

Special Permit Application

Per Section 171-31 of the Whately Zoning By-Law

Proposed Self Storage Facility

State Road
Whately, MA
Parcel ID: Map 5 Parcel 29

Submitted to:

Town of Whately Zoning Board of Appeals
4 Sandy Lane
South Deerfield MA 01373

Owner & Applicant:

Todd Cellura, Sovereign Builders, Inc.
135 Southampton Road
Westhampton, MA 01027

RLA Project File: 200912

February 23, 2021

R LEVESQUE ASSOCIATES, INC

A LAND PLANNING SERVICES COMPANY

40 School Street · Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



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PROPOSED SELF-STORAGE FACILITY
STATE ROAD
WHATELY, MA
(PARCEL ID 05-0-29)

TITLE PAGE

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APPENDIX

PROPOSED SELF-STORAGE FACILITY SITE PLANS,
PREPARED FOR TODD CELLURA, SOVEREIGN BUILDERS, INC.
BY R LEVESQUE ASSOCIATES, INC. DATED FEBRUARY 3, 2021

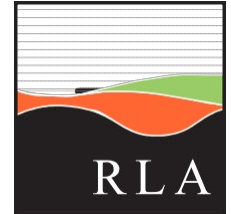
PROPOSED SELF-STORAGE FACILITY BUILDING ELEVATIONS AND FOOTPRINT,
PREPARED BY TODD CELLURA, SOVEREIGN BUILDERS, INC.

STORMWATER DRAINAGE REPORT
PREPARED FOR TODD CELLURA, SOVEREIGN BUILDERS, INC.
BY R LEVESQUE ASSOCIATES, INC. DATED FEBRUARY 23, 2021

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.rlaland.com



February 23, 2021

Mr. Roger Lipton, Chairman
Town of Whately Zoning Board of Appeals
4 Sandy Lane
Whately, MA 01093

**RE: Special Permit - Proposed Self Storage Facility
State Road
Whately, MA 01373
RLA Project File: 200912**

Dear Mr. Lipton and Board Members,

On behalf of our client, Todd Cellura of Sovereign Builders Inc, our office is herein filing an application for Special Permit to allow for a proposed self-storage facility and associated site improvements at the above-referenced project location.

Included herewith, the application form, supplement documents and site plans that have been submitted electronically. Hard copies will be delivered to Town Hall.

We are herein requesting to be placed on the Zoning Board of Appeals' next available agenda or if possible, on a joint meeting with the Planning Board as this proposed project requires a special permit as well. Should you have any questions regarding this application, please do not hesitate to contact our office at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Jessica Allan". The signature is fluid and cursive, with a large initial "J" and "A".

Jessica Allan, AICP
Permitting Project Manager

cc: Todd Cellura

SECTION 2

ADMINISTRATIVE FORMS

- **APPLICATION FORM FOR SPECIAL PERMIT (SIGNED)**
 - **COPY OF FILING FEE CHECK**



ZONING BOARD OF APPEALS
WHATELY, MASSACHUSETTS

Updated 04/11/2013

APPLICATION FOR VARIANCE, SPECIAL PERMIT, OR APPEAL

To: Town Clerk
Whately, Massachusetts

Application fees: Residential/Agricultural Use: \$175
Commercial/Industrial Use: \$225

Review and/or legal fees can and will be assessed for the Zoning Board of Appeals to evaluate the project at the sole and absolute discretion of the Zoning Board of Appeals.

Pursuant to the provisions of Chapter 40A of the General Laws of the Commonwealth of Massachusetts and the Zoning By-Laws of the Town of Whately, application is hereby made to the Zoning Board of Appeals for:

(check one) _____ Variance X Special Permit _____ Appeal

to do the following: self-storage facility encompassing three buildings, totaling 28,600 SF.

on premises located at State Road Commercial
(street address) (Zone, if-known)
Map 5 Parcel 29
(Map and Parcel No.)

Owned by Sharyn Holich of 1749 North Wells Street, #628, Chicago, IL 60614
(name of owner) (address of owner)

Signature of applicant: 

Name of applicant: Todd Cellura
(print or type)

Mailing address of applicant: 135 Southampton Rd
Westhampton, MA 01027

Telephone Number of applicant: 413-527-8001

The Petitioner must list all owners' names and current addresses of property abutting the premises, and the owners' names and current addresses of land immediately adjoining the land of the Abutters (within 300 feet). Also, the names and current addresses of the owners of land across all highways.

(PLEASE USE A SEPARATE PIECE OF PAPER FOR ADDITIONAL ROOM) SEE BACK- SIDE

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A TWO-TONED COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

Sovereign Builders, Inc.
710 Southampton Road
Westfield, MA 01085

WESTFIELD BANK

1331

2/19/2021

PAY TO THE ORDER OF Town of Whately

\$ **225.00

Two Hundred Twenty-Five and 00/100*****

DOLLARS

Town of Whately
4 Sandy Lane
South Deerfield, MA 01373


AUTHORIZED SIGNATURE

MEMO Zoning Board of Appeals-State Rd

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑈001331⑈ ⑆211871604⑆ 1002234027⑈

SECTION 3

NARRATIVE ADDENDUM

NARRATIVE ADDENDUM TO APPLICATIONS FOR SPECIAL PERMIT

For

*Proposed Self-Storage Facility
State Road
Whately, MA
Parcel ID (Map 5 Parcel 29)
RLA Project No. 200912*

Introduction & Property Description

On behalf of the applicant, Todd Cellura of Sovereign Builders Inc, R. Levesque Associates, Inc. is herein submitting Application for Special Permit for a proposed self-storage facility and associated site improvements as shown on the attached project plans entitled "Proposed Self Storage Facility" dated February 3, 2021 as prepared by R. Levesque Associates, Inc. The Applicant also requests a Special Permit for Off-Premises Sign per Section 171-14 (C) of the Whately Zoning By-Law.

The subject property is a 5.49-acre undeveloped site zoned in the Commercial zoning district, with 210± feet of frontage along State Road (Route 5 &10). The property is surrounded by a mix of commercial and residential uses, and directly abuts the railroad on the rear property line.

The proposed self-storage facility includes the construction of three (3) buildings to house self-storage units, construction of associated site improvements including an access drive with wetland crossing, installation of underground utilities to the office building including, water, gas, electric services, installation of a septic system to support the interior office facility and construction of a stormwater management system.

The main building is a 62,400 SF, three-story building (with each floor 20,800 SF) that includes 600 SF of office space. The main building will comprise of various sized climate controlled self-storage units. Two single-story storage buildings are also proposed, at 4,600 SF and 5,400 SF respectively. These buildings will not be climate-controlled and will have ground floor access only.

Stormwater

The proposed site improvements include a number of stormwater management features to properly meet the requirements set forth by the Massachusetts Department of Environmental Protection Stormwater Management Handbook.

The proposed stormwater management system will collect runoff from the paved areas and discharge runoff to either an infiltration basin or bioretention area for infiltration. All roof runoff will be collected via an independent roof leader connection network and discharge to the previously mentioned infiltration areas. The treatment path for the infiltration basin and bioretention area vary.

Please refer to the Stormwater Drainage Report submitted in association with this proposed project for details on the proposed stormwater system.

Parking

Section 171-13 (B) (4) requires one space for each 150 square feet of gross floor area, excluding storage areas for office space. Based on the 600 SF of office space provided in the main building, a total of six (6) spaces, including one handicap space, are provided adjacent to the main entrance of the main building. This is two spaces more than required under Whately's Zoning By-Law Section 171-13. Please refer to Sheet C-4 (Layout & Materials Plan) of the site plan set for location of off-street parking spaces.

No formal off-street parking spaces are provided for the storage-units. The drive aisles surrounding the buildings are designed at a width of 30' to accommodate parked vehicles for customers accessing the units while allowing enough space for a car to pass.

Utilities

Water, gas, and electric will be accessed from Route 5 & 10. Utilities will be run up the driveway and connect only to the main building. The two small storage unit buildings will not be climate controlled, therefore no utility services are needed for these buildings. A septic system is proposed for the main building, with the leach field proposed next to one of the smaller storage buildings. Please refer to Sheet C-6 (Drainage and Utilities) of the site plan set for location of the utilities.

Landscaping & Lighting

Landscaping is proposed for the bioretention area located at the north of the site, and along the infiltration basin. All plantings will be native plants. Please refer to Sheet C-7 (Site Landscaping Plan) for plant species, numbers and location.

No pole lights are proposed on the site. Wall packs will be installed on the side of the buildings for security lighting. No light from the proposed project

will fall outside the property lines. Please refer to the attached Photometrics plan (Sheet L-1) in the submitted Site Plan set.

Special Permit Criteria – Per Section 171-31 (F)

1. The proposed project shall comply with the environmental performance standards specified in ~ 171-15 of this chapter and with all other provisions of this chapter.

- Noise and/or vibration – there are no anticipated causes of noise or vibration with the proposed use of a self-storage facility.
- Emission of harmful or offensive odors - there are no anticipated causes of emissions of odors with the proposed use of a self-storage facility.
- Generation of dust, dirt, fly ash, fumes, vapors or gases – there are no anticipated causes of the generation of dust, dirt, fly, ash, fumes, vapors, or gases with the proposed use of a self-storage facility.
- Storage or use of explosive or flammable materials – storage of explosive or flammable materials will be prohibited at the self-storage facility.
- Direct or reflected light or glare – there are no proposed installation of light poles that will cause reflected light or glare. Security lighting will be provided by wall-packs attached to the side of the building. No light will leave the subject property premises. See Photometrics plan (Sheet L-1) on the site plan set.
- Activities that emit radioactivity – there will be no activities that emit radioactivity with the proposed use of a self-storage facility.
- Safe access to and from public and private roads – there will be one point of access to and from the facility onto State Road. Sight distance from the driveway access point for both a right and left turn onto State Road is sufficient.
- The rate of surface water runoff from a site shall not be increased after construction – Surface water runoff will not be increased after construction. Please refer to the Stormwater Drainage Report

submitted as supplemental materials with the Special Permit application.

- Erosion of soil and sedimentation of streams and water bodies shall be minimized by using...erosion-control practices – Please refer to “Short-Term Erosion Control Maintenance” notes on Sheet C-5 of the Site Plan Set for a proposed list of erosion control measures during construction.

2. The proposal will not create traffic congestion or impair pedestrian safety. Provisions shall be made for convenient and safe vehicular and pedestrian circulation within the site and in relation to adjacent streets, property or improvements.

Low vehicular trip generation and limited pedestrian activity is associated with this commercial use. Traffic will enter and exit the facility at one point of access from State Road. Access to the buildings is provided through the approximately 500' long driveway from State Road. The driveway is proposed to be 30' in width and will circle around the main building, allowing cars to park adjacent to the storage unit and provide for adequate space for passing vehicles. Six (6) off street parking spaces are proposed adjacent to the main building. No sidewalks are proposed as there will be limited pedestrian activity on the site.

3. The proposed project shall not create any significant emission of noise, dust, fumes, noxious gases, radiation or any other significant adverse environmental impact.

The proposed use of a self-storage facility will not create any significant emission of noise, dust, fumes, noxious gases, radiation or any other significant adverse environmental impact.

4. The proposed project shall not increase erosion, flooding or sedimentation, either on site or on neighboring properties, and shall be consistent with the Massachusetts Wetlands Protection Act (MGL C. 131, ~ 40). Provision shall be made for minimizing runoff, erosion and sedimentation.

The project shall implement a Construction Period Erosion Control Plan and will be in compliance with the MassDEP Stormwater Management

Standards. (see Appendix F of the Stormwater Drainage Report). The areas surrounding the project site will be protected from excessive sedimentation and runoff during construction.

Two of the proposed buildings and driveway are located within the Buffer Zone to Wetland Resource Areas and Riverfront Area. The Applicant will be submitting a Notice of Intent with the Conservation Commission and the project is designed to be consistent with the Wetlands Protection Act.

5. The proposed project shall not create a significant adverse impact to the quality of surface water or groundwater during and after construction, and provisions shall be made for maximizing groundwater recharge.

The proposed stormwater management system will collect runoff from on-site impervious areas and utilize stormwater best management practices to provide water quality treatment, groundwater recharge, and peak discharge rate attenuation. For more details on the proposed stormwater system, please refer to the Stormwater Drainage Report submitted as supplemental information to this Special Permit.

6. The project shall be compatible with existing uses and other uses allowed by right in the district and shall be designed to be compatible with the character and scale of neighboring properties.

The proposed project is located within the Commercial zoning district and is adjacent to commercial and residential uses. The proposed buildings will be sited 500' from State Road and will be buffered by existing vegetation to the east and west of the property. In addition, the proposed buildings closest to the residential property lines will be a one-story to provide limited visual impact to abutters.

7. The design of the project shall minimize the visibility of visually degrading elements and protect the neighboring properties from potentially detrimental or offensive uses through the use of screening or vegetated buffer zones.

The proposed buildings will be sited 500' from State Road and will have minimal visual impact from the public way. The buildings are sited between two Bordering Vegetative Wetlands. As a result, the buildings will be screened from adjacent uses with an existing vegetative buffer. In

addition, native plantings are proposed within the bioretention area sited on the northern property line.

8. The design of the project shall minimize earth removal and the volume of cut and fill. Any grade changes shall be in keeping with the general appearance of the neighborhood.

Earth removal and volume of cut and fill will be minimized to the greatest extent possible. Please refer to Sheet C-5 of the site plan set (Grading, Erosion and Sedimental Control Plan) for details of proposed grading for the proposed buildings and driveway access.

9. The removal of existing trees and vegetation shall be minimized. If established trees are to be removed, special attention shall be given to the planting of replacement trees.

Vegetation and tree removal is limited to the areas of disturbance for the proposed buildings and driveway. The buildings are sited between two Bordering Vegetative Wetlands and associated buffer zones, therefore disturbance within these jurisdictional areas is limited and regulated under the Wetland Protections Act.

10. The design of the project shall provide for adequate methods of disposal of sewage, refuse or other wastes generated by the proposed use.

There is no anticipated waste or refuse associated with this proposed use.

11. The proposed use will not overload the capacity of public facilities such as water and sewer systems, storm drainage, schools and refuse-disposal facilities.

Impact to the water system will be minimal and only associated with the office use. Sewer will be addressed on-site with a septic system that is also associated with the office space. There is no impact to school or refuse-disposal facilities with the proposed use.

Stormwater runoff will be collected by deep sump hooded catch basins, treated by a water quality unit and conveyed via existing subsurface piping toward the same wetland area as in existing conditions. Please refer to the

Stormwater Drainage Report submitted as supplemental material to this application.

Special Permit for Off-Premise Sign – Section 171-14 (C)

The applicant is proposing a sign not to exceed nine (9) square feet in area or ten (10) feet in height to be located outside the property line and within the right-of-way.

Per Section 171-14 (c), off-premises signs shall be allowed by special permit from the Zoning Board of Appeals only if the Board finds that:

- such signs will serve the public convenience – placing the sign at the driveway entrance will assist potential customers in finding the business easily, as the building will sit back at least 500' from State Road.
- will not endanger the public safety – The sign will be a pylon sign and will not impede sight distance exiting the site.
- will not be detrimental to the neighborhood - Property is located within the Commercial Zoning District and is located adjacent to commercial uses. The proposed sign will be consistent with the size and location of signage at adjacent commercial uses.

Section 171-31 (F(3) In reviewing site plans submitted with a special permit application, the special permit granting authority shall consider the site plan submittal and approval requirements of ~ 171-17A(4) and (5) of this chapter.

Site Plan Approval Standards for Approval – Section 171-17 (5)

1. The development shall be integrated into the existing terrain and surrounding landscape and shall include measures to minimize impacts to natural, cultural and scenic resources identified in the site plan.

The topography of the site can be described as moderately sloped, with an 8' grade change over the length of the site. There are two bordering vegetated wetland areas and one river within the property. The buildings have been carefully sited to minimize impacts to the natural resources on site. The site will upgrade the existing culvert at the wetland crossing to an open box culvert (refer to Sheet D-6 for detail). This upgraded culvert would allow for the migration of wildlife between the two wetland areas.

A Notice of Intent will be filed with the Whately Conservation Commission for review of impacts to the wetlands, riverfront area, and associated buffer zones. There are no cultural or scenic resource identified on this property.

2. Architectural style is flexible but shall be compatible with the character and scale of buildings in the vicinity through the use of building materials, screening, breaks in roof and wall lines and other architectural techniques.

The site is adjacent to both commercial and residential uses, with the proposed buildings sited about 500' away from State Road and about 200' away from the western property boundary with adjacent residential use. Between the residential property and the proposed buildings are wetlands and riverfront area providing a significant vegetative buffer between the two uses. The two smaller storage unit buildings will be one-story with corrugated, galvanized metal siding in two different styles. The main building will be three stories in height and utilize the same materials. Please refer to the building elevation and floor plans provided as part of this submittal packet.

3. Proposed buildings shall relate harmoniously to each other with adequate light, air, circulation and separation between buildings.

The buildings are proposed to be set 30' from each other, separated by the drive aisle. Circulation and building locations are such whereas vehicles can access any of the ground floor units from the drive aisle.

4. The plan shall maximize the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent ways.

The proposed facility has low vehicular and pedestrian traffic associated with this use. Traffic will enter the facility through approximately 500' long driveway and will circle around the buildings. The driveway is proposed to be 30' in width to allow for cars to park alongside the driveway and still provide for adequate space for passing vehicles. No sidewalks are proposed as there will be limited pedestrian activity on the site. The six (6) off-street parking spaces, including one handicap parking space, are sited adjacent to the front door of the main building.

5. The site plan shall show adequate measures to prevent pollution of surface or ground water, to minimize erosion and sedimentation and to prevent increasing potential for flooding.

Currently there is an existing, limited, stormwater management system on the property. Stormwater runoff is collected by a catch basin and is conveyed via subsurface piping toward a wetland area. Under proposed conditions, stormwater runoff will be collected by deep sump hooded catch basins, treated by a water quality unit and conveyed via existing subsurface piping toward the same wetland area as in existing conditions. The proposed stormwater system will increase water quality of runoff, reduce peak rate discharge and maintain the existing drainage patterns of the site.

6. Drainage shall be designed so that runoff shall not be increased, groundwater recharge is maximized and neighboring properties will not be adversely affected. Surface water on paved surfaces shall be collected at intervals so that it will not create puddles and obstruct the flow of vehicular or pedestrian traffic.

The proposed stormwater management system will collect runoff from the paved areas and discharge runoff to either an infiltration basin or bioretention area for infiltration. The proposed site improvements will maintain the general drainage patterns of the site by discharging runoff to

the same design points in post-development as pre-development conditions. Each component of the proposed stormwater management systems has been designed to meet the standards set forth by the Massachusetts Department of Environmental Protection Stormwater Management Handbook.

7. Electric, telephone, cable television and other such utilities shall be underground where physically and environmentally feasible.

Underground installation is proposed for all utilities and will be installed along the driveway access and previously disturbed areas.

8. Exposed storage areas, machinery, service areas, truck loading areas, utility buildings and structures and other unsightly uses shall be set back or screened from the neighbor's view.

The proposed buildings are set at least 500' from the State Road. The building sited closest to the residential abutter is one-story in height. A vegetative buffer as a result of the protected wetlands and riverfront area sit between the proposed commercial use and the residential abutter.

9. The site plan shall comply with any zoning requirements for parking, loading, dimensions, environmental performance standards and all other provisions of this chapter. Before approval of a site plan, the Reviewing Board may request that the applicant make modifications in the proposed design of the project to ensure that the above criteria are met.

The site plan as presented complies with all zoning requirements for parking, loading, dimensions and environmental performance standards. A Notice of Intent will be filed with the Conservation Commission for review of impacts within WPA jurisdictional areas.

END OF NARRATIVE ADDENDUM

SECTION 4

LOCUS MAP



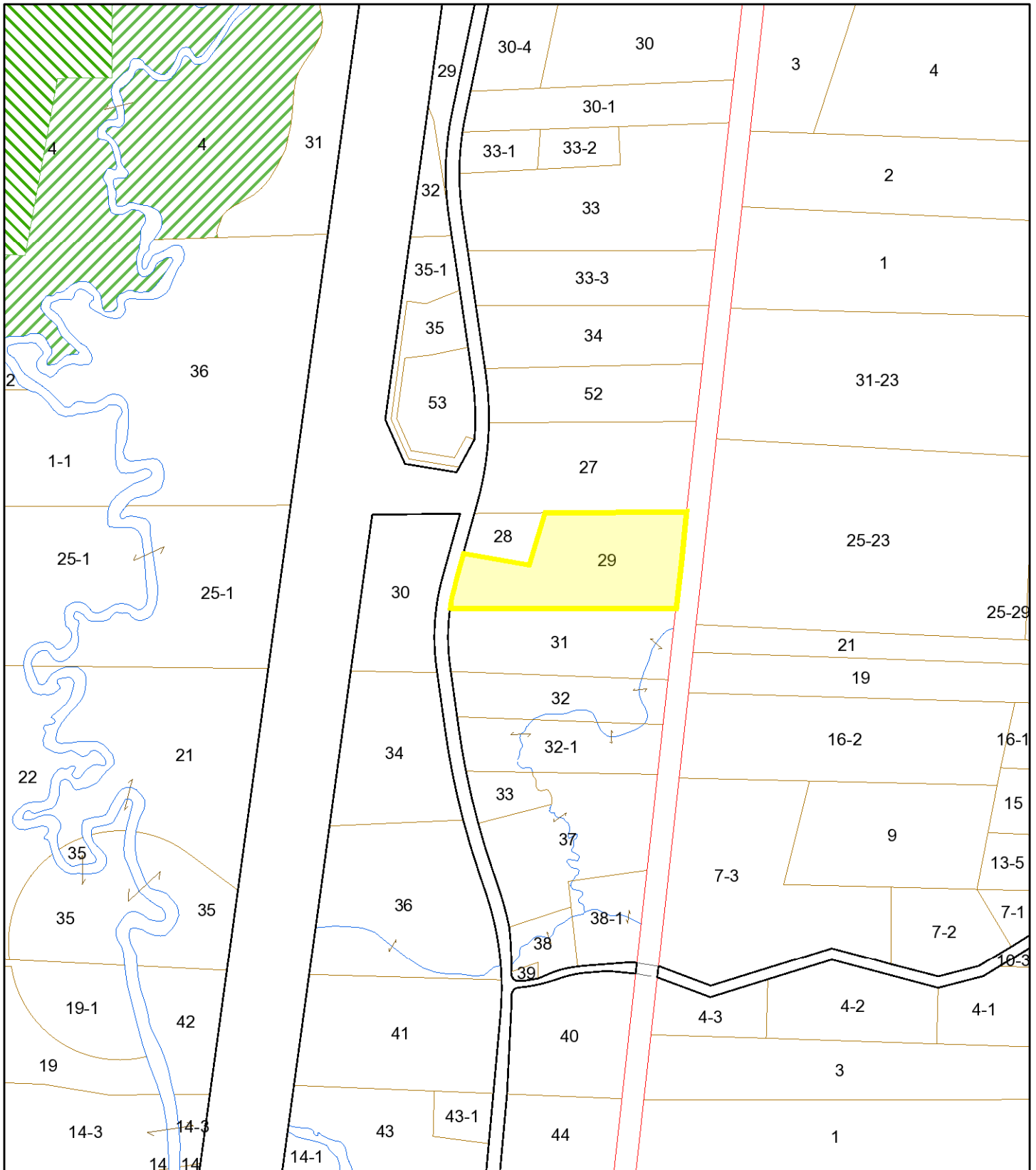
State Road (Map 5 Parcel 29)

Whately, MA

1 inch = 500 Feet



February 22, 2021



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

SECTION 5

DEED

Affected Premises:
Land on the easterly side of Routes 5 and 10
(State Road)
Whately, Massachusetts



2017 00001210

Bk: 6989 Pg: 191 Franklin County
 Page: 1 of 3 02/06/2017 10:26 AM

RELEASE DEED

KNOW ALL BY THESE PRESENTS

that We, **MARTIN W. HOLICH, JR.** of Raleigh, North Carolina, and **LYNDA S. HOLICH**, of Newton, Massachusetts,

for consideration paid and in full consideration of **ONE and 00/100 DOLLARS (\$1.00)**

grant to **SHARYN A. HOLICH**, of 1749 North Wells Street, #628, Chicago, IL 60614,

all of our right, title, and interest in and to the land in Whately, Franklin County, Massachusetts, situated on the easterly side of Routes 5 and 10 (State Road), and more particularly bounded and described as follows:

Beginning at a point on the easterly side of Routes 5 and 10 at the northwest corner of land of Adrian J. Monchamp and Anne H. Monchamp and at the southwest corner of the land to be conveyed; thence northerly along said Routes 5 and 10 on a curve to the right having a radius of 1600.00 feet an arc distance of 209.54 feet to a point; thence in the following two courses along land of Annie B. Fulton and Elwin L. Fulton S. 75° 05' 05" E. a distance of 249.63 feet to a point along land of Payal Corporation S. 86° 27' 38" E. a distance of 503.62 feet to a point; thence along land now or formerly of Boston and Maine Corporation S. 07° 04' 03" W. a distance of 366.47 feet to a point; thence long land of said Monchamp N. 86° 39' 45" W. a distance of 788.71 feet to the point of beginning, containing 5.486 acres of land, more or less.

Reference is hereby made to a plan of land entitled, "Plan of Land in Whately, Massachusetts, Prepared for Peter W. Rogaleski", dated February 12, 1988, prepared by Harold L. Eaton and Associates, Inc. Registered Professional Land Surveyors, 9 Sunrise Drive, Hadley, Massachusetts, recorded in the Franklin County Registry of Deeds in Plan Book 68, Page 31.

Being the same premises conveyed by deed of Martin W. Holich to Martin W. Holich, Jr., Sharyn A. Holich, and Lynda S. Holich, dated May 1, 1990 and recorded in the Franklin County Registry of Deeds in Book 2434, Page 32.

NO TITLE EXAMINATION WAS CONDUCTED IN CONNECTION WITH THIS CONVEYANCE.

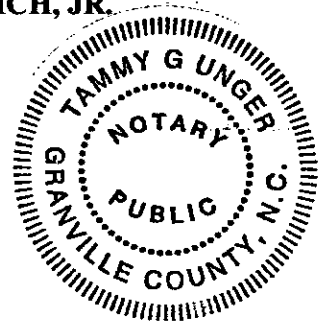
I, Martin W. Holich, Jr., an unmarried man, hereby represent that the premises was not my principal residence, and there are no other persons entitled to homestead protections pursuant to M.G.L. c. 188.

Executed as a sealed instrument this 18 day of January, 2017.

Tammy G Unger
Witness

[Signature]

MARTIN W. HOLICH, JR.



STATE OF NORTH CAROLINA

Durham, ss.
(County)

On this 18 day of January, 2017, before me the undersigned notary public, personally appeared **MARTIN W. HOLICH, JR.**, and proved to me through satisfactory evidence of identification, which was (check one): a Driver's License Personal knowledge of the identity of the signatory Other: N/A, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Tammy G Unger
Notary Public
My Commission Expires: 06-15-2018

I, Lynda S. Holich, an unmarried woman, hereby represent that the premises was not my principal residence, and there are no other persons entitled to homestead protections pursuant to M.G.L. c. 188.

Executed as a sealed instrument this 13th day of January, 2017.

[Signature]
Witness

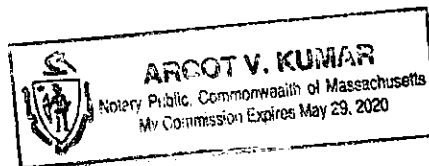
[Signature]
LYNDA S. HOLICH

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.
(County)

On this 13th day of January, 2017, before me the undersigned notary public, personally appeared **LYNDA S. HOLICH**, and proved to me through satisfactory evidence of identification, which was (check one): Driver's License Personal knowledge of the identity of the signatory Other: _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

[Signature]
Notary Public
My Commission Expires:



ATTEST: FRANKLIN, Scott A. Cote Register

SECTION 6

ABUTTERS LIST & MAP



Abutters (Map 5 Parcel 29)

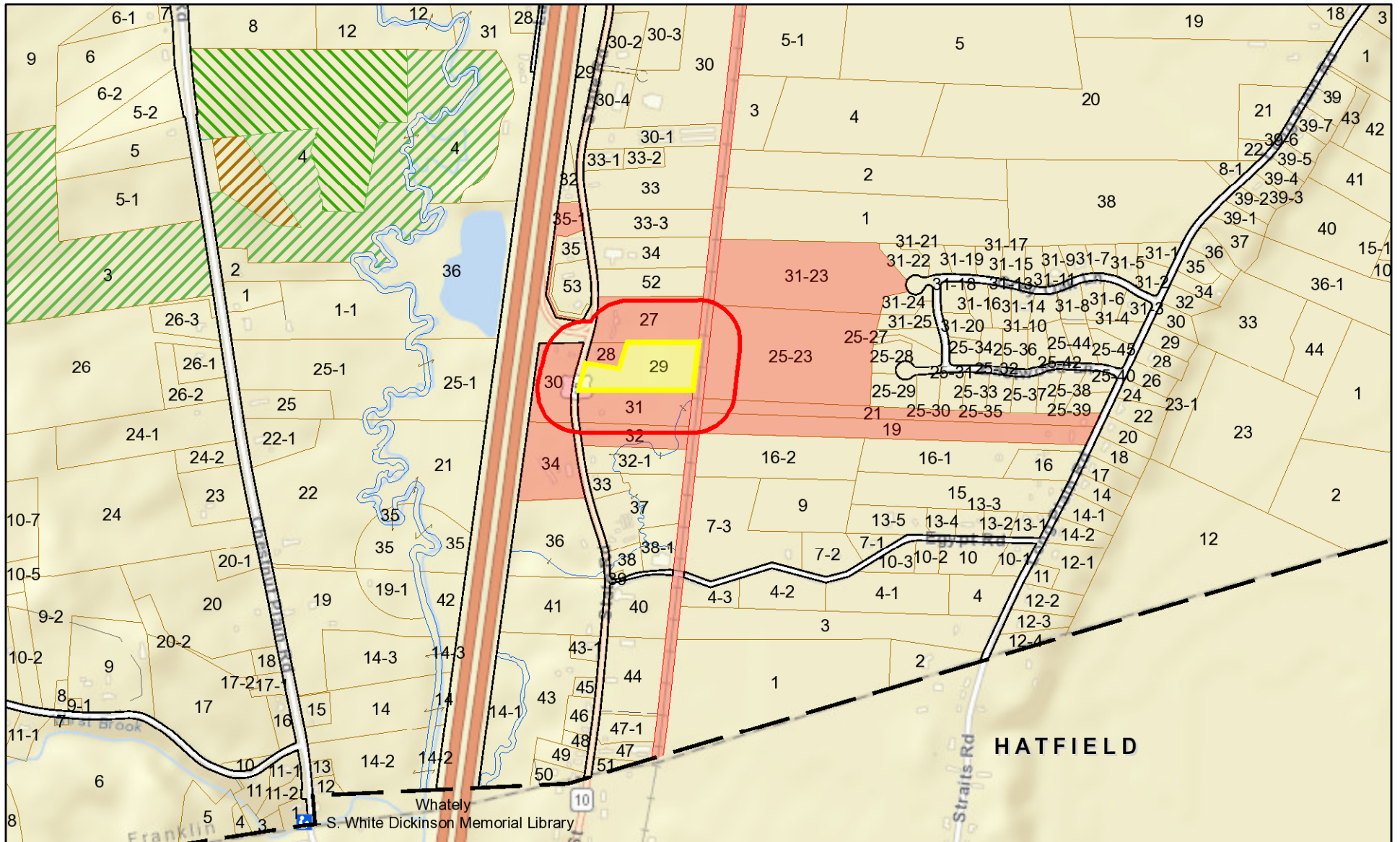
Whately, MA



1 inch = 1000 Feet



February 24, 2021



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300 foot Abutters List Report

Whately, MA
February 24, 2021

Subject Property:

Parcel Number: 05-0-29
CAMA Number: 05-0-29
Property Address: E/S STATE RD

Mailing Address: HOLICH SHARYN A C/O MALIK
1911 NORTH HOYNE AVE
CHICAGO, IL 60647

Abutters:

Parcel Number: 05-0-27
CAMA Number: 05-0-27
Property Address: 68 STATE RD

Mailing Address: RAINBOW MOTEL CHANDRIKA A PATEL
68 STATE RD
S DEERFIELD, MA 01373

Parcel Number: 05-0-28
CAMA Number: 05-0-28
Property Address: 64 STATE RD

Mailing Address: ALLEN ALISHA & THEODORE
64 STATE RD
S DEERFIELD, MA 01373

Parcel Number: 05-0-30
CAMA Number: 05-0-30
Property Address: 61 STATE RD

Mailing Address: FIVE DAWG NOMINEE TRUST C/O
GARY KLOC
PO BOX 237
WHATELY, MA 01093

Parcel Number: 05-0-31
CAMA Number: 05-0-31
Property Address: 54 STATE RD

Mailing Address: BERGMAN DAVID A JR WEST MEGAN C
54 STATE RD
S DEERFIELD, MA 01373

Parcel Number: 05-0-32
CAMA Number: 05-0-32
Property Address: 52 STATE RD

Mailing Address: DELISLE LAURIE B
PO BOX 363
S DEERFIELD, MA 01373

Parcel Number: 05-0-34
CAMA Number: 05-0-34
Property Address: 45 STATE RD

Mailing Address: LAVALLEY DENNIS + DIANE D & D
LAVALLEY LIVING TRUST
225 LINSEED RD
W HATFIELD, MA 01088

Parcel Number: 06-0-19
CAMA Number: 06-0-19
Property Address: 35 LONG PLAIN RD

Mailing Address: DOLBEN MOLLY R
35 LONG PLAIN RD
S DEERFIELD, MA 01373

Parcel Number: 06-0-21
CAMA Number: 06-0-21
Property Address: 37 LONG PLAIN RD

Mailing Address: OSTROWSKI JAMES C AND JOANNE A
LIVING TRUST
37 LONG PLAIN RD
S DEERFIELD, MA 01373

Parcel Number: 06-0-25-23
CAMA Number: 06-0-25-23
Property Address: W/S LONG PLAIN RD

Mailing Address: COMMONWEALTH OF
MASSACHUSETTS DEPT FISHERIES,
WILDLIFE
251 CAUSEWAY ST, STE 400
BOSTON, MA 01214



www.cai-tech.com

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300 foot Abutters List Report

Whately, MA
February 24, 2021

Parcel Number: 06-0-31-23
CAMA Number: 06-0-31-23
Property Address: W/S LONG PLAIN RD

Mailing Address: COMMONWEALTH OF
MASSACHUSETTS DEPT FISHERIES,
WILDLIFE
251 CAUSEWAY ST, STE 400
BOSTON, MA 02114

Parcel Number: 12-0-35-1
CAMA Number: 12-0-35-1
Property Address: BETW I-91 + W/S STATE RD

Mailing Address: GIANINO ANDREW F JR GIANINO
JANICE R
PO BOX 300
WHATELY, MA 01093



www.cai-tech.com

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2/24/2021

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APPENDIX

**PROPOSED SELF STORAGE FACILITY SITE PLANS,
PREPARED FOR TODD CELLURA, SOVEREIGN BUILDERS
BY R LEVESQUE ASSOCIATES, INC.
DATED FEBRUARY 3, 2021**

**PROPOSED SELF-STORAGE FACILITY
BUILDING ELEVATIONS AND FOOTPRINT,
PREPARED BY TODD CELLURA, SOVEREIGN BUILDERS, INC.**

**STORMWATER DRAINAGE REPORT
PREPARED FOR TODD CELLURA, SOVEREIGN BUILDERS, INC.
BY R LEVESQUE ASSOCIATES, INC. DATED FEBRUARY 23, 2021**