

Preliminary Subdivision Application

“Pratt East” – Proposed Two (2) Lot Subdivision

Project Location:

Pratt Corner Road
Shutesbury, Massachusetts 01072
(Parcel ID: ZG-2)

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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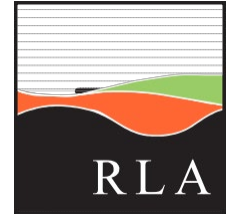
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I. COVER LETTER

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 – “Pratt East”
Proposed Two (2) Lot Subdivision
Pratt Corner Road
Shutesbury, Massachusetts 01072
(Parcel ID: ZG-2)
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

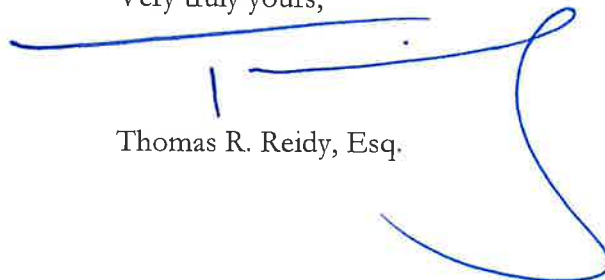
**RE: Notice to the Town Clerk
Preliminary Subdivision Application – “Pratt East”
Proposed Two (2) Lot Subdivision
Pratt Corner Road
Shutesbury, Massachusetts 01072
(Parcel ID: ZG-2)**

**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. Cowls, 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
3602423

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 1032 Page 390

Deed Book _____ Page _____

Deed Book _____ Page _____

File Reference _____

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

Map ZG Parcel 2 ; 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 WARMED BY TOUCH OR FRICTION. SEE BACK FOR ADDITIONAL FEATURES.

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

DATE 12/29/23

1288

PAY TO THE ORDER OF

TOWN of SHUTESBURY

DOLLARS

Two Hundred and 00/100

\$ 200.00

KeyBank

KeyBank National Association

MEMO USD First Corner East

David Ryan



⑈ 1288 ⑈ ⑆ 041001039⑆ 359681670766 ⑈

4. DEVELOPMENT IMPACT STATEMENT (DRAFT)

DEVELOPMENT IMPACT STATEMENT (DRAFT) TO PRELIMINARY SUBDIVISION APPLICATION

For

"PRATT EAST" - PROPOSED TWO (2) LOT SUBDIVISION
PRATT CORNER ROAD
SHUTESBURY, MASSACHUSETTS 01072
(PARCEL ID: ZG-2)

INTRODUCTION & SITE DESCRIPTION

On behalf of the applicant and property owner, W.D. Cows, 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 east of Pratt Corner Road in Shutesbury, Massachusetts and is designated as Parcel ID: ZG-2 with the Town of Shutesbury Assessor's Database. Said property consists of approximately 756 ± acres and is currently owned by W.D. Cows, Inc., recorded under the Franklin County Registry of Deeds in Book 1032, Page 390.

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.

| | |
|----------------------------|---|
| <i>NAME OF PROJECT:</i> | "Pratt East" |
| <i>TYPE OF PROJECT:</i> | Preliminary Subdivision |
| <i>LOCATION:</i> | East of Pratt Corner Road |
| <i>PARCEL NUMBER(S):</i> | ZG-2 |
| <i>ZONING DISTRICT(S):</i> | Forest Conservation (FC) & Roadside Residential (RR) |
| <i>ACREAGE:</i> | 756 ± Acres |
| <i>OWNER(S):</i> | W.D. Cowls, Inc. |
| <i>PLANNER:</i> | R Levesque Associates, Inc. |
| <i>ENGINEER:</i> | R Levesque Associates, Inc. |
| <i>ARCHITECT:</i> | 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 easterly side of Pratt Corner 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.

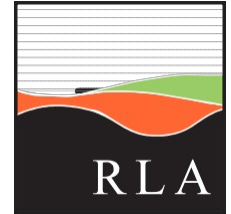
[END OF DEVELOPMENT IMPACT STATEMENT (DRAFT)]

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 – “Pratt East”
Proposed Two (2) Lot Subdivision
Pratt Corner Road
Shutesbury, Massachusetts 01072
(Parcel ID: ZG-2)
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.

A LAND PLANNING SERVICES COMPANY

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 Plans 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 REFERENCE

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

BOOK 2004 PAGE 153
 BOOK 2004 PAGE 154
 BOOK 2165 PAGE 330
 BOOK 2268 PAGE 49

BOOK 2327 PAGE 254

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

| | |
|---|---|
| \$ 160.05 U.S. Rev. St. Aff. & Cld. | \$ 160.50 Mass. Ex. St. Aff. & Cld. |
|---|---|

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

SEE M.L.C. BOOK 2370 PAGE 85 SEE M.L.C. BOOK 2379 PAGE 78 SEE M.L.C. BOOK 2412 PAGE 2 SEE M.L.C. BOOK 2467 PAGE 181 SEE M.L.C. BOOK 2549 PAGE 19 SEE M.L.C. BOOK 2675 PAGE 268

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

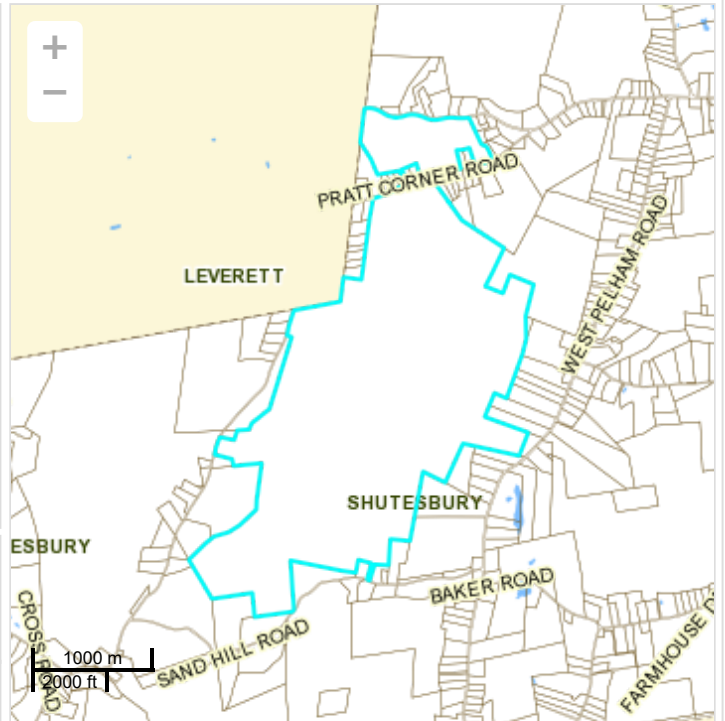
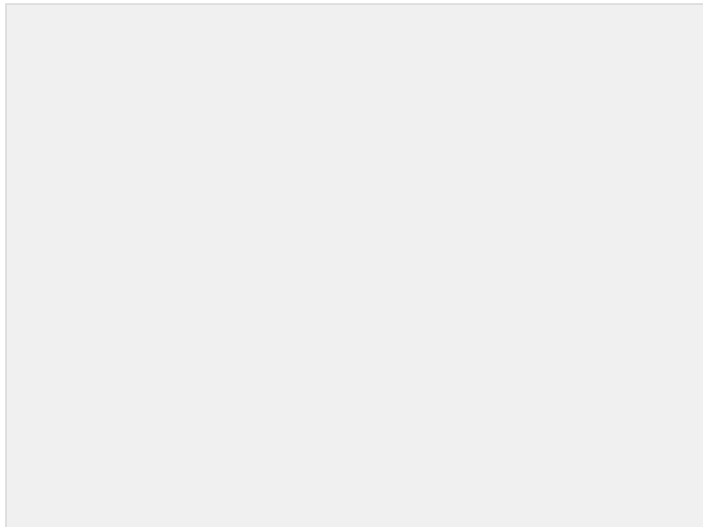
Property Record Card

Card 1 of 2 [next >](#)

PRATT CORNER RD

ID: 1295

ID: **ZG-2** Account #:



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

Assessment: Total: \$196,000
 Land: \$196,000 Building: \$0 Other: \$0

Sales History

| Grantee | Book / Page | Sale Date | Sale Price |
|---------------|-------------|------------|------------|
| W D COWLS INC | 1032 / 0390 | 1956-01-12 | \$0 |



Land Information

Land Area: 829 AC
 Zoning: RR - RDSIDE RES (See Map)
 Land Use: 0610 - FOREST C61

Building Information

Style:
 Year Built: 0
 Stories:
 Rooms: Bedrooms:
 Baths: 0 Half Baths: 0
 Living Area:
 Grade:
 Condition:

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

Extra Features

| Description | Area / Units | Assessment |
|------------------|--------------|------------|
| Sub Areas | | |
| Description | Living Area | Gross Area |
| | | |



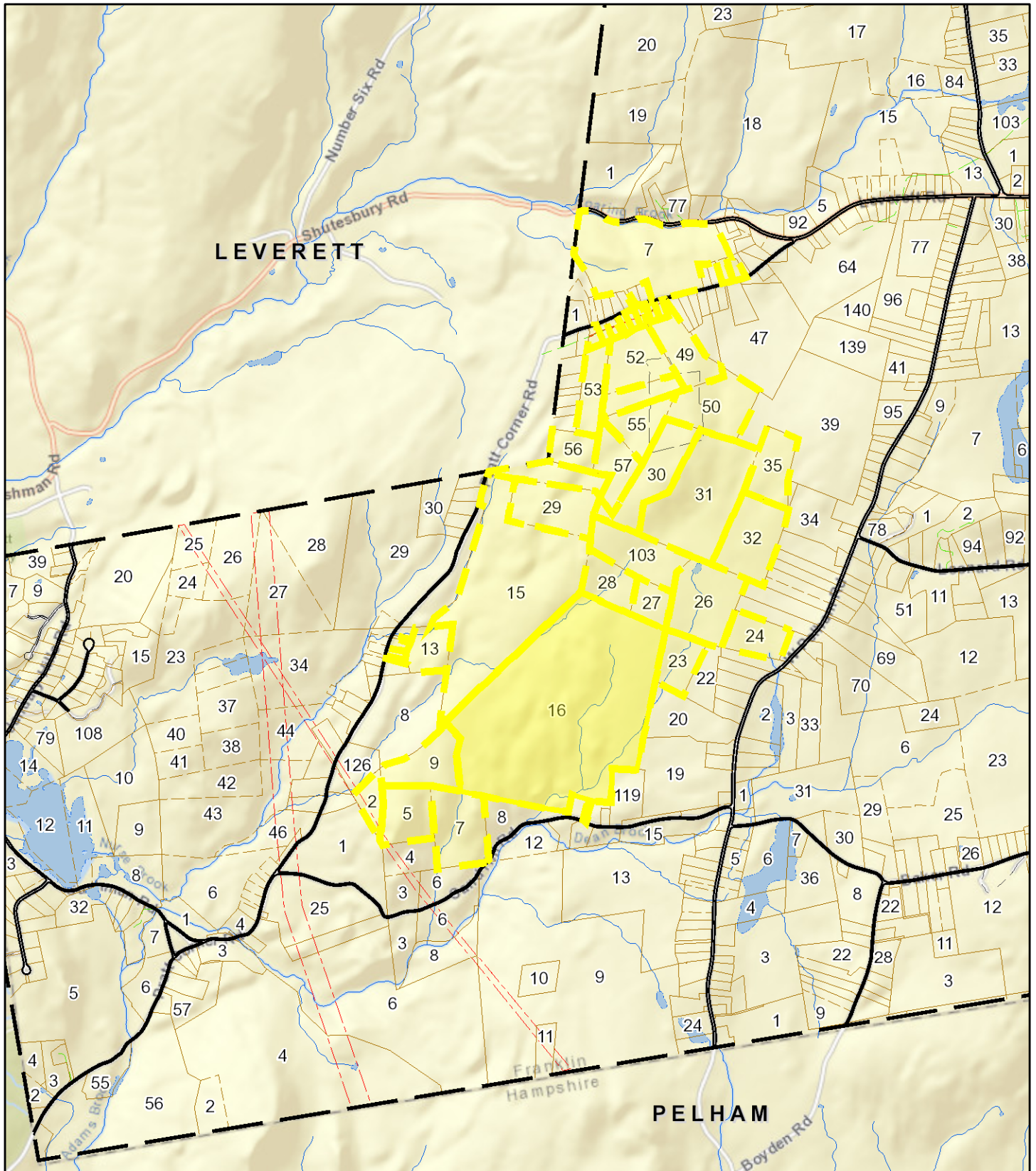
Shutesbury, MA



January 12, 2023

1 inch = 2224 Feet

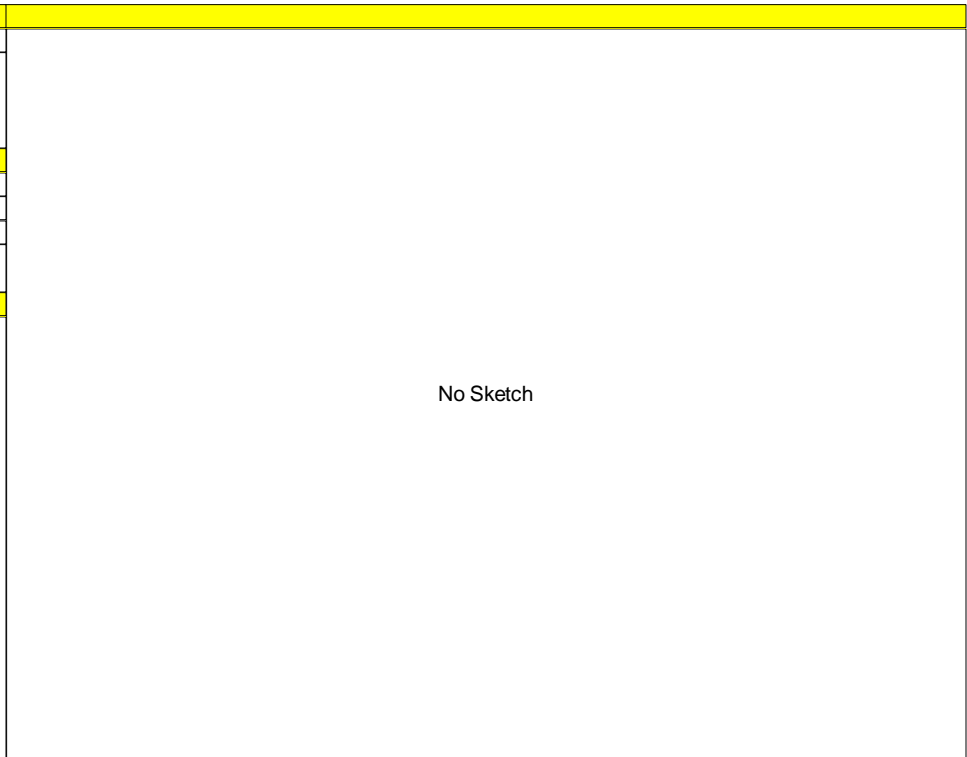
www.cai-tech.com



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 | | | | 1122 SHUTESBURY, MA VISION | | | | | |
|---|------------|---------------|-------------------|--------------|-------------|------------------------|---|--------------------------------|----------|---|-----------|------------------------------|---------------------|----------------|------------|
| W D COWLS INC P O BOX 9677 NORTH AMHER MA 01059 | | | | 3 Unpaved | | Description | Code | Assessed | Assessed | | | | | | |
| | | | | | | 61 LAND | 0610 | 56,600 | 100 | | | | | | |
| | | | | | | IND LAND | 4510 | 87,210 | 87,210 | | | | | | |
| SUPPLEMENTAL DATA | | | | | | 61 LAND | 6100 | 2,537,000 | 77,700 | | | | | | |
| Alt Prcl ID | | ARCVIEW 359 | | INSULATE | | | | | | | | | | | |
| TIGHT TA | | | | PLAN BK/ 6N | | | | | | | | | | | |
| FOUNDAT | | | | LIEN BK/P | | | | | | | | | | | |
| GRADE NONE | | | | MEMO | | | | | | | | | | | |
| ACRES 811.21 | | | | SPECIAL 1295 | | | | | | | | | | | |
| GIS ID F_399693_2984603 | | | | Assoc Pid# | | | | | | | | | | | |
| | | | | | | Total | | 2,680,810 | 165,010 | | | | | | |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | VI | SALE PRICE | VC | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
| W D COWLS INC | | 1032 0390 | 01-12-1956 | | | 0 | | Year | Code | Assessed | Year | Code | Assessed | | |
| | | | | | | | | 2020 | 0610 | 100 | 2019 | 0610 | 100 | | |
| | | | | | | | | | 4510 | 87,210 | | 4510 | 118,400 | | |
| | | | | | | | | | 6100 | 77,700 | | 6100 | 77,500 | | |
| | | | | | | | | Total | | 165,010 | Total | | 196,000 | | |
| | | | | | | | | Total | | | Total | | 196,000 | | |
| 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 | | | | | | | |
| 150 | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | |
| "WHEELOK" PARCELS: G-2 G-3 G-4 G-5 G-6 G-8 T-2-5 T-7 T-9 T-10 T-13 T-15 T-16 T-23 T-24 T-26 T-27 T-28 T-29 T-30 T-31 T-32 T-35 T-49 T-50 T-51 T-52 T-53 T-55 T-56 T-57 T-58 T-103 T-152 T-153 G-32 G-33 FY 11 ADDED G-25-29,32,33,T-142-149,T-152-154 T-171 SOLAR FARM - 37.14 AC REMOVED | | | | | | | | | | | | | | | |
| BUILDING PERMIT RECORD | | | | | | | | | | | | | | | |
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpost/Result | |
| C-20-0460 | 08-03-2020 | EL | | 52,000 | | 100 | | ENERGY STORAGE ADD ON | | | | | | | |
| C-17-275 | 05-05-2017 | EL | | 3,123,473 | | 100 | | 6.0 mWdc GROUND MOUNT | | | | | | | |
| 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 | 0610 | FOREST C61 | RR | | 1.000 AC | 56,600 | 1.00000 | 0 | 1.00 | 150 | 1.000 | | 1.0000 | 56,600 | 56,600 |
| 1 | 6100 | FOREST C61 | FC | | 792.820 AC | 3,200 | 1.00000 | 0 | 1.00 | | 1.000 | | 1.0000 | 3,200 | 2,537,000 |
| 1 | 4510 | INDUSTRIAL PO | | | 35.180 AC | | 0.00000 | 0 | 0.00 | | 1.000 | Assessment per lease agreeme | 0.0000 | 0 | 87,210 |
| Total Card Land Units | | | | | 829 AC | Parcel Total Land Area | | | | | 829 | Total Land Value | | | 2,680,810 |

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|--------------------------------|------|-------------|---------------------------------|-----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style: | 99 | Vacant Land | | | |
| Model | 00 | Vacant | | | |
| 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: | | | | | |
| 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 % | | | 0 | | |
| Functional Obsol | | | 0 | | |
| External Obsol | | | 0 | | |
| Trend Factor | | | 1 | | |
| Condition | | | | | |
| Condition % | | | 100 | | |
| 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 | |



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

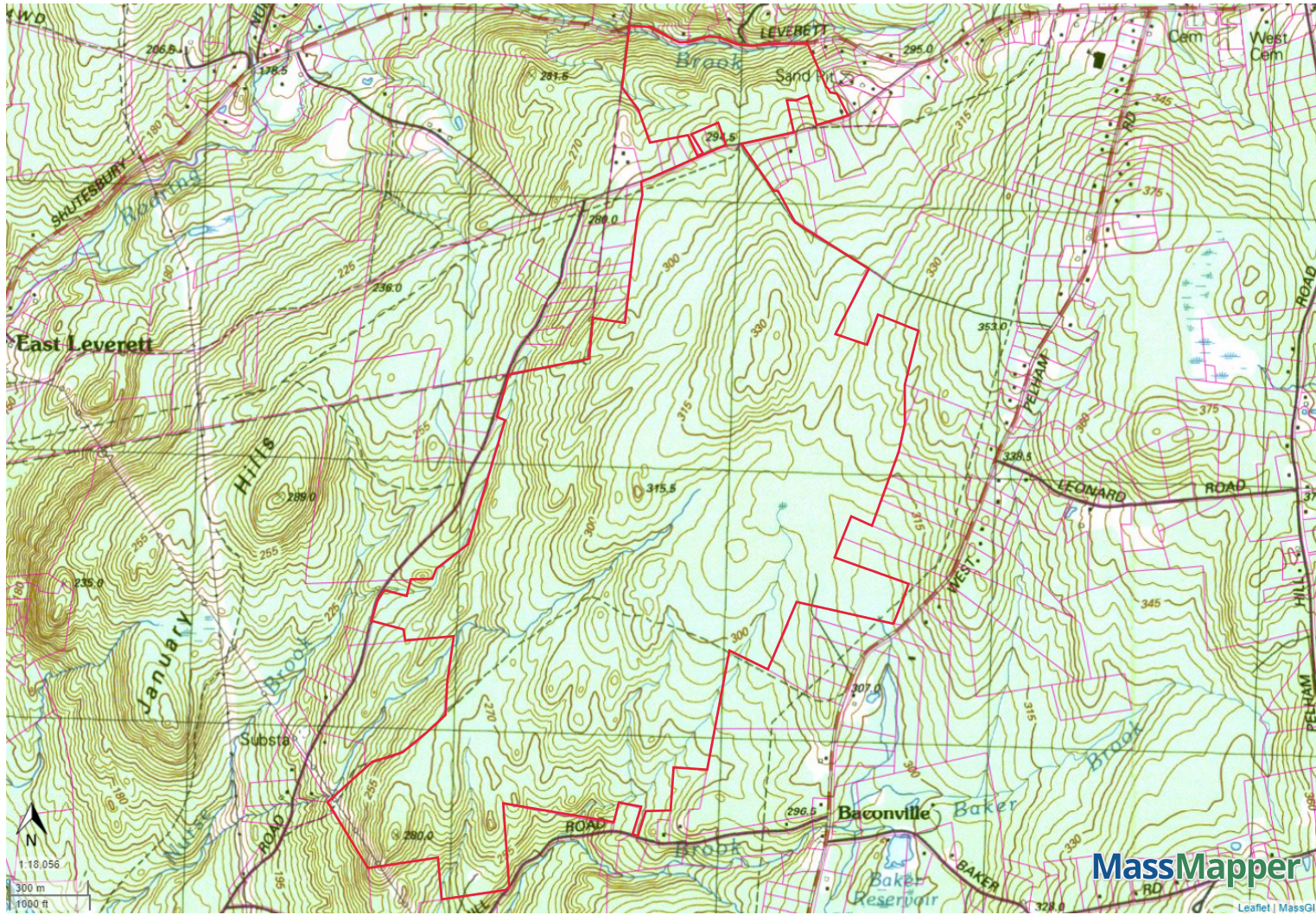
| | |
|-------|-------|
| T-7 | T-26 |
| G-32 | T-24 |
| G-33 | T-23 |
| T-142 | T-27 |
| T-143 | T-28 |
| T-144 | T-15 |
| T-52 | T-13 |
| T-145 | T-153 |
| T-146 | T-152 |
| T-147 | T-16 |
| T-49 | T-9 |
| T-148 | T-2 |
| T-149 | T-5 |
| T-53 | T-7 |
| T-51 | |
| T-56 | |
| T-57 | |
| T-55 | |
| T-50 | |
| T-58 | |
| T-30 | |
| T-31 | |
| T-35 | |
| T-32 | |
| T-29 | |
| T-103 | |

8. FIGURES

8.1 FIGURE 1 – USGS TOPOGRAPHIC MAP

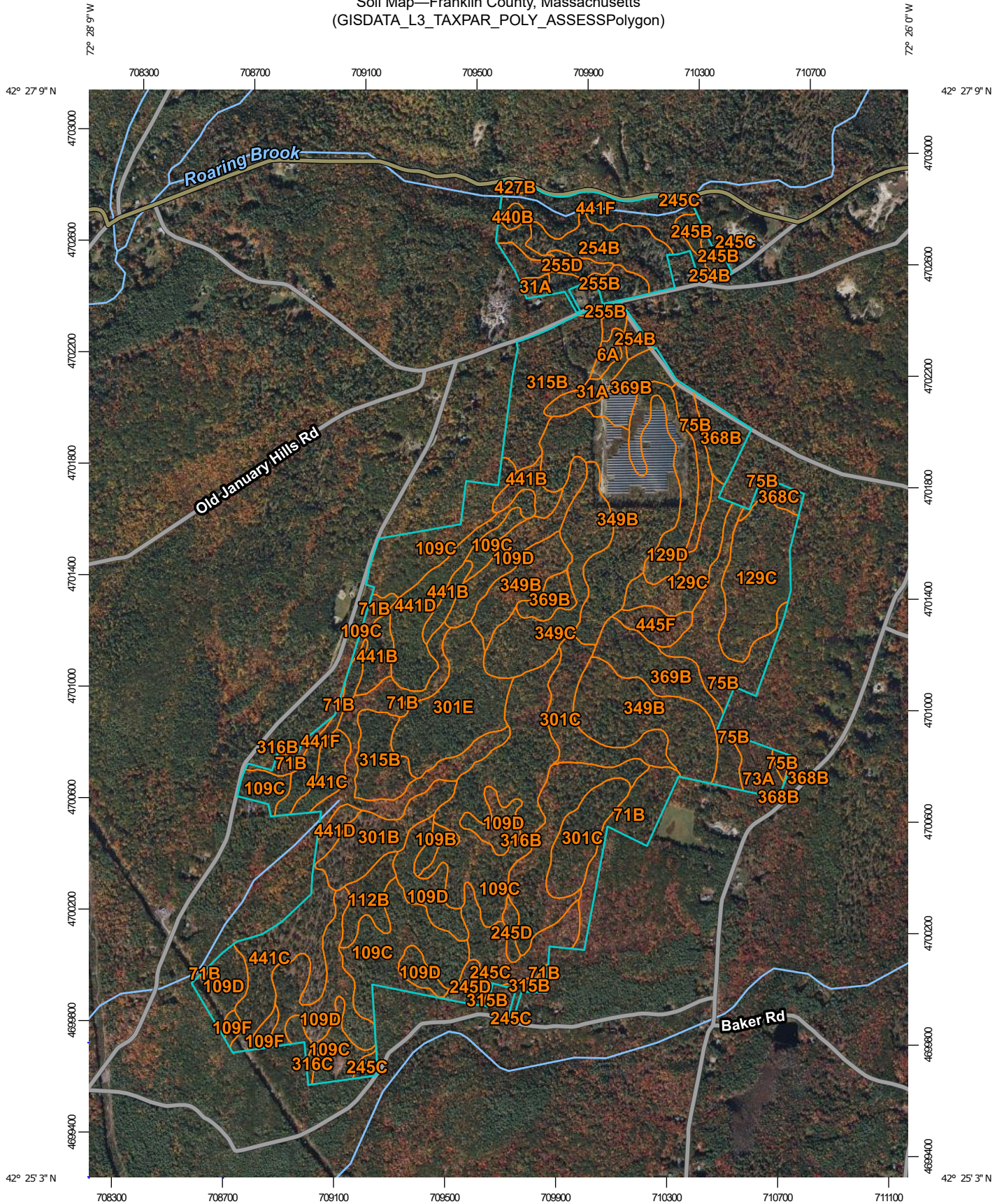
8.2 FIGURE 2 – NRCS SOILS MAP

USGS Topographic Map



Property Tax Parcels
USGS Topographic Maps

Soil Map—Franklin County, Massachusetts
(GISDATA_L3_TAXPAR_POLY_ASSESSPolygon)



Map Scale: 1:19,000 if printed on A portrait (8.5" x 11") sheet.



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




Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/13/2023
Page 1 of 4


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 | 2.6 | 0.3% |
| 31A | Walpole sandy loam, 0 to 3 percent slopes | 8.6 | 1.1% |
| 71B | Ridgebury fine sandy loam, 3 to 8 percent slopes, extremely stony | 43.3 | 5.3% |
| 73A | Whitman fine sandy loam, 0 to 3 percent slopes, extremely stony | 6.2 | 0.8% |
| 75B | Pillsbury fine sandy loam, 0 to 8 percent slopes, very stony | 29.8 | 3.6% |
| 109B | Chatfield-Hollis complex, 3 to 8 percent slopes, rocky | 2.9 | 0.3% |
| 109C | Chatfield-Hollis complex, 8 to 15 percent slopes, rocky | 110.4 | 13.5% |
| 109D | Chatfield-Hollis complex, 15 to 25 percent slopes, rocky | 64.3 | 7.9% |
| 109F | Chatfield-Hollis complex, 25 to 60 percent slopes, rocky | 3.1 | 0.4% |
| 112B | Canton-Chatfield-Hollis complex, 0 to 8 percent slopes, rocky | 8.5 | 1.0% |
| 129C | Millsite-Woodstock complex, 8 to 15 percent slopes, very rocky | 41.9 | 5.1% |
| 129D | Millsite-Woodstock complex, 15 to 25 percent slopes, very rocky | 17.7 | 2.2% |
| 245B | Hinckley loamy sand, 3 to 8 percent slopes | 3.5 | 0.4% |
| 245C | Hinckley loamy sand, 8 to 15 percent slopes | 18.3 | 2.2% |
| 245D | Hinckley loamy sand, 15 to 25 percent slopes | 6.0 | 0.7% |
| 254B | Merrimac fine sandy loam, 3 to 8 percent slopes | 19.3 | 2.4% |
| 255B | Windsor loamy sand, 3 to 8 percent slopes | 7.6 | 0.9% |
| 255D | Windsor loamy sand, 15 to 25 percent slopes | 6.4 | 0.8% |
| 301B | Montauk fine sandy loam, 0 to 8 percent slopes, very stony | 16.7 | 2.0% |
| 301C | Montauk fine sandy loam, 8 to 15 percent slopes, very stony | 32.6 | 4.0% |

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------------|----------------|
| 301E | Montauk fine sandy loam, 15 to 35 percent slopes, very stony | 29.7 | 3.6% |
| 315B | Scituate fine sandy loam, 3 to 8 percent slopes | 40.9 | 5.0% |
| 316B | Scituate fine sandy loam, 3 to 8 percent slopes, very stony | 24.3 | 3.0% |
| 316C | Scituate fine sandy loam, 8 to 15 percent slopes, very stony | 0.8 | 0.1% |
| 349B | Henniker sandy loam, 3 to 8 percent slopes, very stony | 93.9 | 11.5% |
| 349C | Henniker sandy loam, 8 to 15 percent slopes, very stony | 26.1 | 3.2% |
| 368B | Metacomet fine sandy loam, 3 to 8 percent slopes | 8.4 | 1.0% |
| 368C | Metacomet fine sandy loam, 8 to 15 percent slopes | 3.5 | 0.4% |
| 369B | Metacomet fine sandy loam, 3 to 8 percent slopes, very stony | 34.6 | 4.2% |
| 427B | Newfields fine sandy loam, 3 to 8 percent slopes, extremely stony | 1.0 | 0.1% |
| 440B | Gloucester sandy loam, 3 to 8 percent slopes | 1.4 | 0.2% |
| 441B | Gloucester sandy loam, 3 to 8 percent slopes, very stony | 14.8 | 1.8% |
| 441C | Gloucester sandy loam, 8 to 15 percent slopes, very stony | 30.6 | 3.7% |
| 441D | Gloucester sandy loam, 15 to 25 percent slopes, very stony | 22.4 | 2.7% |
| 441F | Gloucester sandy loam, 25 to 45 percent slopes, very stony | 30.2 | 3.7% |
| 445F | Chichester fine sandy loam, 25 to 45 percent slopes, very stony | 6.2 | 0.8% |
| Totals for Area of Interest | | 818.6 | 100.0% |

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

(SOURCE: TOWN OF SHUTESBURY ASSESSOR'S OFFICE)

(SOURCE: TOWN OF LEVERETT ASSESSOR'S OFFICE)



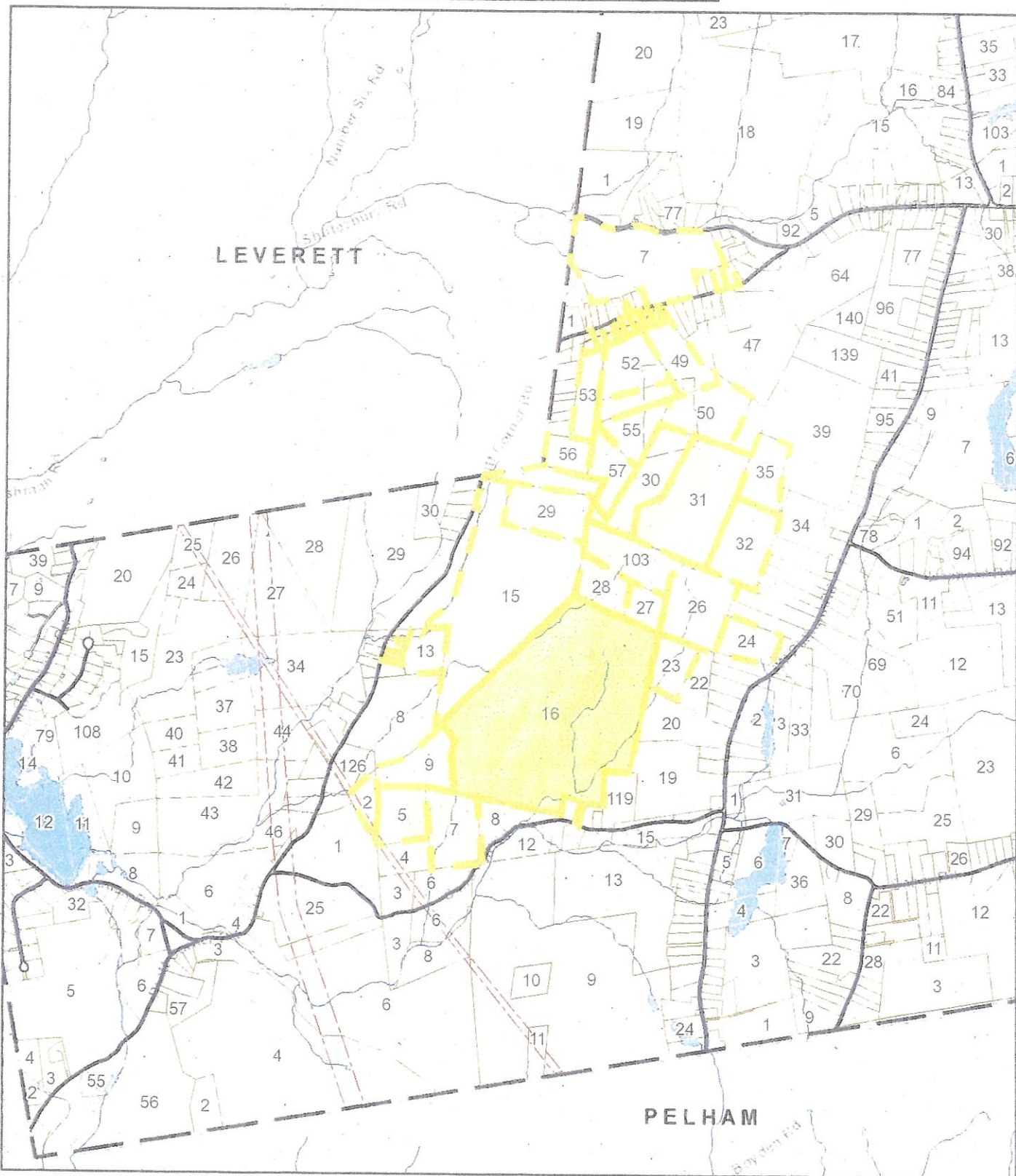
Shutesbury, MA



December 21, 2023

1 inch = 2224 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.

TOWN OF SHUTESBURY CERTIFIED 300 FT ABUTTERS LIST FOR PRATT CORNER RD PARCEL ZG-2 PAGE 1 of 2

| MAP | LOT | OWNER | CO-OWNER | MAILING ADDRESS | TOWN | ST | ZIP | LOCATION |
|-----|-----|---|-----------------------------------|-------------------------|---------------|----|-------|------------------------|
| ZG | 2 | W D COWLS INC | | P O BOX 9677 | NORTH AMHERST | MA | 01059 | PRATT CORNER RD |
| F | 1 | COMMONWEALTH OF MASSACHUSETT | DEPARTMENT OF FISH AND GAME | 251 CAUSEWAY ST STE 400 | BOSTON | MA | 02114 | LEVERETT RD |
| F | 2 | FEDEROVSKY SERGE | FEDEROVSKY MEREDITH ROSE | 379 LEVERETT ROAD | SHUTESBURY | MA | 01072 | 379 LEVERETT RD |
| F | 67 | PUFFER DAVID E | | P O BOX 145 | SHUTESBURY | MA | 01072 | 443 LEVERETT RD |
| F | 76 | BROOKS DAVID C TRUSTEE | DEERFIELD VALLEY MANAGEMENT TRU | 117 CONWAY ST | GREENFIELD | MA | 01301 | 399 LEVERETT RD |
| F | 77 | PUFFER STEPHEN J | PUFFER JANET M | P O BOX 218 | SHUTESBURY | MA | 01072 | 389 LEVERETT RD |
| F | 105 | COMMONWEALTH OF MASSACHUSETT | DEPARTMENT OF FISH AND GAME | 251 CAUSEWAY ST STE 400 | BOSTON | MA | 02114 | LEVERETT RD |
| F | 130 | PUFFER STEPHEN J | PUFFER JANET M | PO BOX 218 | SHUTESBURY | MA | 01072 | LEVERETT RD |
| F | 131 | PUFFER STEPHEN J | PUFFER JANET M | PO BOX 218 | SHUTESBURY | MA | 01072 | LEVERETT RD |
| G | 1 | CLARK THOMAS | | 161 PRATT CORNER RC | SHUTESBURY | MA | 01072 | 161 PRATT CORNER RD |
| G | 23 | LABONTE SCOTT T | LABONTE LAURA A | 115 PRATT CORNER RC | SHUTESBURY | MA | 01072 | 115 PRATT CORNER RD |
| G | 9 | CLARK WILLIAM W TRUST | | 22 PRATT CORNER RO/ | SHUTESBURY | MA | 01072 | PRATT CORNER RD |
| G | 13 | GORA DEBRA S | | 45 PRATT CORNER RD | SHUTESBURY | MA | 01072 | 45 PRATT CORNER RD |
| G | 14 | LOVING ELIZABETH A | LOVING ANTHONY J | 366 LEVERETT RD | SHUTESBURY | MA | 01072 | 366 LEVERETT RD |
| G | 15 | CLARK WILLIAM W JR | CLARK MARY S | 35 PRATT CORNER RD | SHUTESBURY | MA | 01072 | 35 PRATT CORNER RD |
| G | 20 | CLARK THOMAS | CLARK SARA | 141 PRATT CORNER RC | SHUTESBURY | MA | 01072 | PRATT CORNER RD |
| G | 21 | CLARK THOMAS | CLARK SARA | 141 PRATT CORNER RC | SHUTESBURY | MA | 01072 | PRATT CORNER RD |
| G | 22 | CLARK THOMAS | CLARK SARA | 141 PRATT CORNER RC | SHUTESBURY | MA | 01072 | PRATT CORNER RD |
| G | 24 | BLACK ADAM G | | 109 PRATT CORNER RC | SHUTESBURY | MA | 01072 | 109 PRATT CORNER RD |
| G | 30 | HAYES ROBERT BRUCE | | 69 PRATT CORNER RD | SHUTESBURY | MA | 01072 | 69 PRATT CORNER RD |
| G | 31 | STEPANEK JULIE A | | 65 PRATT CORNER RD | SHUTESBURY | MA | 01072 | 65 PRATT CORNER RD |
| T | 1 | WESTERN MASS ELECTRIC CO. | PROPERTY TAX DEPT. | PO BOX 270 | HARTFORD | CT | 06141 | SAND HILL RD |
| T | 6 | TOWN OF AMHERST | | 4 BOLTWOOD AVENUE | AMHERST | MA | 01002 | ATKINS RESERVOIR |
| T | 8 | GAGE, MARGARET R. ESTATE OF | C/O GAGE DAVID | 95 READE ST | NEW YORK | NY | 10013 | SAND HILL RD |
| T | 15 | OCANA ASHLEY | VISNIEWSKI MICHAEL J | P O BOX 3315 | AMHERST | MA | 01004 | 421 WEST PELHAM RD |
| T | 18 | KEEFFE CAROLYN P | | 81 SAND HILL RD | SHUTESBURY | MA | 01072 | SAND HILL RD |
| T | 19 | BIRD JEFFREY C | | 409 WEST PELHAM RO | SHUTESBURY | MA | 01072 | 409 WEST PELHAM RD |
| T | 20 | VINSKEY MICHAEL A TRUSTEE | MICHAEL A VINSKEY REVOCABLE TRUST | 391 WEST PELHAM RD | SHUTESBURY | MA | 01072 | 391 WEST PELHAM RD |
| T | 21 | DONNELLY GARY J | DONNELLY LINDA D | 343 WEST PELHAM RD | SHUTESBURY | MA | 01072 | 343 WEST PELHAM RD |
| T | 22 | WELLS JUDITH | WELLS WILLIAM | 371 WEST PELHAM RD | SHUTESBURY | MA | 01072 | WEST PELHAM RD |
| T | 25 | SPRY BRADFORD B. | SPRY BETSY K | 297 WEST PELHAM RD | SHUTESBURY | MA | 01072 | 297 WEST PELHAM RD |
| T | 33 | LEVINE, ROBERT P. | DEVINE, ELIZABETH R. | 263 WEST PELHAM RD | SHUTESBURY | MA | 01072 | 263-265 WEST PELHAM RD |
| T | 34 | RICE STEPHEN L. | RICE SUSAN CAREW | 243 WEST PELHAM RD | SHUTESBURY | MA | 01072 | 243 WEST PELHAM RD |
| T | 39 | SKRIBSKI ROBERT W | SKRIBISKI BARBARA | 339 RUSSELL ST | SUNDERLAND | MA | 01375 | WEST PELHAM RD |
| T | 40 | O'NEIL CHRISTOPHER M | O'NEIL MELISSA M | P O BOX 215 | SHUTESBURY | MA | 01072 | 315 WEST PELHAM RD |
| T | 47 | COTE PHYLLIS J | | 338 LEVERETT ROAD | SHUTESBURY | MA | 01072 | PRATT CORNER RD |
| T | 48 | COTE PHYLLIS J | | 338 LEVERETT ROAD | SHUTESBURY | MA | 01072 | PRATT CORNER RD |
| T | 59 | RUGGERI SEBASTIAN J - HEIRS AND DEVISEE | C/O BACON & WILSON COYLE BENJAMIN | 33 STATE ST | SPRINGFIELD | MA | 01103 | WEST PELHAM RD |
| T | 61 | SCHNARR NATHAN A | SCHNARR LINDSAY M | 508 PRATT CORNER RC | AMHERST | MA | 01002 | 508 PRATT CORNER RD |
| T | 62 | DEFANT MIRIAM A | KIBLER ROBERT W | 74 PRATT CORNER RD | SHUTESBURY | MA | 01072 | 74 PRATT CORNER RD |
| T | 99 | GIBSON SCOTT A | | 305 WEST PELHAM RD | SHUTESBURY | MA | 01072 | 305 WEST PELHAM RD |
| T | 112 | MARKLAND KATHLEEN | MARKLAND KEITH F | 220 PRATT CORNER RC | LEVERETT | MA | 01054 | PRATT CORNER RD |
| T | 114 | COSTELLO, JANE S. | | 160 PRATT CORNER RC | SHUTESBURY | MA | 01072 | 160 PRATT CORNER RD |
| T | 119 | KEEFFE, CAROLYN P. | | 81 SAND HILL RD | SHUTESBURY | MA | 01072 | 81 SAND HILL RD |
| T | 120 | ALKEMA LEONTINE | LOVER ANDREW A | 271 WEST PELHAM RD | SHUTESBURY | MA | 01072 | 271 WEST PELHAM RD |
| T | 121 | ALKEMA LEONTINE | LOVER ANDREW A | 271 WEST PELHAM RD | SHUTESBURY | MA | 01072 | WEST PELHAM RD. |
| T | 126 | PRATT CORNER REALTY TRUST | GULA STEPHEN R & DIANE M TRUSTEES | 480 PRATT CORNER RC | AMHERST | MA | 01002 | 480 PRATT CORNER RD |
| T | 132 | TINCKNELL ROGER L | SILNUTZER RANDI | 78 PRATT CORNER RO/ | SHUTESBURY | MA | 01072 | 78 PRATT CORNER RD |
| T | 133 | DIDONNA, GIOVAN B. | | 86 PRATT CORNER RD | SHUTESBURY | MA | 01072 | 86 PRATT CORNER RD |

TOWN OF SHUTESBURY CERTIFIED 300 FT ABUTTERS LIST FOR PRATT CORNER RD PARCEL ZG-2 PAGE 2 of 2

| MAP | LOT | OWNER | CO-OWNER | MAILING ADDRESS | TOWN | ST | ZIP | LOCATION |
|-----|-----|-----------------------|--------------------------------|---------------------|---------------|----|-------|---------------------|
| T | 134 | SUTER FAMILY TRUST | SUTER EDWARD M, SUTER MARIALIS | 20 BASS DRIVE | GROTON | CT | 06340 | 94 PRATT CORNER RD |
| T | 135 | MOSS ROBERT | MOSS CATHERINE | 64 PRATT CORNER RD | SHUTESBURY | MA | 01072 | PRATT CORNER RD |
| T | 136 | MOSS ROBERT | MOSS CATHERINE | 64 PRATT CORNER RD | SHUTESBURY | MA | 01072 | 64 PRATT CORNER RD |
| T | 137 | DECHIARA, MICHAEL J. | GERTZ, LUCY A. | 56 PRATT CORNER RD | SHUTESBURY | MA | 01072 | 56 PRATT CORNER RD |
| T | 138 | CLARK BLANCHE | | 34 PRATT CORNER RD | SHUTESBURY | MA | 01072 | PRATT CORNER RD |
| T | 155 | BROOKS ROBERT A | BROOKS, CATHERINE CUNNIFF | 230 PRATT CORNER RD | LEVERETT | MA | 01054 | PRATT CORNER RD |
| T | 156 | STROUD STEVEN H | STROUD NANCY C | 238 PRATT CORNER RD | LEVERETT | MA | 01054 | PRATT CORNER RD |
| T | 162 | STEINWAY FREDERICK E | | 99 SAND HILL RD | SHUTESBURY | MA | 01072 | 99 SAND HILL RD |
| T | 165 | CHUDZIK STEVEN P | BARSCHENSKI COLLEEN | 422 PRATT CORNER RD | AMHERST | MA | 01002 | 422 PRATT CORNER RD |
| T | 166 | SPURLOCK, J. PAUL | SPURLOCK, BEVERLY | 196 PRATT CORNER RD | LEVERETT | MA | 01054 | PRATT CORNER RD |
| T | 167 | NEDEAU KIMBERLY A. | NEDEAU ETHAN A | 206 PRATT CORNER RD | LEVERETT | MA | 01054 | PRATT CORNER RD |
| T | 168 | NEDEAU KIMBERLY A | NEDEAU ETHAN A | 206 PRATT CORNER RD | LEVERETT | MA | 01054 | PRATT CORNER RD |
| T | 169 | DAVIS-GRAY CHANTELE | DAVIS-GRAY TRISHA | 105 SAND HILL RD | SHUTESBURY | MA | 01072 | 105 SAND HILL RD |
| T | 170 | POSEVER, MICHAEL M. | DEMETZ, ANNE-MARIE | 528 PRATT CORNER RD | AMHERST | MA | 01002 | 528 PRATT CORNER RD |
| U | 14 | BANNASCH STEPHEN E | STANDER DINA | 106 SAND HILL ROAD | SHUTESBURY | MA | 01072 | 106 SAND HILL RD |
| U | 42 | SYLVESTER CLARK L | SYLVESTER LAURA E | 102 SAND HILL ROAD | SHUTESBURY | MA | 01072 | 102 SAND HILL RD |
| W | 104 | FITZGIBBON PAUL D | | 50 KNIGHTLY RD | HADLEY | MA | 01035 | PRATT CORNER RD |
| W | 105 | KOHLER RALF R TRUSTEE | KOHLER INVESTMENT TRUST | 305 PRATT CORNER RD | LEVERETT | MA | 01054 | PRATT CORNER RD |
| W | 106 | KOHLER RALF R TRUSTEE | KOHLER INVESTMENT TRUST | 305 PRATT CORNER RD | LEVERETT | MA | 01054 | 305 PRATT CORNER RD |
| ZG | 11 | STUTSMAN GREGORY W | STUTSMAN JEFFREY C | 1325 SOUTH EAST ST | AMHERST | MA | 01002 | 350 LEVERETT RD |
| ZG | 18 | CLARK THOMAS | CLARK SARA | 141 PRATT CORNER RD | SHUTESBURY | MA | 01072 | 141 PRATT CORNER RD |
| ZT | 3 | TOWN OF AMHERST | ATKINS RESERVOIR | 4 BOLTWOOD AVENUE | AMHERST | MA | 01002 | SAND HILL RD |
| ZT | 130 | WEBER RICHARD A | | 277 WEST PELHAM RD | SHUTESBURY | MA | 01072 | 277 WEST PELHAM RD |
| ZU | 9 | TOWN OF AMHERST | | 4 BOLTWOOD AVENUE | AMHERST | MA | 01002 | SAND HILL RD |
| ZW | 6 | W D COWLS INC | | P O BOX 9677 | NORTH AMHERST | MA | 01059 | PRATT CORNER RD |

FOR: **Alexandra Cichetti** 413.729.6903

AlexandraC@rlaland.com

R. Levesque Associates, Inc.

40 School ST P O Box 640

Westfield MA 01085

Prepared by: *Leslie Bracebridge*

Leslie Bracebridge, Shutesbury Assessors Clerk

On behalf of Administrative Assessor David Burgess for

SHUTESBURY BOARD OF ASSESSORS

12/21/2023

Parcel ID: F-1, F-105

COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF FISH AND GAME
251 CAUSEWAY ST STE 400
BOSTON MA 02114

Parcel ID: T-1

WESTERN MASS ELECTRIC CO. (NSTAR)
PROPERTY TAX DEPT.
PO BOX 270
HARTFORD CT 06141

Parcel ID: T-19

BIRD JEFFREY C
409 WEST PELHAM ROAD
SHUTESBURY MA 01072

Parcel ID: F-77, F-130, F-131

PUFFER STEPHEN J
PUFFER JANET M
P O BOX 218
SHUTESBURY MA 01072

Parcel ID: T-138

CLARK BLANCHE
34 PRATT CORNER RD
SHUTESBURY MA 01072

Parcel ID: T-155

BROOKS ROBERT A
BROOKS, CATHERINE CUNNIFF
230 PRATT CORNER RD
LEVERETT MA 01054

Parcel ID: G-20, G-21, G-22, ZG-18

CLARK THOMAS
CLARK SARA
141 PRATT CORNER ROAD
SHUTESBURY MA 01072

Parcel ID: T-59

RUGGERI SEBASTIAN J - HEIRS AND DEVISEES
C/O BACON & WILSON
COYLE BENJAMIN
33 STATE ST
SPRINGFIELD MA 01103

Parcel ID: T-167, T-168

NEDEAU KIMBERLY A
NEDEAU ETHAN A
206 PRATT CORNER RD
LEVERETT MA 01054

Parcel ID: F-67

PUFFER DAVID E
P O BOX 145
SHUTESBURY MA 01072

Parcel ID: T-6, ZT-3, ZU-9

TOWN OF AMHERST
4 BOLTWOOD AVENUE
AMHERST MA 01002

Parcel ID: T-40

O'NEIL CHRISTOPHER M
O'NEIL MELISSA M
P O BOX 215
SHUTESBURY MA 01072

Parcel ID: T-132

TINCKNELL ROGER L
SILNUTZER RANDI
78 PRATT CORNER ROAD
SHUTESBURY MA 01072

Parcel ID: G-9

CLARK WILLIAM W TRUST
22 PRATT CORNER ROAD
SHUTESBURY MA 01072

Parcel ID: G-13

GORA DEBRA S
45 PRATT CORNER RD
SHUTESBURY MA 01072

Parcel ID: T-99

GIBSON, SCOTT A.
305 WEST PELHAM RD
SHUTESBURY MA 01072

Parcel ID: T-126

PRATT CORNER REALTY TRUST
C/O GULA, STEPHEN R. & DIANE M., TRUSTEES
480 PRATT CORNER RD
AMHERST MA 01002

Parcel ID: ZG-2, ZW-6

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

Parcel ID: T-21

DONNELLY GARY J
DONNELLY LINDA D
343 WEST PELHAM RD
SHUTESBURY MA 01072

Parcel ID: G-23

LABONTE, SCOTT T.
LABONTE, LAURA A.
115 PRATT CORNER RD
SHUTESBURY MA 01072

Parcel ID: T-8

GAGE, MARGARET R. ESTATE OF
C/O GAGE DAVID
95 READE ST
NEW YORK NY 10013

Parcel ID: T-47, T-48

COTE PHYLLIS J
338 LEVERETT ROAD
SHUTESBURY MA 01072

Parcel ID: T-136, T-135

MOSS ROBERT
MOSS CATHERINE
64 PRATT CORNER RD
SHUTESBURY MA 01072

Parcel ID: U-14

BANNASCH STEPHEN E
STANDER DINA
106 SAND HILL ROAD
SHUTESBURY MA 01072

Parcel ID: G-15

CLARK WILLIAM W JR
CLARK MARY S
35 PRATT CORNER RD
SHUTESBURY MA 01072

Parcel ID: T-119, T-18

KEEFFE, CAROLYN P.
81 SAND HILL RD
SHUTESBURY MA 01072

Parcel ID: U-42

SYLVESTER CLARK L
SYLVESTER LAURA E
102 SAND HILL ROAD
SHUTESBURY MA 01072

Parcel ID: T-133

DIDONNA, GIOVAN B.
86 PRATT CORNER RD
SHUTESBURY MA 01072

Parcel ID: W-104

FITZGIBBON PAUL D
50 KNIGHTLY RD
HADLEY MA 01035

Parcel ID: W-105, W-106

**KOHLER RALF R TRUSTEE
KOHLER INVESTMENT TRUST
305 PRATT CORNER RD
LEVERETT MA 01054**

Parcel ID: T-112

**MARKLAND KATHLEEN
MARKLAND KEITH F
220 PRATT CORNER RD
LEVERETT MA 01054**

Parcel ID: T-134

**SUTER FAMILY TRUST
SUTER EDWARD M, SUTER MARIALIS J TRUSTEES
20 BASS DRIVE
GROTON CT 06340**

Parcel ID: G-30

**HAYES ROBERT BRUCE
69 PRATT CORNER RD
SHUTESBURY MA 01072**

Parcel ID: T-156

**STROUD STEVEN H
STROUD NANCY C
238 PRATT CORNER RD
LEVERETT MA 01054**

Parcel ID: T-114

**COSTELLO, JANE S.
160 PRATT CORNER RD
SHUTESBURY MA 01072**

Parcel ID: T-34

**RICE STEPHEN L.
RICE SUSAN CAREW
243 WEST PELHAM RD
SHUTESBURY MA 01072**

Parcel ID: T-162

**STEINWAY FREDERICK E
99 SAND HILL RD
SHUTESBURY MA 01072**

Parcel ID: ZG-11

**STUTSMAN, GREGORY W.
STUTSMAN, JEFFREY C.
1325 SOUTH EAST ST
AMHERST MA 01002**

Parcel ID: G-24

**BLACK ADAM G
109 PRATT CORNER RD
SHUTESBURY MA 01072**

Parcel ID: G-1

**CLARK THOMAS
161 PRATT CORNER RD
SHUTESBURY MA 01072**

Parcel ID: T-165

**CHUDZIK STEVEN P
BARSCHENSKI COLLEEN
422 PRATT CORNER RD
AMHERST MA 01002**

Parcel ID: T-137

**DECHIARA, MICHAEL J.
GERTZ, LUCY A.
56 PRATT CORNER RD
SHUTESBURY MA 01072**

Parcel ID: F-76

**BROOKS DAVID C TRUSTEE
DEERFIELD VALLEY MANAGEMENT TRUST
117 CONWAY ST
GREENFIELD MA 01301**

Parcel ID: T-15

**OCANA ASHLEY
VISNIEWSKI MICHAEL J
P O BOX 3315
AMHERST MA 01004**

Parcel ID: T-170

**POSEVER, MICHAEL M.
DEMETZ, ANNE-MARIE
528 PRATT CORNER RD
AMHERST MA 01002**

Parcel ID: T-22

**WELLS JUDITH & WILLIAM
371 WEST PELHAM RD
SHUTESBURY MA 01072**

Parcel ID: T-39

**SKRIBISKI ROBERT W
SKRIBISKI BARBARA
339 RUSSELL ST
SUNDERLAND MA 01375**

Parcel ID: T-166

**SPURLOCK, J. PAUL
SPURLOCK, BEVERLY
196 PRATT CORNER RD
LEVERETT MA 01054**

Parcel ID: F-2

**FEDEROVSKY SERGE
FEDEROVSKY MEREDITH ROSE
379 LEVERETT RD
SHUTESBURY MA 01072**

Parcel ID: T-20

**VINSKEY MICHAEL A REVOCABLE TRUST
VINSKEY MICHAEL A TRUSTEE
391 WEST PELHAM RD
SHUTESBURY MA 01072**

Parcel ID: T-25

**SPRY BRADFORD B.
SPRY BETSY K
297 WEST PELHAM RD
SHUTESBURY MA 01072**

Parcel ID: G-14

**LOVING ELIZABETH A
LOVING ANTHONY J
366 LEVERETT RD
SHUTESBURY MA 01072**

Parcel ID: G-31

**STEPANEK JULIE A
65 PRATT CORNER RD
SHUTESBURY MA 01072**

Parcel ID: T-33

**LEVINE, ROBERT P.
DEVINE, ELIZABETH R.
263 WEST PELHAM RD
SHUTESBURY MA 01072**

Parcel ID: T-169

**DAVIS-GRAY CHANTELE
DAVIS-GRAY TRISHA
105 SAND HILL RD
SHUTESBURY MA 01072**

Parcel ID: ZT-130

**WEBER RICHARD A
277 WEST PELHAM ROAD
SHUTESBURY MA 01072**

Parcel ID: T-62

**DEFANT MIRIAM A
KIBLER ROBERT W
74 PRATT CORNER RD
SHUTESBURY MA 01072**

Parcel ID: T-120, T-121

**ALKEMA LEONTINE
LOVER ANDREW A
271 WEST PELHAM RD
SHUTESBURY MA 01072**

Parcel ID: T-61

**SCHNARR NATHAN A
SCHNARR LINDSAY M
508 PRATT CORNER RD
AMHERST MA 01002**

**ABUTTERS LIST COMPILED FOR PROPERTIES WITHIN 300' OF 2 PRELIMINARY SUBDIVISION PLAN
 APPLICATIONS BEING SUBMITTED WITH THE TOWN OF SHUTESBURY PLANNING BOARD
 REQUEST FOR ABUTTERS LIST WAS SUBMITTED BY
 ALEXANDRA CICHETTI OF R. LEVESQUE ASSOCIATES, INC
 40 SCHOOL STREET, WESTFIELD, MA 01085
 (MAILING ADDRESS: P.O. BOX 640, WESTFIELD, MA 01085)
 MAP OF PROPOSED SUBDIVISION LOCATION IS ATTACHED**

| <u>NAME AND MAILING ADDRESS</u> | <u>LOCATION</u> | <u>MAP AND PARCEL</u> |
|--|--|-----------------------|
| Richard W. Ferro & Hillary H. Wilbur-Ferro Alfred Clayton and Barbara Gravin Wilbur 11 Amherst Road Leverett, MA 01054 | 350 Shutesbury Road | 8-39 |
| Rattlesnake Gutter Trust P.O. Box 195 Leverett, MA 01054 | Shutesbury Road | 8-40 |
| Elizabeth W. Scheffey 213 Pratt Corner Road Leverett, MA 01054 | Pratt Corner Road | 8-42 |
| Diane Chamberlain and Benjamin Rubin 180 Pratt Corner Road Leverett, MA 01054 | 180 Pratt Corner Road | 8-153 |
| J. Paul & Beverly Spurlock 196 Pratt Corner Road Leverett, MA 01054 | 196 Pratt Corner Road | 8-154 |
| Kimberly A. & Ethan A. Nedeau 206 Pratt Corner Road Leverett, MA 01054 | 206 Pratt Corner Road 216 Pratt Corner Road | 8-154A 8-154B |
| Kathleen F. & Keith F. Markland 220 Pratt Corner Road Leverett, MA 01054 | 220 Pratt Corner Road | 8-155 |
| Catherine Cunniff Brooks Trustee of the Catherine Cunniff Brooks Revocable Trust 230 Pratt Corner Road Leverett, MA 01054 | 230 Pratt Corner Road | 8-155A |
| Nancy C. & Steven H. Stroud, Co-Trustees of the Revocable Indenture of Trust of Nancy C. Stroud 238 Pratt Corner Road | 238 Pratt Corner Road | 8-155B |

| | | | |
|---|-----------------------------------|----------------|-------------|
| The Eric Carle Museum of Picture Book Art, Inc. 125 West Bay Road Amherst, MA 01002 | Pratt Corner Road | 8-156A | |
| Ryan & Chelsea R. Gwyther 84 Bourne Street Newton, MA 02466 | 258 Pratt Corner Road | 8-156B | |
| WD Cows Inc. P.O. Box 9677 North Amherst, MA 01059 | Pratt Corner Road January Road | 8-156 8-149 | |
| Heston & Anna Maria Scheffey Elizabeth W. Scheffey 213 Pratt Corner Road Leverett, MA 01054 | Pratt Corner Road | 8-152 | |
| Andrew K. & Donna K. McCallum 15 Morrow Lane Amherst, MA 01002 | Rear Pratt Corner Road | 8-151 | |
| Joyce Marie Rudzik 402 Wallingford Road Athol, MA 01331 | January Road | 8-147 | |
| Igor A. Kaltashov Tatiana V. Trifonova 3 Still Corner Road Leverett, MA 01054 | 3 Still Corner Road | 8-146A | |
| Barry C. & Martha K. Field Trustees of the Barry C. Field Revocable Trust 2 Still Corner Road Leverett, MA 01054 | 2 Still Corner Road | 8-143 | |
| Ellen S. Waldinger Francia A. White 27 January Hills Road Amherst, MA 01002 | Off Still Corner Road | 8-141A | |
| Charles Dana Ruoqi Zhong 8 Tioga Trail Lake Barrington, IL 60010 | Still Corner Road | 8-141 | Page 2 of 3 |

Town of Leverett
P.O. Box 300
9 Montague Road
Leverett, MA 01054

| | |
|-------------------|-------|
| Rear Cushman Road | 8-138 |
| Cemetery Road | 8-136 |

Patricia E. Duffy
7 Cushman Road
Leverett, MA 01054

| | |
|----------------|-------|
| 7 Cushman Road | 8-135 |
|----------------|-------|

Abutters list compiled by
Linda V. Bevan, Administrative Assessor
Town of Leverett
January 3, 2024

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