

Preliminary Subdivision Application

Application & Supporting Documents

Baker Brook Subdivision

Proposed Two (2) Lot Subdivision

West Pelham Road

Parcel ID: ZQ-6 & Q-70

Submitted to:

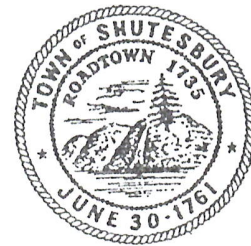
Town of Shutesbury
Planning Board
1 Cooleyville Rd
Shutesbury, MA 01072

Applicant & Owner:

WD Cows, Inc
PO Box 9677
North Amherst, MA 01059

June 26, 2020

RLA Project File: 200514
Ruder Beach Lot



sm
RECEIVED JUN 26 2020

8:15 *sm*

R LEVESQUE ASSOCIATES, INC

A LAND PLANNING SERVICES COMPANY

40 School Street, P.O. BOX 640, Westfield, MA 01085
p 413.568.0985 · f 413.568.0986 · www.rlaland.com

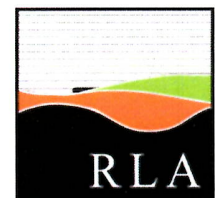


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PRELIMINARY SUBDIVISION APPLICATION
BAKER BROOK SUBDIVISION
WEST PELHAM ROAD
PARCEL ID: ZQ-6 & Q-70

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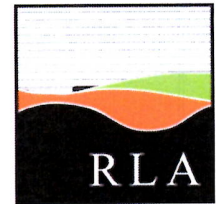
APPENDIX I

“BAKER BROOK SUBDIVISION” PRELIMINARY SUBDIVISION PLAN,
PREPARED FOR WD COWLS, INC.,
BY R LEVESQUE ASSOCIATES, INC. DATED JUNE 24, 2020

SECTION 1
COVER LETTER

R LEVESQUE ASSOCIATES, INC.

40 School Street, P.O. BOX 640, Westfield, MA 01085
p 413.568.0985 · f 413.568.0986 · www.rland.com



January 26, 2020

Mr. Deacon Bonnar, Chairman
Town of Shutesbury Planning Board
1 Cooleyville Rd
Shutesbury, MA 01072

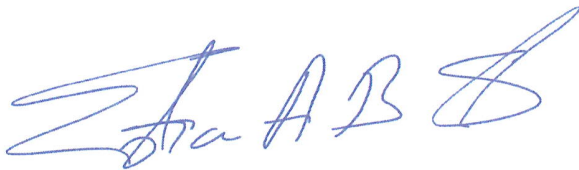
**RE: Preliminary Subdivision
Baker Brook Subdivision
West Pelham Road
Shutesbury, MA
Parcel ID: ZQ-6 & Q-70**

Dear Mr. Bonnar & Board Members,

On behalf of the applicant, WD Cows, Inc., we are herein submitting a Preliminary Subdivision Application for a two-lot subdivision to be located on at the above referenced property. Enclosed herewith, please find the required application and supporting documents.

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

Sincerely,
R LEVESQUE ASSOCIATES, INC.



Sofia A. Bitzas, JD
Director of Operations

cc: WD Cows, Inc

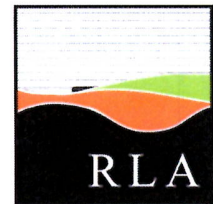
A LAND PLANNING SERVICES COMPANY

SECTION 2

NOTICE TO THE TOWN CLERK

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



June 26, 2020

Susie Mosher, Town Clerk
Town of Shutesbury Clerk's Office
1 Cooleyville Road
Shutesbury, MA 01072

**RE: Notice to the Clerk
Baker Subdivision - Preliminary Subdivision
West Pelham Road
Shutesbury, MA
Parcel ID: ZQ-6 & Q-70
RLA # 200514**

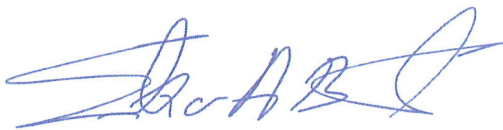
**Notice to Town Clerk Pursuant to Section III.B. – Filing Procedure
of The Town of Shutesbury Regulations Governing the Subdivision of Land**

I, Sofia A. Bitzas, JD, of R. Levesque Associates, Inc., hereby provide notice that the owner/applicant, W.D. Cows, Inc., has filed with the Town Clerk on June 26, 2020 items Section III.B.1- Section III.B.4 of the Regulations Governing the Subdivision of Land, as well as a copy of the Plan, Application Form B, and draft of the Development Impact Statement for a Preliminary Subdivision on the above referenced property.

If you have any questions regarding this matter, please feel free to contact our office at your convenience.

Sincerely,

R LEVESQUE ASSOCIATES, INC.



Sofia A. Bitzas, JD
Director of Operations

SECTION 3

**PRELIMINARY SUBDIVISION APPLICATION (FORM B) AND
COPY OF APPLICATION FEE**

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 June 25, 2020

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 WD Cowls, Inc.
Address PO Box 9677, North Amherst, MA 01059
Telephone 413 549 1403

2. Name of Owner of Land Cowls
(if not subdivider)
Address _____
Telephone _____

3. Name of Surveyor R. Levesque Associates, Inc. (Robert M. Levesque, RLA, ASLA)
Address 40 School Street, Westfield, MA, 01085
Telephone 413-568-0985

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

Deed Book 1853 Page 030

Deed Book 6153 Page 328

Deed Book _____ Page _____

* Please see additional deed reference

File Reference _____

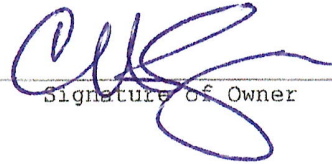
Ryder Beach Lot
Application for Approval of Preliminary Subdivision Plan

Cowls Initials: Cowls Page 1 of 3

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

Map ZQ Parcel 6; Map Q Parcel 70

Map _____ Parcel _____; Map _____ Parcel _____



Signature of Owner

See next page for Planning Board Action

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)

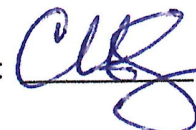
FOR BOARD OF HEALTH USE ONLY

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)

Shutesbury Planning Board
Form B Revised 2/27/87

Ryder Beach Lot
Application for Approval of Preliminary Subdivision Plan

Cowls Initials:



Page 3 of 3

*Additional Deed Reference

Map	Lot	Book	Page
-----	-----	------	------

Q	70	6153	328
---	----	------	-----

The following parcels are grouped by the assessor and labeled as Map ZQ Lot 6 for tax purposes. W.D. Cowls still recognizes the original parcels below:

Map	Lot	Book	Page
-----	-----	------	------

Q	6	1853	30
---	---	------	----

Q	12	1770	67
---	----	------	----

Q	17	996	447
---	----	-----	-----

Q	23	996	447
---	----	-----	-----

Q	25	975	459
---	----	-----	-----

Q	29	1853	30
---	----	------	----



CUSTOMER'S RECEIPT

SEE BACK OF THIS RECEIPT FOR IMPORTANT CLAIM INFORMATION

Pay to Town of Shutesbury
 Address 1 Cooleyville Rd
Shutesbury, MA 01072

KEEP THIS RECEIPT FOR YOUR RECORDS

NOT NEGOTIABLE

Serial Number	Year, Month, Day	Post Office	Amount	Clerk
26551938352	2020-06-24	010022	\$200.00	05



POSTAL MONEY ORDER

Serial Number	Year, Month, Day	Post Office	U.S. Dollars and Cents
26551938352	2020-06-24	010022	\$200.00
Amount			Two Hundred Dollars and 00/100 *****

Pay to Town of Shutesbury Clerk 05

Address 1 Cooleyville Rd From WD Cows, Inc.
Shutesbury, MA 01072 Address PO Box 9677

Memo Baker Brook Estates Subdivision North Amherst, MA 01059

© 2008 United States Postal Service. All Rights Reserved.

SEE REVERSE WARNING • NEGOTIABLE ONLY IN THE U.S. AND POSSESSIONS

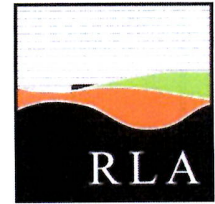
⑆00000800 2⑆

26551938352⑆

SECTION 4
WAIVER REQUEST

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



June 26, 2020

Mr. Deacon Bonnar, Chairman
Town of Shutesbury Planning Board
1 Cooleyville Rd
Shutesbury, MA 01072

RE: Waiver Request - Preliminary Subdivision
Baker Brook Subdivision
West Pelham Road, Shutesbury, MA
Parcel ID: ZQ-6 & Q-70
RLA # 200514

Dear Mr. Bonnar & Board Members,

Below, please find the waivers that are being requested for the proposed preliminary subdivision allowed under Section VII.B of the Town of Shutesbury Regulations Governing the Subdivision of Land.

1. A waiver of Section III.B.1. – A reproducible original is required at the time of submission of the Preliminary Plan application.

RLA Response: We are requesting a waiver of the reproducible original at the time of submission.

2. A waiver of Section III.C. Contents - The preliminary plans may be drawn on tracing paper with pencil, at a scale of one inch equal forty feet (1" = 40') for subdivisions less than fifty (50) lots,...

RLA Response: The plans are prepared with a scale of 1" = 200' for ease of reviewing.

3. A waiver of Section III.C.9 - The Preliminary Plan shall show 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;

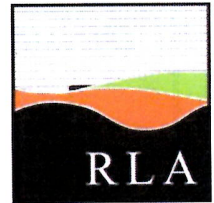
RLA Response: Once it is confirmed that the roadway and home site locations will not change drastically, R. Levesque Associates will provide a detailed definitive plan that will show stone walls, fences, buildings, trees of over sixteen (16) inch diameter, and rock outcroppings.

4. A waiver of Section III.C.10 - The Preliminary Plan shall show Index plan at a scale of one-inch equals two hundred feet (1" = 200') whenever multiple sheets are used;

RLA Response: The Index Plan is at a scale of 1" = 1,000' for ease of reviewing.

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



If any additional information is required, please do not hesitate to contact our office at (413) 568-0985.

Sincerely,
R LEVESQUE ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Sofia A. Bitzas', is written over a light blue horizontal line.

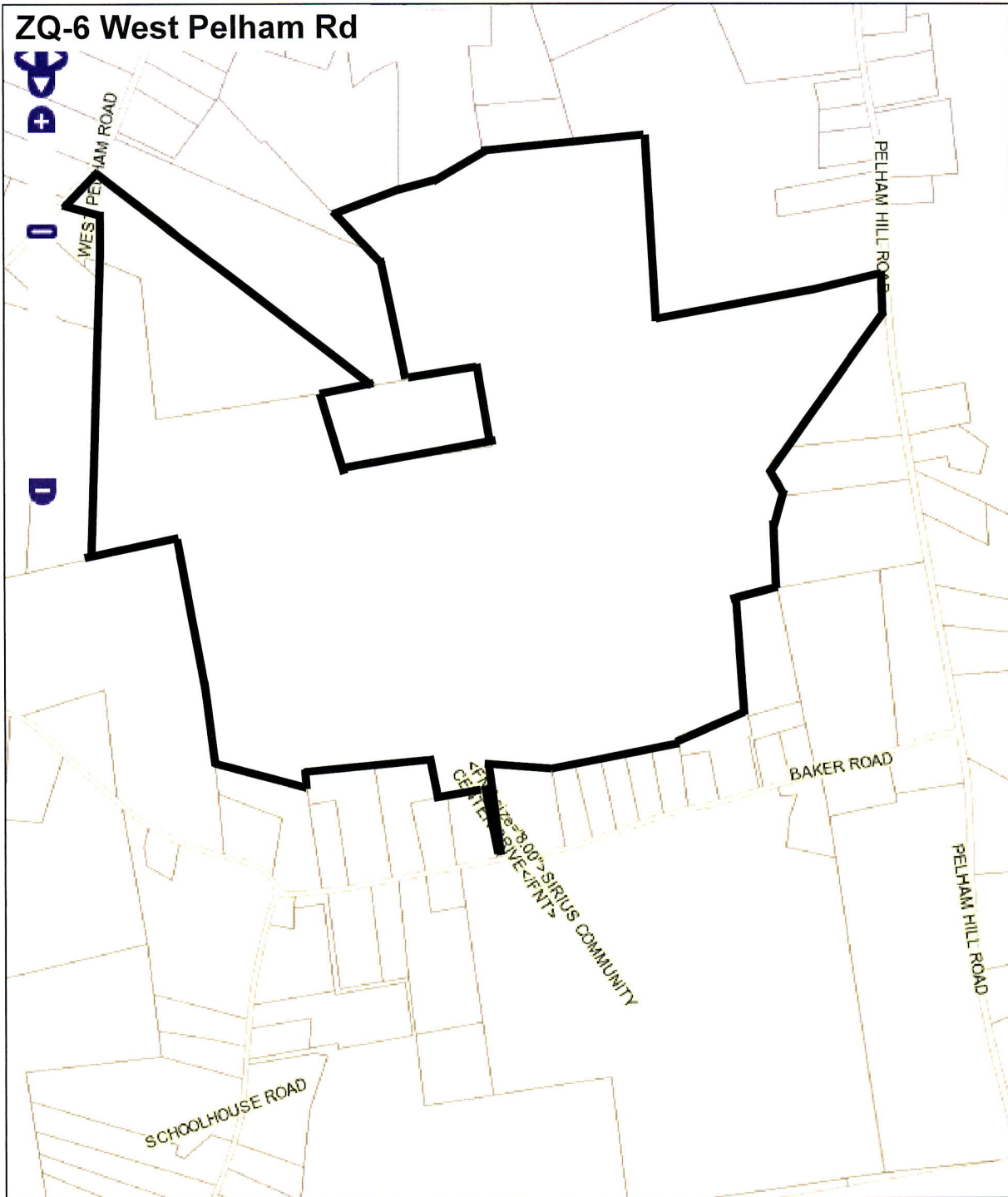
Sofia A. Bitzas, JD
Director of Operations

cc: WD Cows, INC.

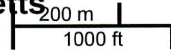
SECTION 5

LOCUS MAP AND
NRCS SOIL SURVEY MAP

ZQ-6 West Pelham Rd



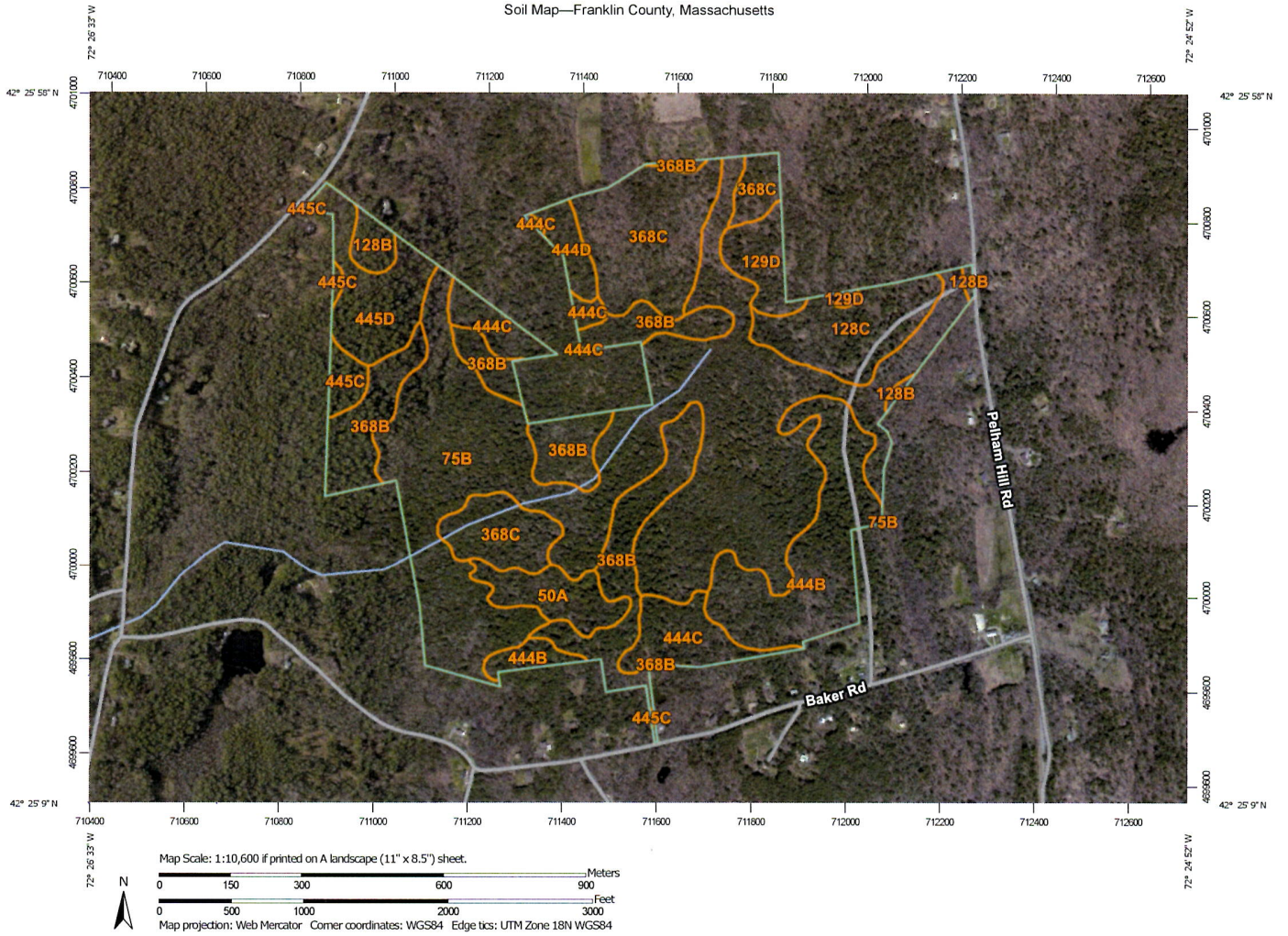
Town of Shutesbury, Massachusetts

































Printed 6/24/2020 from <http://www.mainstreetmaps.com/ma/shutesbury/public.asp>

This map is for informational purposes only. It is not for appraisal of, description of, or conveyance of land. The Town of Shutesbury, Massachusetts and MainStreetGIS, LLC assume no legal responsibility for the information contained herein.

Soil Map—Franklin County, Massachusetts



Soil Map—Franklin County, Massachusetts

MAP LEGEND		MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p>		<p>The soil surveys that comprise your AOI were mapped at 1:12,000.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>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.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Franklin County, Massachusetts Survey Area Data: Version 14, Sep 12, 2019</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Apr 9, 2011—May 12, 2011</p> <p>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.</p>
<p>Soils</p> <p> Soil Map Unit Polygons</p> <p> Soil Map Unit Lines</p> <p> Soil Map Unit Points</p>		
<p>Special Point Features</p> <p> Blowout</p> <p> Borrow Pit</p> <p> Clay Spot</p> <p> Closed Depression</p> <p> Gravel Pit</p> <p> Gravelly Spot</p> <p> Landfill</p> <p> Lava Flow</p> <p> Marsh or swamp</p> <p> Mine or Quarry</p> <p> Miscellaneous Water</p> <p> Perennial Water</p> <p> Rock Outcrop</p> <p> Saline Spot</p> <p> Sandy Spot</p> <p> Severely Eroded Spot</p> <p> Sinkhole</p> <p> Slide or Slip</p> <p> Sodic Spot</p>		
<p>Water Features</p> <p> Streams and Canals</p>		
<p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p>		
<p>Background</p> <p> Aerial Photography</p>		

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
50A	Wonsqueak muck, 0 to 2 percent slopes	6.9	2.8%
75B	Pillsbury fine sandy loam, 0 to 8 percent slopes, very stony	100.1	40.9%
128B	Millsite-Chichester complex, 3 to 8 percent slopes, rocky	3.1	1.3%
128C	Millsite-Chichester complex, 8 to 15 percent slopes, rocky	12.7	5.2%
129D	Millsite-Woodstock complex, 15 to 25 percent slopes, very rocky	5.9	2.4%
368B	Metacomet fine sandy loam, 3 to 8 percent slopes	33.1	13.5%
368C	Metacomet fine sandy loam, 8 to 15 percent slopes	28.6	11.7%
444B	Chichester fine sandy loam, 3 to 8 percent slopes	24.7	10.1%
444C	Chichester fine sandy loam, 8 to 15 percent slopes	12.3	5.0%
444D	Chichester fine sandy loam, 15 to 25 percent slopes	3.3	1.4%
445C	Chichester fine sandy loam, 8 to 15 percent slopes, very stony	2.7	1.1%
445D	Chichester fine sandy loam, 15 to 25 percent slopes, very stony	11.3	4.6%
Totals for Area of Interest		244.8	100.0%

SECTION 6
DEED

1853

30

MASSACHUSETTS WARRANTY DEED INDIVIDUAL (LONG FORM) 878

BOOK 1855
PAGE 266

SEE

KNOW ALL MEN BY THESE PRESENTS

that WILLARD O. NASH
of 154 Shutesbury Road, Leverett, Franklin County, Massachusetts

BOOK 2327
PAGE 257

SEE

grants to W. D. COWLS, INC., a Massachusetts business corporation

with principal offices at Amherst, MA, with warranty covenants

the land in Shutesbury, Franklin County, Massachusetts, bounded and described as follows:

(Description and encumbrances, if any)

TRACT I:

Beginning at the southeast corner at a stake set in a stone wall on the line running northerly from the West Pelham to Pelham Hill Road, this stake being located thirty-two (32) rods from the northerly line of said highway; thence running northerly about sixty-eight (68) rods along a stone wall by land now or formerly of Carlisle and Peterson to a stake at the end of the wall at the corner of land of the Diamond Match Co.; thence westerly approximately thirty (30) rods by land of said Diamond Match Co. to a stake and stones and blazed hemlock tree; thence southerly by land now or formerly of Cadwell and Baker about seventy-four (74) rods to a stake and stones, this being the northwest corner of land now or formerly of T. J. Manix and others; thence running easterly thirty-one (31) rods and eighteen (18) links along land of said T. J. Manix and others to the point of beginning; containing fourteen (14) acres, more or less.

For title see deed of John Norell to Willard O. Nash, dated March 15, 1948, recorded with Franklin County Registry of Deeds in Book 914, Page 166.

TRACT II:

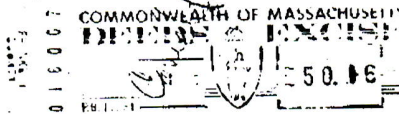
Commencing at the end of a stone wall, on land of Henry Kimball at the southwest corner of said tract and running thence N. 3° E. thirty (30) rods and twelve (12) links to a stake and stones; thence West thirty (30) rods both on said Kimball's land to a hemlock tree; thence North twenty (20) rods, twenty-one (21) links on Emphram Sabin's land to a stake and stones; thence W. 6° N. twenty-nine (29) rods twelve (12) links on same land to end of wall; thence N. 14° E. one hundred five (105) rods twenty-three (23) links on Mary A. Osgood's land to corner of wall; thence E. 35° S. fourteen (14) rods on Howard Osgood's land to corner of a wall; thence S. 4° W. forty-eight (48) rods twenty-two (22) links on same to end of a wall; thence E. 3° S. fifty-seven (57) rods twenty-one (21) links on same to the end of a wall; thence S. 2° W. twenty-seven (27) rods on land of Willard Newton to end of wall; thence E. 1° S. fifty-two (52) rods on same to an oak tree marked; thence S. 2° W. forty-six (46) rods on Emphram Sabin's land to a wall; thence W. 10° S. seven (7) rods to an angle in a wall on land of G. W. Beach; thence W. 17° S. fourteen (14) rods and sixteen (16) links to an angle in said wall; thence S. 25° W. thirty-six (36) rods to the southeast corner of premises; thence W. 15° N. seventeen (17) rods six (6) links to a jog in the wall; thence W. 9° N. twenty-nine (29) rods sixteen (16) links to the place of the first mentioned corner, the last five (5) courses on lands of George W. Beach, containing sixty-four (64) acres and ninety-seven (97) rods, more or less.

For title see deed of The Diamond Match Company to the grantor herein, dated February 10, 1944, recorded with Franklin County Registry of Deeds, Book 870, Page 142.



1985 00003338

Bk: 1853 Pg: 030 Doc:DEED
Page 1 of 3 04/22/1985 12:00PM



(*Individual -- Joint Tenants -- Tenants in Common.)

1853

31

I, Mary J. Nash, wife of the above-named Willard O. Nash, hereby release to said W. D. Cowls, Inc. all of my right, title and interest thereto, past, present or future including all rights of dower and curtesy.



Bk: 6153 Pg: 328 Franklin County
Page: 1 of 2 03/14/2012 10:28 AM

Affected Premises:
West Pelham Road
Shutesbury, MA 01072

MASSACHUSETTS EXCISE TAX
Franklin District ROD #11 001
Date: 03/14/2012 10:28 AM
Ctrl# 011414 31964 Doc# 00002701
Fee: \$456.00 Cons: \$100,000.00

KNOW ALL MEN BY THESE PRESENTS

That I, **PATRICIA Z. LEVINE**, of Amherst, Hampshire County, Massachusetts,

for consideration paid and in full consideration of \$100,000.00,

grant to **W.D. COWLS, INC.**, a Massachusetts corporation, having a mail address of 134 Montague Road, North Amherst, Massachusetts 01059

WITH QUITCLAIM COVENANTS

A certain tract or parcel of land on West Pelham Road, Shutesbury, Franklin County, Massachusetts, and being the same parcel shown as Parcel C on a plan entitled "Plan of Land in Shutesbury, Massachusetts, Surveyed for David M. Hankowski" prepared by Heritage Surveyors, Inc., dated May 15, 1995, recorded in the Franklin County Registry of Deeds, Plan Book 91, Page 94, bounded and described as follows:

Beginning at an iron pin on the Southeasterly line of West Pelham Road, it being the Northerly corner of the parcel herein described and the Westerly corner of Parcel B as shown on said plan; thence

- S. 38° 17' 23" E. along said Parcel B a distance of 2008.04 feet to a point at land now or formerly of Marjorie Eleanor Zumbuski; thence running
- N. 87° 06' 58" W. a distance of 311.55 feet to a point; thence
- N. 82° 56' 51" W. along land now or formerly of W.D. Cowls, Inc., a distance of 980.49 feet to a point; thence running
- N. 07° 52' 51" E. along said land now or formerly of W.D. Cowls, Inc., and a stone wall, a distance of 811.62 feet to a point; thence running

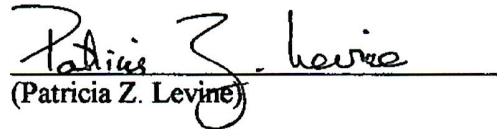
- N. 51° 09' 44" W. along said stone wall and land now or formerly of W.D. Cowls, Inc., a distance of 229.97 feet to an iron pin set in said stone wall at land now or formerly of Robert B. McKay and F. Ellen McKay; thence running
- N. 18° 17' 19" E. along an intersecting stone wall and land now or formerly of said McKay a distance of 260.64 feet to a point; thence running
- N. 61° 55' 40" W. along a stone wall and land of said McKay a distance of 236.50 feet to an iron pin on the Southeasterly line of West Pelham Road at a stone wall; thence running
- N. 58° 56' 39" E. along the stone wall and Southeasterly line of West Pelham Road a distance of 185.74 feet to a point; thence continuing along the Southeasterly line of West Pelham Road a distance of 104.97 feet to the iron pin at the place of beginning.

Meaning and intending to convey and hereby conveying all and the same premises conveyed by deed of Frederick H. Levine and Patricia Z. Levine to Patricia Z. Levine, dated April 4, 2007, recorded in the Franklin County Registry of Deeds in Book 5299, Page 219.

WITNESS my hand and seal this eighth day of March, 2012.

In the presence of:

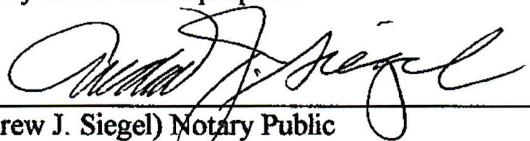



(Patricia Z. Levine)

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this eighth day of March, 2012, before me the undersigned Notary Public, personally appeared **PATRICIA Z. LEVINE**, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's , to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.


(Andrew J. Siegel) Notary Public

My commission expires: January 14, 2016



1853

32

Witness hand and seal this 18th day of April 19 85

Paul T. Ford

HIS
Willard O. NASH
Mary J. NASH

The Commonwealth of Massachusetts

HAMPSHIRE, ss.

April 18 19 85

Then personally appeared the above named MARY J. NASH

and acknowledged the foregoing instrument to be

her free act and deed, before me,

Paul T. Ford
Paul T. Ford, Notary Public

My commission expires July 13, 1990



Franklin ss. Rec'd for record 1 Hr. 57 Min. P. M. April 22, 1985

SECTION 7

DEVELOPMENT IMPACT STATEMENT

Development Impact Statement - Draft

Baker Brook Subdivision
West Pelham Road
Parcel ID: ZQ-6 & Q-70
Shutesbury, MA 01072
RLA Project # 200514

INTRODUCTION & SITE DESCRIPTION

The subject property is located on West Pelham Road in Shutesbury, Massachusetts (hereinafter referred to as the "subject property") and is designated as Parcel ID: ZQ-6 and Q-70 of the Town of Shutesbury Assessors Database. Cumulatively, the property is approximately 234 acres and is shown on the accompanying preliminary subdivision concept plan prepared by R Levesque Associates, Inc., dated June 24, 2020. The parcels depicted on the plan are owned by W. D. Cows, Inc.

For ease of reference, the section from the Development Impact Statement form are stated below followed by RLA's response in bold text:

1. Project Description

a. Number of Units:

Total **2** *Low Income* **0** *Single Family* **2**
Two Family **0** *Row House* **0** *Apartment* **0**
Commercial **0** *Other* **0**

RLA Response: There will be two (2) Single family homes.

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

Condominium **0** *Rental* **0** *Private* **2** *Lease* **0**

RLA Response: The single-family homes will be privately owned.

c. Number of Bedrooms:

Row Houses **0** *Condominium* **0** *Apartments* **0**

RLA Response: The single-family homes will have 3-4 bedrooms, to be determined by the new owners.

d. Approximate Price per Lot/ Unit:

Private \$135,000/lot Condominium 0 Rental 0 Lease 0

RLA Response: The lots will be priced based on the market value after approval of a Definitive Subdivision plan by the Planning Board.

II. Circulation Systems

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

RLA Response: The roadway intersection was created to minimize the impact to the resource areas, while providing safe, efficient means of egress and do not pose a hazard for 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 Westerly side of Pratt Corner Road. The subdivision will consist of a public dead end street/cul-de-sac which provides access to two (2) single-family homes. There will be approximately 22 average daily trips (ADT). A full traffic analysis will be conducted upon approval of the preliminary subdivision and submitted with the subsequent Definitive Subdivision application.

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 within the proposed driveway for each home. The proposed development is approximately 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 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 subdivision will be serviced by private wells 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 future single-family homes within this subdivision will be serviced by individual septic systems. The results of percolation tests and deep observation holes will be provided at a future date, to be determined.

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, stormwater impact will be comfortably mitigated within the project area. A complete Stormwater Drainage Report, conformant to Mass DEP and Shutesbury Stormwater requirements. will be provided as part of the Definitive Subdivision Application stage.

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

RLA Response: The proposed single-family residences 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: The applicant will provide street lighting as required by the regulations.

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 . The roadway has been designed to The Town of Shutesbury Subdivision Regulations to allow for proper emergency vehicle access. No fuel storage, non-hazard, single family resident products only.

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 subdivision. 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) future households that could potentially have children enrolled in the town's 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 1.1 miles away off of Pratt Corner Road. The Amherst Regional Middle School and Amherst-Pelham Regional High School are located approximately 7 miles from the from the proposed subdivision.

i. 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 attached preliminary subdivision plan for greater detail regarding site contours which are shown on 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 USDA/NRCS Soil Survey which depicts the location of soil types on the property.

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. OLIVER GIS data layers did not reveal surface bedrock being an issue for this property.

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 the definitive subdivision review stage of the project.

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 the construction of this subdivision. The future use of the property will be residential, and 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 attached filing plan are sourced from MassGIS data. A complete wetland delineation will be completed for the definitive subdivision application stage. No work is proposed within wetland resource areas.

h. Watercourses

RLA Response: The construction of the 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.

i. One hundred year flood plains

RLA Response: The subject property is not located within a special flood zone area according to Flood Insurance Rate Map Number 2501280015A, dated June 18, 1980.

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

RLA Response: The property is not located within Natural Heritage and Endangered Species Program mapped habitat. 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 the majority of the property consists of mature forest with 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 jurisdiction to wetland resource areas, then conservation commission approval shall be obtained prior to 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 fences, straw logs, and vehicular anti-tracking pad will be installed to minimized 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 1 acre.

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

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

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.

c. Maximize ground water recharge

RLA Response: As part of the proposed site improvements, a 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 fences, straw logs, erosion control blanketing, seeding for stabilization, and 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 disturbance exceeding 1 acre.

f. Maintain slope stability

RLA Response: See prior response.

g. Reduce noise levels

RLA Response: During construction, best management practices will be used 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 roadway, associated site grading and utility installation will be completed using mainly combustion engine machinery. The future proposed uses of the lots within the subdivision are 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 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 as a residential subdivision 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 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 jurisdiction of wetland resource areas, a Notice of Intent or Request for Determination of Applicability must be reviewed by the Town Conservation Commission prior to work commencing.

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. Where feasible, 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.

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

a. Village concept and any village plans

RLA Response: RLA is not aware of a village concept or plan for 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 of two single family homes will increase the tax base revenue for the town while still maintaining an open, 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 of two single family homes will increase the tax base revenue for the town while still maintaining an open, 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 of the development with in one to two years of breaking ground after approval of a Definitive Subdivision plan by the 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 propose homes is unknown.

APPENDIX I

**"BAKER BROOK SUBDIVISION"
PRELIMINARY SUBDIVISION PLAN,
PREPARED FOR WD COWLS, INC.,
BY R LEVESQUE ASSOCIATES, INC.
DATED JUNE 24, 2020**