

# Preliminary Subdivision Application

Application & Supporting Documents

## Dean Brook Subdivision

Proposed Two (2) Lot Subdivision

Pratt Corner Rd  
Parcel ID: ZG-2

### 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: 200513  
Wheelock Lot



*jm*

RECEIVED JUN 26 2020

*8:15jm*

## 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

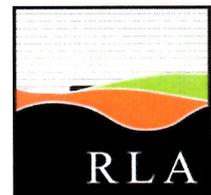


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DEAN BROOK SUBDIVISION  
PRATT CORNER ROAD  
PARCEL ID: ZG-2

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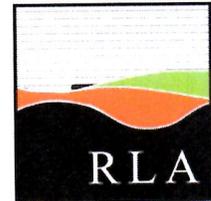
“DEAN BROOK SUBDIVISION” PRELIMINARY SUBDIVISION PLAN,  
PREPARED FOR WD COWLS, INC.,  
BY R LEVESQUE ASSOCIATES, INC. DATED JUNE 24, 2020

**SECTION 1**  
**COVER LETTER**

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# 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 26, 2020

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

**RE: Preliminary Subdivision  
Dean Brook Subdivision  
Pratt Corner Road  
Shutesbury, MA  
Parcel ID: ZG-2**

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**

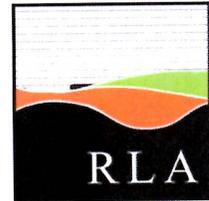
## **SECTION 2**

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### **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  
PO Box 264  
1 Cooleyville Road  
Shutesbury, MA 01072

**RE: Notice to the Clerk  
Dean Brook Subdivision - Preliminary Subdivision  
Pratt Corner Road  
Shutesbury, MA  
Parcel ID: ZG-2  
RLA # 200513**

**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

**A LAND PLANNING SERVICES COMPANY**

## **SECTION 3**

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**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 Cows, Inc.  
Address PO Box 9677, North Amherst, MA 01059  
Telephone 413 549 1403
2. Name of Owner of Land Cows  
(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 1032 Page 390

Deed Book \_\_\_\_\_ Page \_\_\_\_\_

Deed Book \_\_\_\_\_ Page \_\_\_\_\_

\* ~~Please see additional deed reference~~

File Reference \_\_\_\_\_

Wheelock Lot  
Pratt East (ZG-2 Pratt Corner Rd)

Form B  
Page 2 of 3

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

Wheelock Lot.  
Application for Approval of Preliminary Subdivision Plan

Cowls Initials:  Page 2 of 3

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

Wheelock Lot

Application for Approval of Preliminary Subdivision Plan

Cowls Initials:





# CUSTOMER'S RECEIPT

SEE BACK OF THIS RECEIPT  
FOR IMPORTANT CLAIM  
INFORMATION  
**NOT  
NEGOTIABLE**

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

KEEP THIS  
RECEIPT FOR  
YOUR RECORDS

Serial Number 26551938341 Year, Month, Day 2020-06-24 Post Office 010022 Amount \$200.00 Clerk 05



# POSTAL MONEY ORDER

Serial Number 26551938341 Year, Month, Day 2020-06-24 Post Office 010022 U.S. Dollars and Cents \$200.00  
Amount Two Hundred Dollars and 00/100 \*\*\*\*\*

Pay to Town of Shutesbury Clerk 05

Address 1 Cooleyville Rd From WD COWLS, Inc.

Shutesbury, MA 01072 Address PO Box 9677

Memo Dean Brock Estates Subdivision North Amherst, MA 01059

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

⑆00000800⑆

26551938341⑆

**SECTION 4**  
**WAIVER REQUEST**

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# 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  
Dean Brook Subdivision  
Pratt Corner Road, Shutesbury, MA  
Parcel ID: ZG-2  
RLA # 200513

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.**

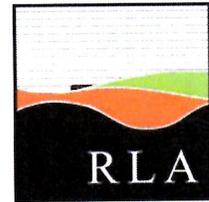
4. A waiver of Section III.C.10 - The Preliminary Plan shall show Index plan at a scale of one-inch equals two hundred feet (1" = 200') whenever multiple sheets are used;

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

**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



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 'S. Bitzas', is written over a light blue horizontal line.

Sofia A. Bitzas, JD  
Director of Operations

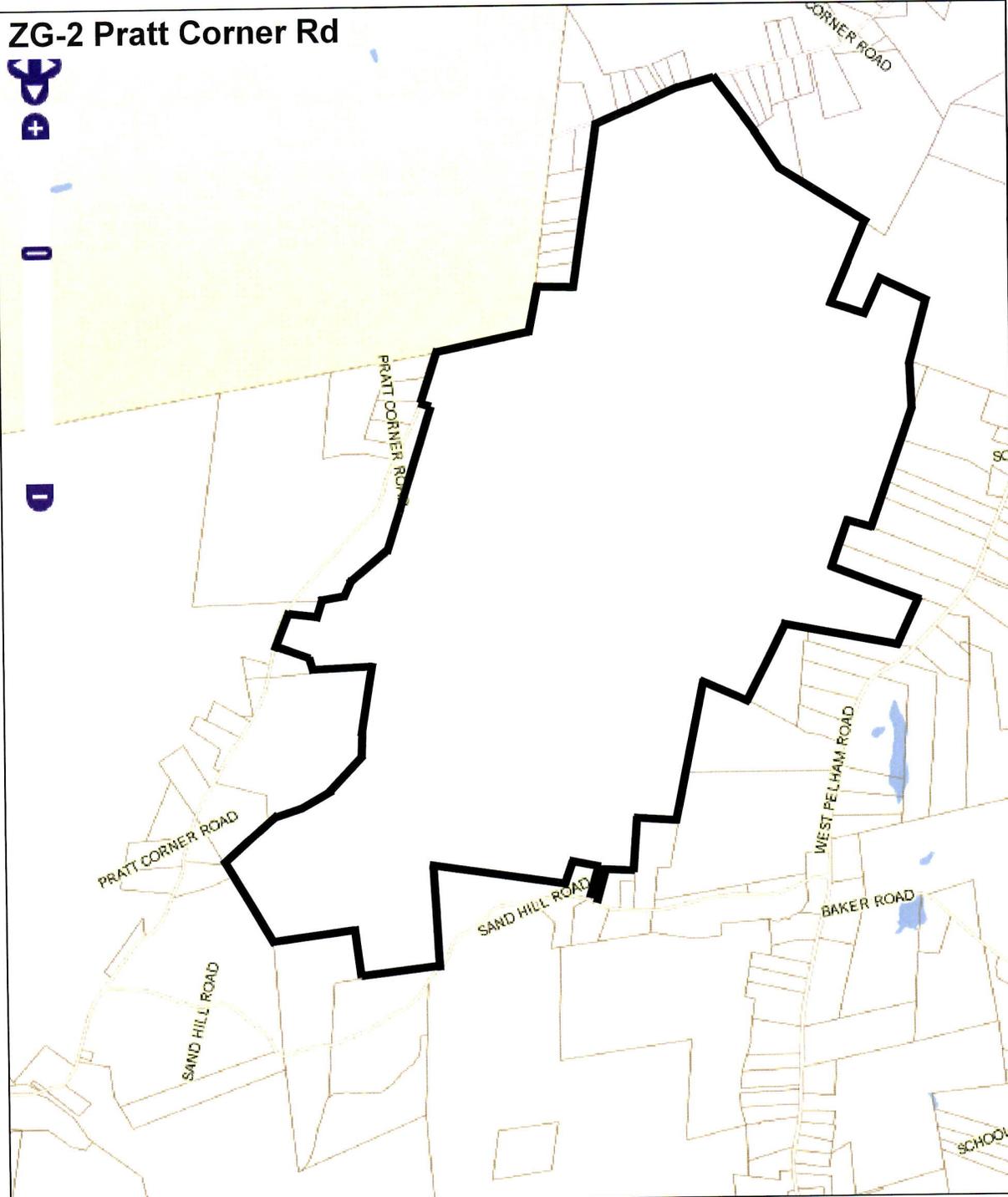
cc: WD Cows, INC.

# SECTION 5

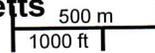
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LOCUS MAP AND  
NRCS SOIL SURVEY MAP

# ZG-2 Pratt Corner Rd



Town of Shutesbury, Massachusetts

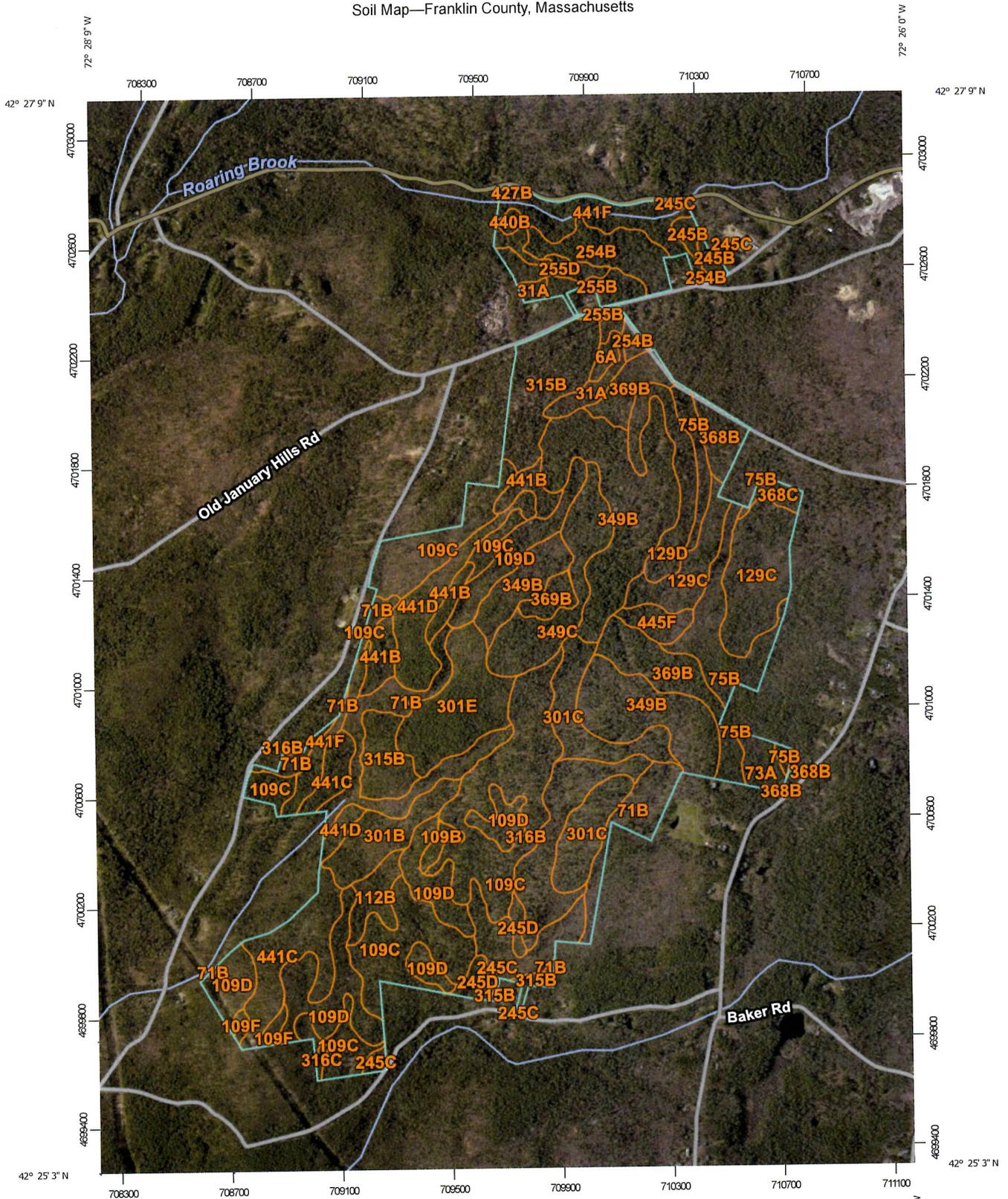


MainStreetMaps  
MainStreetGIS, LLC  
www.mainstreetgis.com

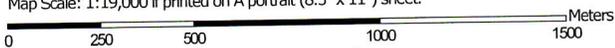
Printed 6/24/2020 from <http://www.mainstreetmaps.com/ma/shutesbury/public.asp>

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



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

6/24/2020  
Page 1 of 4

| MAP LEGEND   |  | MAP INFORMATION  |
|--|--|--|
| <p><b>Area of Interest (AOI)</b></p> <p> Area of Interest (AOI)</p> <p><b>Soils</b></p> <p> Soil Map Unit Polygons</p> <p> Soil Map Unit Lines</p> <p> Soil Map Unit Points</p> <p><b>Special Point Features</b></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><b>MAP INFORMATION</b></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<br/>                 Web Soil Survey URL:<br/>                 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<br/>                 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> Spoil Area</p> <p> Stony Spot</p> <p> Very Stony Spot</p> <p> Wet Spot</p> <p> Other</p> <p> Special Line Features</p> <p><b>Water Features</b></p> <p> Streams and Canals</p> <p><b>Transportation</b></p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p><b>Background</b></p> <p> Aerial Photography</p>  |  |  |

## 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%           |
| <b>Totals for Area of Interest</b> |   | <b>818.6</b> | <b>100.0%</b>  |

**SECTION 6**  
**DEED**

---

SEE SEE /SEE SEE M.L.C. SEE M.L.C. SEE M.L.C. SEE M.L.C.

390 BOOK 3233 PAGE 307 BOOK 3233 PAGE 309 BOOK 357 PAGE 1032 BOOK 4593 PAGE 396 BOOK 4594 PAGE 393 BOOK 4596 PAGE 371 BOOK 5112 PAGE 92, 93, 94

SEE BOOK 1522 PAGE 233

SEE BOOK 1527 PAGE 216

SEE BOOK 1527 PAGE 217

SEE BOOK 1593 PAGE 268

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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

SEE M.L.C. BOOK 2370 PAGE 85

SEE BOOK 2379 PAGE 78

SEE BOOK 2412 PAGE 2

SEE BOOK 2467 PAGE 181

SEE M.L.C. BOOK 2549 PAGE 19

SEE BOOK 2675 PAGE 268

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, wife of said grantor, Walter C. Jones

release to said grantee all rights of tenancy by the curtesy 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. Robert
Notary Public - Franklin, 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.

# SECTION 7

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## DEVELOPMENT IMPACT STATEMENT

## Development Impact Statement - Draft

Dean Brook Subdivision  
Pratt Corner Rd (east)  
Parcel ID: ZG-2  
Shutesbury, MA 01072  
RLA Project # 200513

### INTRODUCTION & SITE DESCRIPTION

The subject property is located east of Pratt Corner Road in Shutesbury, Massachusetts (hereinafter referred to as the "subject property") and is designated as Parcel ID: ZG-2 of the Town of Shutesbury Assessors Database. Cumulatively, the property is approximately 756 acres and is shown on the accompanying preliminary subdivision concept plan prepared by R Levesque Associates, Inc., dated June 24, 2020. The parcel depicted on the plan is owned by W. D. Cowls, 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 2 miles from the town center of Shutesbury.

*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 1.2 miles away. 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 proposed work is anticipated to impact 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. No proposed work is anticipated to impact wetland resource areas.

*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 relatively small scale of 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**

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

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