetlands Bylaw and Regulations, and is a no-disturb zone.

**Special Condition in Perpetuity:**

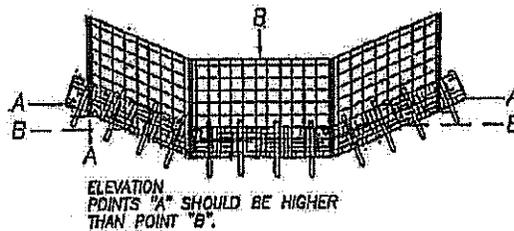
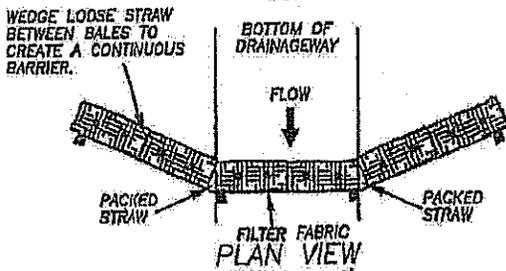
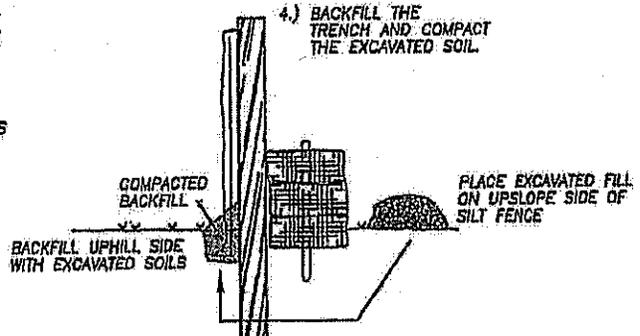
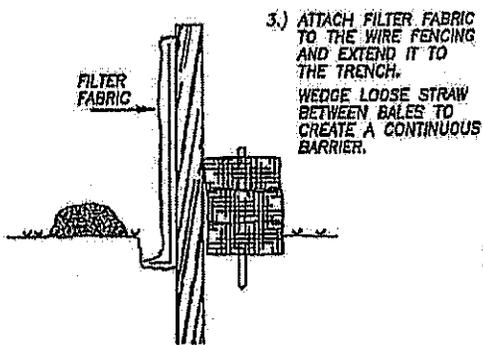
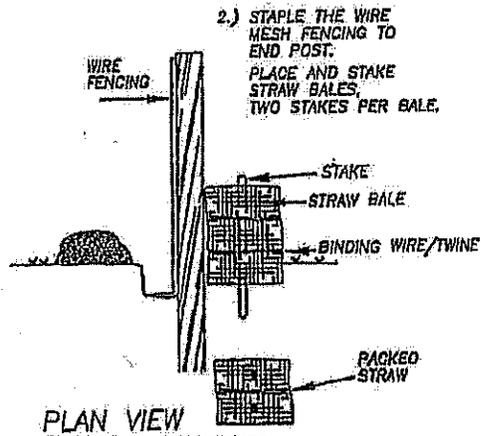
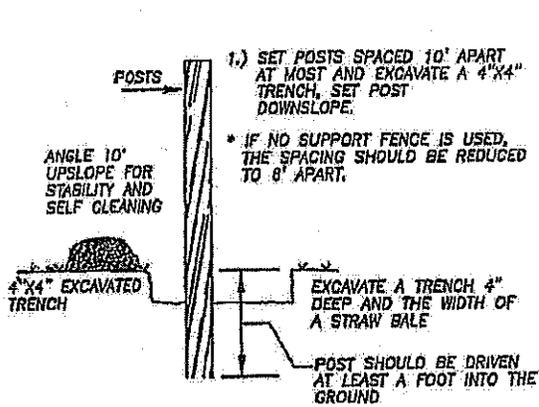
43. As agreed at the Public Hearing, the 50-foot buffer zone, also considered the Conservation Zone under the local South Hadley wetlands bylaw, shall be a permanent No-Disturb zone approved under the state Wetlands Protection Act and local wetlands bylaw. This will ensure some protection of the steep soft slopes above the intermittent and perennial streams and around most of the wetlands on the property. This buffer will especially be needed after the clearing of all the trees in the 50 to 100-foot buffer zone and upland areas. Conservation Commission will decide the form of permanent monumentation with input from the applicant/owner. Monumentation to be installed before any new work starts after the tree clearing.

### EROSION CONTROL SPECIFICATIONS

- 1.) ALL STRAW BALE AND/OR SILT FENCE EROSION AND SEDIMENTATION CHECKS SHALL BE PLACED PRIOR TO BEGINNING WORK AS PER THE PLAN.
- 2.) ALL SOILS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO GRADE, SEEDED AND MULCHED WITH HAY OR STRAW UNTIL GROWTH IS ESTABLISHED.
- 3.) WHEREVER HAY BALE OR SILT FENCE FILTERS ARE USED, THEY SHALL BE MAINTAINED IN GOOD WORKING CONDITION UNTIL GROUND COVER IS RE-ESTABLISHED.
- 4.) THE DOWNHILL TOE-OF-SLOPE OF ALL STOCKPILED SOILS SHALL BE PROTECTED BY STAKED STRAW BALES OR SILT FENCE.
- 5.) SOIL STOCKPILES SHALL BE SHAPED AND SEEDED WITH TEMPORARY COVER AS PER SEEDING SPECIFICATIONS OR MULCHED IF GRADING IS TO BE DELAYED OVER WINTER.
- 6.) IF ANY QUESTIONS ARISE REGARDING EROSION AND SEDIMENTATION CONTROL MEASURES, THE ENVIRONMENTAL PROFESSIONAL AND/OR PROJECT ENGINEER SHALL BE CONSULTED IMMEDIATELY.

### VEGETATIVE COVER SPECIFICATIONS

- 1.) SCARIFY SURFACE OF ALL AREAS TO BE TOPSOILED AND PLACE A MINIMUM OF 4" TOPSOIL ON ALL AREAS TO BE SEEDED.
- 2.) APPLY LIME AT A RATE OF TWO TONS OF GROUND LIMESTONE PER ACRE.  
(100 lbs./1,000 sq. ft.)
- 3.) FERTILIZE:
  - A.) FOR SPRING SEEDING, APPLY 10-10-10 FERTILIZER AT A RATE OF 300 lbs. PER ACRE (7 lbs./1,000 sq. ft.) AND WORK INTO SOIL. SIX TO EIGHT WEEKS LATER, APPLY AN ADDITIONAL 300 lbs. PER ACRE ON THE SURFACE.
  - B.) FOR FALL SEEDING, APPLY 10-10-10 FERTILIZER AT A RATE OF 600 lbs. PER ACRE (14 lbs./1,000 sq. ft.) AND WORK INTO SOIL.
- 4.) SMOOTH AND FIRM SEEDBED, APPLY SEEDS UNIFORMLY AT THE RATE SPECIFIED FOR THE SEED TYPE AND COVER SEED WITH NOT MORE THAN 1/4" OF SOIL.
- 5.) MULCH IMMEDIATELY WITH HAY, FREE OF WEED SEEDS, AT A RATE OF 3 BALES PER 1,000 sq. ft.
- 6.) PERMANENT SEEDINGS, WHERE AN AREA WILL BE EXPOSED FOR MORE THAN ONE YEAR, OR WHEN FINAL GRADING IS COMPLETE:



**PLACEMENT & CONSTRUCTION OF A SYNTHETIC FILTER & STRAW BALE BARRIER**



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**D. Findings Under Municipal Wetlands Bylaw or Ordinance**

1. Is a municipal wetlands bylaw or ordinance applicable?  Yes  No
2. The South Hadley Conservation Commission hereby finds (check one that applies):  
Conservation Commission
- a.  that the proposed work cannot be conditioned to meet the standards set forth in a municipal ordinance or bylaw, specifically:

1. Municipal Ordinance or Bylaw

2. Citation

Therefore, work on this project may not go forward unless and until a revised Notice of Intent is submitted which provides measures which are adequate to meet these standards, and a final Order of Conditions is issued.

- b.  that the following additional conditions are necessary to comply with a municipal ordinance or bylaw:  
50-foot No-Disturb Conservation Zone
1. Municipal Ordinance or Bylaw
2. Citation
3. The Commission orders that all work shall be performed in accordance with the following conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications, or other proposals submitted with the Notice of Intent, the conditions shall control.
- The special conditions relating to municipal ordinance or bylaw are as follows (if you need more space for additional conditions, attach a text document):

Rivercrest Condo



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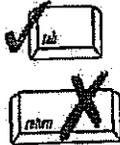
**E. Signatures**

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

This Order is valid for three years, unless otherwise specified as a special condition pursuant to General Conditions #4, from the date of issuance.  
Please indicate the number of members who will sign this form.  
This Order must be signed by a majority of the Conservation Commission.

12/13/11  
1. Date of Issuance  
5  
2. Number of Signers

The Order must be mailed by certified mail (return receipt requested) or hand delivered to the applicant. A copy must be mailed, hand delivered or filed electronically at the same time with the appropriate MassDEP Regional Office.



Signatures:

[Signature] Dennis J. Swartwout  
[Signature] John Fleming, Chair  
[Signature] James J. Canning  
[Signature] William R. Bacis

by hand delivery on

by certified mail, return receipt requested, on

Date

Date 12/13/11

**F. Appeals**

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land subject to this Order, or any ten residents of the city or town in which such land is located, are hereby notified of their right to request the appropriate MassDEP Regional Office to issue a Superseding Order of Conditions. The request must be made by certified mail or hand delivery to the Department, with the appropriate filing fee and a completed Request of Departmental Action Fee Transmittal Form, as provided in 310 CMR 10.03(7) within ten business days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and to the applicant, if he/she is not the appellant.

Any appellants seeking to appeal the Department's Superseding Order associated with this appeal will be required to demonstrate prior participation in the review of this project. Previous participation in the permit proceeding means the submission of written information to the Conservation Commission prior to the close of the public hearing, requesting a Superseding Order, or providing written information to the Department prior to issuance of a Superseding Order.

The request shall state clearly and concisely the objections to the Order which is being appealed and how the Order does not contribute to the protection of the interests identified in the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40), and is inconsistent with the wetlands regulations (310 CMR 10.00). To the extent that the Order is based on a municipal ordinance or bylaw, and not on the Massachusetts Wetlands Protection Act or regulations, the Department has no appellate jurisdiction.



Massachusetts Department of Environmental Protection  
 Bureau of Resource Protection - Wetlands  
**WPA Form 5 – Order of Conditions**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:  
 288-0409  
 MassDEP File #  
 eDEP Transaction #  
 South Hadley  
 City/Town

**G. Recording Information**

This Order of Conditions must be recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land subject to the Order. In the case of registered land, this Order shall also be noted on the Land Court Certificate of Title of the owner of the land subject to the Order of Conditions. The recording information on this page shall be submitted to the Conservation Commission listed below.

South Hadley Conservation Commission

Conservation Commission

Detach on dotted line, have stamped by the Registry of Deeds and submit to the Conservation Commission.

To:

South Hadley Conservation Commission  
 Conservation Commission

Please be advised that the Order of Conditions for the Project at:

Ferry St

Project Location

288-0409

MassDEP File Number

Has been recorded at the Registry of Deeds of:

Hampshire

County

Book

Page

for:

Property Owner

and has been noted in the chain of title of the affected property in:

Book

Page

In accordance with the Order of Conditions issued on:

12/13/2011

Date

If recorded land, the instrument number identifying this transaction is:

Instrument Number

If registered land, the document number identifying this transaction is:

Document Number

Signature of Applicant

**HERITAGE SURVEYS, INC.**  
 Professional Surveyors and Engineers  
 241 College Hwy & Clark St, P O Box 1  
 Southampton, Massachusetts 01073-0001  
 Telephone (413) 527-3600 Fax (413) 527-8280

**Soil Testing**

Project Number: 5560-100113  
 Performed by: Mark P. Reed  
 Health Inspector: None

Date: December 9, 2010  
 Equipment Operator: Marion Excavating

Site Address  
 Ferry Street  
 South Hadley, MA

Client Name & Address  
 Rivercrest Condominiums LLC  
 1421 Granby Road  
 Chicopee, MA 01020  
 Weather: sunny/cool

Deep Hole Number: #1 & 2      Date: 12/9/10      Time: 9:30  
 Location (identify on site plan): woods in proposed detention basin

<b>TP 1 DEEP OBSERVATION HOLE LOG</b>					
Depth from Surface (Inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0" - 5"	Ap	Sandy Loam	10YR 3/2		Organic Topsoil
5" - 26"	Bw	Sandy Loam	10YR 5/6		
26" - 60"	C <sub>1</sub>	Sandy Loam	10YR 5/4	@38"	Medium to fine sandy loam, friable to firm with silt
60" - 108"	C <sub>2</sub>	Fine Sandy Loam	10YR 6/1		Very fine sandy loam, firm with silt

Parent Material (geologic)

Depth to Groundwater: Standing Water in the Hole: None  
 Estimated Seasonal High Ground Water: @38"

Depth to Bedrock: None @ 9'  
 Weeping from Pit Face: None

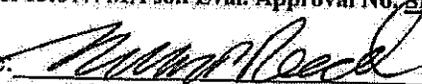
<b>TP 2 DEEP OBSERVATION HOLE LOG</b>					
Depth from Surface (Inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0" - 12"	Ap	Sandy Loam	10YR 3/2		Organic Topsoil
12" - 26"	Bw	Sandy Loam	10YR 5/6		
26" - 72"	C <sub>1</sub>	Sand	10YR 6/6	@54"	Medium to fine sand, loose
72" - 108"	C <sub>2</sub>	Sand	10YR 6/2		Fine Sand w/some silt, friable
108" - 114"	C <sub>3</sub>	Fine Sandy Loam	10YR 6/1		Very fine sandy loam, firm with silt

Parent Material (geologic)

Depth to Groundwater: Standing Water in the Hole: None  
 Estimated Seasonal High Ground Water: @54"

Depth to Bedrock: None @ 9'-6"  
 Weeping from Pit Face: @64"

**Certification:** I certify that in June 1995, I passed the soil evaluator examination approved by the Department of Environmental Protection and that the above analysis was performed by me consistent with the required training, expertise and experience described in 310 CMR 15.017, MA soil Eval. Approval No. SE2015

Signature: 

Mark P. Reed

Date: December 9, 2010

**HERITAGE SURVEYS, INC.**  
 Professional Surveyors and Engineers  
 241 College Hwy & Clark St, P O Box 1  
 Southampton, Massachusetts 01073-0001  
 Telephone (413) 527-3600 Fax (413) 527-8280

**Soil Testing**

Project Number: 5560-100113  
 Performed by: Mark P. Reed  
 Health Inspector: None

Date: December 9, 2010  
 Equipment Operator: Marion Excavating

Site Address  
 Ferry Street  
 South Hadley, MA

Client Name & Address  
 Rivercrest Condominiums LLC  
 1421 Granby Road  
 Chicopee, MA 01020  
 Weather: sunny/cool

Deep Hole Number: #3 & 4      Date: 12/9/10      Time: 9:30  
 Location (identify on site plan): woods in proposed detention basin

<b>TP 3 DEEP OBSERVATION HOLE LOG</b>					
Depth from Surface (Inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0" - 8"	Ap	Sandy Loam	10YR 3/2		Organic Topsoil
8"-26"	Bw	Sandy Loam	10YR 5/6		
26"-48"	C <sub>1</sub>	Sandy Loam	10YR 5/4	@44"	Medium to fine sandy loam, friable to firm with silt
48"-114"	C <sub>2</sub>	Fine Sandy Loam	10YR 6/1		Very fine sandy loam, firm with silt

Parent Material (geologic)

Depth to Groundwater: Standing Water in the Hole: None  
 Estimated Seasonal High Ground Water: @44"

Depth to Bedrock: None @ 9'-6"  
 Weeping from Pit Face: None

<b>TP 4 DEEP OBSERVATION HOLE LOG</b>					
Depth from Surface (Inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0" - 8"	Ap	Sandy Loam	10YR 3/2		Organic Topsoil
8"-14"	Bw	Sandy Loam	10YR 5/6		
14"-34"	C <sub>1</sub>	Sand	10YR 6/6	@40"	Medium to fine sand, loose
34"-102"	C <sub>2</sub>	Sand	10YR 6/2		Fine Sand w/some silt, friable
102"-120"	C <sub>3</sub>	Fine Sandy Loam	10YR 6/1		Very fine sandy loam, firm with silt

Parent Material (geologic)

Depth to Groundwater: Standing Water in the Hole: None  
 Estimated Seasonal High Ground Water: @40"

Depth to Bedrock: None @ 10'  
 Weeping from Pit Face: @64"

**Certification:** I certify that in June 1995, I passed the soil evaluator examination approved by the Department of Environmental Protection and that the above analysis was performed by me consistent with the required training, expertise and experience described in 310 CMR 15.017. MA soil Eval. Approval No. SE2015

Signature: 

Mark P. Reed

Date: December 9, 2010

**HERITAGE SURVEYS, INC.**  
 Professional Surveyors and Engineers  
 241 College Hwy & Clark St, P O Box 1  
 Southamptn, Massachusetts 01073-0001  
 Telephone (413) 527-3600 Fax (413) 527-8280

**Soil Testing**

Project Number: 5560-100113  
 Performed by: Mark P. Reed  
 Health Inspector: Sharon Hart

Date: June 29, 2011  
 Equipment Operator: Marion Excavating

Site Address  
 Ferry Street  
 South Hadley, MA

Client Name & Address  
 Rivercrest Condominiums LLC  
 1421 Granby Road  
 Chicopee, MA 01020  
 Weather: partly sunny/mild

Deep Hole Number: #5 & 6      Date: 6/29/11      Time: 8:30  
 Location (identify on site plan): woods

<b>TP 5 DEEP OBSERVATION HOLE LOG</b>					
Depth from Surface (Inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0" - 12"	Ap	Sandy Loam	10YR 4/4		Organic Topsoil - Loamy Sand
12"-25"	Bw	Sand	10YR 6/6		Medium fine sand, loose
25"-96"	C <sub>1</sub>	Sand	10YR 5/6	@84"	Medium fine sand, loose

Parent Material (geologic)

Depth to Groundwater: Standing Water in the Hole: None  
 Estimated Seasonal High Ground Water: @84"

Depth to Bedrock: None @ 8'  
 Weeping from Pit Face: None

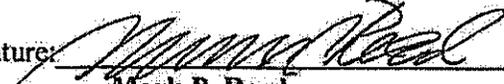
<b>TP 6 DEEP OBSERVATION HOLE LOG</b>					
Depth from Surface (Inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0" - 12"	Ap	Sandy Loam	10YR 4/4		Organic Topsoil - Loamy Sand
12"-25"	Bw	Sand	10YR 6/6		Medium fine sand, loose
25"-84"	C <sub>1</sub>	Sand	10YR 5/6	@72"	Medium fine sand, loose

Parent Material (geologic)

Depth to Groundwater: Standing Water in the Hole: @75"  
 Estimated Seasonal High Ground Water: @72"

Depth to Bedrock: None @ 7'  
 Weeping from Pit Face: @75"

**Certification:** I certify that in **June 1995**, I passed the soil evaluator examination approved by the Department of Environmental Protection and that the above analysis was performed by me consistent with the required training, expertise and experience described in 310 CMR 15.017. MA soil Eval. Approval No. **SE2015**

Signature:   
 Mark P. Reed

Date: June 29, 2011

1.1.171 00-0

**HERITAGE SURVEYS, INC.**  
 Professional Surveyors and Engineers  
 241 College Hwy & Clark St, P O Box 1  
 Southampton, Massachusetts 01073-0001  
 Telephone (413) 527-3600 Fax (413) 527-8280

**Soil Testing**

Project Number: 5560-100113  
 Performed by: Mark P. Reed  
 Health Inspector: Sharon Hart

Date: June 29, 2011  
 Equipment Operator: Marion Excavating

Site Address  
 Ferry Street  
 South Hadley, MA

Client Name & Address  
 Rivercrest Condominiums LLC  
 1421 Granby Road  
 Chicopee, MA 01020  
 Weather: partly sunny/mild

Deep Hole Number: #7 & 8      Date: 6/29/11      Time: 10:30  
 Location (identify on site plan): woods

TP 7 DEEP OBSERVATION HOLE LOG					
Depth from Surface (Inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0" - 9"	Ap	Sandy Loam	10YR 3/2		Organic Topsoil
9" - 19"	Bw	Sand	10YR 5/6		Medium fine sand
19" - 30"	C <sub>1</sub>	Sand	10YR 6/6	@30"	Medium fine sand, loose
30" - 36"	C <sub>2</sub>	Fine Sandy Loam	10YR 6/1		Very fine sandy loam with silt

Parent Material (geologic)

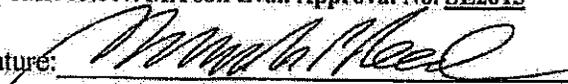
Depth to Groundwater: Standing Water in the Hole: None      Depth to Bedrock: None @ 36"  
 Estimated Seasonal High Ground Water: @30"      Weeping from Pit Face: None

TP 8 DEEP OBSERVATION HOLE LOG					
Depth from Surface (Inches)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling	Other (Structure, Stones, Boulders, Consistency, % Gravel)
0" - 8"	Ap	Sandy Loam	10YR 3/2		Organic Topsoil
8" - 14"	Bw	Sand	10YR 5/6		Medium fine sand
14" - 30"	C <sub>1</sub>	Sand	10YR 6/6	@27"	Medium fine sand, loose
30" - 36"	C <sub>2</sub>	Fine Sandy Loam	10YR 6/1		Very fine sandy loam with silt

Parent Material (geologic)

Depth to Groundwater: Standing Water in the Hole: None      Depth to Bedrock: None @ 36"  
 Estimated Seasonal High Ground Water: @27"      Weeping from Pit Face: None

**Certification:** I certify that in June 1995, I passed the soil evaluator examination approved by the Department of Environmental Protection and that the above analysis was performed by me consistent with the required training, expertise and experience described in 310 CMR 15.017. MA soil Eval. Approval No. SE2015

Signature:   
 Mark P. Reed

Date: June 29, 2011

# **SECTION 7**

---

## **CONSTRUCTION SEQUENCING PLAN**

## CONSTRUCTION SEQUENCING PLAN

for  
Rivercrest Condominiums  
Ferry Street  
(Map 47, Parcel 76)  
South Hadley, MA

The following outlines the sequence of proposed construction activities at the project site:

1. The Owner will schedule and attend a pre-construction meeting with the Conservation Commission, key Town personnel, and the Project Landscape Architect and Engineer.
2. SWPPP will be prepared and registered.
3. The Limit of Work shall be staked.
4. The anti-tracking pad shall be installed.
5. Trees and other woody vegetation within the Limit of Work shall be cleared.
6. Perimeter erosion/sedimentation controls shall be installed. Intermediate erosion/sedimentation controls shall be installed as stormwater components come online and as construction progresses.
7. The site shall be grubbed in preparation for construction.
8. The access roads and building pads shall be excavated and rough graded.
9. The water line shall be installed.
10. The drainage system shall be installed. "Temporary Sediment Basins" to accommodate construction-period flows will be installed at the direction of the Design Team.
11. The sewer and site utilities shall be installed.
12. Condominium foundations are to be excavated for forms and concrete pours.
13. Condominium foundations are to be backfilled and compacted.
14. Condominiums are to be constructed.
15. Condominium utilities are to be trenched, installed, and backfilled.
16. The site shall be finish graded.
17. Paving shall be conducted.
18. Site plantings shall be installed.
19. Lawn areas shall be loamed and hydro-seeded. Turf shall be established on all slopes as required per plans.
20. At or near the close of construction, the Owner shall meet with the Conservation Commission on-site to review status of project;
21. Erosion controls and any remaining accumulated sediment shall be removed as approved by Conservation Commission;
22. The Owner shall request a Certificate of Compliance from the Conservation Commission.

# **SECTION 8**

---

## **FIGURES**

- **LOCUS MAP (USGS QUADRANGLE) WITH ESTIMATED & PRIORITY HABITATS OF RARE WILDLIFE & CERTIFIED VERNAL POOLS**
  - **NRCS SOILS MAP**
  - **FEMA FLOODPLAIN MAP**

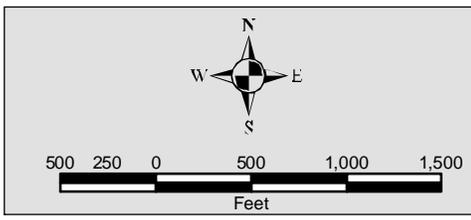
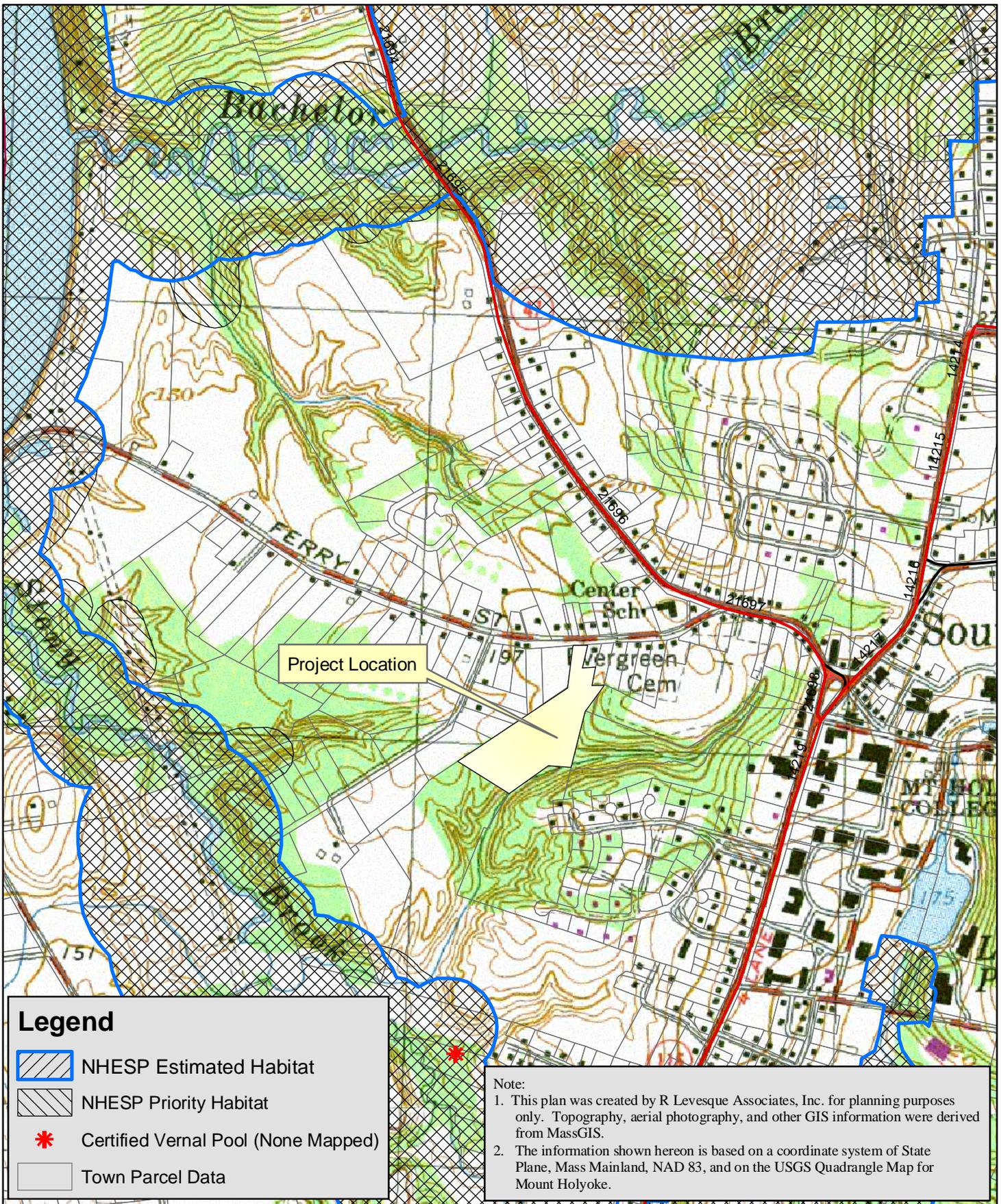
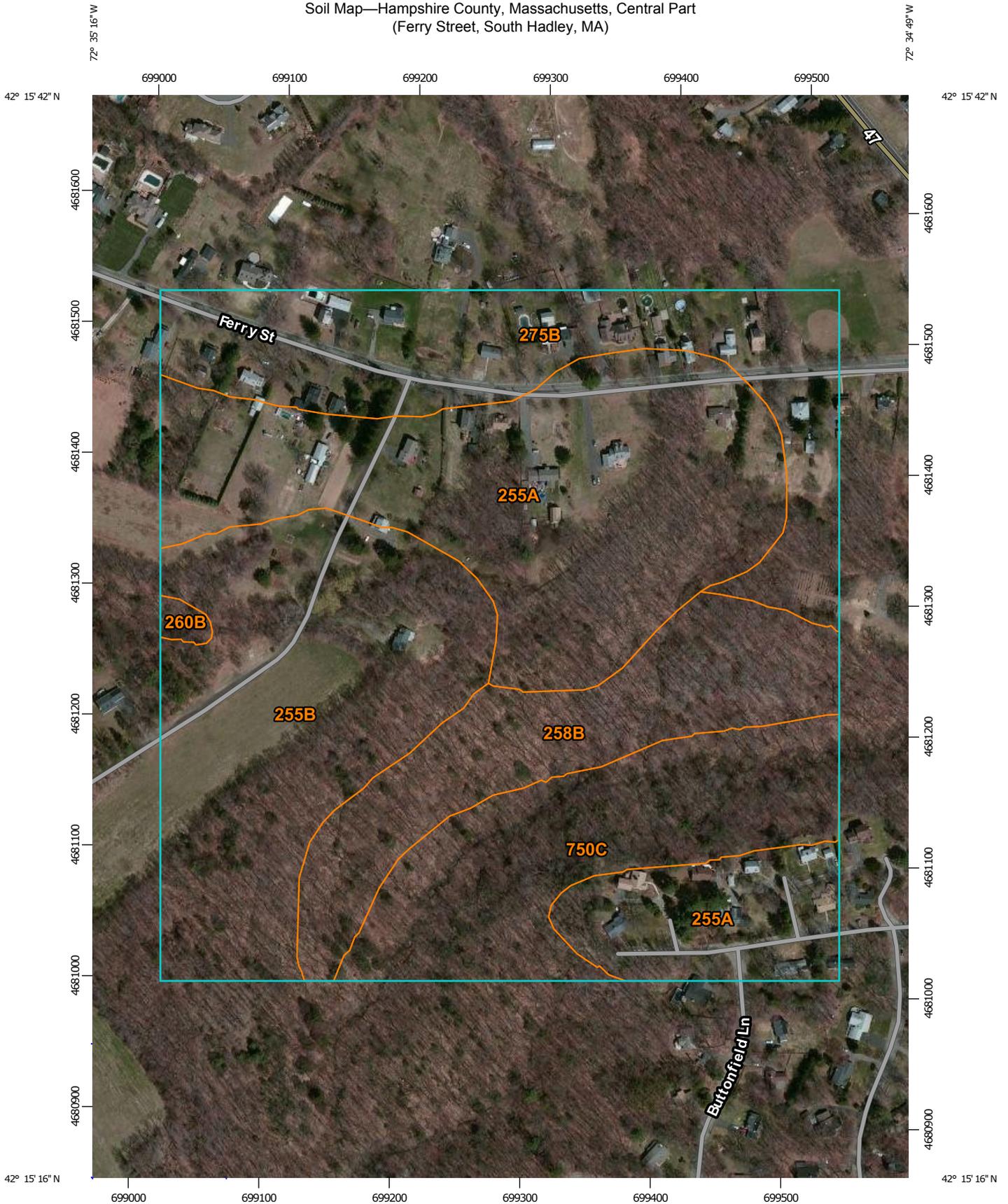


Figure 1: Locus Map  
Parcel 47-76, Ferry Street  
South Hadley, Massachusetts

Soil Map—Hampshire County, Massachusetts, Central Part  
(Ferry Street, South Hadley, MA)



Map Scale: 1:4,030 if printed on A portrait (8.5" x 11") sheet.



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



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

6/2/2014  
Page 1 of 3

Soil Map—Hampshire County, Massachusetts, Central Part  
(Ferry Street, South Hadley, MA)

### 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: <http://websoilsurvey.nrcs.usda.gov>  
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 8, Dec 17, 2013

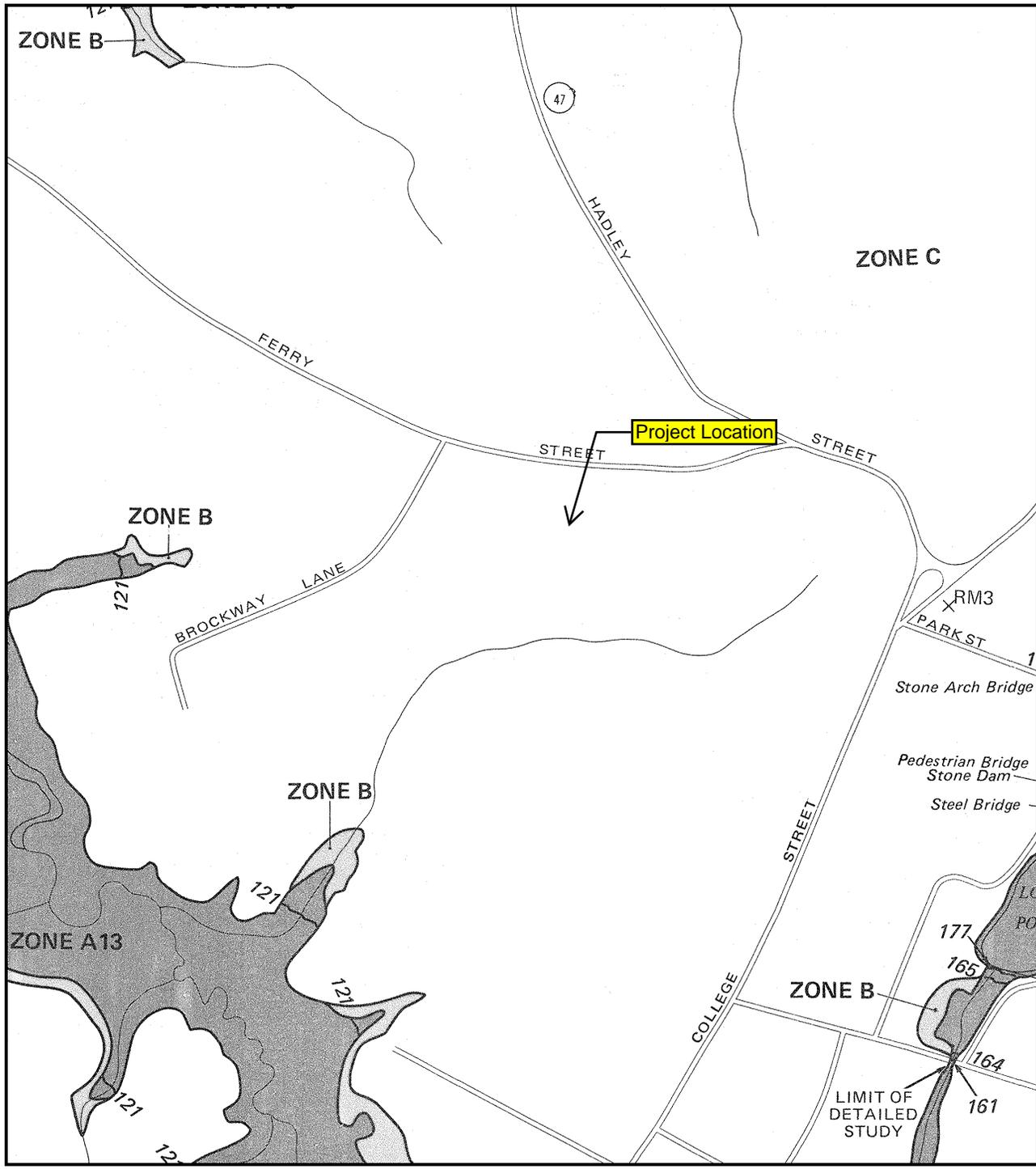
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 28, 2011—May 12, 2011

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

Hampshire County, Massachusetts, Central Part (MA609)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
255A	Windsor loamy sand, 0 to 3 percent slopes	22.2	32.6%
255B	Windsor loamy sand, 3 to 8 percent slopes	15.2	22.3%
258B	Amostown fine sandy loam, 3 to 8 percent slopes	8.7	12.8%
260B	Sudbury fine sandy loam, 3 to 8 percent slopes	0.3	0.4%
275B	Agawam fine sandy loam, 3 to 8 percent slopes	12.0	17.6%
750C	Windsor-Scitico-Amostown complex, 0 to 15 percent slopes	9.8	14.3%
<b>Totals for Area of Interest</b>		<b>68.1</b>	<b>100.0%</b>



APPROXIMATE SCALE



Figure 3: FEMA Flood Map

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 copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

# **SECTION 9**

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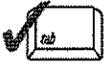
## **ADMINISTRATIVE FORMS**

- **WETLAND FEE TRANSMITTAL FORM**
  - **COPIES OF CHECKS**
  - **AFFIDAVIT OF SERVICE**
- **ABUTTERS NOTIFICATION LIST**
  - **NOTIFICATION TO ABUTTERS**
  - **CERTIFIED MAIL RECEIPTS**



**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:

Ferry Street (Map 47, Parcel 76)

a. Street Address

3107

c. Check number

South Hadley

b. City/Town

\$3,137.50

d. Fee amount

2. Applicant Mailing Address:

Craig

a. First Name

Rivercrest Condominiums LLC

c. Organization

1421 Granby Road

d. Mailing Address

Chicopee

e. City/Town

413-537-4231

h. Phone Number

i. Fax Number

MA

f. State

01020

g. Zip Code

craig\_authier@yahoo.com

j. Email Address

3. Property Owner (if different):

Craig

a. First Name

Ferry Street Nominee Trust

c. Organization

1421 Granby Road

d. Mailing Address

Chicopee

e. City/Town

413-537-4231

h. Phone Number

i. Fax Number

MA

f. State

01020

g. Zip Code

craig\_authier@yahoo.com

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.

**B. Fees (continued)**

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



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

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 3B	6	1,050	6,300
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

**Step 5/Total Project Fee:** 6,300.00

**Step 6/Fee Payments:**

Total Project Fee:	6,300.00
State share of filing Fee:	3,137.50
City/Town share of filing Fee:	3,162.50

a. Total Fee from Step 5  
b. 1/2 Total Fee **less** \$12.50  
c. 1/2 Total Fee **plus** \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



RIVERCREST CONDOMINIUMS LLC  
1421 GRANBY RD.  
CHICOPEE, MA 01020

REMITTANCE ADVICE	

53-7186-2118  
3108

PAY TO THE ORDER OF	DATE	AMOUNT	CHECK NO.
<i>Sum of Town of South Hadley</i>	<i>6/21/14</i>	<i>3162.50</i>	<i>3108</i>



*[Signature]*

⑆003108⑆ ⑆211871866⑆ 0699 0015833⑆



RIVERCREST CONDOMINIUMS LLC  
1421 GRANBY RD.  
CHICOPEE, MA 01020

REMITTANCE ADVICE	

53-7186-2118  
3107

PAY TO THE ORDER OF	DATE	AMOUNT	CHECK NO.
<i>Sum of Commonwealth of Massachusetts</i>	<i>6/21/14</i>	<i>3137.50</i>	<i>3107</i>



*[Signature]*

⑆003107⑆ ⑆211871866⑆ 0699 0015833⑆



RIVERCREST CONDOMINIUMS LLC  
1421 GRANBY RD.  
CHICOPEE, MA 01020

REMITTANCE ADVICE	

53-7186-2118  
3112

PAY TO THE ORDER OF	DATE	AMOUNT	CHECK NO.
<i>Sum of Commonwealth of Massachusetts</i>	<i>6/21/14</i>	<i>1050.00</i>	<i>3112</i>



*[Signature]*

⑆003112⑆ ⑆211871866⑆ 0699 0015833⑆

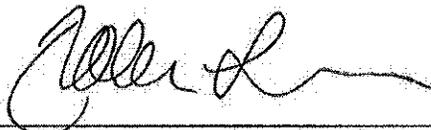
\*One additional check submitted to Town of South Hadley.

**AFFIDAVIT OF SERVICE**  
Under the Massachusetts Wetlands Protection Act

I, Robert M. Levesque, RLA, ASLA, hereby certify under the pains and penalties of perjury that on or about June 21, 2014, I gave notification to abutters in compliance with the second paragraph of Mass General Law Chapter 131, Section 40, and the *DEP Guide to Abutter Notification* dated April 8, 1994, in accordance with the following matter:

A Notice of Intent has been filed under the Massachusetts Wetlands Protection Act and Town of South Hadley Wetland Bylaw by Rivercrest Condominiums, LLC with the South Hadley Conservation Commission on or about June 21, 2014, for a proposed condominium community to be located on Ferry Street (Map 47, Lot 76) in South Hadley, Massachusetts.

The form of notification, and a list of the abutters to whom it was given and their addresses are attached to this Affidavit of Service.



Robert M. Levesque, President, RLA, ASLA



Date

**STATEMENT OF NOTIFICATION OF ABUTTERS**

**To be submitted to the South Hadley Conservation Commission at the time of the meeting or hearing.**

**I CERTIFY UNDER PENALTIES OF PERJURY THAT ALL ABUTTERS WERE NOTIFIED OF THIS APPLICATION, PURSUANT TO THE REQUIREMENTS OF M.G.L. c. 131, sec. 40 AND THE SOUTH HADLEY WETLANDS BYLAW (ARTICLE XV OF THE TOWN GENERAL BYLAWS). NOTICE MUST BE MADE IN WRITING BY HAND DELIVERY OR CERTIFIED MAIL (RETURN RECEIPT REQUESTED) TO ALL ABUTTERS WITHIN 100 FEET OF THE PROPERTY LINE OF THE PROJECT LOCATION.**



6/22/14

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**SIGNATURE**

**DATE**



## TOWN OF SOUTH HADLEY

Board of Assessors  
116 Main Street, Room 104  
South Hadley, MA. 01075-2896

[www.southhadleyma.gov](http://www.southhadleyma.gov)

KEVIN E. TAUGHER  
Chairman

HAZEL R. SNOPEK  
Clerk

FRANCIS M. CONTI  
Member

MELISSA L. COUTURE  
Associate Assessor

Phone: 413-538-5017 ext. 202

Fax: 413-538-7565

Email: [mcouture@southhadleyma.gov](mailto:mcouture@southhadleyma.gov)

January 22, 2014

R. Levesque Associates, Inc.  
40 School Street  
PO Box 640  
Westfield MA 01085

Dear Paula:

We the South Hadley Board of Assessors, hereby certify that the attached list represents, to the best of our knowledge, the abutters for Map 47 Parcel 76, pursuant to Chapter 131, Section 40 of the Mass. General Laws as amended by Chapter 472, Acts of 1993, and effective April 13, 1994.

To the best of our knowledge, this list represents the most current owners of the properties. The accuracy of this listing is based solely on the information currently available to our office.

Sincerely,

Melissa L. Couture  
Associate Assessor

MLC/mc

**ABUTTERS LIST FOR MAP 47 PARCEL 76  
SOUTH HADLEY, MA**

Map Cut	Blo Cut	Lo Cut	Un Cu	Location	Grantee	Mailing Address	City	St Zip
1				BROCKWAY	STUEBER KRISTIN TRUSTEE	24 BROCKWAY	SOUTH HADLEY	MA 01075
68				TEMPLE LN	MOUNT HOLYOKE COLLEGE	50 COLLEGE ST	SOUTH HADLEY	MA 01075-1404
16				31 FERRY ST	LAK ROBERT	31 FERRY ST	SOUTH HADLEY	MA 01075-1041
22				23 FERRY ST	HOLMES KEITH M	23 FERRY ST	SOUTH HADLEY	MA 01075-1041
23				21 FERRY ST	PURDY MARY E	21 FERRY ST	SOUTH HADLEY	MA 01075
31				19 FERRY ST	CLEARY JAMES M	19 FERRY ST	SOUTH HADLEY	MA 01075
40				FERRY ST	SO HADLEY TOWN OF	116 MAIN ST	SOUTH HADLEY	MA 01075
52				14 FERRY ST	ROBERTS ROLAND L	14 FERRY ST	SOUTH HADLEY	MA 01075
53				14 FERRY ST	ROBERTS ROLAND L	14 FERRY ST	SOUTH HADLEY	MA 01075
54				20 FERRY ST	DRAKE KRISTEN M	209 MEADOW ST	CHICOPEE	MA 01013-2212
63				11 BROCKWAY LN	MACHAK RAYMOND M	11 BROCKWAY LN	SOUTH HADLEY	MA 01075-1036
64				FERRY ST	EVERGREEN CEMETERY ASSOC	PO BOX 451	SOUTH HADLEY	MA 01075-0451
65				COLLEGE ST	MOUNT HOLYOKE COLLEGE	50 COLLEGE ST	SOUTH HADLEY	MA 01075-1404
66				BROCKWAY LN	GRANT CLIFFORD P	64 FERRY ST	SOUTH HADLEY	MA 01075-1042
67				15 BROCKWAY LN	HEALY JANE A	PO BOX 777	SOUTH HADLEY	MA 01075-0777
68				BROCKWAY LN	GRANT CLIFFORD P	64 FERRY ST	SOUTH HADLEY	MA 01075-1042
70				36 FERRY ST	WHITE JOANNE M	36 FERRY ST	SOUTH HADLEY	MA 01075-1040
72				34 FERRY ST	BROUGH SCOTT R	34 FERRY ST	SOUTH HADLEY	MA 01075
74				HADLEY ST	EVERGREEN CEMETERY	PO BOX 451	SOUTH HADLEY	MA 01075-0451

ard Count: 20  
el Count: 19

2014

**NOTICE OF INTENT**

Form for legal notice in newspaper

Fill in the blanks (underlined areas) according to your specific project information.  
*Must be published in the paper at least 5 business days (no Holidays) in advance of the meeting  
Deadline for submission to the **Town Reminder** is Tuesday Noon for Friday Publication.*

TOWN OF SOUTH HADLEY  
MASSACHUSETTS  
CONSERVATION COMMISSION  
NOTICE OF PUBLIC MEETING

The South Hadley Conservation Commission will hold a public meeting pursuant to the Wetlands Protection Act MGL Chapter 131, Section 40 and the South Hadley local wetlands bylaw, to consider a Notice of Intent filed by Rivercrest Condominiums, LLC for a 29-unit condominium community at Ferry Street (Map 47 Parcel 76).

The meeting will be held on July 29, 2014 at 7:00 pm in the Select Board Meeting Room in the South Hadley Town Hall, 116 Main Street. Copies of the The Notice of Intent are on file in the Conservation Commission office, Room 205, in the Town Hall, and are available to the public for inspection.

Any person interested or wishing to be heard should appear at the time and place designated.

John Fleming  
Conservation Chair

**NOTE:** Posting and payment of this legal ad is the responsibility of the applicant. The newspaper's deadline for placement of the ad is Tuesday at Noon, to appear the following Friday. The ad must appear at least five business days before the Public Hearing.

**NOTIFICATION TO ABUTTERS**

Under the Massachusetts Wetlands Protection Act and local wetlands bylaw.

**NOTICE OF PUBLIC HEARING**

scheduled for

**July 29, 2014 at 7:00 PM,**

in the

**Selectboard Meeting Room on the 1<sup>st</sup> floor of the**

**Town Hall,**

**116 Main Street, South Hadley.**

In accordance with the second paragraph of Massachusetts General Law Chapter 131, Section 40 and the South Hadley wetlands bylaw (Article XV of the Town General Bylaws), you are hereby notified of the following:

**Rivercrest Condominiums, LLC** has filed a Notice of Intent with the South Hadley Conservation Commission for the proposed construction of a 29-Unit condominium community and associated site improvements.

The address of the proposed activity is **Ferry Street (Map 47, Parcel 76), South Hadley, MA.**

The Hearing will be held on **July 29, 2014 at 7:00 PM** in the Selectboard Meeting Room on the 1<sup>st</sup> floor of the Town Hall, 116 Main Street, South Hadley.

A copy of the Notice of Intent may be examined at the South Hadley Conservation Commission office, Room 205 of the Town Hall, 116 Main Street, South Hadley, between the hours of 9:00 A.M. to 4:30 P.M. Monday, Wednesday, Thursday and Friday and Tuesday 9:00 AM to 12:30 PM, or by appointment. For more information on the filing, proposed work, or Public Hearing call the South Hadley Conservation Commission office (413) 538-5017 ext 208.

Note: Notice of the public hearing, including date, time and place, will be published at least five business days in advance in the Town Reminder.



