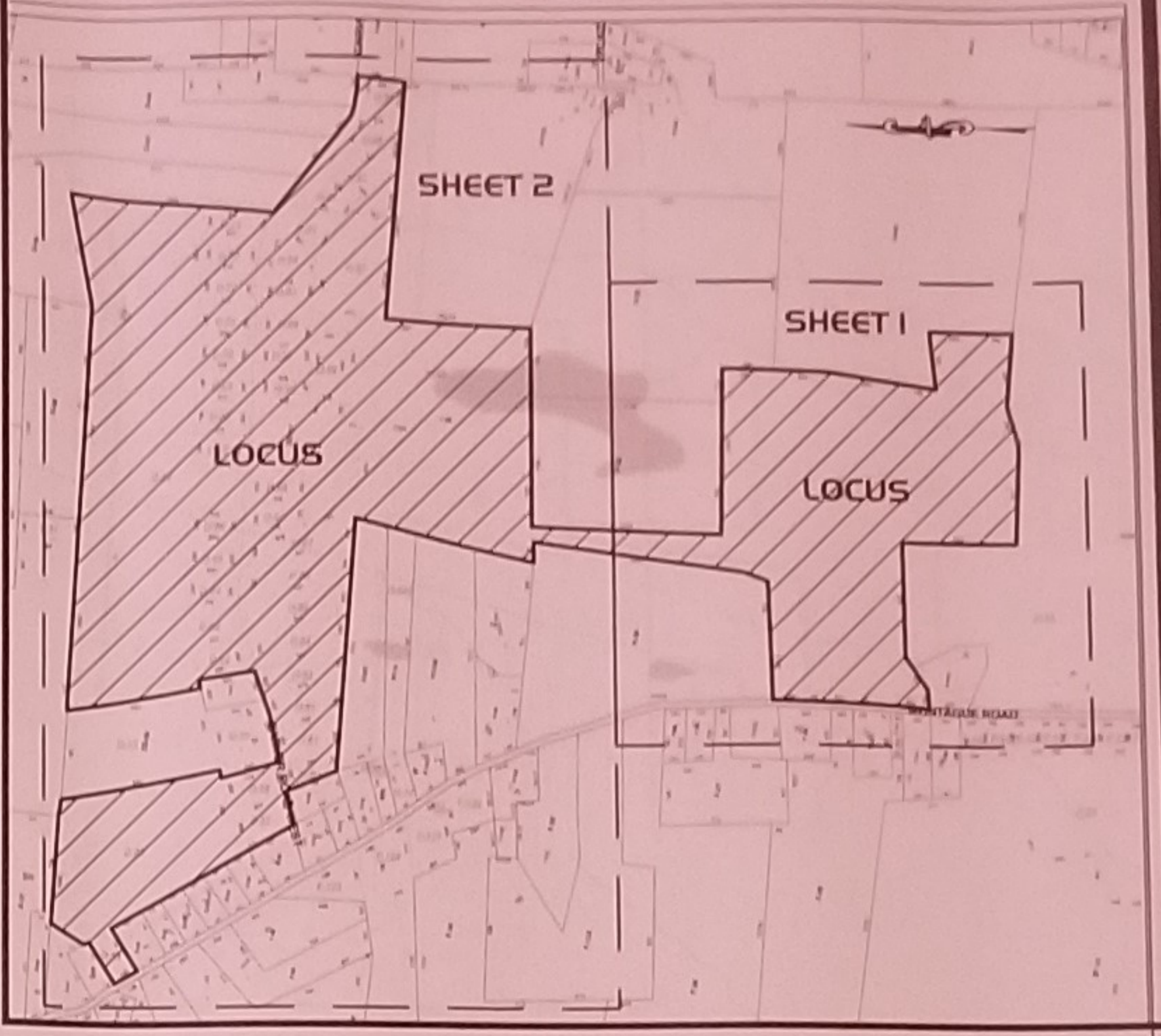


ABUTTER'S TABLE

SHEET NUMBER (AS SHOWN ON PLANS)	PROPERTY OWNER	MAILING ADDRESS
H-50	THOMAS COOK	13 EMERSON COURT, AMHERST, MA 01002
H-52	KEVIN L CAREY	PO BOX 21, SHUTESBURY, MA 01072
H-53	JOANNA HAYES	PO BOX 133, SHUTESBURY, MA 01072
H-45	KEVIN L CAREY	PO BOX 21, SHUTESBURY, MA 01072
153	SCOTT S RICHTER	153 MONTAGUE RD, SHUTESBURY, MA 01072
175	RENEE A RICHARD	PO BOX 14, SHUTESBURY, MA 01072



LOCUS MAP / KEY MAP SCALE: 1" = 1000'±

ROARING BROOK PRELIMINARY SUBDIVISION

OWNER: W D COWLS INC.
P.O. BOX 9677
NORTH AMHERST MA 01059
PHONE NUMBER: 413-549-1403

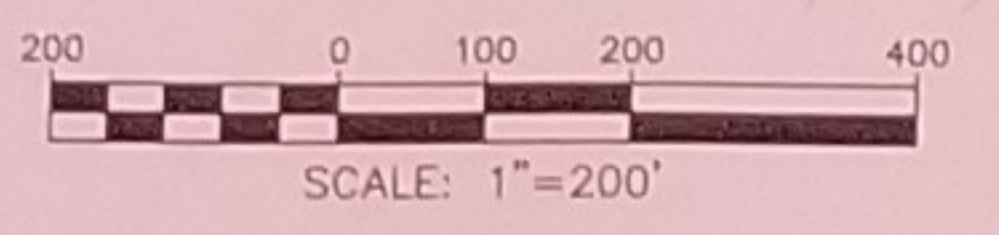
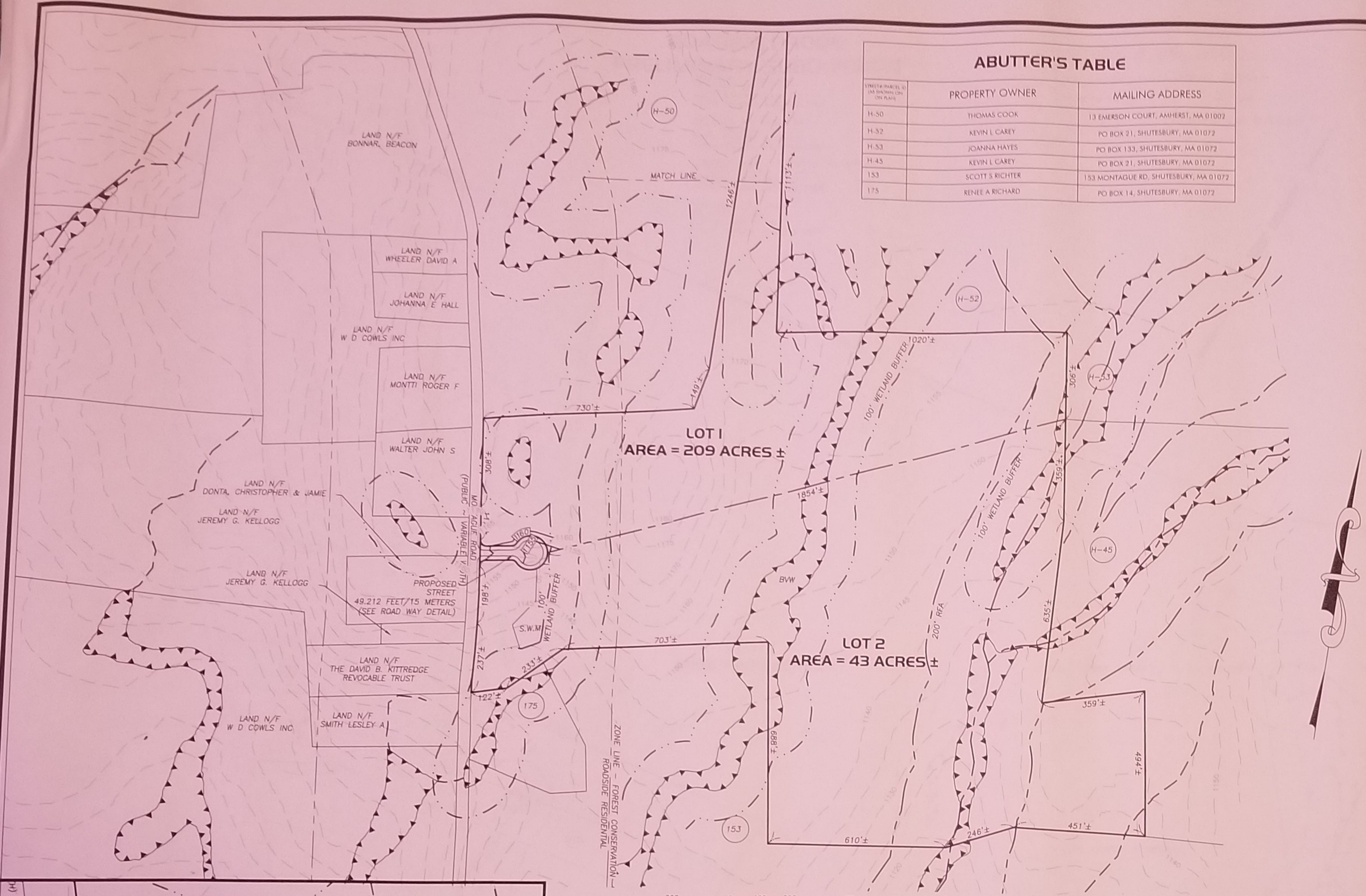
APPLICANT: W D COWLS INC.
P.O. BOX 9677
NORTH AMHERST MA 01059
PHONE NUMBER: 413-549-1403

SURVEYOR: MARC E. SHUTE PLS No. 33610
40 SCHOOL STREET
WESTFIELD MA 01085
PHONE NUMBER: 413-568-0985

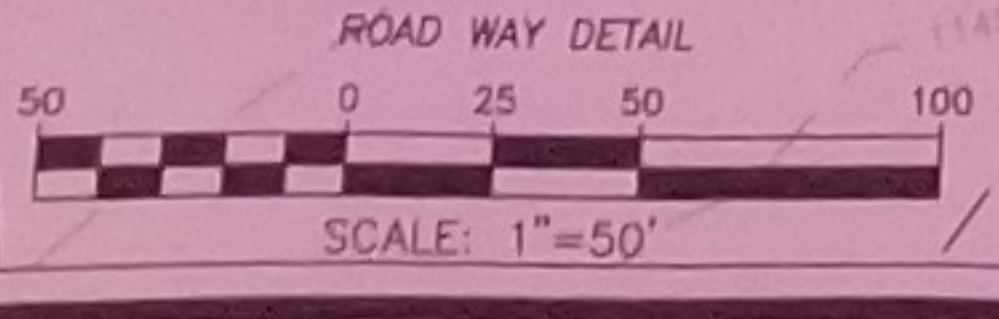
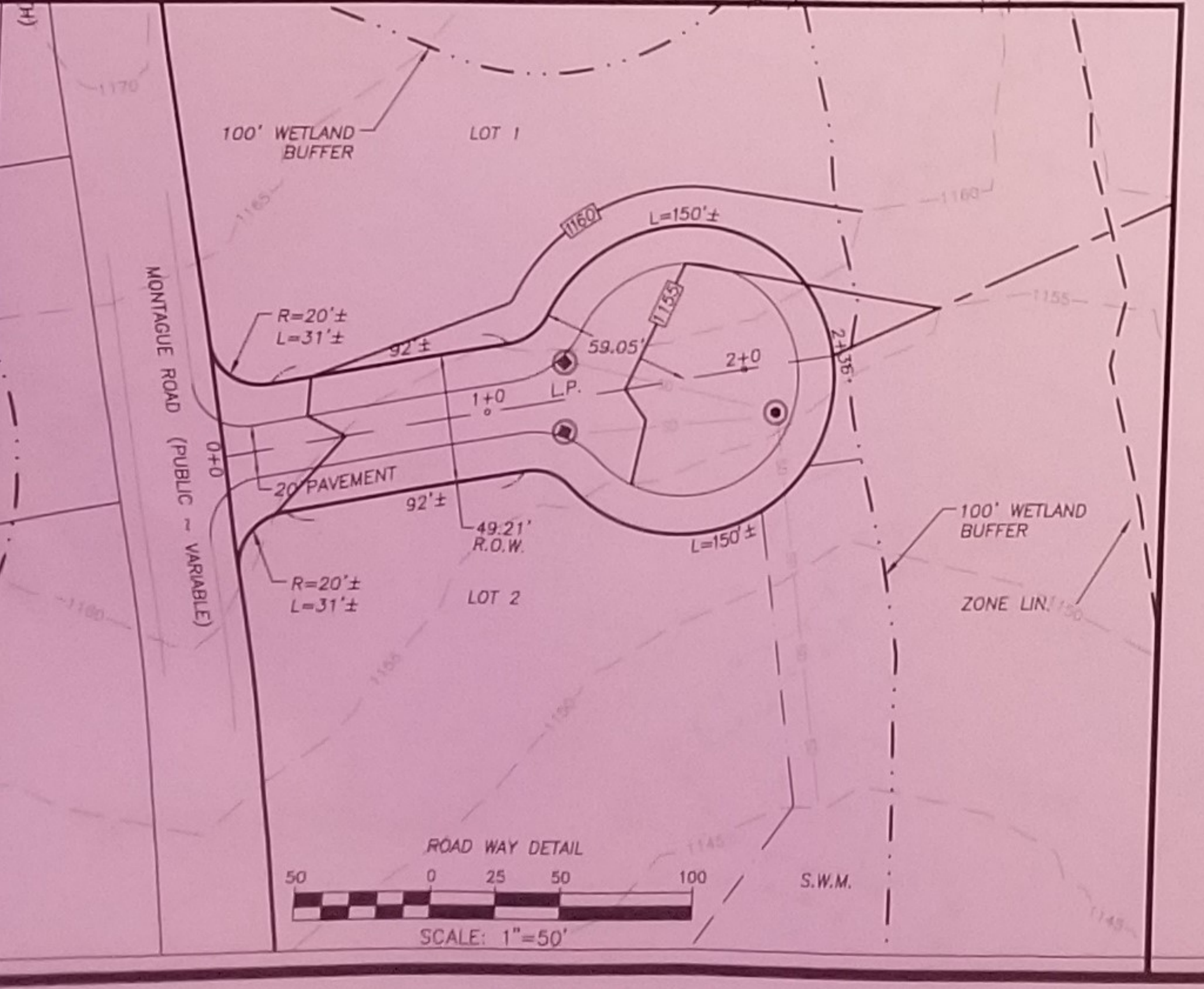
ENGINEER: FILIPE CRAVO
40 SCHOOL STREET
WESTFIELD MA 01085
PHONE NUMBER: 413-568-0985

SYMBOL & LINE LEGEND

	EXISTING CONTOUR
	EDGE OF WETLAND
	PROPOSED CATCH BASIN
	PROPOSED DRAINAGE MANHOLE
	PROPOSED DRAINAGE LOW POINT
	ABUTTER'S TABLE REFERENCE ID



- #### NOTES
- THE RECORD OWNER OF THE SUBJECT PARCEL IS W D COWLS INC. SEE FRANKLIN COUNTY REGISTRY OF DEEDS BOOK 1032 PAGE 390, BOOK 1050 PAGE 106, BOOK 1131 PAGE 70 AND BOOK 1228 PAGE 12.
 - THE PROPERTY LINES SHOWN HEREON ARE BASED UPON TOWN OF SHUTESBURY GIS. APPROXIMATE PROPERTY LINES SHOWN HEREON.
 - THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
 - SUBJECT PARCEL CONTAINS ± 252 ACRES PER MASS GIS DATA.
 - THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
 - WETLANDS RESOURCE AREA LOCATIONS ARE DERIVED FROM MASSGIS DATA.
 - THE TOPOGRAPHIC INFORMATION SHOWN IS DERIVED FROM MASSGIS DATA.
 - ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF SHUTESBURY WEB GIS MAPPING*.
 - SUBJECT PARCEL IS SPLIT ZONED RR/FC ACCORDING TO THE TOWN OF SHUTESBURY ZONING MAP.
 - THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 2501280005A & 2501280010A - EFFECTIVE DATE: 06/18/1980.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.



ZONING REVIEW - Roadside Residential (RR)

TYPE (MINIMUM)	REQUIRED	PROPOSED AS SHOWN
AREA	90,000 FT ²	
FRONTAGE	250 FT	
WIDTH		
FRONT YARD	75 FT	
SIDE YARD	25 FT	
REAR YARD	25 FT	
HEIGHT (MAX)	35 FT	
BUILDING COVERAGE (MAX)	10,000 FT ²	

ZONING REVIEW - Forest Conservation (FC)

TYPE (MINIMUM)	REQUIRED	PROPOSED AS SHOWN
AREA	435,600 FT ² *	
FRONTAGE	250 FT	
WIDTH		
FRONT YARD	75 FT	
SIDE YARD	25 FT	
REAR YARD	25 FT	
HEIGHT (MAX)	35 FT	
BUILDING COVERAGE (MAX)	20,000 FT ²	

*NO MINIMUM LOT AREA REQUIREMENT IN THE FC DISTRICT EXCEPT WHERE AN FC LOT HAS EXISTING ROAD FRONTAGE

SHEET 1
PERMITTING

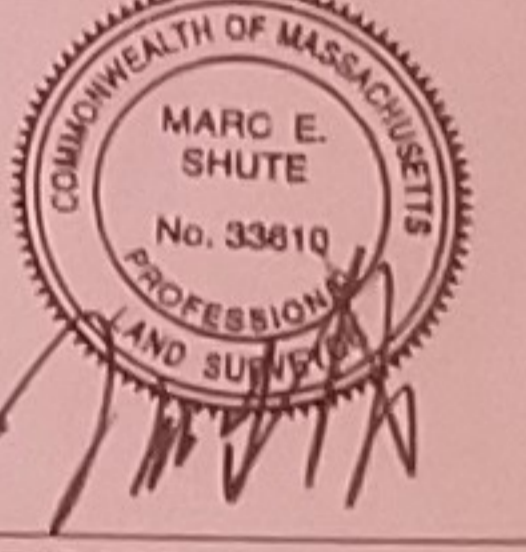
RLA
R LEVESQUE ASSOCIATES

Landscape Architects
Civil Engineers Land Surveyors
Environmental Consultants

ph: 413.568.0985 fax: 413.568.0986
40 School Street
Westfield, MA 01085
rlaland.com

PRELIMINARY PLAN

Montague Road/ Carver Road West
Parcel ID: ZD-37
Shutesbury, MA



PREPARED FOR:
AMP Energy c/o Lee Morrison
1550 Wewatta Street
Denver, CO 80202

ISSUANCE DATE: June 24, 2020
REVISIONS: DATE:

DRAFTED BY: NML
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: AS NOTED
RLA PROJ. NUMBER: 200515

DRAWING# REV#
PRELIM

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ROARING BROOK PRELIMINARY SUBDIVISION

OWNER: W D COWLS INC.
P.O. BOX 9677
NORTH AMHERST MA 01059
PHONE NUMBER: 413-549-1403

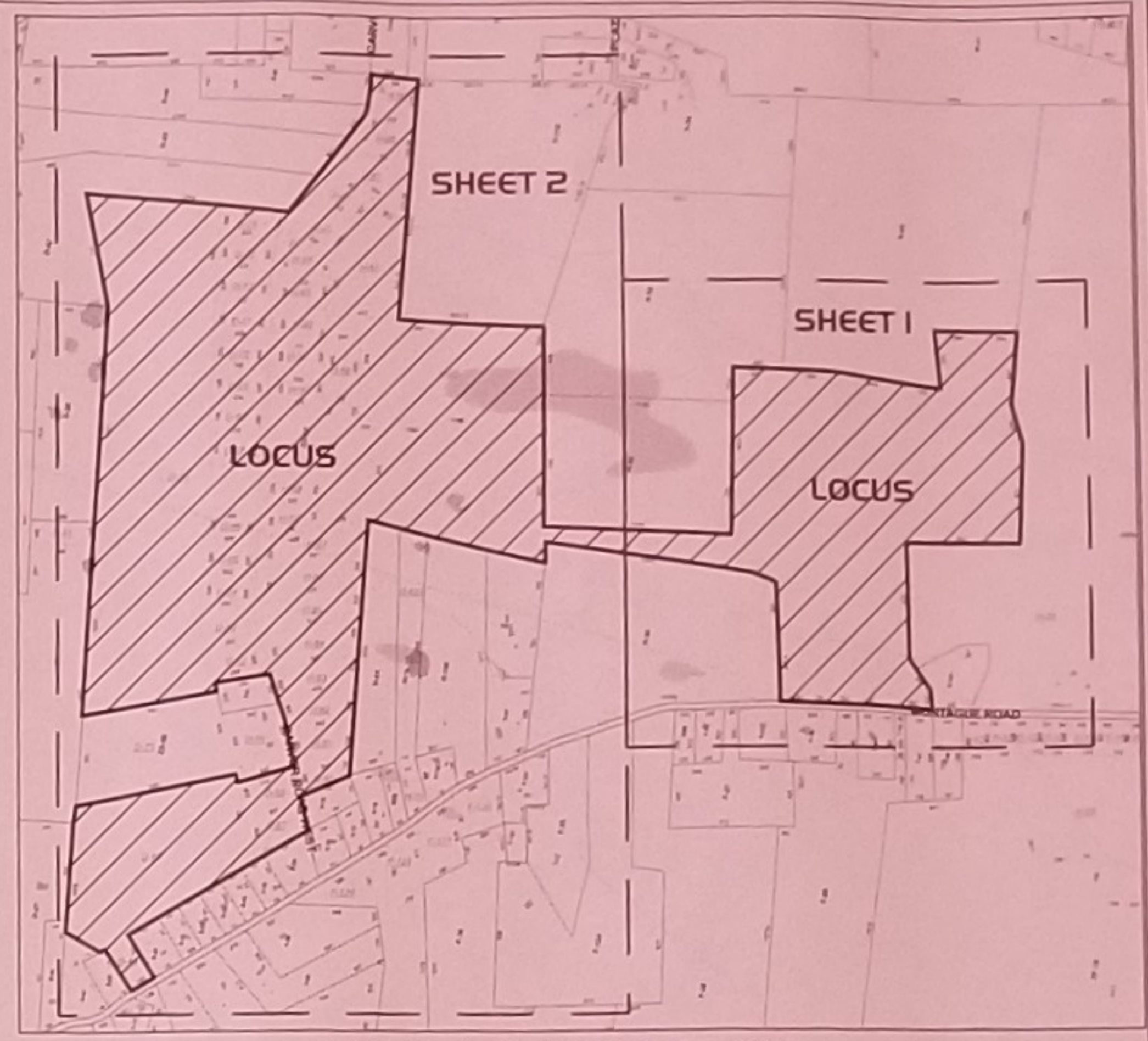
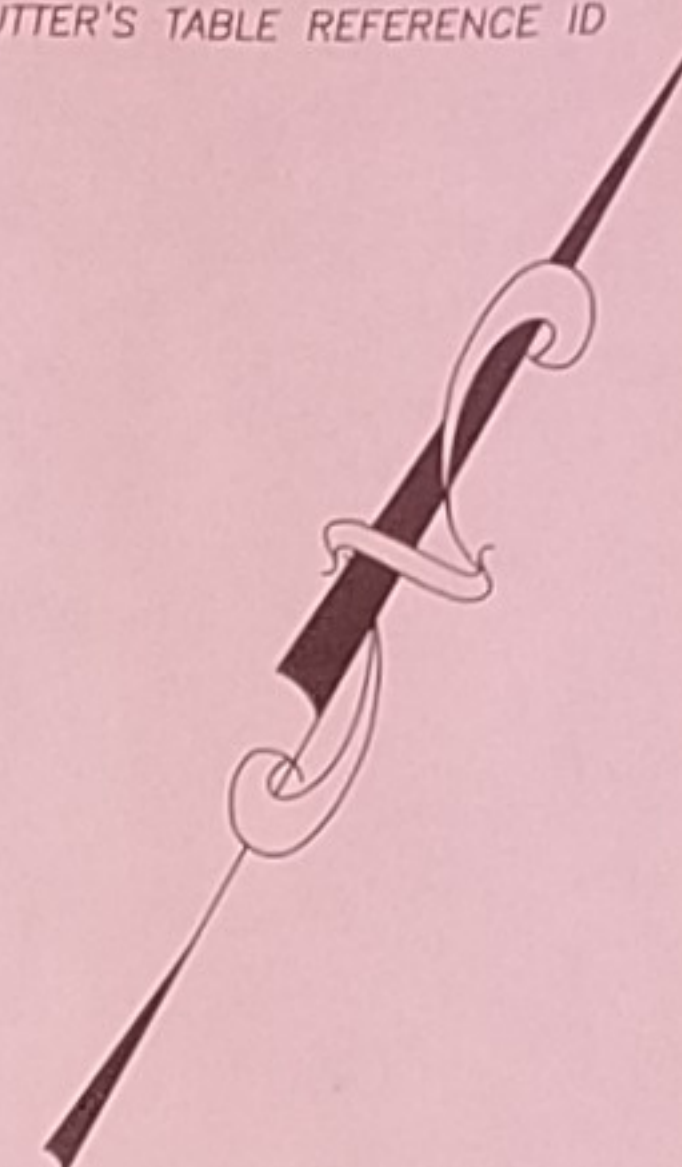
APPLICANT: W D COWLS INC.
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NORTH AMHERST MA 01059
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WESTFIELD MA 01085
PHONE NUMBER: 413-568-0985

ENGINEER: FILIPE CRAVO
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PHONE NUMBER: 413-568-0985

SYMBOL & LINE LEGEND

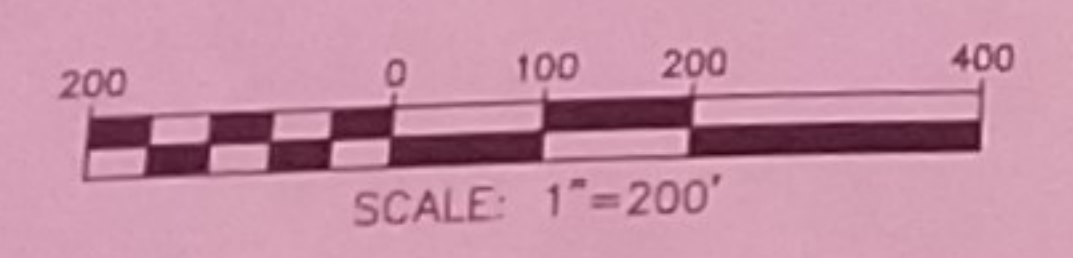
- 219--- EXISTING CONTOUR
- ▲--- EDGE OF WETLAND
- (410) ABUTTER'S TABLE REFERENCE ID



**LOT I
AREA = 209 ACRES ±**

ABUTTER'S TABLE

STREET # PARCEL ID OR SHOWING ON CH PLAN	PROPERTY OWNER	MAILING ADDRESS
421-423	MCGRATH, CHRISTINE	423 MONTAGUE RD, SHUTESBURY, MA 01072
ZD-25	HEATHER C MILLER	16 HILLS RD, AMHERST, MA 01002
40	KAREN L CERRONONA TRUST	PO BOX 135, SHUTESBURY, MA 01072
D-61	KAREN L CERRONONA TRUST	PO BOX 135, SHUTESBURY, MA 01072
D-38	TIMOTHY A PICKERING	829 MAIN ST, AMHERST, MA 01002
35	JUDITH MAKEPEACE	PO BOX 78, SHUTESBURY, MA 01072
30	MURIEL GROSS	PO BOX 15, SHUTESBURY, MA 01072
14	CAROL A DEMETRE	255 MONTAGUE RD, AMHERST, MA 01002
37	TYLER B LUCAS	37 CARVER ROAD EAST, SHUTESBURY, MA 01072
15	JACQUELYN V DOWNEY	24 WILMETTE AVE, ORMOND BE, FL 32174
16	LAMET, STEPHEN A; 2014 TRUST	16 CARVER ROAD EAST, SHUTESBURY, MA 01072
6	ELIZABETH NOONAN	6 CARVER ROAD, SHUTESBURY, MA 01072
39	KEVIN CAREY	PO BOX 21, SHUTESBURY, MA 01072
H-53	JOANNA HAYES	PO BOX 133, SHUTESBURY, MA 01072
H-52	KEVIN CAREY	PO BOX 21, SHUTESBURY, MA 01072
H-50	THOMAS COOK	13 EMERSON COURT, AMHERST, MA 01002
297	JOHN C BROUCEK	297 MONTAGUE RD, SHUTESBURY, MA 01072
305	LARA WAHL	305 MONTAGUE RD, SHUTESBURY, MA 01072
315	BERNHARD JOHN GARY TRUST	315 MONTAGUE RD, SHUTESBURY, MA 01072
H-61	RANDALL STONE	321 MONTAGUE RD, SHUTESBURY, MA 01072
325	PAUL VLACH	325 MONTAGUE RD, SHUTESBURY, MA 01072
H-79	EDWARD P KORZA JR	12 FOX GLOVE LN, AMHERST, MA 01002
341	MACKENZIE, JOSEPH L & TRAVIS J	341 MONTAGUE RD, SHUTESBURY, MA 01072
D-56	MICHAEL G SEMLER	6 CARVER ROAD WEST, SHUTESBURY, MA 01072
359	FONTES, CARLOS I	359 MONTAGUE RD, SHUTESBURY, MA 01072
361	TERU JELLELETTE	361 MONTAGUE RD, SHUTESBURY, MA 01072
367	AARON HOHOLIKA	367 MONTAGUE RD, SHUTESBURY, MA 01072
375	CAMPBELL MELISSA	375 MONTAGUE RD, SHUTESBURY, MA 01072
383	ALDRICH SARAH M	383 MONTAGUE RD, SHUTESBURY, MA 01072
387	DEVINE DAVID R II	387 MONTAGUE RD, SHUTESBURY, MA 01072
397	FITZPATRICK GREGORY	397 MONTAGUE RD, SHUTESBURY, MA 01072
401	CROWE MICHAEL	PO BOX 328, LEVERETT, MA 01054



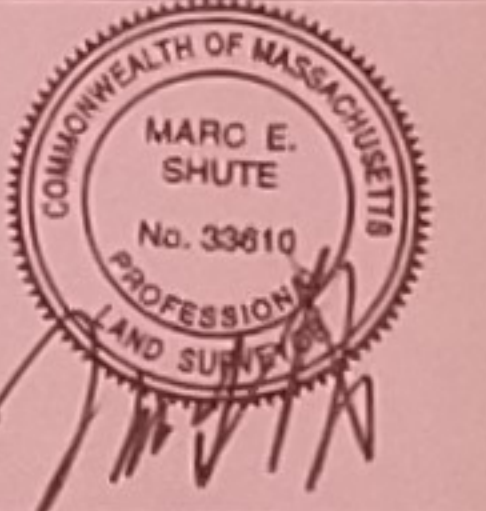
SHEET 2
PERMITTING



ph. 413.568.0985 fax: 413.568.0986
40 School Street
Westfield, MA 01085
rlaind.com

PRELIMINARY PLAN

**Montague Road/ Carver Road West
Parcel ID: ZD-37
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