

# Notice of Intent

Under Massachusetts Wetlands Protection Act - 310 CMR 10.00

## Proposed Water Line

(Accessory to previously approved Self Storage Facility)

**Project Location:**

State Road  
Whately, MA 01085  
Assessor's Map 5 Parcel 29

**Owner & Applicant:**

Todd Cellura  
Pioneer Valley Self-Storage  
710 Southampton Road  
Westfield, MA 01085

**January 6, 2023**

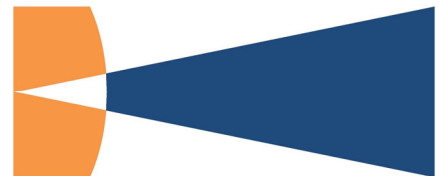
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**Pioneer Land Planning LLC**

Planning for a better tomorrow

334 Linden Street · Holyoke, MA 01040

(413)588-0985 · [info@pioneerlandplanning.com](mailto:info@pioneerlandplanning.com)



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- “NOTICE OF INTENT FILING PLAN” SET (3 SHEETS)  
BY PIONEER LAND PLANNING, LLC  
DATED JANUARY 6, 2023

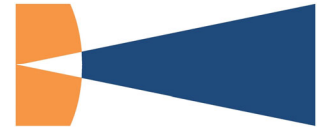
# 1. COVER LETTER

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# Pioneer Land Planning LLC

334 Linden Street · Holyoke, MA 01040

(413)588-0985 · [info@pioneerlandplanning.com](mailto:info@pioneerlandplanning.com)



January 6, 2023

Scott Jackson, Chair  
Town of Whately Conservation Commission  
4 Sandy Lane  
South Deerfield, MA 01373

RE: Notice of Intent  
Proposed Self-Storage Facility  
State Road  
Whately, MA 01373  
Assessor's Map 5, Parcel 29

Chairman Jackson & Commissioners:

On behalf of the applicant, Todd Cellura of Pioneer Valley Self-Storage, please find an original packet and the requisite copies of a Notice of Intent (NOI) and associated filing plans for the proposed work at the above referenced property in Whately, Massachusetts. The property is the site of an existing Order of Conditions for the construction of three self-storage buildings and associated improvements as recorded in the Franklin Country registry of deeds in book 7846 on page 103.

This Notice of Intent proposes to increase the existing area of alteration in order to install underground water lines parallel to and northerly of the previously approved wetland crossing. In conjunction with this application, the applicant is requesting to amend the aforementioned Order of Conditions in order to reduce the previously approved area of alteration. These filing will work in unison to mitigate the effects of the work proposed herein.

We are hereby requesting to be placed on the Commission's next available agenda. Should you have any questions or comments regarding this Notice of Intent, please do not hesitate to contact this office at your earliest convenience.

Sincerely,

Christopher Karney, PLS, EIT

## **2. NARRATIVE ADDENDUM**

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- 2.1 INTRODUCTION & PROPERTY DESCRIPTION**
- 2.2 NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP)**
- 2.3 TOPOGRAPHY**
- 2.4 SOILS**
- 2.5 PROJECT DESCRIPTION**
- 2.6 STORMWATER MANAGEMENT**
- 2.7 RESOURCE AREAS**
- 2.8 PROPOSED WETLAND REPLICATION AREA DESCRIPTION**
- 2.9 DEMONSTATION OF COMPLIANCE WITH REGULATIONS**

## NARRATIVE ADDENDUM

### 2.1 INTRODUCTION & PROPERTY DESCRIPTION

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On behalf of the applicant, Todd Cellura of Pioneer Valley Self-Storage, Pioneer Land Planning LLC is herein submitting this notice of intent for the installation of two water lines to serve the previously approved Self Storage Facility located on State Road in Whately, Massachusetts further described as Map 5 Parcel 29 by the Whately assessor's office and hereafter referred to as the "Locus".

The Locus contains approximately 5.49 acres and is located on the easterly side of State Road proximate to Tom's Long Hot Dogs. The Locus is currently owned by Pioneer Valley Self-Storage via deed filed in the Franklin County Registry of Deeds book 7940 page 103. The Locus is the site of an existing Order of Conditions recorded in the Franklin County Registry of Deeds book 7846 page 61. Please see the previously submitted Notice of Intent dated May 7<sup>th</sup>, 2021 and the previously submitted site plans Titled "Proposed Self-Storage Facility" by R. Levesque Associates revised April 29, 2021 for a detailed description of the previously approved project.

This Notice of Intent proposes the installation of a water service line and fire suppression line parallel to and northerly of the previously approved wetland crossing. The proposed water line will connect to existing infrastructure within State Road and continue easterly for approximately 100 feet until its intersection with the previously approved water line(s) described in the aforementioned plans by R. Levesque Associates. Please see the Notice of Intent Filing Plan submitted herewith for a detailed depiction of the proposed work.

### 2.2 NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP)

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The project site is not located within the Natural Heritage and Endangered Species Program (NHESP).

### 2.3 TOPOGRAPHY

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In general, the topography of the site can be described as moderately sloped. Pavement elevations along the state road frontage range from 170 to 172 feet. Terrain is lowest at the existing stream crossing/wetland area adjacent to State Road. Elevations in this area are approximately 164 feet. From this on-site low point, terrain rises to a plateau area with elevations of approximately 172 feet. From this plateau area, terrain falls to an existing wetland along the eastern boundary. Elevations in this area are approximately 170 feet. Please refer to the

accompanying Notice of Intent Filing Plan which depicts existing 1-foot contours on the property.

## **2.4 SOILS**

According to the NRCS Web Soil Survey, the soil types mapped on the Locus consist of Walepole sandy loam, 0 to 3 percent slopes (31A) and Deerfield loamy fine sand, 0 to 3 percent slopes (256A). The Walpole Series consists of very deep, poorly drained sandy soils formed in outwash and stratified drift. They are nearly level to gently sloping soils in low-lying positions on terraces and plains. Slope ranges from 0 to 8 percent. Saturated hydraulic conductivity is moderately high or high in the surface layer and subsoil, and high or very high in the substratum. The taxonomic class is sandy, mixed, mesic Aeric Endoaquepts. The Deerfield series consists of very deep, moderately well drained soils formed in glaciofluvial deposits. They are nearly level to strongly sloping soils on terraces, deltas, and outwash plains. Slope ranges from 0 to 15 percent. Saturated hydraulic conductivity is high or very high. The taxonomic class is mixed, mesic Aquic Udipsamments. Please see the attached NRCS Web Soil Survey in Section 4, Figure 3 which depicts the location of the defined soils.

## **2.5 PROJECT DESCRIPTION**

The applicant is proposing to install a water service line and fire suppression line parallel to and northerly of the previously approved wetland crossing. This work will be conducted concurrent with the previously approved work at the same location. As such, this project will utilize the previously approved erosion control measures documented in the aforementioned order of conditions. Please see said Order of Conditions recorded in the Franklin County Registry of Deeds book 7846 page 61, the previously submitted Notice of Intent dated May 7<sup>th</sup>, 2021 and the previously submitted site plans Titled “Proposed Self-Storage Facility” by R. Levesque Associates revised April 29, 2021 for a detailed description of the erosion control measures and construction sequencing.

## **2.6 STORMWATER MANAGEMENT**

Please see the previously approved Stormwater Report by R. Levesque Associates, dated June 25, 2021 for a detailed description of the proposed stormwater management system. No new impervious area is proposed as part of this Notice of Intent.

## **2.7 RESOURCE AREAS**

Wetland resource areas were delineated by R. Levesque Associates in August 2020 and have been determined by the Whately Conservation Commission through a



Determination of Applicability issued on 12/28/2020. The definition of each applicable resource area is presented below in italics; followed by a description for the Locus in regular text.

#### Bordering Land Subject to Flooding (BLSF)

*BLSF is defined in 310 CMR 10.57 (2)(a) as “...an area with low, flat topography adjacent to and inundated by flood waters rising from creeks, rivers, streams, ponds or lakes. It extends from the banks of these waterways and water bodies; where a Bordering Land Subject to Flooding is the estimated maximum lateral extent of flood water which will theoretically result from the statistical 100-year frequency storm...”*

A portion of the Locus adjacent to the aforementioned perennial stream is located within a special flood zone (A) according to FEMA Flood Map No. 2501320007C, effective date September 14, 1979. No elevation for the 100-year flood has been provided by FEMA. A copy of the FEMA Flood Map is included in Section 4 of this application packet. No topographic alteration is proposed as part of this application therefore no compensatory storage is required.

#### Bank

Bank as defined in 310 CMR 10.54 (2) “...is the portion of land surface which normally abuts and confines a water body. It occurs between a water body and a vegetated bordering wetland and adjacent flood plain, or, in the absence of these, it occurs between a water body and an upland. A bank may be partially or totally vegetated, or it may be comprised of exposed soil, gravel or stone.

Bank is associated with a perennial stream that flows south through the Locus. The upper boundary of bank (synonymous with Mean Annual High Water line in this case) of this perennial stream has been marked in the field with sequentially numbered blue flagging labeled “BNK A-100” through “BNK A-111”; “BNK B-105” through “BNK B-136”; and “BNK C-105” through “BNK C-128”. Please note that bank flags located off-site have been shown to accurately depict the projected 200’ Riverfront Area onto the Locus. Bank is also associated with the existing 36” culvert pipe beneath the wood access road. The proposed project includes the alteration of approximate 38 linear feet of Bank and reconstruction of approximately 30 feet of Bank.

*(a) Where the presumption set forth in 310 CMR 10.54(3) is not overcome, any proposed work on a Bank shall not impair the following:*

1. the physical stability of the Bank;

Under proposed conditions, the stability of bank will not be adversely affected. The proposed work is temporary in nature and all bank effected by the installation of the water line will be properly rebuilt to ensure stability.

2. the water carrying capacity of the existing channel within the Bank;

The carrying capacity of the channel will not be degraded as part of this project

3. ground water and surface water quality;

The ground and surface water quality will not be permanently degraded as part of this project.

4. the capacity of the Bank to provide breeding habitat, escape cover and food for fisheries;

Breeding habitat, escape cover and food for fisheries will not be permanently altered as part of this project.

5. the capacity of the Bank to provide important wildlife habitat functions. A projector projects on a single lot, for which Notice(s) of Intent is filed on or after November 1 1987, that (cumulatively) alter(s) up to 10% or 50 feet (whichever is less) of the length of the bank found to be significant to the protection of wildlife habitat, shall not be deemed to impair its capacity to provide important wildlife habitat functions. In the case of a bank of a river or an intermittent stream, the impact shall be measured on each side of the stream or river. Additional alterations beyond the above threshold may be permitted if they will have no adverse effects on wildlife habitat, as determined by procedures contained in 310 CMR 10.60.

Wildlife habitat functions will not be permanently altered as part of this project.

#### Riverfront Area (RA)

310 CMR 10.58(2) states that, “...*Riverfront Area is the area of land between a river’s mean annual high water line and a parallel line measured horizontally. The riverfront area may include or overlap other resource areas or their buffer zone. The riverfront area does not have a buffer zone.*” as defined by 310 CMR 10.58(2)(a).

Riverfront Area is associated with the subject perennial stream as described. Riverfront Area is shown on the accompanying plan to extend 200 feet from the delineated upper boundary of Bank which in this case is synonymous with the Mean Annual High Water (MAHW) line of the subject perennial stream. Approximately 104,890 square feet of Riverfront Area exists on the Locus.

The proposed water line installation is accessory to the previously permitted self-storage facility. Due to construction specifications for the required water line(s) directional boring is not feasible. The proposed water line path minimizes resource area impacts to the maximum extent practicable.

#### Bordering Vegetated Wetland (BVW)

As stated in 310 CMR 10.55 (2) (a), *“Bordering Vegetated Wetlands are freshwater wetlands which border on creeks, rivers, streams, ponds and lakes. The types of freshwater wetlands are wet meadows, marshes, swamps and bogs. Bordering Vegetated Wetlands are areas where the soils are saturated and/or inundated such that they support a predominance of wetland indicator plants...”*

Two BVW areas are located on the property, one being adjacent to the stream on the western portion of the property, and the other being a finger-like wetland stemming from a BVW off-site to the east, parallel to the railroad tracks. The BVW to the east will not be disturbed. Approximately 238 S.F. of BVW will be altered for the installation of the proposed water lines. The alteration is temporary and altered wetland will be replicated in kind after installation. Please see below for further detail regarding the proposed wetland replication area.

#### Land Under Water Bodies and Waterways (LUWW)

As defined in 310 CMR 10.56(2) *“Land Under Water Bodies and Waterways is the land beneath any creek, river, stream, pond or lake. Said land may be composed of organic muck or peat, fine sediments, rocks or bedrock.”*

LUWW is associated with the perennial stream and the proposed project will not alter LUWW as the proposed culvert will be installed beyond the footprint of the existing culvert. LUWW will be increased in area as a result of this project due to the increase in streambed size once the new culvert is installed.

#### Buffer Zone

Buffer Zone as defined in 310 CMR 10.04 is *“the area of land extending 100 feet horizontally outward from the boundary of any areas specified in 310 CMR 10.02(1)(a)”*.

Buffer Zone on the Locus is associated with the delineated BVW and is shown on the attached plan to extend 50 and 100 feet from the boundary of BVW. Proposed work within the Buffer Zone is limited to the installation of a water service line and fire suppression line. Any buffer zone alteration is temporary in nature. Altered buffer zones will be naturally restored in kind after construction.

## **2.8 PROPOSED WETLAND REPLICATION AREA DESCRIPTION**

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The project contains one replication area, totaling 335 square feet located within and adjacent to the proposed temporary wetland alteration. The wetland replication area will be fed by surface water and ground water as the existing adjacent wetlands currently are.

The wetland in this location slopes from the south and has a wetland boundary that is well defined by topography. To ensure a viable wetland area, the replication area is designed to expand the existing wetland to the south, intercepting groundwater and surface water flows.

Once subgrade elevations have been established, 12-18 inches of organic rich soil will be applied to the wetland replication areas to achieve final grade. Organic soil shall consist of stockpiled native soil stripped from the wetland impact area. It is anticipated that the topsoil excavated from the impacted wetland areas will not be enough material to complete the wetland replication areas. Additional soil shall be composed of 12-20% organic matter content. Topsoil may be amended with leaf compost to achieve 12-20% organic matter content in the final wetland soil mix. Care shall be taken during application of the organic rich topsoil to prevent soil compaction. Upon the application of organic rich topsoil, wetland plantings and the specified wetland seed mix shall be applied.

The botanical community within the wetland replication areas will be established by seeding the areas with “New England Wetmix” or approved equal and woody native plantings as listed below in Table 1. The plantings consist of shrubs that will provide replicated and enhanced vegetative diversity and vertical stratification. These plantings will also provide enhanced wildlife habitat.

All exposed soils will be temporarily stabilized with an erosion control blanket if specified or mulched to a depth not greater than 3-inches. This will aid in seed germination and protect the soils from potential erosion until permanent stabilization is achieved. Additional details regarding the wetland replication areas are located in the Notice of Intent Filing Plans submitted herewith.

Additional erosion controls are proposed to protect the construction site against soil migration and to protect the Resource Area from siltation. All exposed soils on the site will be stabilized as soon as possible. Barrier controls will not be removed until 70% stabilization has been achieved over 90% of the area. The Whately Conservation Commission will be notified prior to the controls being removed. Please see the Notice of Intent Filing Plans submitted herewith and the previously approved Site Plans by R. Levesque associates for a detailed depiction of barrier controls.

<b>Table 1. Woody Species Planting Schedule</b>				
<b>Common Name</b>	<b>Scientific Name</b>	<b>Indicator Status</b>	<b>Size</b>	<b>Quantity Area</b>
<b>Shrubs</b>				
Spicebush	<i>Lindera benzoin</i>	FACW	3-4'	4
<b>Site Preparation Notes:</b>				
<ol style="list-style-type: none"> <li>1. Strip organic rich topsoil from area to be excavated and store for re-application. Woody vegetation may also be preserved from this area if present for future use in the wetland replication areas.</li> <li>2. Excavate the replication area to a depth of 12 inches below the final grades specified on the plans.</li> <li>3. Notify the supervising Wetland Scientist when sub-grades have been established so that hydrologic conditions can be verified. Field changes to grades may be made at this time to achieve the desired hydrologic conditions.</li> <li>4. Apply preserved organic rich topsoil to the wetland compensation area to bring the grades up to the final elevations shown on the plans.</li> <li>5. Spread the organically enriched soils either by hand or, if necessary, using lightweight, tracked equipment that will not compact the soils.</li> <li>6. Rake the ground surface by hand to finished grades as specified on the plans or as directed in the field by the supervising wetland scientist.</li> </ol>				
<b>Planting Notes:</b>				
<ul style="list-style-type: none"> <li>• Plant list may be modified by the supervising Wetland Scientist to accommodate for field conditions. Modifications shall be documented and submitted to the Whately Conservation Commission.</li> <li>• All woody planting shall be installed at the specified elevations or as approved by the supervising Wetland Scientist.</li> <li>• Apply “New England Wetmix” seed mix as supplied by New England Wetland Plants or approved equal by the supervising wetland scientist. Seed mix shall be applied to the base of the wetland replication area at the recommended application rate or heavier.</li> <li>• Seed mix shall not be applied in areas that are inundated.</li> <li>• Disperse loose straw mulch over the planting zones after seeding.</li> </ul>				

## 2.9 DEMONSTATION OF COMPLIANCE WITH REGULATIONS

The project includes impacts to the resource area BVW. Therefore, in accordance with Massachusetts Wetlands Protection Act (WPA) regulations at 310 CMR 10.55 (4)(b) 1-7 the General Performance Standards for BVW have been met as follows.

1. The surface of the replacement area to be created is greater than the area lost.
2. The groundwater elevations in the wetland replication area will be similar to that of the area lost as the replacement area will be located adjacent to the same wetland at similar elevations.
3. The horizontal configuration and location of the replication areas with respect to the bank shall be similar to that of the existing wetlands in this location. The impacted wetland in this location is slightly sloping, as will be the proposed wetland replication area.
4. The hydrologic connection to the adjacent water body will be maintained.
5. The replication area is located within the same general area of the water body or reach of the waterway as the lost area.
6. It is stated in the Project Plans that the area will be monitored and modified if necessary so that "...at least 75% of the surface of the replacement area... be reestablished with indigenous wetland plant species within two growing seasons...". The planting plan as presented above will aid in compliance with this standard.
7. The replication areas will be provided in a manner which is consistent with all other General Performance Standards for each resource area in Part III of 310 CMR 10.00.

## **3. ADMINISTRATIVE FORMS**

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- 3.1 WPA FORM 3 - NOTICE OF INTENT**
- 3.2 NOI WETLAND FEE TRANSMITTAL FORM**
- 3.3 COPIES OF CHECKS**
- 3.4 100' RADIUS ABUTTER MAP & LIST**
- 3.5 NOTIFICATION TO ABUTTERS**
- 3.6 AFFIDAVIT OF SERVICE**



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Whately  
City/Town

**Important:**

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

State Road	Whately	01373
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42.423254	72.620176
Map 5	d. Latitude	e. Longitude
f. Assessors Map/Plat Number	Parcel 29	g. Parcel /Lot Number

2. Applicant:

Todd	Cellura	
a. First Name	b. Last Name	
Pioneer Valley Self-Storage		
c. Organization		
710 Southampton Road		
d. Street Address		
Westfield	MA	01085
e. City/Town	f. State	g. Zip Code
413-527-8001	tcellura@sovereignbuilders.com	
h. Phone Number	i. Fax Number	j. Email Address

3. Property owner (required if different from applicant):  Check if more than one owner

_____	_____	
a. First Name	b. Last Name	
_____		
c. Organization		
_____		
d. Street Address		
_____	_____	_____
e. City/Town	f. State	g. Zip Code
_____	_____	_____
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

Christopher	Karney	
a. First Name	b. Last Name	
Pioneer Land Planning LLC		
c. Company		
334 Linden Street		
d. Street Address		
Holyoke	MA	01040
e. City/Town	f. State	g. Zip Code
(413) 588-8765	chris@pioneerlandplanning.com	
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

_____	_____	_____
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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**A. General Information (continued)**

6. General Project Description:

The applicant proposes a temporary alteration area in order install underground water lines and add/improve erosion control measures. The proposed work is located within Riverfont Area, Bordering Vegetated Wetlands, Bordering Land Subject to Flooding and Buffer Zone. Please refer to the accompanying NOI filing plans and narrative for additional information.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- 1.  Single Family Home
- 2.  Residential Subdivision
- 3.  Commercial/Industrial
- 4.  Dock/Pier
- 5.  Utilities
- 6.  Coastal engineering Structure
- 7.  Agriculture (e.g., cranberries, forestry)
- 8.  Transportation
- 9.  Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

- 1.  Yes  No      If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Franklin	
a. County	b. Certificate # (if registered land)
7940	103
c. Book	d. Page Number

**B. Buffer Zone & Resource Area Impacts (temporary & permanent)**

- 1.  Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- 2.  Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input checked="" type="checkbox"/> Bank	38 1. linear feet	30 2. linear feet
b. <input checked="" type="checkbox"/> Bordering Vegetated Wetland	238 1. square feet	335 2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	_____ 1. square feet _____ 3. cubic yards dredged	_____ 2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input checked="" type="checkbox"/> Bordering Land Subject to Flooding	444 1. square feet _____ 3. cubic feet of flood storage lost	444 2. square feet _____ 4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	_____ 1. square feet _____ 2. cubic feet of flood storage lost	_____ 3. cubic feet replaced
f. <input type="checkbox"/> Riverfront Area	<u>Unnamed Perennial Stream</u> 1. Name of Waterway (if available) - <b>specify coastal or inland</b>	

2. Width of Riverfront Area (check one):

- 25 ft. - Designated Densely Developed Areas only
- 100 ft. - New agricultural projects only
- 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 104,890 square feet

4. Proposed alteration of the Riverfront Area:

<u>624</u>	<u>624</u>	<u>0</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete Section B.2.f. above.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands

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Whately  
 City/Town

**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
 Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	_____	_____
	1. square feet	2. cubic yards beach nourishment
e. <input type="checkbox"/> Coastal Dunes	_____	_____
	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. <input type="checkbox"/> Coastal Banks	_____	
	1. linear feet	
g. <input type="checkbox"/> Rocky Intertidal Shores	_____	
	1. square feet	
h. <input type="checkbox"/> Salt Marshes	_____	_____
	1. square feet	2. sq ft restoration, rehab., creation
i. <input type="checkbox"/> Land Under Salt Ponds	_____	
	1. square feet	
	_____	
	2. cubic yards dredged	
j. <input type="checkbox"/> Land Containing Shellfish	_____	
	1. square feet	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	_____	
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	
4. <input type="checkbox"/> Restoration/Enhancement	If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.	
	_____	_____
	a. square feet of BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> Project Involves Stream Crossings		
	_____	_____
	a. number of new stream crossings	b. number of replacement stream crossings



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Whately  
City/Town

## C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a.  Yes    No      **If yes, include proof of mailing or hand delivery of NOI to:**

**Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581**

b. Date of map \_\_\_\_\_

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review\*

1.  Percentage/acreage of property to be altered:
  - (a) within wetland Resource Area \_\_\_\_\_ percentage/acreage
  - (b) outside Resource Area \_\_\_\_\_ percentage/acreage
2.  Assessor's Map or right-of-way plan of site

2.  Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
  - (a)  Project description (including description of impacts outside of wetland resource area & buffer zone)
  - (b)  Photographs representative of the site

\* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

## WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Whately

City/Town

### C. Other Applicable Standards and Requirements (cont'd)

- (c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d)  Vegetation cover type map of site

- (e)  Project plans showing Priority & Estimated Habitat boundaries

- (f) OR Check One of the Following

1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing. a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP \_\_\_\_\_

3.  Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a.  Not applicable – project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and  
the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c.  Is this an aquaculture project?      d.  Yes     No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

**WPA Form 3 – Notice of Intent**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:
MassDEP File Number
Document Transaction Number
Whately
City/Town

**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

**C. Other Applicable Standards and Requirements (cont'd)**

- 4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?  
 a.  Yes  No      If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.  
 b. ACEC

---

- 5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?  
 a.  Yes  No
- 6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?  
 a.  Yes  No
- 7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?  
 a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
  - 1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  - 2.  A portion of the site constitutes redevelopment
  - 3.  Proprietary BMPs are included in the Stormwater Management System.
 b.  No. Check why the project is exempt:
  - 1.  Single-family house
  - 2.  Emergency road repair
  - 3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

- 1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
- 2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

# WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:	
MassDEP File Number	
Document Transaction Number	
Whately	
City/Town	

## D. Additional Information (cont'd)

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

Notice of Intent Filing Plan

a. Plan Title

Pioneer Land Planning

Christopher Karney

b. Prepared By

c. Signed and Stamped by

1/6/23

As Shown

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

## E. Fees

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2490

1/9/2023

2. Municipal Check Number

3. Check date

2489

1/9/2023

4. State Check Number

5. Check date

Sovereign Builders, Inc.

6. Payor name on check: First Name

7. Payor name on check: Last Name



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

### WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

City/Town

### F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant	2. Date
3. Signature of Property Owner (if different)	4. Date
5. Signature of Representative (if any)	6. Date

**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

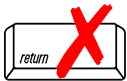
The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.





**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**A. Applicant Information**

1. Location of Project:

State Road	Whately
a. Street Address	b. City/Town
2489	\$588.50
c. Check number	d. Fee amount

2. Applicant Mailing Address:

Todd	Cellura	
a. First Name	b. Last Name	
Pioneer Valley Self-Storage		
c. Organization		
710 Southampton Road		
d. Mailing Address		
Westfield	MA	01085
e. City/Town	f. State	g. Zip Code
413-527-8001	tcellura@sovereignbuilders.com	
h. Phone Number	i. Fax Number	j. Email Address

3. Property Owner (if different):

a. First Name	b. Last Name	
c. Organization		
d. Mailing Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email Address

**B. Fees**

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**B. Fees** (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Category 3b	1	\$1,050	\$1,050
Category 6	38 LF	38 LF x \$4	\$152

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

Total Project Fee:	<u>\$1,202</u>
State share of filing Fee:	a. Total Fee from Step 5 <u>\$588.50</u>
City/Town share of filing Fee:	b. 1/2 Total Fee <b>less</b> \$12.50 <u>\$613.50</u>
	c. 1/2 Total Fee <b>plus</b> \$12.50

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
 Box 4062  
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

**To MassDEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

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**  
300 Southampton Rd  
Westfield, MA 01085

2489

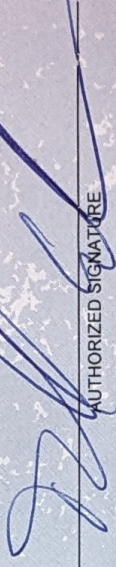
1/9/2023

PAY TO THE ORDER OF Commonwealth of Massachusetts

\$ \*\*588.50

Five Hundred Eighty-Eight and 50/100\*\*\*\*\*  
DOLLARS

Commonwealth of Massachusetts  
Department of Environment Protection  
PO Box 4062  
Boston, MA 02211



AUTHORIZED SIGNATURE

MEMO

60 State Road, Whately

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑆002489⑆ ⑆21871604⑆ 100234027⑆

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

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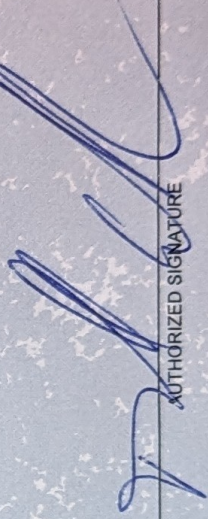
1/9/2023

PAY TO THE ORDER OF Town of Whately

\$ \*\*613.50

Six Hundred Thirteen and 50/100\*\*\*\*\*  
DOLLARS

Town of Whately  
4 Sandy Lane  
South Deerfield, MA 01373



AUTHORIZED SIGNATURE

MEMO

60 State Road, Whately

SECURITY FEATURES INCLUDED. DETAILS ON BACK

⑆002490⑆ ⑆21871604⑆ 100234027⑆



Town of Whately, MA

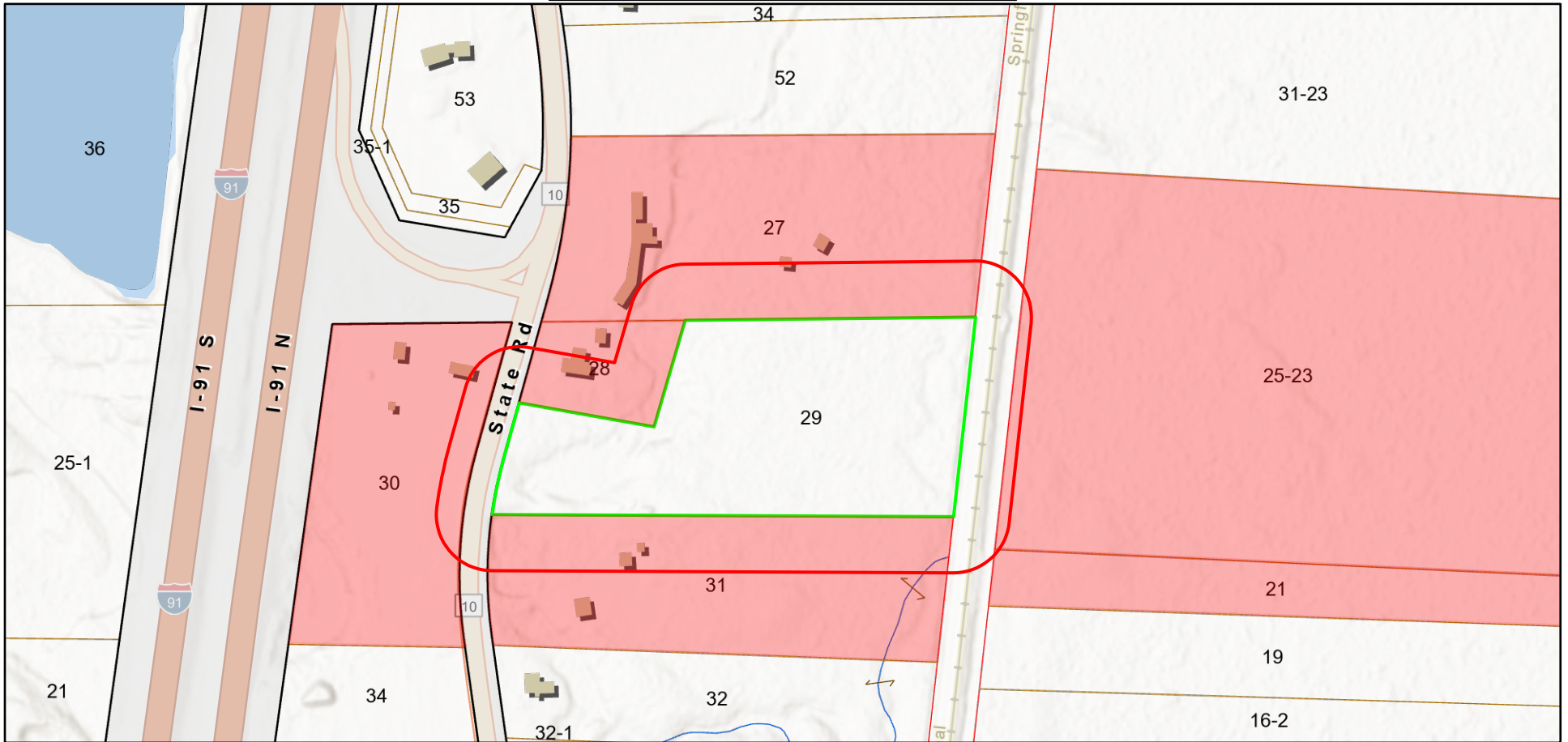
1 inch = 400 Feet



January 10, 2023

www.cai-tech.com

0 400 800 1200



Parcel - Poly	Property Line	WaterLines	Right of Ways
Street Names	Public Road	Buildings	WaterPolys
Railroad	Property Hook	Rule_1	

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.



# 100 feet Abutters List Report

Whately, MA  
January 10, 2023

## Subject Property:

Parcel Number: 05-0-29  
CAMA Number: 05-0-29  
Property Address: 60 STATE RD

Mailing Address: PIONEER VALLEY SELF-STORAGE LL  
710 SOUTHAMPTON RD  
WESTFIELD, MA 01085

---

## 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: KLOC GARY R, TRUSTEE TAY-FAL  
NOMINEE TRUST  
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: 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](http://www.cai-tech.com)

Data shown on this report 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 report.

## Notification to Abutters

*This is a notification required by law. You are receiving this notification because you have been identified as the owner of land abutting another parcel of land for which certain activities are proposed. Those activities require a permit under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40).*

In accordance with the second paragraph of the Massachusetts Wetlands Protection Act, and 310 CMR 10.05(4)(a) of the Wetlands Regulations, you are hereby notified that:

- A. A Notice of Intent was filed with the Town of Whately Conservation Commission on January 6<sup>th</sup>, 2023, seeking permission to remove, fill, dredge, or alter an area subject to protection under M.G.L. c. 131 §40. The following is a description of the proposed activity/activities:

Install two water lines parallel to and northerly of the previously approved wetland crossing.

- B. The name of the applicant is: Todd Cellura of Pioneer Valley Self-Storage.
- C. The address of the land where the activity is proposed is: State Road, Whately, MA as shown on assessors map 5 as parcel 29.
- D. Copies of the Notice of Intent may be examined or obtained at the office of the Town of Whately Conservation Commission, located at 4 Sandy Lane, Whately, MA. Please call 413-665-4400 to schedule an appointment.
- E. Copies of the Notice of Intent may be obtained from the applicant's representative Pioneer Land Planning LLC by calling Christopher Karney at (413) 588-8765. An administrative fee will be required for providing copies of the NOI and plans.
- F. Information regarding the date, time, and location of the public hearing regarding the Notice of Intent may be obtained from the Town of Whately Conservation Commission. Notice of the public hearing will be published at least five business days in advance, in the Greenfield Recorder.

Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter.  
See 310 CMR 10.05(7)(a)4.

## **AFFIDAVIT OF SERVICE**

### Under the Massachusetts Wetlands Protection Act

I, Christopher Karney of Pioneer Land Planning LLC, hereby certify under the pains and penalties of perjury that on or about January 10, 2023, I gave notification to abutters in compliance with the second paragraph of Mass General Law Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in accordance with the following matter:

A Notice of Intent filed under the Massachusetts Wetlands Protection Act by Todd Cellura, of Pioneer Valley Self-Storage, with the Whately Conservation Commission on or about January 6, 2023 for property located at State Road (Map 5, Parcel 29), Whately, Massachusetts.

The form of notification, and a list of the abutters to whom it was given, and their addresses are attached to this Affidavit of Service.

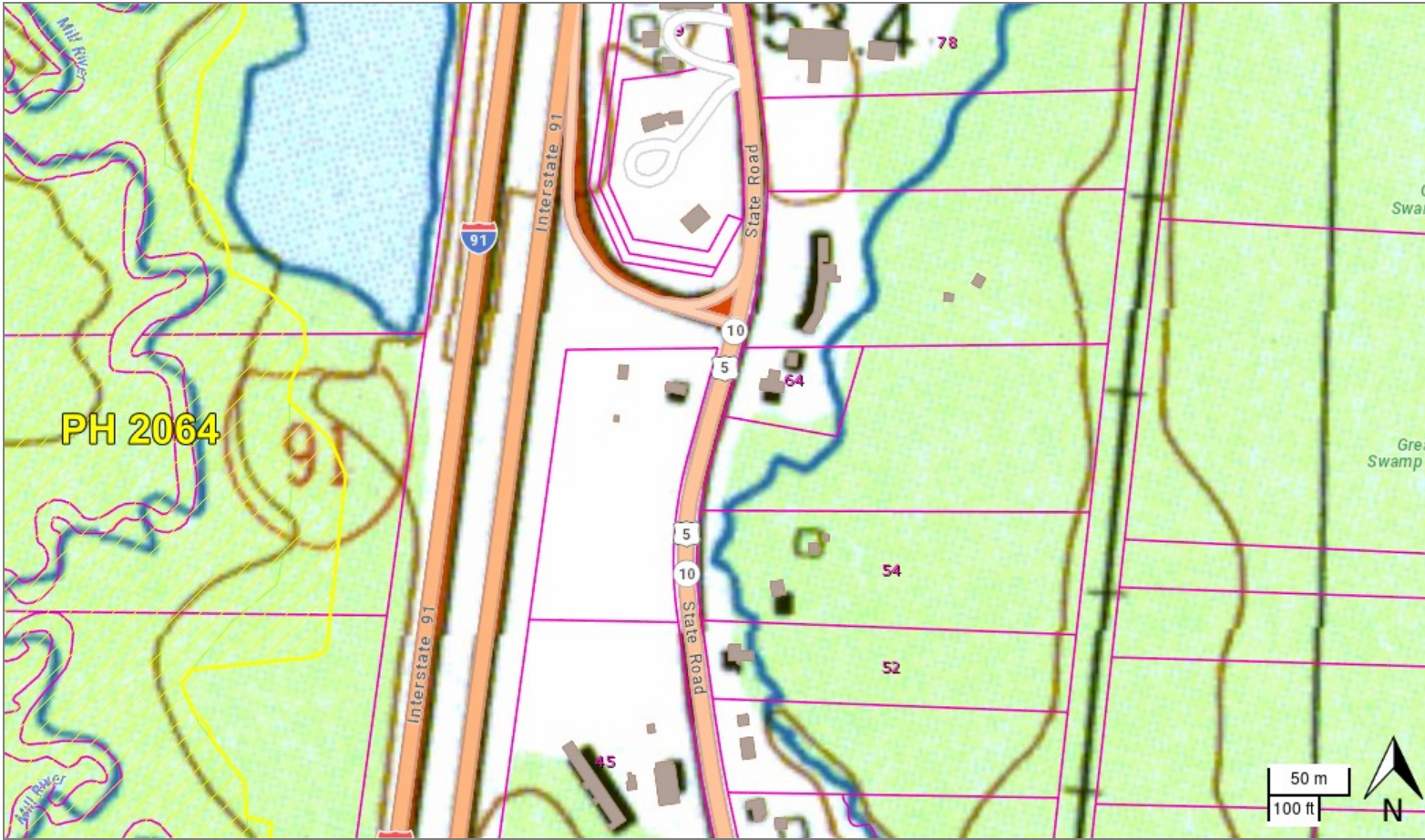
## 4. FIGURES

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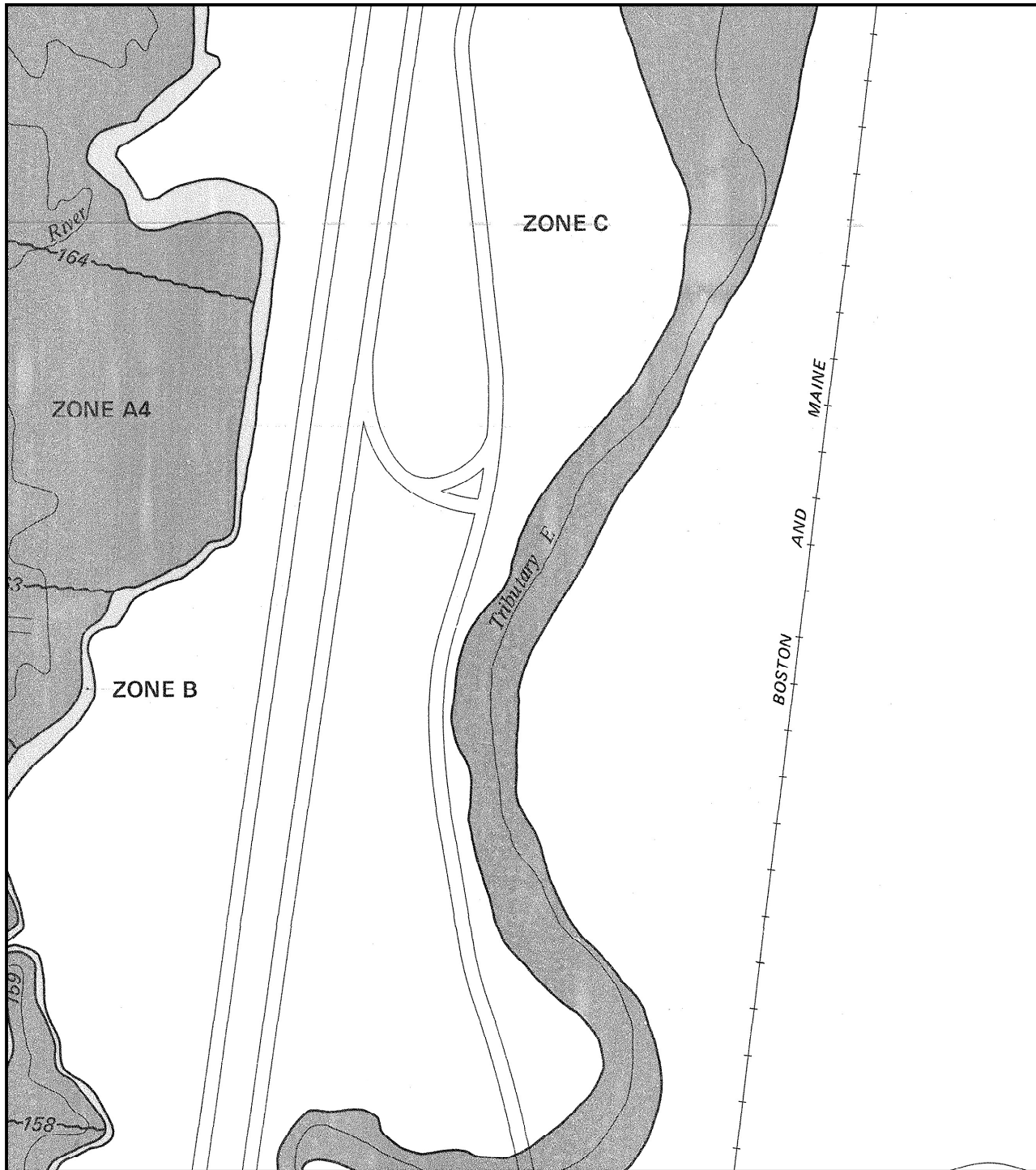
- USGS MAP WITH NHESP OVERLAY (SOURCE: MASSMAPPER)
- FEMA FLOOD INSURANCE RATE MAP (FIRM)
- USDA SOIL MAP



# 0 State Road



- NHESP Priority Habitats of Species
  - 
  -
- NHESP Estimated Habitats Wildlife
  -
- Tax Parcels for Query
- Detailed Features
- Tax Parcels for Display
- Structures
- USGS Topographic Maps
- MassGIS Statewide Basem
- MassGIS Topographic Feat



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

TOWN OF  
WHATELY,  
MASSACHUSETTS  
FRANKLIN COUNTY

PAGE 7 OF 7  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
250132 0007 C

EFFECTIVE DATE:  
SEPTEMBER 14, 1979



U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
FEDERAL INSURANCE ADMINISTRATION

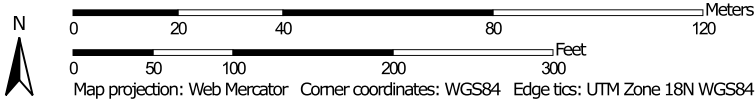
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

Soil Map—Franklin County, Massachusetts  
(0 State Road )



Soil Map may not be valid at this scale.

Map Scale: 1:1,440 if printed on A landscape (11" x 8.5") sheet.



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
31A	Walpole sandy loam, 0 to 3 percent slopes	0.4	7.1%
256A	Deerfield loamy fine sand, 0 to 3 percent slopes	5.1	92.9%
<b>Totals for Area of Interest</b>		<b>5.5</b>	<b>100.0%</b>

## 5. APPENDIX

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- “NOTICE OF INTENT FILING PLAN” SET (3 SHEETS)  
BY PIONEER LAND PLANNING, LLC  
DATED JANUARY 6, 2023