

Preliminary Subdivision Application

“Montague” – Proposed Two (2) Lot Subdivision

Project Location:

Montague Road/Carver Road West
Shutesbury, Massachusetts 01072
(Parcel ID: ZD-37)

Submitted To:

Town of Shutesbury Planning Board
1 Cooleyville Road
Shutesbury, Massachusetts 01072

Applicant & Property Owner:

W.D. Cows, Inc.
c/o Ms. Cinda Jones
P.O. Box 9677
North Amherst, MA 01059

RLA Project File No. 230109

January 04, 2024

R LEVESQUE ASSOCIATES, INC.

A LAND PLANNING SERVICES COMPANY

40 School Street, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com

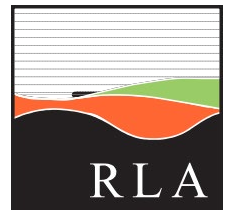


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I. COVER LETTER

R LEVESQUE ASSOCIATES, INC.

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

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January 04, 2024

Mr. Deacon Bonnar, Chairman
Town of Shutesbury Planning Board
1 Cooleyville Road
Shutesbury, Massachusetts 01072

**RE: Preliminary Subdivision Application – “Montague”
Proposed Two (2) Lot Subdivision
Montague Road/Carver Road West
Shutesbury, Massachusetts 01072
(Parcel ID: ZD-37)
RLA Project File No. 230109**

Dear Chairman Bonnar and Board Members:

On behalf of the applicant and property owner, W.D. Cows, Inc. c/o Ms. Cinda Jones, please find an original and the requisite number of copies of a Preliminary Subdivision application. The applicant is seeking the preliminary approval for a proposed two (2) lot subdivision to be located at the above-referenced property in Shutesbury, Massachusetts.

Included herewith, you will find the requisite filing fee. As required, a copy of this submission has been submitted electronically via email to the Town of Shutesbury Planning Board.

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

Sincerely,
R LEVESQUE ASSOCIATES, INC.

Alexandra Cichetti

Alexandra Cichetti
Permitting Project Manager

cc: Cinda Jones

A LAND PLANNING SERVICES COMPANY

2. NOTICE TO THE TOWN CLERK

January 10, 2024

Ms. Grace Bannasch, Town Clerk
Town of Shutesbury
1 Cooleyville Road
Shutesbury, Massachusetts 01072

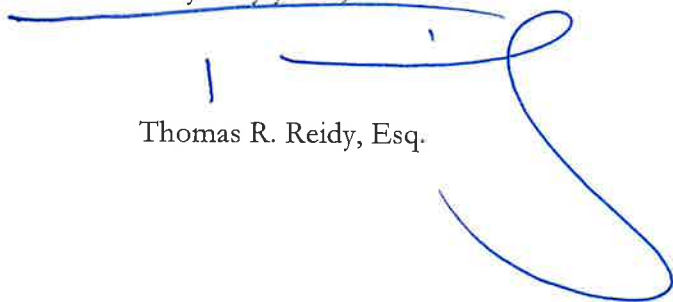
**RE: Notice to the Town Clerk
Preliminary Subdivision Application – “Montague”
Proposed Two (2) Lot Subdivision
Montague Road/Carver Road West
Shutesbury, Massachusetts 01072
(Parcel ID: ZD-37)**

**Notice to the Town Clerk Pursuant to Section III.B. for Preliminary Plan Filing
Procedure
Under the Town of Shutesbury Regulations Governing the Subdivision of Land**

Please accept this as notice that the applicant and property owner, W.D. Cows, Inc. c/o Cinda Jones, has filed with the Shutesbury Planning Board via registered (certified) mail, mailed with the United States Post Office on January 10, 2024, all of the items listed in Section III.B.1 through Section III.B.4 under the Town of Shutesbury Regulations Governing the Subdivision of Land. The applicant is seeking the preliminary approval for a proposed two (2) lot subdivision to be located at the above-referenced property in Shutesbury, Massachusetts.

Included herewith, you will find the Preliminary Plans, application Form B, and a draft of the Development Impact Statement for the project site. Should you have any questions or comments regarding this matter, please do not hesitate to contact our office at your earliest convenience.

Very truly yours,


Thomas R. Reidy, Esq.

TRR/lar
71168-0002
360243

3. ADMINISTRATIVE FORM

- 3.1 TOWN OF SHUTESBURY – APPLICATION FOR APPROVAL OF PRELIMINARY
SUBDIVISION PLAN (FORM B)
- 3.2 COPY OF FILING FEE CHECK

APPLICATION FOR APPROVAL OF
PRELIMINARY SUBDIVISION PLAN

Instructions: See Part III.B. of the Rules and Regulations
Governing the Subdivision of Land in Shutesbury

Date 01/04/2024

To the Planning Board and the Board of Health:

The undersigned herewith submits the accompanying Preliminary Plan of a subdivision of property located in the Town of Shutesbury for study, discussion, and approval under the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land in Shutesbury.

1. Name of Subdivider W.D. Cowls, Inc. c/o Ms. Cinda Jones
Address P.O. Box 9677, North Amherst, Massachusetts 01059
Telephone 413-549-1403

2. Name of Owner of Land Same as Subdivider
(if not subdivider)
Address _____
Telephone _____

3. Name of
Surveyor R Levesque Associates, Inc.
Address 40 School Street, Westfield, Massachusetts 01085
Telephone 413-568-0985

4. Deed(s) of property recorded in the Franklin County Registry of Deeds:

Deed Book	<u>1032</u>	Page	<u>390</u>
Deed Book	<u>1050</u>	Page	<u>106</u>
Deed Book	<u>1131</u>	Page	<u>70</u>
Deed Book	<u>1228</u>	Page	<u>12</u>

File Reference _____

5. Location and description of property by reference to the
Town Atlas/Tax Map:

Map ZD Parcel 37 ; Map _____ Parcel _____

Map _____ Parcel _____ ; Map _____ Parcel _____



Signature of Owner

See next page for Planning Board Action

Preliminary Subdivision Plan Application

FOR PLANNING BOARD USE ONLY

1. Application, twelve (12) prints (three colored), filing fee, twelve (12) copies of draft DIS, and reproducible received _____ (Date)
2. Acknowledgment of receipt by Town Clerk _____ (Date)
3. Reviews made by Town officers or consultants: (comments attached)
Board of Health _____ (Date)
Highway Department _____ (Date)
Fire Department _____ (Date)
Conservation Commission _____ (Date)
Engineering Consultant _____ (Date)
Other _____ (Date)
Other _____ (Date)
4. Planning Board action (see meeting minutes) _____ (Date)
Approved _____ Modified and approved _____ Disapproved _____
5. Reproducible returned to applicant _____ (Date)

FOR BOARD OF HEALTH USE ONLY

1. Application and one print received _____ (Date)
Form K issued _____ (Date)
2. Board of Health action (see meeting minutes) _____ (Date)
Approved _____ Modified and approved _____ Disapproved _____
3. Action and comments relayed to Planning Board _____ (Date)

THE RED THERMO SECURED "SP" LOGO IN THE LOWER CORNER OF THIS CHECK MUST FADE TEMPORARILY WHEN WARNED BY TOUCH OR FRICTION. SEE BACK FOR ADDITIONAL FEATURES.

1289

AMP US Holdco Inc.
518 17th Street, Suite 950
Denver, CO 80202

DATE 12/29/23

\$ 200 ⁰⁰/₁₀₀

DOLLARS

TOWN of shutesbury

PAY TO THE ORDER OF

Two hundred ⁰⁰/₁₀₀

CONFESSOR

KeyBank 

KeyBank National Association

MEMO PSD Montague MA Solar LLC



⑈ 1289 ⑈ ⑆041001039⑆ 359681670766⑈

Barcode and MICR line: SUPERIOR PRESS • 888-590-7998 JB-4603577

4. DEVELOPMENT IMPACT STATEMENT (DRAFT)

DEVELOPMENT IMPACT STATEMENT (DRAFT) TO PRELIMINARY SUBDIVISION APPLICATION

For

"MONTAGUE" - PROPOSED TWO (2) LOT SUBDIVISION
MONTAGUE ROAD/CARVER ROAD WEST
SHUTESBURY, MASSACHUSETTS 01072
(PARCEL ID: ZD-37)

INTRODUCTION & SITE DESCRIPTION

On behalf of the applicant and property owner, W.D. Cowls, Inc. c/o Ms. Cinda Jones, R Levesque Associates, Inc. is herein providing this draft development impact statement as a supplement to the Preliminary Subdivision application. The applicant is seeking the preliminary approval for a proposed two (2) lot subdivision to be located at the above-referenced property in Shutesbury, Massachusetts. The proposed Preliminary Subdivision is shown on the associated preliminary plans entitled, "Preliminary Plan", dated January 04, 2024, as prepared by R Levesque Associates, Inc.

The subject property is located northeast of Montague Road and southeast of Carver Road West in Shutesbury, Massachusetts and is designated as Parcel ID: ZD-37 with the Town of Shutesbury Assessor's Database. Said property consists of approximately 252 ± acres and is currently owned by W.D. Cowls, Inc., recorded in the following books and pages under the Franklin County Registry of Deeds:

- Book 1032, Page 390; Book 1050, Page 106; Book 1131, Page 70; and Book 1228, Page 12.

The following information comes directly from the Town of Shutesbury Regulations Governing the Subdivision of Land under Section VIII. regarding Development Impact Statement criteria which is presented as follows in italics followed by regular bold text with an RLA response for the proposed preliminary subdivision.

SECTION VIII. DEVELOPMENT IMPACT STATEMENT

A Development Impact Statement (DIS) is a documented, written analysis of a proposed development which provides the Planning Board and Town officials with information necessary for plan review. The conservation analysis described in Subsection IX below should be submitted, if possible, prior to formal plan submission, for informal pre-application discussion with the Planning Board.

The DIS shall be prepared by an interdisciplinary team of professionals qualified to evaluate all facets of the proposed project which may include by is not limited to engineers, architects, landscape architects, environmental scientists, and planners.

It is a developer's responsibility to prepare and document the DIS in sufficient detail to permit an adequate evaluation by the Planning Board; however, additional data may be requested in writing by the Board. This is one reason why it is to the advantage of the developer to prepare and submit to the Board a preliminary plan including a draft DIS. It is necessary to respond to all sections of the DIS form, except when a written exemption is granted by the Planning Board.

NAME OF PROJECT: "Montague"

TYPE OF PROJECT: Preliminary Subdivision

LOCATION: Northeast of Montague Road &
Southeast of Carver Road West

PARCEL NUMBER(S): ZD-37

ZONING DISTRICT(S): Forest Conservation (FC) & Roadside Residential (RR)

ACREAGE: 252 ± Acres

OWNER(S): W.D. Cows, Inc.

PLANNER: R Levesque Associates, Inc.

ENGINEER: R Levesque Associates, Inc.

ARCHITECT: N/A

I. PROJECT DESCRIPTION

a. *Number of Units:*

<i>Total</i>	2
<i>Low Income</i>	0
<i>Single-Family</i>	2
<i>Two-Family</i>	0
<i>Row House</i>	0
<i>Apartment</i>	0
<i>Commercial</i>	0
<i>Other</i>	0

b. *Type of Ownership (list number of units for each):*

<i>Condominium</i>	0
<i>Rental</i>	0
<i>Private</i>	2
<i>Lease</i>	0

c. *Number of Bedrooms:*

<i>Row Houses</i>	0
<i>Condominium</i>	0
<i>Apartments</i>	0

d. *Approximate Price per Lot/ Unit:*

<i>Private</i>	± \$135,000 per lot
<i>Condominium</i>	N/A
<i>Rental</i>	N/A
<i>Lease</i>	N/A

Lots will be priced based on the current market value after approval of a Definitive Plan from the Town of Ludlow Planning Board.

II. CIRCULATION SYSTEMS

a. Street Design – Explain reasons for location of streets, stubs, and intersections.

RLA Response: The proposed roadway location has been designed to minimize the impact to resource areas, while providing safe, efficient means of entrance and egress and does not pose a hazard to sightlines or traffic congestion.

b. Street Classification and Traffic – Classify the streets and stubs within the development according to the street classification set forth in Section II.A.9 of these Regulations. Project the number of motor vehicles to enter or depart the site per average day and peak hour. Also state the number of motor vehicles to actually pass by streets adjacent to the proposed subdivision per average day or peak hour data shall be sufficient to enable to Board to evaluate (1) existing traffic on streets adjacent to the proposed project, (2) traffic generated or resulting from the proposed project, and (3) the impact of such additional traffic on all ways within and adjacent to the proposed project. Attach to this DIS the results of all studies conducted to develop these data, plus a description of the study methodology, and the name, address and telephone number of the person(s) responsible for carrying out the study.

RLA Response: The proposed roadway will be a cul-de-sac from the northwesterly side of Montague Road. The subdivision will consist of a public dead-end street/cul-de-sac which will provide access to the two (2) single-family homes. There will be approximately twenty-two (22) average daily trips (ADT). A full traffic analysis will be conducted upon approval of the Preliminary Plan and will be subsequently submitted to the Town of Ludlow Planning Board during the Definitive Plan stage.

c. Parking and Bus Stops – Discuss the number, opportunities for multiple use, and screening of parking spaces, with respect to bus stops (if any), explain the location, shelter design, and orientation to path systems.

RLA Response: There will be no on-street parking, with all residential parking being within the proposed driveway location for each single-family home. The proposed development is approximately three (3) miles from the Shutesbury Town Center.

d. Pedestrian and Bicycle Circulation – Discuss the orientation of the pedestrian and bicycle system to activity centers, location of bike racks (if any) and any bike path plans.

RLA Response: There are no pedestrian or bicycle systems within walking distance of the proposed development. The applicant is not proposing sidewalks at this time.

III. SUPPORT SYSTEMS

- a. Water Distribution – Discuss the types of wells proposed for the project, means for providing fire supply, and any special problems which might arise.

RLA Response: The proposed subdivision will be serviced by private wells which is typical for a single-family home.

- b. Sewage Disposal – Discuss the type of system, level of treatment, suitability of soils and results of percolation tests, deep observation holes and test borings. Identify groundwater flow fields in the area of the proposed subdivision, establish the capability of the soil to renovate sewage effluent, and determine the dilution effects on the effluent through recharge (mainly precipitation) and dispersion. A computer simulation shall be provided.

RLA Response: The proposed single-family homes within this subdivision will be serviced by individual septic systems. Percolation tests and deep observation holes will be conducted upon approval of the Preliminary Plan. Test results will be subsequently submitted to the Town of Ludlow Planning Board during the Definitive Plan stage.

- c. Storm Drainage – Discuss the storm drainage system including the projected flow from a 50-year storm, name of the receptor stream, and any flow constrictions between the site and the receptor stream.

RLA Response: Due to size of the proposed subdivision area, stormwater impact will be mitigated. A complete Stormwater Drainage Report, compliant to MassDEP standards and the Town of Shutesbury stormwater requirements, will be provided to the Town of Ludlow Planning Board during the Definitive Plan stage.

- d. Refuse Disposal – Discuss the location and type of facilities, hazardous materials requiring special precautions, and screening.

RLA Response: The proposed single-family homes are anticipated to participate in typical refuse pickup services. There will be no hazardous materials, other than typical household items, stored on site.

- e. Lighting – Discuss the location and size of lights, and methods used to screen adjoining properties from glare.

RLA Response: As required by the Town of Shutesbury Regulations Governing the Subdivision of Land, street lighting will be provided in greater detail to the Town of Shutesbury Planning Board, after approval of the Preliminary Plan, during the Definitive Plan stage.

- f. *Fire Protection* – Discuss the type and capacity of fuel storage facilities, location of storage areas for hazardous substances, special requirements, and distance to fire station.

RLA Response: There are no fire hydrants proposed along the subdivision roadway at this time. The roadway has been designed to comply with the Town of Shutesbury Regulations Governing the Subdivision of Land to allow for proper emergency vehicle access. No fuel storage and non-hazard products will be allowed, only single-family resident products will be allowed.

- g. *Recreation* – Indicate the distance to, and type of, any public facilities. Discuss the type of private recreation facilities to be provided with the development.

RLA Response: Public facilities are not present within an immediate vicinity to the proposed subdivision location. No private recreation facilities are proposed within the development.

- h. *Schools* – Project the student population of the project for the nursery, elementary, Junior High School and Senior High School levels and indicate the distance, capacity, and present enrollment of the nearest elementary and secondary schools. Describe the basis or methodology for all projections of student population.

RLA Response: There would be a maximum of two (2) single-family homes that could potentially have children enrolled in the Town of Shutesbury school system. This is anticipated to have minimal impact on the existing school system. The nearest elementary school is Shutesbury Elementary, which is located approximately two and a half (2.5) miles away. The Amherst Regional Middle School and Amherst-Pelham Regional High School are located approximately five and a half (5.5) miles from the from the proposed development.

IV. NATURAL CONDITIONS – Describe the following elements of natural conditions, identifying short-term (those occurring primarily during project construction) and long-term (those remaining after the completion of project construction) impacts on each:

a. Topography – Indicate datum, source, date, slopes greater than 15%; provide contours at two-foot intervals, with graphic drainage analysis showing annual high-water mark; show location of existing structures, including fences and walls.

RLA Response: Please refer to the associated Preliminary Subdivision plans for greater detail regarding existing site contours which are shown from the North American Vertical Datum of 1988 (NAVD88).

b. Soils – Indicate soils and land types, utilizing all government soil surveys covering the project area, including but not limited to prime agricultural land, depth to bedrock, and extent of land which has been filled.

RLA Response: Please refer to the attached USDA/NRCS Soil Survey Map which depicts the exact location and soil types on the property. Said map is included herein this application packet under Section 8, as Figure 2.

c. Mineral resources – Indicate extent and economic importance of mineral resources, extent and means of proposed extraction, and rehabilitation measures.

RLA Response: Mineral resource extraction is not a significant component of this project.

d. Surface geology

RLA Response: No noteworthy rock outcrops are located on the property. At this time, test pits have not yet been conducted on site. Massachusetts Mapper data layers did not reveal surface bedrock as being an issue for this site.

e. Depth to water table (groundwater level) – Show location and provide test results of soil percolation or other subsurface tests for each lot in a proposed subdivision.

RLA Response: At this time, test pits have not yet been conducted in the area of the proposed roadway and future stormwater structures. Said information will be provided at provided in greater detail to the Town of Shutesbury Planning Board, after approval of the Preliminary Plan, during the Definitive Plan stage.

f. Aquifer recharge areas

RLA Response: To the best of our knowledge, the property does not lie within any officially mapped aquifer protection or recharge areas. Wetland resource areas will not be disturbed

as a result of this development. The future use of the property will be for single-family homes which will be a negligible risk to groundwater contamination considering the nature of environmentally responsible homeownership.

g. Wetlands

RLA Response: Wetland resource areas observed on the subject property include Bordering Vegetated Wetlands (BVW), Bank, and Riverfront Area. Wetland resource areas shown on the associated Preliminary Plans are sourced from the Massachusetts Mapper database. A complete wetland delineation will be completed and provided in greater detail to the Town of Shutesbury Planning Board, after approval of the Preliminary Plan, during the Definitive Plan stage.

h. Watercourses

RLA Response: The construction of the proposed subdivision roadway, associated site grading, and utility installation will occur only within the permitted limit of work area in order to minimize adjacent habitat and wetland resource area disturbances.

i. One-hundred-year flood plains

RLA Response: The subject property is not located within a special flood zone area according to the FEMA Flood Insurance Rate Map Number 2501280010A and 2501280020A, dated June 18, 1980.

j. Wildlife – Describe species present and estimate numbers of each; identify endangered species.

RLA Response: The subject property is not located within Natural Heritage and Endangered Species Program (NHESP) jurisdiction. Additionally, wetland areas, which provide important habitat for biodiversity, will remain undisturbed.

k. Vegetative cover – Provide an analysis of vegetative cover, including identification of general cover type (including but not limited to wooded, open areas, cropland, wetlands, etc.); show location of all tree groupings and identify such groupings by major or dominant species; show location of and describe wildlife habitats; identify endangered species; identify unusual habitats, meaning those not commonly found in the Connecticut River Valley in Franklin County, Massachusetts.

RLA Response: Review of aerial imagery shows that a majority of the property consists of mature forest with minimal wetland resource areas.

V. **DESIGN FACTORS** – Describe briefly the following features. Photographs are helpful.

- a. Present visual quality of the area
- b. Location of significant viewpoints
- c. Historic structures
- d. Architecturally significant structures
- e. Type of architecture for development

RLA Response: The subdivision has been designed to minimize impacts to wetland resource areas while providing a feasible project. Should work associated with the development of the proposed lots be located within a jurisdictional vicinity to wetland resource areas, then Conservation Commission approval shall be obtained prior to the commencement of work. No significant views or historical assets will be lost as a result of this project. The style of the proposed homes is not known at this time.

VI. **ENVIRONMENTAL IMPACT** – *This section shall deal separately with both short term and long-term impacts. A narrative statement shall be submitted, documenting all mitigative measures taken to:*

a. Prevent surface water contamination, changes in surface water level, or both.

RLA Response: During construction, best management practices such as silt fence, straw logs, erosion control blanketing, seeding for stabilization, and a vehicular anti-tracking pad will be installed to minimize soil migration outside of the permitted limit of work. An EPA SWPPP and NPDES Notice of Intent (NOI) Construction General Permit (CGP) will be prepared prior to start of earth disturbances exceeding over one (1) acre.

b. Prevent ground water contamination, changes in ground water level, or both.

NOTE: As part of items a. and b. above, estimate phosphate and nitrate loading on ground water and surface water from septic tanks, lawn fertilizer, household gardens, landscaping, and other activities within the development.

RLA Response: During construction, best management practices that are consistent with the SWPPP will be adhered to. The septic systems to service the proposed single-family homes will be designed and constructed per Massachusetts Title V regulations.

c. Maximize ground water recharge

RLA Response: As part of the proposed site improvements, a new stormwater management system will be designed utilizing the Massachusetts Department of Environmental Protection Stormwater Management Handbook.

d. Prevent air pollution

RLA Response: During construction, best management practices will be used to prevent air pollution.

e. Prevent erosion, sedimentation, or other instability in soils or vegetative cover.

RLA Response: During construction, best management practices such as silt fence, straw logs, erosion control blanketing, seeding for stabilization, and a vehicular anti-tracking pad will be installed to minimize soil migration outside of the permitted limit of work. An EPA SWPPP and NPDES Notice of Intent (NOI) Construction General Permit (CGP) will be prepared prior to start of earth disturbances exceeding over one (1) acre.

f. Maintain slope stability

RLA Response: RLA Response: During construction, best management practices such as silt fence, straw logs, erosion control blanketing, seeding for stabilization, and a vehicular anti-tracking pad will be installed to minimize soil migration outside of the permitted limit of work. An EPA SWPPP and NPDES Notice of Intent (NOI) Construction General Permit (CGP) will be prepared prior to start of earth disturbances exceeding over one (1) acre.

g. Reduce noise levels

RLA Response: During construction, best management practices will be utilized to reduce noise levels.

h. Preserve significant views

RLA Response: The proposed project area is not expected to have an impact on any significant views. The project area is within an existing rural residential area.

i. Design project to conserve energy

RLA Response: The construction of the proposed roadway, associated site grading and utility installation will be completed utilizing mainly combustion engine machinery. The proposed uses of the lots within the subdivision are for single-family homes. After construction, measures taken to conserve energy are at the discretion of the homeowners.

j. Preserve wildlife habitats, botanical features, scenic or historic features

RLA Response: The construction of the proposed subdivision roadway, associated site grading, and utility installation will occur only within the permitted limit of work area to minimize adjacent habitat and wetland resource area disturbance.

k. Ensure compatibility with surrounding land uses

RLA Response: The proposed use is for a residential subdivision which is consistent with the surrounding single-family home neighborhoods.

l. Protect wetlands and floodplains and ensure compliance with the Wetlands Protection Act and any local wetlands bylaw.

RLA Response: The construction of the proposed subdivision roadway, associated site grading, and utility installation will occur only within the permitted limit of work area to minimize adjacent habitat and wetland resource area disturbance. Should proposed work be located within a jurisdictional vicinity to wetland resource areas, a Notice of Intent or Request for Determination of Applicability must be reviewed by the Town of Shutesbury Conservation Commission prior to the commencement of any proposed work.

m. Promote lot layout and house siting for potential solar energy capabilities

RLA Response: The lot layout, house siting, and orientation is dependent upon topography, wetland resource areas, and the future location of a septic system. Siting for solar energy capabilities is encouraged.

n. Minimize or avoid all short-term and long-term impacts identified in Section IV. of the DIS ("Natural Conditions") and not otherwise covered in this section.

RLA Response: During construction, best management practices will be used to minimize or avoid all short-term and long-term impacts identified in Section IV of the Town of Shutesbury Regulations Governing the Subdivision of Land.

VII. PLANS – Describe how the project relates to the following:

a. *Village concept and any village plans*

RLA Response: R Levesque Associates, Inc. is not aware of a village concept or village plan for the Town of Shutesbury.

b. *Any conservation or Town master plan*

RLA Response: The four identified focuses of the Shutesbury Community Vision Report are community, finances, infrastructure, and land use/housing. The proposed development will consist of two (2) single-family homes which will increase the tax base revenue for the Town while still maintaining an open and rural atmosphere while placing a minimal burden on Town infrastructure.

c. *Any regional plans prepared by county or regional planning agencies*

RLA Response: The proposed development consists of (two) (2) single-family homes which will increase the tax base revenue for the Town while still maintaining an open and rural atmosphere while placing a minimal burden on Town infrastructure.

VIII. PHASING

If the development of the site will take place over more than one year, supply a schedule showing how the development will be phased. A flow chart is helpful. This timetable shall include the following elements:

- a. Stripping or clearing of site, or both*
- b. Rough grading and construction*
- c. Construction of grade stabilization and sedimentation control structures*
- d. Final grading and vegetative establishment*
- e. Landscaping*
- f. The construction of any public improvements shall be specified explaining how these improvements are to be integrated with the development.*
- g. The number of housing units and the square footage of nonresidential uses to be constructed each year and their estimated value shall be specified.*

RLA Response: The applicant anticipates to complete construction within one (1) to two (2) years of breaking ground after approval of a Definitive Plan by the Town of Shutesbury Planning Board. The construction sequence shall begin with the installation of erosion control measures along the permitted limit of work and shall proceed generally in the same fashion as the elements noted above. At this time, the size and estimated value of the proposed homes are unknown.

[END OF DEVELOPMENT IMPACT STATEMENT (DRAFT)]

5. REQUEST FOR WAIVERS LETTER

R LEVESQUE ASSOCIATES, INC.

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

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



January 04, 2024

Mr. Deacon Bonnar, Chairman
Town of Shutesbury Planning Board
1 Cooleyville Road
Shutesbury, Massachusetts 01072

**RE: Request for Waivers Letter
Preliminary Subdivision Application – “Montague”
Proposed Two (2) Lot Subdivision
Montague Road/Carver Road West
Shutesbury, Massachusetts 01072
(Parcel ID: ZD-37)
RLA Project File No. 230109**

Dear Chairman Bonnar and Board Members:

On behalf of the applicant and property owner, W.D. Cows, Inc. c/o Cinda Jones, our office is herein submitting a request for waivers from the Regulations Governing the Subdivision of Land in the Town of Shutesbury under the following sections with regard to this Preliminary Subdivision application. The applicant is seeking the preliminary approval for a proposed two (2) lot subdivision to be located at the above-referenced property in Shutesbury, Massachusetts.

1. *Waiver of Section III.B.1 which states, “a reproducible original and twelve (12) copies of his/her Preliminary Plan, which shall be on one or more sheets not larger than twenty-four inches by 36 inches (24" X 36") in size; at least three (3) of these copies shall have the significant features illustrated according to the following color scheme:*

Roads - dark gray;

Streams and waterbodies - blue;

Wetlands - solid red;

Wetlands 100' buffer zone - dotted red;

One-hundred-year flood plains - orange;

Open space and recreation areas - green;

Pedestrian and bicycle paths - brown;

Subdivision boundaries - black;”.

RLA Response: At this time of submission, a waiver is being requested for the reproducible original and the color copies of the Preliminary Plans.

R LEVESQUE ASSOCIATES, INC.

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

p 413.568.0985 · f 413.568.0986 · www.rland.com



2. *Waiver of Section III.C. which states, "The Preliminary Plan may be drawn on tracing paper with pencil, at a scale of one-inch equals forty feet (1" = 40') for subdivisions of less than fifty (50) lots, and one-inch equals eighty feet (1" = 80') for subdivisions of more than fifty lots. The Preliminary Plan shall show the following: ...".*

RLA Response: A waiver is being requested for the Preliminary Plan drawn at a scale of one-inch equals forty feet (1" = 40') for subdivisions of less than fifty (50) lots. The Preliminary Plans have been drawn at a scale of one-inch equals two hundred feet (1" = 200').

3. *Waiver of Section III.C.9 which states, "The Preliminary Plan shall show the following: ... 9. other major site features, such as swamps, bodies of water, wetlands, flood plains, stone walls, fences, buildings, trees of over sixteen (16) inch diameter, and rock outcroppings;*

RLA Response: A waiver is being requested for other major site features aforementioned above. Once it is confirmed that the roadway and site locations will not change drastically, other major site features will be provided in detail during the Definitive stage.

4. *Waiver of Section III.C.10 which states, "The Preliminary Plan shall show the following: ... 10. an index plan at a scale of one-inch equals two hundred feet (1" = 200') whenever multiple sheets are used;*

RLA Response: A waiver is being requested for the Preliminary Plan to include an Index Plan at a scale of one-inch equals two hundred feet (1" = 200') whenever multiple sheets are used. The Index Plan has been shown at a scale of one-inch equals one thousand feet (1" = 1,000').

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

Sincerely,
R LEVESQUE ASSOCIATES, INC.

Alexandra Cichetti

Alexandra Cichetti
Permitting Project Manager

cc: Cinda Jones

6. DEED REFERENCES

We, Gerald D. Jones and Sarah C. Jones, husband and wife, and Walter C. Jones, all of Amherst Hampshire County, Massachusetts, for consideration paid, grant to W. D. Cowls, Inc., a corporation duly established by law and having a usual place of business in said Amherst with warranty covenants

[Description and encumbrances, if any]

All our right, title and interest in and to all of the real estate owned by us, either severally or jointly, in the towns of Ashfield, Charlemont, Colrain, Conway, Gill, Greenfield, Heath, Leverett, Leyden, Montague, New Salem, Orange, Shutesbury, Sunderland, Wendell and Whately, in the County of Franklin and The Commonwealth of Massachusetts.

Title of said Sarah C. Jones was acquired from the estate of Walter D. Cowls, late of said Amherst, which estate was duly probated in the Hampshire County Probate Court, or by various conveyances.

There is excepted from the foregoing premises, certain real estate situate at Lake Wyola, Shutesbury, Massachusetts and being lot No. 7 as shown on plan of lots entitled "Great Pines, Shutesbury, Mass.", being the same premises conveyed by Lota Aldrich to Walter C. Jones, by deed recorded in the Franklin County Registry of Deeds, Book 924, Page 69 and also lot No. 47 as shown on said plan and being the same premises conveyed by said Lota Aldrich to said Walter C. Jones, by deed recorded in said Registry of Deeds, Book 924, Page 68.

I, Gerald D. Jones, husband of said grantor, Sarah C. Jones, and I, Sarah C. Jones, wife of said grantor, Gerald D. Jones and I, Sarah H. Jones, Walter C. Jones

release to said grantee all rights of tenancy by the curtesy dower and homestead and other interests therein.

Witness OUR hand and seal this twelfth day of January 1956

Gerald Jones
Sarah C. Jones
Walter C. Jones
Sarah H. Jones

The Commonwealth of Massachusetts Franklin ss. January 12, 1956.

Then personally appeared the above named Gerald D. Jones, Sarah C. Jones and Walter C. Jones and acknowledged the foregoing instrument to be their free act and deed, before me

Frederic O. Schubert
 Notary Public - ~~Franklin County, Mass.~~
 My Commission expires March 20, 1959

Franklin, ss. Received for record January 12, 1956.

SEE BOOK 1522 PAGE 233
 SEE BOOK 1527 PAGE 216
 SEE BOOK 1527 PAGE 217
 SEE BOOK 1593 PAGE 268
 SEE BOOK 1593 PAGE 269
 SEE BOOK 1593 PAGE 270
 SEE BOOK 1593 PAGE 271
 SEE BOOK 1593 PAGE 272
 SEE BOOK 1593 PAGE 273
 SEE BOOK 1709 PAGE 59
 SEE BOOK 1924 PAGE 167
 SEE BOOK 2004 PAGE 153
 SEE BOOK 2004 PAGE 154
 SEE BOOK 2165 PAGE 330
 SEE BOOK 2268 PAGE 49
 SEE BOOK 2327 PAGE 254
 SEE M.L.C. BOOK 2370 PAGE 85
 SEE BOOK 2379 PAGE 78
 SEE BOOK 2412 PAGE 2
 SEE BOOK 2467 PAGE 181

SEE M.L.C. BOOK 2549 PAGE 19
 SEE BOOK 2675 PAGE 268

SEE
BOOK 1596
PAGE 233

SEE
BOOK 1596
PAGE 237

SEE
BOOK 1672
PAGE 136

SEE
BOOK 1672
PAGE 147

SEE
BOOK 2327
PAGE 253

SEE
BOOK 2327
PAGE 256

I, George Zumbroski, otherwise known as George Zumbroski and George Zembruski

of Shutesbury Franklin County, Massachusetts,

being unmarried, for consideration paid, grant to W. D. Cowsls, Inc., a corporation duly established by law and having a usual place of business in Amherst, Hampshire County, Massachusetts

XXX

with warranty covenants

the land in said Shutesbury, consisting of five tracts and bounded and described as follows:—

[Description and encumbrances, if any]

First Tract: Beginning at the southwesterly corner thereof on the easterly side of the road leading to Montague from Shutesbury, and running thence easterly on land formerly of John Younie about 62 rods to land formerly of Walter D. Cowsls to a stake and stones; thence northerly on the westerly line of said Cowsls' land about 74 rods to a stake and stones at the northeast corner of the granted tract and on the south line of said Cowsls' "Carver lot"; thence westerly on the said Carver lot about 94 rods to a corner; thence southerly 15 rods on land now or formerly of George H. Eddy to his southeast corner; thence westerly by said Eddy's south line about 17 rods to said Montague road; thence southeasterly on said highway about 61 rods to the place of beginning. Containing about 40 acres, more or less, together with the buildings thereon.

Being the same premises conveyed by Edward W. Humes to me by deed dated December 14, 1921 and recorded in the Franklin County Registry of Deeds, Book 671, Page 269.

Said premises are conveyed subject to a right of way referred to in deed from Lewis G. Eddy to Walter D. Cowsls and Joseph H. Howard, dated March 1, 1907 and recorded in said Registry of Deeds, Book 536, Page 181, if the same is applicable.

Second Tract: Beginning at the southeast corner of the premises at a stake and stones; thence running northerly in line of land formerly of Henry Benjamin to a stake and stones; thence westerly in line of land formerly of Levi Johnson to a stake and stones; thence southerly in line of land formerly of Emory H. Davis to a stake and stones; thence easterly in line of land formerly of Edward Eastman, now or formerly of Helen and Elizabeth Zembruski to the first mentioned corner; containing 6 acres be the same more or less.

Being the same premises conveyed by Minor A. Haskell, et al to me by deed dated March 3, 1933 and recorded in said Registry of Deeds, Book 788, Page 37.

Third Tract: Beginning at the northeast corner of this tract at a stake and stones, on the west side of the road leading to Montague from Shutesbury, and thence running westerly along land now or formerly of Elisha P. Spear, to a stake and stones; thence running southerly along land now or formerly of Baxter Eastman, to a stake and stones; thence running easterly along land now or formerly of Eunice Spear to a stake and stones, in the west line of said road; thence running northerly along said road to the point of beginning; containing twelve acres, more or less, with all buildings thereon.

Fourth Tract: Beginning at the southwest corner of this tract at a stake and stones on the east side of said road and thence running easterly along land now or formerly of Austin Eastman to a stake and stones; thence running northerly along land now or formerly of Elisha P. Spear, and Joshua E. Boynton to a stake and stones; thence running westerly along land now or formerly of Elisha P. Spear to a stake and stones in the east line of said road; thence running southerly along said road to the point of beginning; containing nine acres, more or less.

Fifth Tract: Beginning at the northwest corner of this tract and thence running easterly along land formerly of John H. Davis to a corner; thence running southerly along land now or formerly of Rufus Larnard and Elisha P. Spear or Walter D. Cows to land now or formerly of George Wilson; thence running westerly along land now or formerly of George Wilson to the highway leading from said Shutesbury to North Leverett; thence running northerly along said highway to the point of beginning; containing eleven acres, more or less.

Being the same premises conveyed by Walter H. Davis to said George and Helen Zembruski, as joint tenants by deed dated May 20, 1929 and recorded in said Registry of Deeds, Book 766, Page 6.

My title to the aforesaid third, fourth and fifth tracts is as surviving joint tenant, as my said wife, Helen Zembruski, has deceased.

The grantor hereby reserves the right to use and occupy the dwelling house and one acre of land surrounding the same, free of rent and real estate taxes and further reserves the right to cut standing cord wood for fuel for his own personal use, all for and during the term of his natural life.



~~RECEIVED~~
~~FILED~~

~~Witness my hand and seal this 22nd day of December 1956~~

Witness my hand and seal this 22nd day of December 1956

George Zembruski



The Commonwealth of Massachusetts

Franklin

ss.

December 22, 1956

Then personally appeared the above named

George Zembruski

and acknowledged the foregoing instrument to be his

free act and deed, before me

Richard O. Gilbert
Notary Public

My commission expires March 20, 1959

LIBER

1131

PAGE

70

SEE

BOOK 1596

PAGE 233

70

W. e. Floyd A. Thompson and Donald C. Thompson

of Amherst Hampshire County, Massachusetts,

being ~~the~~ married, for consideration paid, grant to W. D. Cowles Inc.

of North Amherst, Hampshire County, Massachusetts

of

with quitclaim covenants

the land in Shutesbury, Franklin County, Massachusetts

(Description and encumbrances, if any)

A tract of land in the northerly part of said Shutesbury, bounded and described as follows:

Viz: Beginning at the northeast corner thereof at a stake and stones, thence westerly along an old discontinued highway, known as Carver road, to a stake and stones at land formerly of Eliza Stowell, thence southerly with land of said Eliza Stowell to a stake and stones at land formerly of Eliza Leline; thence easterly with land of Eliza Leline and Bertha Torrey to a stake and stones at land of Miner A. Haskell; thence northerly with land of said Miner A. Haskell to the first mentioned bound.

Containing thirty acres, more or less.

It being the intent of this deed to transfer the tract deeded to Floyd A. Thompson and Donald C. Thompson by Arther W. Farrington on October 23rd. 1943 recorded in Franklin County Registry of Deeds, book 868 page 148.

W. e. Marion N. Thompson and Sylvia P. Thompson ^{husband} of said grantor,
_{wives}

release to said grantee all rights of ~~tenancy by the curtesy~~ and other interests therein.
dower and homestead

Witness our hands and seals this 8th day of December 1961

Donald C. Thompson
Sylvia P. Thompson

Floyd A. Thompson
Marion N. Thompson

The Commonwealth of Massachusetts

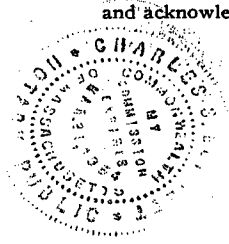
Hampshire ss. 12/8 1961

Then personally appeared the above named Donald C. Thompson, Sylvia P. Thompson
Floyd A. Thompson & Marion N. Thompson

and acknowledged the foregoing instrument to be their free act and deed, before me

Charles S. Burnett
Notary Public — Justice of the Peace

My Commission expires 19
Charles S. Burnett, Notary Public
My Commission Expires Mar. 21, 1964



Rec'd for record 9 Hr. 31 Min. A M Dec. 12, 1961

7. LOCUS MAPS

7.1 MAINSTREET GIS PROPERTY RECORD CARD (2021)

7.2 CAI TECHNOLOGIES ASSESSOR'S DATABASE – LOCUS MAP (2023)

7.2.1 CURRENT PROPERTY RECORD CARD

7.2.2 LIST OF PARCEL ID'S AS SHOWN ON LOCUS MAP

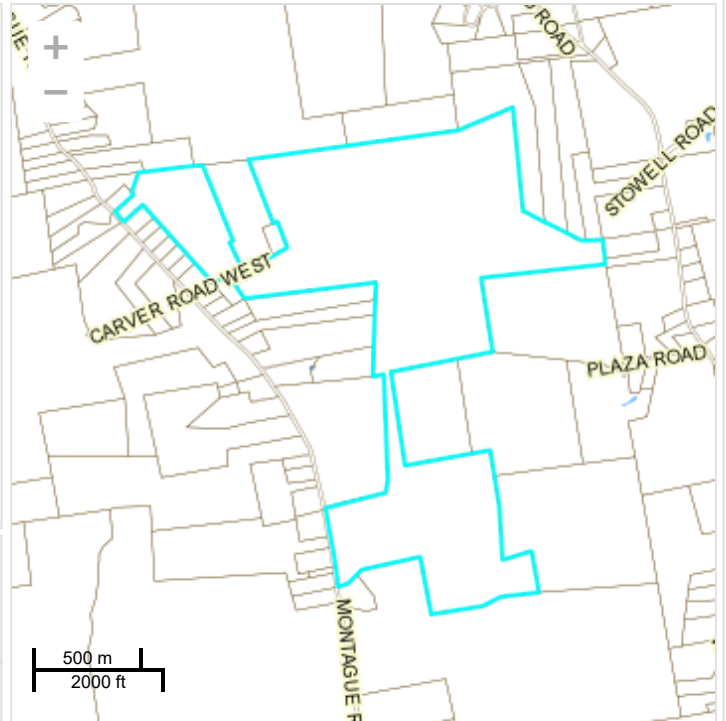
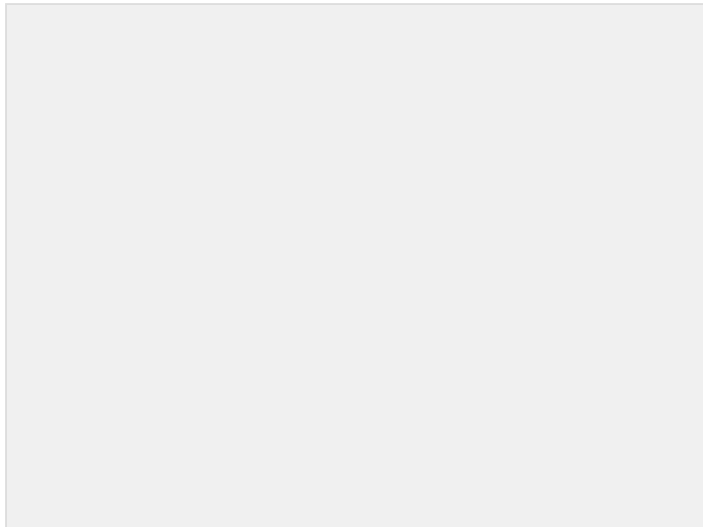


Town of Shutesbury, Massachusetts
 Property Record Card Card 1 of 1

CARVER ROAD WEST

ID: 1280

ID: **ZD-37** Account #:



Owner: W D COWLS INC
 Co-Owner:
 Address: P O BOX 9677
 NORTH AMHERST MA 01059

Assessment: Total: \$25,800
 Land: \$25,800 Building: \$0 Other: \$0

Sales History

<u>Grantee</u>	<u>Book / Page</u>	<u>Sale Date</u>	<u>Sale Price</u>
W D COWLS INC	1225 / 0012	1968-07-12	\$0



Land Information

Land Area: 263 AC
 Zoning: RR - RDSIDE RES (See Map)
 Land Use: 6100 - FOREST C61

Building Information

Style:
 Year Built:
 Stories:
 Rooms: Bedrooms:
 Baths: Half Baths:
 Living Area:
 Grade:
 Condition:

Heat Type:
 Heat Fuel:
 AC Type:
 Fireplaces:
 Roof Structure:
 Roof Covering:
 Exterior Wall:
 Interior Floor:
 Basement:

Extra Features

<u>Description</u>	<u>Area / Units</u>	<u>Assessment</u>
Sub Areas		
<u>Description</u>	<u>Living Area</u>	<u>Gross Area</u>



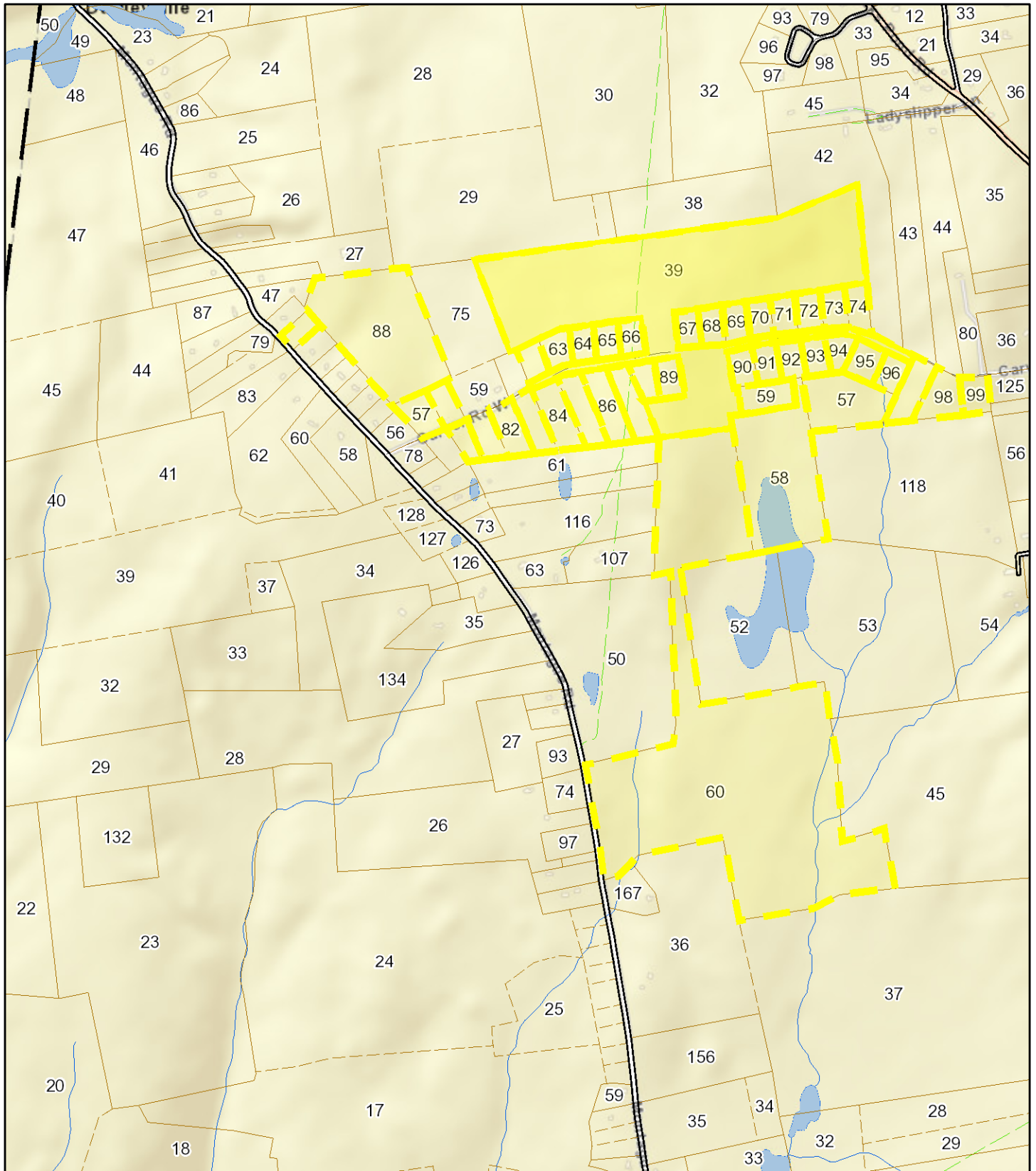
Shutesbury, MA



January 12, 2023

1 inch = 1111 Feet

www.cai-tech.com



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

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT									
W D COWLS INC				3 Unpaved		Description	Code	Assessed	Assessed						
P O BOX 9677		SUPPLEMENTAL DATA				61 LAND	6100	895,000	25,800						
NORTH AMHER MA 01059		Alt Prcl ID ARCVIEW NONE TIGHT TA FOUNDAT GRADE NONE ACRES 171.82 GIS ID F_406687_2998500		INSULATE PLAN BK/ 8N LIEN BK/P MEMO SPECIAL 1280 Assoc Pid#											
						Total		895,000	25,800						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
W D COWLS INC		1225 0012	07-12-1968			0		Year	Code	Assessed	Year	Code	Assessed		
								2020	6100	25,800	2019	6100	25,800		
								Total		25,800	Total		25,800		
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
		Total	0.00												
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
100															
NOTES															
"CARVER" PARCELS: F-27,H-80-99,H-156-158,H-134,D-49,57,58, D-62,74,D-88 ARE ADDED TO ZD-37 FOR FY11 4/23/13 ADD H-137															
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
									07-08-2019	KR			63	Cyclical ext	
									06-30-1995	12			00	Measur+Listed	
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	6100	FOREST C61	RR		1.000 AC	56,600	1.00000	0	1.00	100	1.000	263		1.0000	56,600
1	6100	FOREST C61			262.000 AC	3,200	1.00000	0	1.00		1.000			1.0000	3,200
Total Card Land Units					263 AC	Parcel Total Land Area					263	Total Land Value			895,000

VISION

1122
SHUTESBURY, MA

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style: 99 Model: 00 Grade: Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Interior Wall 1 Interior Wall 2 Interior Flr 1 Interior Flr 2 Heat Fuel Heat Type: AC Type: Total Bedrooms Total Bthrms: Total Half Baths Total Xtra Fixtrs Total Rooms: Bath Style: Kitchen Style:		Vacant Land Vacant								
CONDO DATA										
Parcel Id			C	Owne 0.0						
			B	S						
Adjust Type	Code	Description	Factor%							
Condo Flr										
Condo Unit										
COST / MARKET VALUATION										
Building Value New		0								
Year Built		0								
Effective Year Built		0								
Depreciation Code										
Remodel Rating										
Year Remodeled										
Depreciation %										
Functional Obsol		0								
External Obsol		0								
Trend Factor		1								
Condition										
Condition %		0								
Percent Good										
RCNLD		0								
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				

No Sketch

**List of Parcel ID's as shown on CAI Technologies Assessor's Database
Locus Map – Town of Shutesbury**

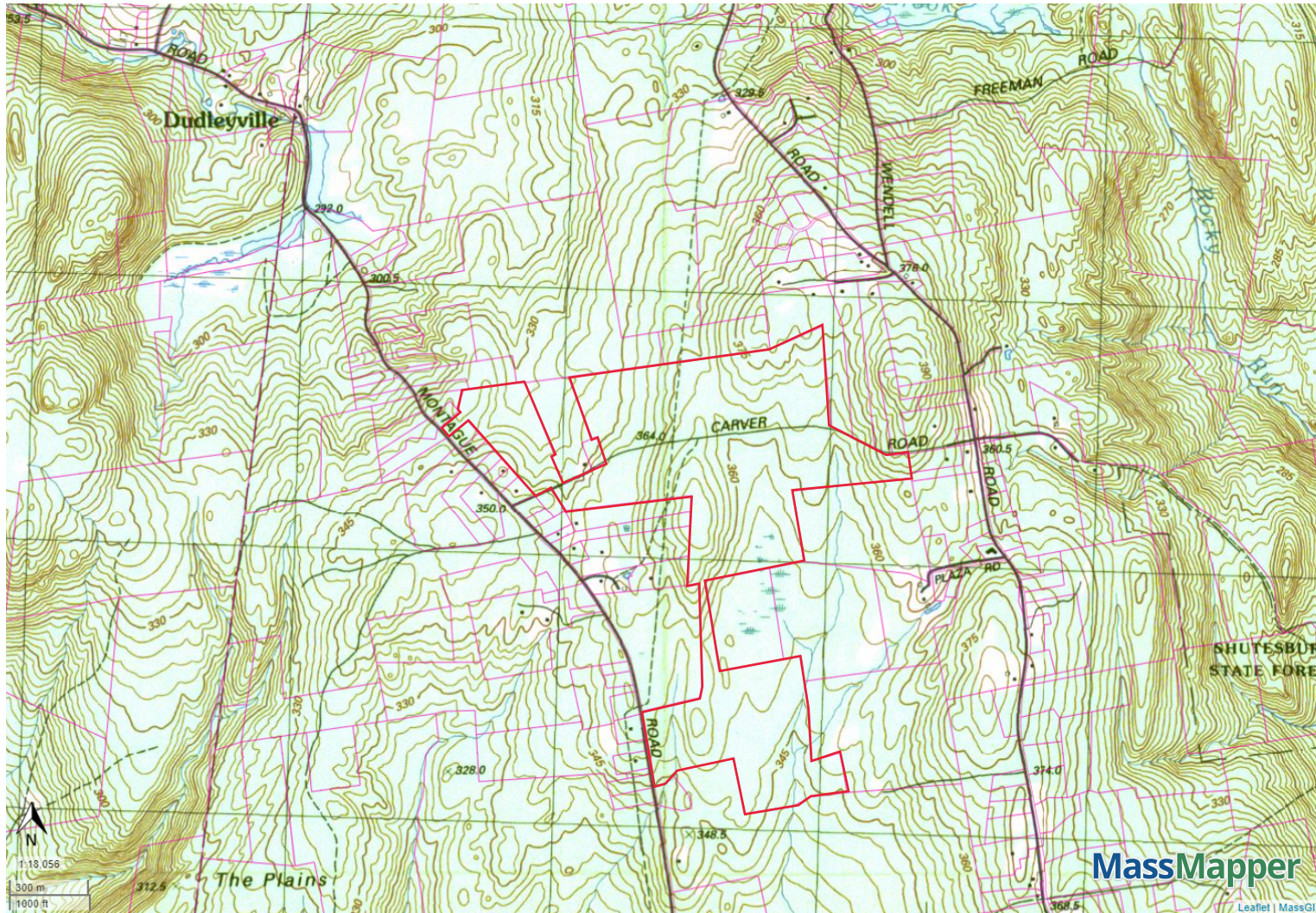
ZH-60	ZD-72
ZH-58	ZD-71
ZH-57	ZD-70
ZH-99	ZD-69
ZH-98	ZD-68
ZH-97	ZD-67
ZH-96	ZD-66
ZH-95	ZD-65
ZH-94	ZD-64
ZH-93	ZD-63
ZH-92	ZD-62
ZH-91	ZD-39
ZH-90	ZD-58
ZH-59	ZD-57
ZH-89	ZD-88
ZH-88	ZD-49
ZH-87	
ZH-86	
ZH-85	
ZH-84	
ZH-83	
ZH-82	
ZH-81	
ZH-80	
ZD-74	
ZD-73	

8. FIGURES

8.1 FIGURE 1 – USGS TOPOGRAPHIC MAP

8.2 FIGURE 2 – NRCS SOILS MAP

USGS Topographic Map



Property Tax Parcels
USGS Topographic Maps

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 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Franklin County, Massachusetts

Survey Area Data: Version 17, Sep 9, 2022

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

Date(s) aerial images were photographed: Oct 15, 2020—Oct 31, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

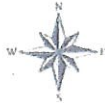
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6A	Scarboro mucky sandy loam, 0 to 2 percent slopes	2.4	0.9%
50A	Wonsqueak muck, 0 to 2 percent slopes	30.6	12.2%
74A	Peacham mucky peat, 0 to 8 percent slopes, very stony	12.9	5.1%
75B	Pillsbury fine sandy loam, 0 to 8 percent slopes, very stony	60.0	23.8%
124C	Woodstock-Millsite-Rock outcrop complex, 8 to 15 percent slopes	2.0	0.8%
128D	Millsite-Chichester complex, 15 to 25 percent slopes, rocky	7.3	2.9%
129D	Millsite-Woodstock complex, 15 to 25 percent slopes, very rocky	2.3	0.9%
129F	Millsite-Woodstock complex, 25 to 60 percent slopes, very rocky	4.0	1.6%
245B	Hinckley loamy sand, 3 to 8 percent slopes	2.3	0.9%
245C	Hinckley loamy sand, 8 to 15 percent slopes	5.3	2.1%
255D	Windsor loamy sand, 15 to 25 percent slopes	0.2	0.1%
260B	Sudbury sandy loam, 3 to 8 percent slopes	5.4	2.1%
348B	Henniker sandy loam, 3 to 8 percent slopes	29.5	11.7%
348C	Henniker sandy loam, 8 to 15 percent slopes	11.5	4.6%
348D	Henniker sandy loam, 15 to 25 percent slopes	5.9	2.3%
368B	Metacomet fine sandy loam, 3 to 8 percent slopes	43.3	17.2%
368C	Metacomet fine sandy loam, 8 to 15 percent slopes	0.1	0.0%
444B	Chichester fine sandy loam, 3 to 8 percent slopes	0.9	0.4%
444C	Chichester fine sandy loam, 8 to 15 percent slopes	13.4	5.3%
445C	Chichester fine sandy loam, 8 to 15 percent slopes, very stony	3.7	1.5%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
445F	Chichester fine sandy loam, 25 to 45 percent slopes, very stony	8.4	3.4%
850A	Bucksport muck, 0 to 2 percent slopes	0.5	0.2%
Totals for Area of Interest		251.9	100.0%

9. CERTIFIED LIST OF ABUTTER'S WITHIN 300 FEET OF THE PROPERTY

(SOURCE: TOWN OF SHUTESBURY ASSESSOR'S OFFICE)



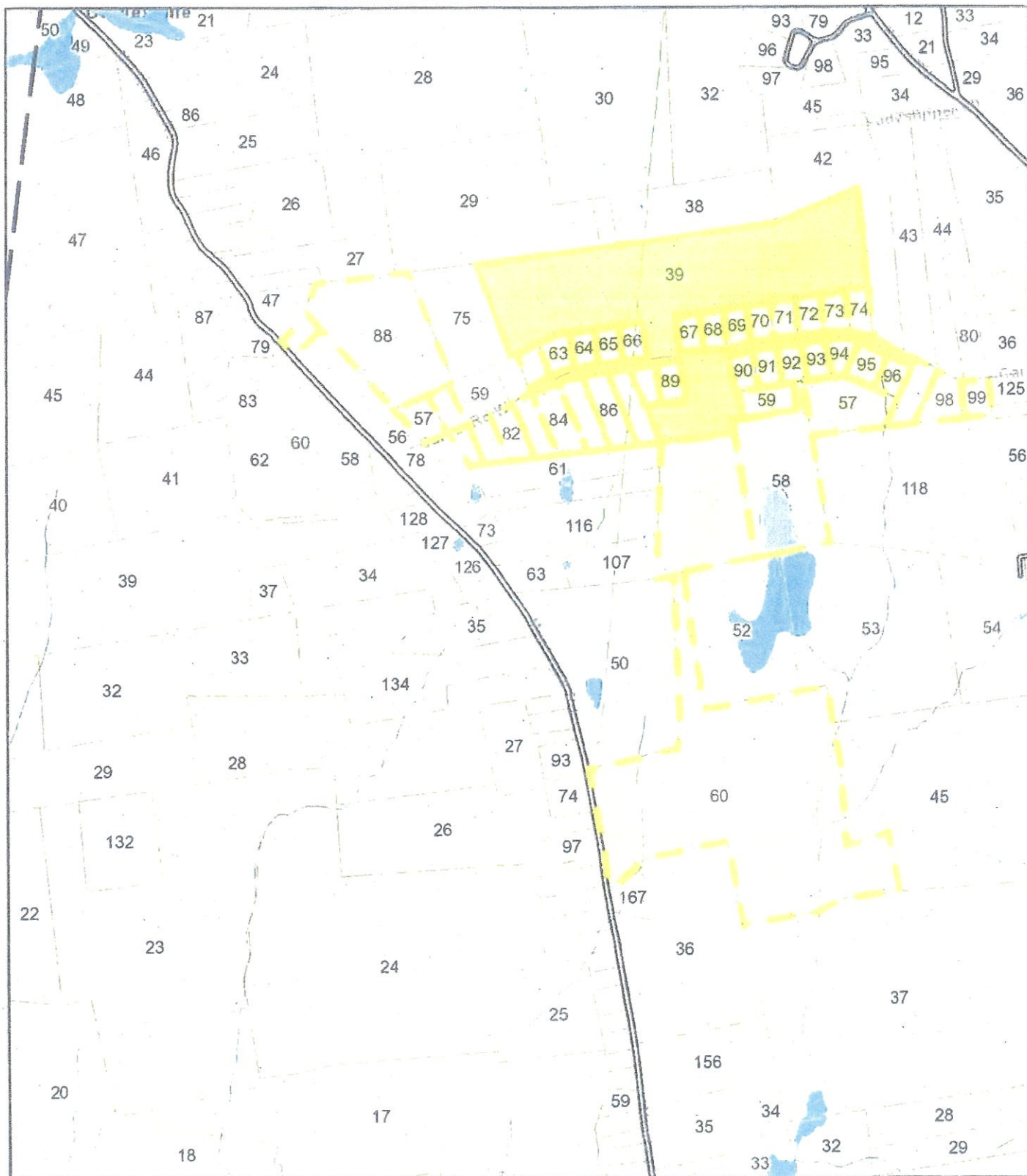
Shutesbury, MA

1 inch = 1111 Feet

CAI Technologies

December 21, 2023

www.cai-tech.com




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TOWN OF SHUTESBURY CERTIFIED 300' ABUTTERS LIST FOR MONTAGUE ZD-37

MAP ZD	LOT 37	OWNER	CO-OWNER	MAILING ADDRESS	TOWN	ST	ZIP	LOCATION
		W D COWLS INC		P O BOX 9677	NORTH AMHERS	MA	01059	CARVER ROAD WEST
D	27	ROGALSKI STEPHEN J	ROGALSKI MICHELE	429 MONTAGUE ROAD	SHUTESBURY	MA	01072	429 MONTAGUE RD
D	36	DOWNEY JACQUELYN V		24 WILMETTE AVE	ORMOND BEACH	FL	32174	15 CARVER ROAD EAST
D	38	PICKERING TIMOTHY A		829 MAIN ST	AMHERST	MA	01002	CARVER ROAD WEST
D	42	MAKEPEACE JESSICA KAY	MAKEPEACE-O'NEIL MELISSA	P O BOX 78	SHUTESBURY	MA	01072	35 LADYSLIPPER LN
D	43	MAKEPEACE-O'NEIL MELISSA	LOUNDER JR CARL E	P O BOX 215	SHUTESBURY	MA	01072	30 LADYSLIPPER LN
D	44	DEMTRE CAROLE A		P O BOX 678	SHUTESBURY	MA	01072	14 LADYSLIPPER LN
D	47	CROWE KAYLA		140 LOVEFIELD ST	EASTHAMPTON	MA	01027	401 MONTAGUE RD
D	48	PERCIVAL TYLER	MCINTIRE ALISON M	397 MONTAGUE RD	SHUTESBURY	MA	01072	397 MONTAGUE RD
D	50	DEVINE DAVID R II		387 MONTAGUE RD	SHUTESBURY	MA	01072	387 MONTAGUE RD
D	51	ALDRICH SARAH M	ALDRICH MICHAEL R	383 MONTAGUE RD	SHUTESBURY	MA	01072	383 MONTAGUE RD
D	52	CAMPBELL MELISSA		375 MONTAGUE RD	SHUTESBURY	MA	01072	375 MONTAGUE RD
D	53	HOOHLIK AARON	GARCIA MONICA	367 MONTAGUE RD	SHUTESBURY	MA	01072	367 MONTAGUE RD
D	54	ROBIDEAUX CEDAR FIRESONG	DIEMAND TUCKER EDWARD	361 MONTAGUE RD	SHUTESBURY	MA	01072	361 MONTAGUE RD
D	55	FONTES CARLOS I TRUSTEE	FONTES FAMILY TRUST	359 MONTAGUE RD	SHUTESBURY	MA	01072	359 MONTAGUE RD
D	56	SEMLER MICHAEL G		6 CARVER RD WEST	SHUTESBURY	MA	01072	6 CARVER ROAD WEST
D	61	CZERWONKA KAREN (CUSTODIAN)	CZERWONKA LEONARD & LYNDA	PO BOX 135	SHUTESBURY	MA	01072	CARVER ROAD WEST
D	94	MCGRATH CHRISTINE		423 MONTAGUE RD	SHUTESBURY	MA	01072	421-423 MONTAGUE RD
F	26	KELLOGG JEREMY G	RASKEVITZ WENDY A.	194 MONTAGUE RD	SHUTESBURY	MA	01072	194 MONTAGUE RD
F	42	TOWLE FRANCES ELIZABETH		408 MONTAGUE RD	SHUTESBURY	MA	01072	408 MONTAGUE RD
F	73	KELLOGG JEREMY		194 MONTAGUE RD	SHUTESBURY	MA	01072	MONTAGUE RD
F	74	WALTER JOHN S	WALTER ALICIA	216 MONTAGUE RD	SHUTESBURY	MA	01072	216 MONTAGUE RD
F	79	BROSTROM CARA E.	OKERBERG CHRISTOPHER B	398 MONTAGUE RD	SHUTESBURY	MA	01072	398 MONTAGUE RD
F	80	SMITH LESLEY & REDONNET EDWARD TRUST	THE EDWARD C REDONNET REVOCABLE TR	180 MONTAGUE RD	SHUTESBURY	MA	01072	180 MONTAGUE RD
F	81	GURLY NORA L		196 MONTAGUE RD	SHUTESBURY	MA	01072	196 MONTAGUE RD
F	83	JONES FAMILY TRUST	STONE JANICE G TRUSTEE	1523 LAIRD ST	KEY WEST	FL	33040	390 MONTAGUE RD
F	93	ROGER F MONTTI	REIL JENNIFER L	226 MONTAGUE RD	SHUTESBURY	MA	01072	226 MONTAGUE RD
F	97	DONTA CHRISTOPHER	DONTA JAMIE	204 MONTAGUE RD	SHUTESBURY	MA	01072	204 MONTAGUE RD
H	45	CAREY KEVIN L	CAREY KATHRYN A	P O BOX 21	SHUTESBURY	MA	01072	WENDELL RD
H	50	COOK THOMAS J		13 EMERSON COURT	AMHERST	MA	01002	MONTAGUE RD
H	52	CAREY KEVIN L	CAREY KATHRYN A	P O BOX 21	SHUTESBURY	MA	01072	PLAZA RD
H	53	HAYES JOANNA (LIFE ESTATE)		P O BOX 133	SHUTESBURY	MA	01072	PLAZA RD
H	56	PLAZA JAMES M	PLAZA JANE L	PO BOX 511	SHUTESBURY	MA	01072	314 WENDELL RD
H-61 AND H-75		STONE RANDALL	STONE JANICE	321 MONTAGUE RD	SHUTESBURY	MA	01072	MONTAGUE RD
H	76	VLACH PAUL A	VLACH MARI L	325 MONTAGUE RD	SHUTESBURY	MA	01072	325 MONTAGUE RD
H	77	VLACH MARI L (CUSTODIAN)	VLACH CHRISTINE	325 MONTAGUE RD	SHUTESBURY	MA	01072	MONTAGUE RD
H	78	MACKENZIE JONATHAN P	MACKENZIE CHRISTINE L	330 COLEBROOK RD	FREDERICKSBURG	VA	22405	341 MONTAGUE RD
H	79	KORZA EDWARD P JR		12 FOXGLOVE LN	AMHERST	MA	01002	MONTAGUE RD
H	102	ABDOLLAH MOGHADDAM		35 DEPOT ST	BELCHERTOWN	MA	01007	6 CARVER ROAD EAST
H	107	BROUCEK JOHN C		297 MONTAGUE RD	SHUTESBURY	MA	01072	297 MONTAGUE RD
H	116	WAHL LARA		P O BOX 562	SHUTESBURY	MA	01072	305 MONTAGUE RD
H	118	CAREY KEVIN L	CAREY KATHRYN A	P O BOX 21	SHUTESBURY	MA	01072	39 PLAZA RD
H	125	STEVEN 168 LLC		222 N CAMAC ST	PHILADELPHIA	PA	19107	16 CARVER ROAD EAST
H	167	RICHARD RENEE A		PO BOX 14	SHUTESBURY	MA	01072	175 MONTAGUE RD
ZD	25	MILLER HEATHER C		176 LEVERETT RD	SHUTESBURY	MA	01072	MONTAGUE RD
ZD	59	CZERWONKA KAREN L TRUST	CZERWONKA WILLIAM T & KAREN L	PO BOX 135	SHUTESBURY	MA	01072	40 CARVER ROAD WEST
ZD	80	LUCAS TYLER B	FOGG TANIA F	37 CARVER RD EAST	SHUTESBURY	MA	01072	37 CARVER ROAD EAST
ZF	82	SAPORITO JOHN A	TIGHE-SAPORITO MARGARET	394 MONTAGUE RD	SHUTESBURY	MA	01072	394 MONTAGUE RD
ZH	36	RICHTER SCOTT S	RICHTER VERONICA	153 MONTAGUE RD	SHUTESBURY	MA	01072	153 MONTAGUE RD
ZH	74	BERNHARD JOHN GARY TRUSTEE	BERNHARD JOHN GARY DECLARATION OF TRUS	315 MONTAGUE RD	SHUTESBURY	MA	01072	315 MONTAGUE RD

FOR: Alexandra Chichetti 413.729.6903

alexandraC@rialand.com
 R. LEVESQUE ASSOCIATES, INC.
 40 SCHOOL ST
 P O BOX 640
 WESTFIELD MA 01085

Prepared by: 
 Leslie Bracebridge, Shutesbury Assessors Clerk
 On behalf of Administrative Assessor David Burgess
 For the Shutesbury Board of Assessors
 20-Dec-23

Parcel ID: D-27

**ROGALSKI STEPHEN J
ROGALSKI MICHELE
429 MONTAGUE ROAD
SHUTESBURY MA 01072**

Parcel ID: D-43

**MAKEPEACE O'NEIL MELISSA
LOUNDER JR CARL E
P O BOX 215
SHUTESBURY MA 01072**

Parcel ID: D-48

**PERICVAL TYLER
MCINTIRE ALISON M
397 MONTAGUE ROAD
SHUTESBURY MA 01072**

Parcel ID: D-55

**FONTES CARLOS I TRUSTEE
FONTES FAMILY TRUST
359 MONTAGUE RD
SHUTESBURY MA 01072**

Parcel ID: H-79

**KORZA EDWARD P JR
12 FOXGLOVE LANE
AMHERST MA 01002**

Parcel ID: D-80

**LUCAS TYLER B
FOGG TANIA F
37 CARVER ROAD EAST
SHUTESBURY MA 01072**

Parcel ID: H-125

**STEVEN 168 LLC
222 N CAMAC ST
PHILADELPHIA PA 19107**

Parcel ID: H-56

**PLAZA JAMES M
PLAZA JANE L.
PO BOX 511
SHUTESBURY MA 01072**

Parcel ID: F-80

**SMITH LESLEY&REDONNET EDWARDTRUSTEES
EDWARD C REDONNET REVOCABLE TRUST
180 MONTAGUE ROAD
SHUTESBURY MA 01072**

Parcel ID: H-50

**COOK, THOMAS J
13 EMERSON COURT
AMHERST MA 01002**

Parcel ID: D-36

**DOWNEY, JACQUELYN V
24 WILMETTE AVE
ORMOND BEACH FL 32174**

Parcel ID: D-44

**DEMETRE CAROLE A
P O BOX 678
SHUTESBURY MA 01072**

Parcel ID: D-50

**DEVINE DAVID R II
387 MONTAGUE RD
SHUTESBURY MA 01072**

Parcel ID: D-61

**CZERWONKA KAREN (CUSTODIAN)
CZERWONKA LEONARD & LYNDA
P O BOX 135
SHUTESBURY MA 01072**

Parcel ID: H-102

**ABDOLLAH MOGHADDAM
35 DEPOT ST
BELCHERTOWN MA 01007**

Parcel ID: H-116

**WAHL LARA
P O BOX 562
SHUTESBURY MA 01072**

Parcel ID: F-26

**KELLOGG JEREMY G.
RASKEVITZ WENDY A.
194 MONTAGUE RD
SHUTESBURY MA 01072**

Parcel ID: H-76

**VLACH PAUL A
VLACH MARI L
325 MONTAGUE ROAD
SHUTESBURY MA 01072**

Parcel ID: F-83

**STONE JANICE G TRUSTEE
JONES FAMILY TRUST
1523 LAIRD ST
KEY WEST FL 33040**

Parcel ID: F-42

**TOWLE FRANCES ELIZABETH
408 MONTAGUE RD
SHUTESBURY MA 01072**

Parcel ID: D-42

**MAKEPEACE JESSICA MKAY
MAKEPEACE O'NEIL MELISSA
P O BOX 78
SHUTESBURY MA 01072**

Parcel ID: D-47

**CROWE MICHAEL
C/O KAYLA CROWE
140 LOVEFIELD ST
EASTHAMPTON MA 01027**

Parcel ID: D-54

**ROBIDEAUX CEDAR FIRESONG
DIEMAND TUCKER EDWARD
361 MONTAGUE RD
SHUTESBURY MA 01072**

Parcel ID: H-78

**MACKENZIE JONATHAN P
MACKENZIE CHRISTINE L
330 COLEBROOK RD
FREDERICKSBURG VA 22405**

Parcel ID: H-107

**BROUCEK, JOHN C
297 MONTAGUE RD
SHUTESBURY MA 01072**

Parcel ID: H-118, H-45, H-52

**CAREY KEVIN L
CAREY KATHRYN A
P O BOX 21
SHUTESBURY MA 01072**

Parcel ID: H-53

**HAYES JOANNA (LIFE ESTATE)
P O BOX 133
SHUTESBURY MA 01072**

Parcel ID: D-94

**MCGRATH, CHRISTINE
423 MONTAGUE RD
SHUTESBURY MA 01072**

Parcel ID: H-77

**VLACH MARI L (CUSTODIAN)
VLACH CHRISTINE
325 MONTAGUE RD
SHUTESBURY MA 01072**

Parcel ID: F-73

**KELLOGG JEREMY
194 MONTAGUE RD
SHUTESBURY MA 01072**

Parcel ID: ZH-36

**RICHTER SCOTT S & VERONICA
153 MONTAGUE RD
SHUTESBURY MA 01072**

Parcel ID: F-74

**WALTER JOHN S
WALTER ALICIA
216 MONTAGUE ROAD
SHUTESBURY MA 01072**

Parcel ID: D-38

**PICKERING, TIMOTHY A
829 MAIN ST
AMHERST MA 01002**

Parcel ID: F-81

**GURLY NORA
196 MONTAGUE RD
SHUTESBURY MA 01072**

Parcel ID: ZD-25

**MILLER HEATHER C
176 LEVERETT RD
SHUTESBURY MA 01072**

Parcel ID: F-93

**MONTI ROGER F
REIL JENNIFER L
226 MONTAGUE RD
SHUTESBURY MA 01072**

Parcel ID: H-61, H-75

**STONE RANDALL
STONE JANICE
321 MONTAGUE ROAD
SHUTESBURY MA 01072**

Parcel ID: ZF-82

**SAPORITO JOHN A
TIGHE-SAPORITO MARGARET
394 MONTAGUE RD
SHUTESBURY MA 01072**

Parcel ID: D-56

**SEMLER, MICHAEL G.
6 CARVER ROAD WEST
SHUTESBURY MA 01072**

Parcel ID: F-97

**DONTA CHRISTOPHER
DONTA JAMIE
204 MONTAGUE RD
SHUTESBURY MA 01072**

Parcel ID: ZD-37

**W D COWLS INC
P O BOX 9677
NORTH AMHERST MA 01059**

Parcel ID: D-51

**ALDRICH SARAH M
ALDRICH MICHAEL R
383 MONTAGUE RD
SHUTESBURY MA 01072**

Parcel ID: ZH-74

**BERNHARD JOHN GARY TRUSTEE
JOHN GARY BERNHARD DECLARATION OF TRUST
315 MONTAGUE RD
SHUTESBURY MA 01072**

Parcel ID: H-167

**RICHARD, RENEE A
PO BOX 14
SHUTESBURY MA 01072**

Parcel ID: F-79

**BROSTROM CARA E
OKERBERG CHRISTOPHER B
398 MONTAGUE RD
SHUTESBURY MA 01072**

Parcel ID: D-52

**CAMPBELL MELISSA
375 MONTAGUE RD
SHUTESBURY MA 01072**

Parcel ID: ZD-59

**CZERWONKA KAREN L TRUST
CZERWONKA WILLIAM T & KAREN L.
P O BOX 135
SHUTESBURY MA 01072**

Parcel ID: D-53

**HOHOLIK AARON P & GARCIA MONICA
367 MONTAGUE RD
SHUTESBURY MA 01072**

APPENDIX A: PRELIMINARY PLANS

PRELIMINARY PLANS ENTITLED "PRELIMINARY PLAN"

PREPARED FOR W.D. COWLS, INC.

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED JANUARY 04, 2024