

Wendell Wetland Services

105 Montague Road
Wendell, MA 01379
(978) 544-5607
ward.ves@gmail.com

April 4, 2023

Whately Conservation Commission
Town Offices
4 Sandy Lane
Whately, MA 01093

RE: Construction of a storage building, Quonquont Farm

Dear Commission Members:

On behalf of Quonquont Farm LLC, enclosed please find two copies of a *Notice of Intent* for the above referenced project, along with a check for \$ \$ 387.50 for the Town's portion of the filing fee. This filing is for the construction of a storage shed, a portion of which will be within the outer Riparian Zone of the 200 foot "Riverfront Area." Some of this work will be within an existing "degraded" gravel parking area. However, 524 square feet of the project will be within landscaped or other non-degraded areas.

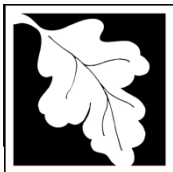
This work is being filed under the "redevelopment" provisions of the Riverfront Area Regulations (310 CMR 10.58). In order to mitigate for this impact, a total of 1,068.5 square feet of open field within the Riverfront Area is proposed to be planted with native shrubs in order to provide greater than 2:1 mitigation. In addition, two infiltration trenches will be constructed at the edge of the site in order to improve the quality of runoff from the site, which presently has no treatment.

We respectfully request that the Commission issue an *Order of Conditions* for this work, along with any special conditions that you deem necessary to protect the Interests Identified in the Act.

Sincerely,
Wendell Wetland Services

Ward W. Smith, SPWS
Senior Professional Wetland Scientist

cc: DEP (online filing)



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):

<u>9 North Street</u> a. Street Address	<u>Whately</u> b. City/Town	<u>01093</u> c. Zip Code
<u>Latitude and Longitude:</u>	<u>42 26' 40"</u> d. Latitude	<u>72 38' 14"</u> e. Longitude
<u>19</u> f. Assessors Map/Plat Number	<u>02</u> g. Parcel /Lot Number	

2. Applicant:

<u>Ann</u> a. First Name	<u>Barker</u> b. Last Name	
<u>Quonquot Farm LLC</u> c. Organization		
<u>PO Box 63</u> d. Street Address		
<u>Whately</u> e. City/Town	<u>MA</u> f. State	<u>01093</u> g. Zip Code
<u>h. Phone Number</u>	<u>i. Fax Number</u>	<u>ae.barker@yahoo.com</u> j. Email Address

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

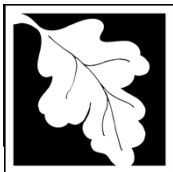
<u>a. First Name</u>	<u>b. Last Name</u>	
<u>c. Organization</u>		
<u>d. Street Address</u>		
<u>e. City/Town</u>	<u>f. State</u>	<u>g. Zip Code</u>
<u>h. Phone Number</u>	<u>i. Fax Number</u>	<u>j. Email address</u>

4. Representative (if any):

<u>Ward</u> a. First Name	<u>Smith</u> b. Last Name	
<u>Wendell Wetland Services</u> c. Company		
<u>105 Montague Road</u> d. Street Address		
<u>Wendell</u> e.	<u>MA</u> f. State	<u>01379</u> g. Zip Code
<u>(978) 544-5607</u> h. Phone Number	<u>i. Fax Number</u>	<u>ward.ves@gmail.com</u> j. Email address

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

<u>\$ 750.00</u> a. Total Fee Paid	<u>\$ 362.50</u> b. State Fee Paid	<u>\$ 387.50</u> c. City/Town Fee Paid
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A. General Information (continued)

6. General Project Description:

It is proposed to construct a new storage building, a portion of which will be within the "Riverfront Area."

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)
7829	336
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.



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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 type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	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 checked="" type="checkbox"/> Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

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: _____ square feet

4. Proposed alteration of the Riverfront Area:

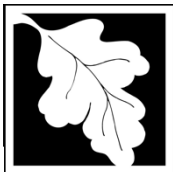
524	0	524
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

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.



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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	

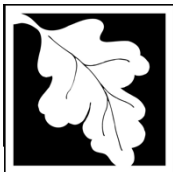
	1. cubic yards dredged	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	_____	
	1. square feet	

4. 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. Project Involves Stream Crossings

_____	_____
a. number of new stream crossings	b. number of replacement stream crossings



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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

- 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.

- 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**

- online mapping _____
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*

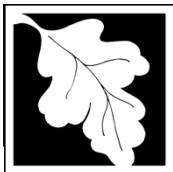
- Percentage/acreage of property to be altered:
 - (a) within wetland Resource Area _____ percentage/acreage
 - (b) outside Resource Area _____ percentage/acreage
- Assessor's Map or right-of-way plan of site

- 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.



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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:

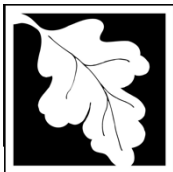
Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: 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
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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.

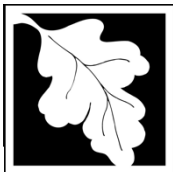
D. Additional Information

- 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

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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.

Site Plan L-1.0

a. Plan Title

William A. Canon, LA

b. Prepared By

3/13/2023

d. Final Revision Date

c. Signed and Stamped by

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:

976

2. Municipal Check Number

Paid Online

4. State Check Number

Ward

6. Payor name on check: First Name

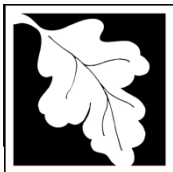
4/4/2023

3. Check date

5. Check date

Smith

7. Payor name on check: Last Name



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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:

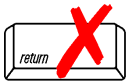
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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:

9 North Street Ashfield
 a. Street Address b. City/Town
 Paid Online
 c. Check number d. Fee amount

2. Applicant Mailing Address:

Ann Barker
 a. First Name b. Last Name
 Quonquot Farm LLC
 c. Organization
 PO Box 63
 d. Mailing Address
 Whately MA 01093
 e. City/Town f. State g. Zip Code
 h. Phone Number i. Fax Number ae.barker@yahoo.com
 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

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

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.



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
J. Any other activity not in category 1, 2, 4, 5, or 6	1	\$ 500.00	
+ 50% Riverfront Area		\$ 250.00	
Step 5/Total Project Fee:			\$ 750.00

Step 6/Fee Payments:

Total Project Fee:	<u>\$ 750.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$ 387.50</u>
	b. 1/2 Total Fee less \$12.50
City/Town share of filing Fee:	<u>\$ 362.50</u>
	c. 1/2 Total Fee plus \$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.)

20 March 2023

Quonquot Farm
9 North Street
Whatley, MA 01093

Proposed Storage Building Building Location Site Analysis Diagram Notes

Building Concept and Purpose

- Provide additional storage for events
- Receive deliveries at existing delivery area
- Provide walk-in cooler storage space, no walk-in cooler in existing building
- Relieve some space pressure on existing event support spaces like prep, layout space, etc.

Location Considerations

- Out of sight of front entry or outside event spaces
- Close to existing kitchen and catering prep area
- Close to indoor event space and outdoor event space
- Outside the 50-foot wetland buffer
- Outside the 10-foot septic tanks buffer

Conclusion

Additional storage and receiving area is needed adjacent to the existing delivery area. This existing delivery area is located behind the building and out of sight of the event space. All the existing support spaces are behind the existing event space and therefore this is the only feasible place to locate the proposed storage and support building.

We've reviewed the building location with the Whatley Board of Health and they have required we locate it outside the 10-foot septic tank buffers which pushes the proposed building to the south, closer to the 50-foot Wetland buffer and into the 200-foot Riverfront area.

NO.	DATE	DESCRIPTION
1	3.13.2023	CONS COM NO. SUBMISSION
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT NO. A831-22.1208

CAD FILE

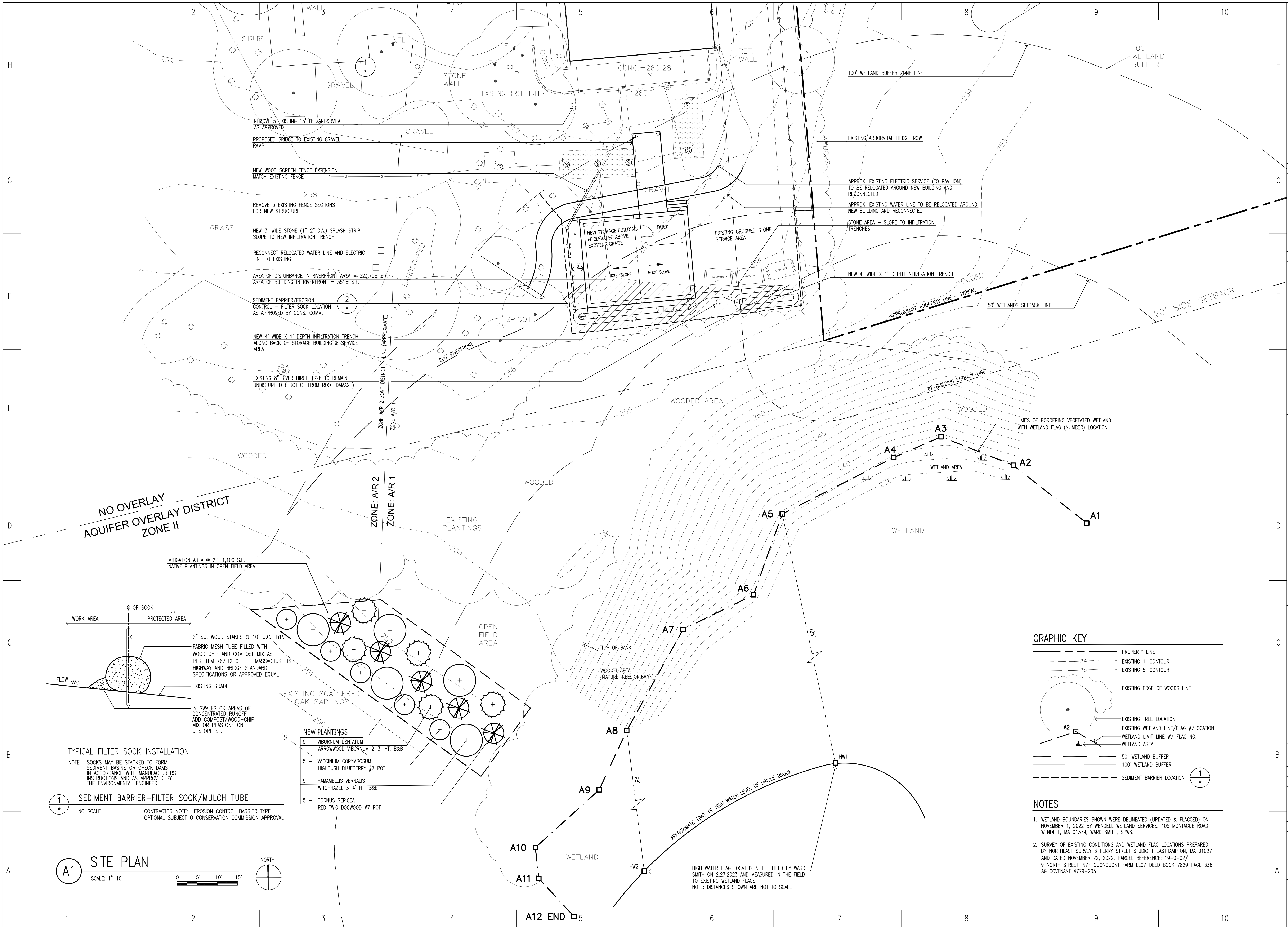
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Landscape Architect
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SHEET TITLE

SITE PLAN

L-1.0

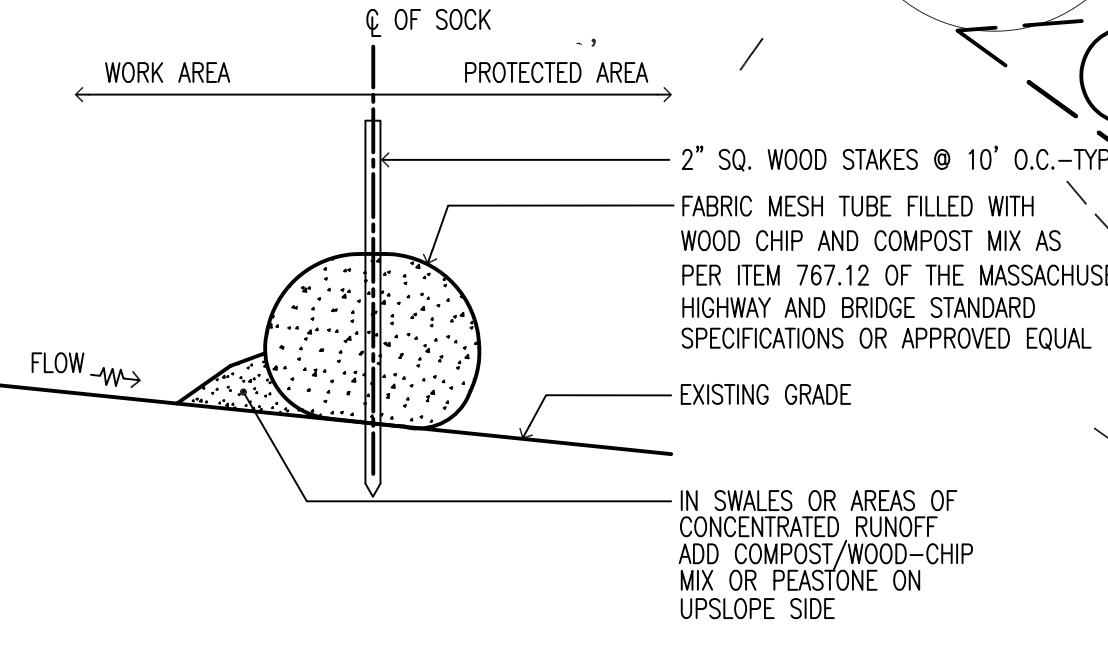
SHEET NO. 1 OF 1



- REMOVE 5 EXISTING 15' HT. ARBORVITAE AS APPROVED
- PROPOSED BRIDGE TO EXISTING GRAVEL RAMP
- NEW WOOD SCREEN FENCE EXTENSION MATCH EXISTING FENCE
- REMOVE 3 EXISTING FENCE SECTIONS FOR NEW STRUCTURE
- NEW 3" WIDE STONE (1"-2" DIA.) SPLASH STRIP - SLOPE TO NEW INFILTRATION TRENCH
- RECONNECT RELOCATED WATER LINE AND ELECTRIC LINE TO EXISTING
- AREA OF DISTURBANCE IN RIVERFRONT AREA = 523.75± S.F.
- AREA OF BUILDING IN RIVERFRONT = 351± S.F.
- SEDIMENT BARRIER/EROSION CONTROL - FILTER SOCK LOCATION AS APPROVED BY CONS. COMM.
- NEW 4' WIDE X 1' DEPTH INFILTRATION TRENCH ALONG BACK OF STORAGE BUILDING & SERVICE AREA
- EXISTING 8" RIVER BIRCH TREE TO REMAIN UNDISTURBED (PROTECT FROM ROOT DAMAGE)

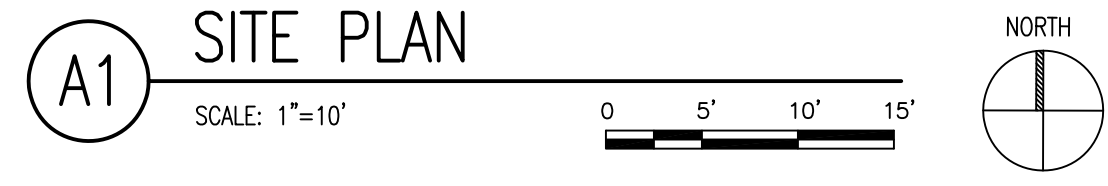
- APPROX. EXISTING ELECTRIC SERVICE (TO PAVILION) TO BE RELOCATED AROUND NEW BUILDING AND RECONNECTED
- APPROX. EXISTING WATER LINE TO BE RELOCATED AROUND NEW BUILDING AND RECONNECTED
- STONE AREA - SLOPE TO INFILTRATION TRENCHES
- NEW 4' WIDE X 1' DEPTH INFILTRATION TRENCH

MITIGATION AREA @ 2:1 1,100 S.F.
NATIVE PLANTINGS IN OPEN FIELD AREA

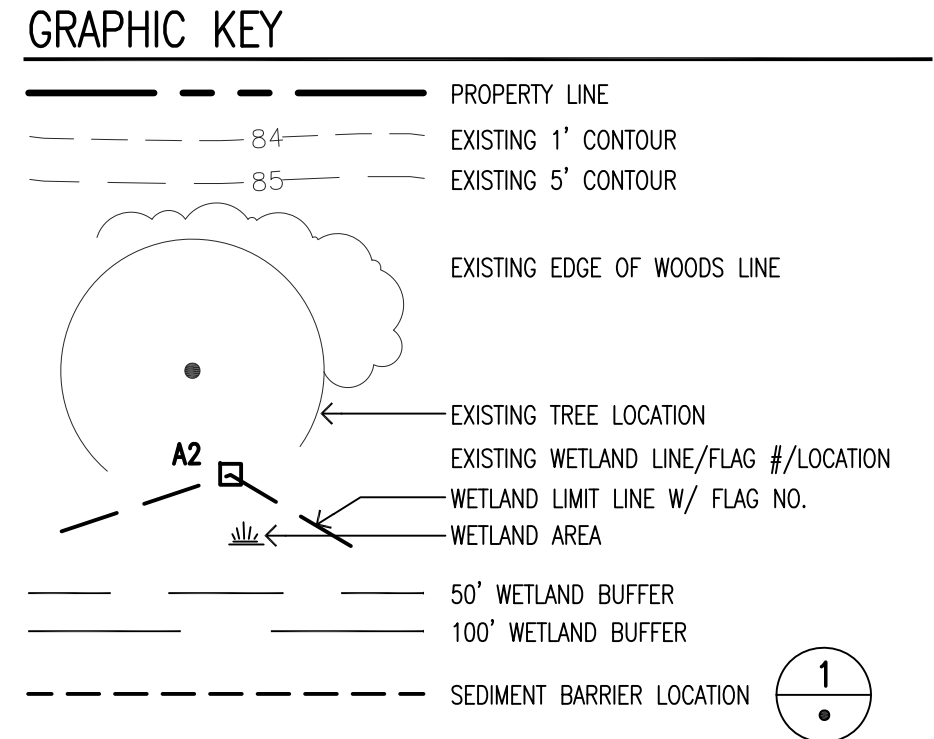


TYPICAL FILTER SOCK INSTALLATION
NOTE: SOCKS MAY BE STACKED TO FORM SEDIMENT BASINS OR CHECK DAMS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND AS APPROVED BY THE ENVIRONMENTAL ENGINEER

1 SEDIMENT BARRIER-FILTER SOCK/MULCH TUBE
NO SCALE
CONTRACTOR NOTE: EROSION CONTROL BARRIER TYPE OPTIONAL SUBJECT TO CONSERVATION COMMISSION APPROVAL

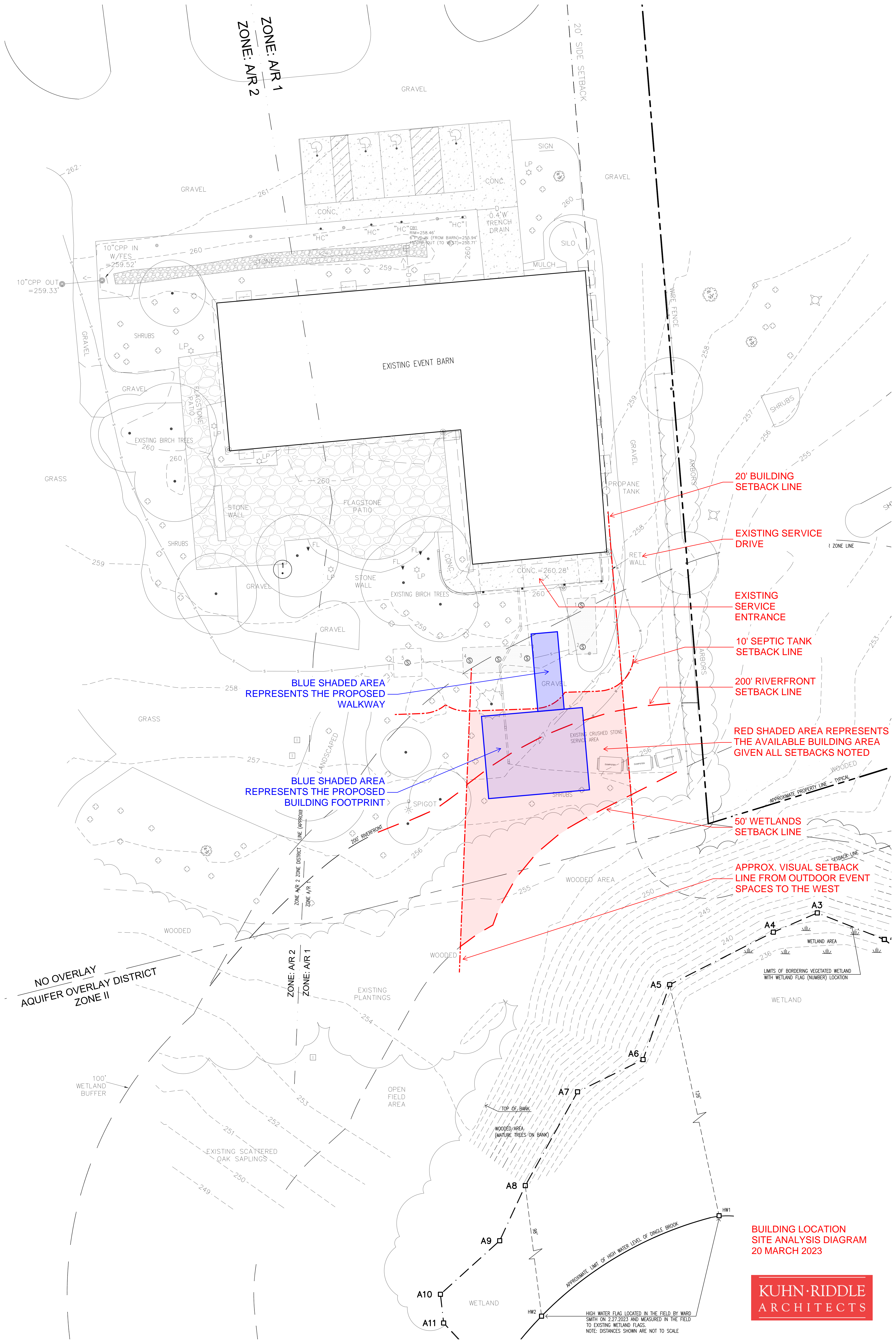


A1 SITE PLAN
SCALE: 1"=10'
NORTH



- NOTES**
- WETLAND BOUNDARIES SHOWN WERE DELINEATED (UPDATED & FLAGGED) ON NOVEMBER 1, 2022 BY WENDELL WETLAND SERVICES, 105 MONTAGUE ROAD WENDELL, MA 01379, WARD SMITH, SPWS.
 - SURVEY OF EXISTING CONDITIONS AND WETLAND FLAG LOCATIONS PREPARED BY NORTHEAST SURVEY 3 FERRY STREET STUDIO 1 EASTHAMPTON, MA 01027 AND DATED NOVEMBER 22, 2022. PARCEL REFERENCE: 19-0-02/ 9 NORTH STREET, N/F QUONQUONT FARM LLC/ DEED BOOK 7829 PAGE 336 AG COVENANT 4779-205

HIGH WATER FLAG LOCATED IN THE FIELD BY WARD SMITH ON 2.27.2023 AND MEASURED IN THE FIELD TO EXISTING WETLAND FLAGS.
NOTE: DISTANCES SHOWN ARE NOT TO SCALE



ZONE: AR 1
 ZONE: AR 2

20' BUILDING
 SETBACK LINE

EXISTING SERVICE
 DRIVE

EXISTING
 SERVICE
 ENTRANCE

10' SEPTIC TANK
 SETBACK LINE

200' RIVERFRONT
 SETBACK LINE

RED SHADED AREA REPRESENTS
 THE AVAILABLE BUILDING AREA
 GIVEN ALL SETBACKS NOTED

BLUE SHADED AREA
 REPRESENTS THE PROPOSED
 WALKWAY

BLUE SHADED AREA
 REPRESENTS THE PROPOSED
 BUILDING FOOTPRINT

APPROX. VISUAL SETBACK LINE FROM OUTDOOR EVENT
 SPACES TO THE WEST

NO OVERLAY
 AQUIFER OVERLAY DISTRICT
 ZONE II

ZONE: AR 2
 ZONE: AR 1

BUILDING LOCATION
 SITE ANALYSIS DIAGRAM
 20 MARCH 2023

KUHN · RIDDLE
 ARCHITECTS

HIGH WATER FLAG LOCATED IN THE FIELD BY WARD
 SMITH ON 2.27.2023 AND MEASURED IN THE FIELD
 TO EXISTING WETLAND FLAGS.
 NOTE: DISTANCES SHOWN ARE NOT TO SCALE