



WPA Form 1- Request for Determination of Applicability

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

A. General Information

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



1. Applicant:

JDR-REI LLC
Name jd@jdrbuilders.com
E-Mail Address

177 State RD
Mailing Address

So. Deerfield
City/Town Ma
State 01373
Zip Code

413-374-7983
Phone Number Fax Number (if applicable)

2. Representative (if any):

Firm

Contact Name E-Mail Address

Mailing Address

City/Town State Zip Code

Phone Number Fax Number (if applicable)

B. Determinations

1. I request the Whately Conservation Commission make the following determination(s). Check any that apply:
- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
 - b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
 - c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
 - d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:
Whately
Name of Municipality
 - e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



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C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

| | |
|---------------------------|-------------------|
| <u>Egypt Rd</u> | <u>Whately</u> |
| Street Address | City/Town |
| <u>Parcel 06-0-04-3</u> | <u>4-3</u> |
| Assessors Map/Plat Number | Parcel/Lot Number |

- b. Area Description (use additional paper, if necessary):

72963 SQFT Lot (1.675 Acres) Deed Book 6626 PG 28 and Plan Book 126 PG 26. Property is on Egypt Road in Whately. It is on the south side of Egypt Road and is the 1st Lot to the East of the Boston & Maine Railroad Tracks.

- c. Plan and/or Map Reference(s):

| | |
|--|-----------------|
| <u>Proposed Commercial Building- Concept Plan for JDR Builders</u> | <u>4-6-2023</u> |
| Title | Date |
| <u> </u> | <u> </u> |
| Title | Date |
| <u> </u> | <u> </u> |
| Title | Date |

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

Construct a new 4896 SQFT commercial building for JDR Builders Inc.



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C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

Construct a new 4896 sqft commercial building on the lot.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

City/Town _____

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D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

James D. Ross - JDR - REI LLC

Name

177 State Rd

Mailing Address

So. Deerfield

City/Town

Ma

State

01373

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

Date

4-6-2023

Signature of Representative (if any)

Date

ZONING SUMMARY - COMMERCIAL - WHOLELY MASSACHUSETTS

| REGULATION REQUIREMENTS | MIN. REGULATIONS | REQUIRED | PROPOSED |
|-------------------------|------------------|--------------|--------------|
| LOT AREA | 40,000 SQ FT | 60,000 SQ FT | 72,463 SQ FT |
| FRONT SETBACK | 175 FT | 300 FT | 426.78 FT |
| REAR SETBACK | 50 FT | 50 FT | 50 FT |
| SIDE SETBACK | 20 FT | 20 FT | 50 FT |
| MINIMUM AREA | --- | --- | --- |
| GREEN / OPEN SPACE | --- | --- | --- |
| BUILDING COVERAGE | --- | --- | --- |
| TOTAL DISTURBED AREA | 43,500 SQ FT | 43,500 SQ FT | 43,500 SQ FT |
| ROWWAY ASIDE WIDTH | 12 FT (MIN) | 12 FT (MIN) | 12 FT (MIN) |
| PARKING SPACES | 8 SPACES | 8 SPACES | 8 SPACES |
| ADA PARKING SPACES | 1 SPACE | 1 SPACE | 1 SPACE |
| PARKING SPACE SIZE | 8.5' X 18' | 8' X 18' | 8' X 18' |
| LANDSCAPING | TBD | TBD | TBD |

(THE ENTIRETY OF THE SITE CAN BE CLASSIFIED AS "URLAND" FROM THE ADJACENT WETLANDS)

GENERAL NOTES

1. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL AND STATE APPROVALS FOR ANY SITE IMPROVEMENTS. THE DEVELOPER/CONTRACTOR SHALL CONFORM TO ALL APPLICABLE LOCAL AND STATE REGULATIONS.

2. THE LOCATION OF ALL UTILITIES SHOWN HEREON IS BASED ON THE BEST AVAILABLE INFORMATION. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND ALL UTILITIES MAY NOT BE SHOWN. THE DEVELOPER/CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING THE UTILITY PROVIDERS TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES MARKED ON THE GROUND. ALL UTILITIES SHALL BE MARKED WITH PLYWOOD OR METAL FLAGS PARALLEL TO LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED. ALL CURBS FOR DRIVE SLEWS & PARKING AREAS SHALL BE CONFORMANT WITH ALL APPLICABLE REGULATIONS.

3. THE SITE CONTRACTOR SHALL COORDINATE ALL ELECTRICAL AND CABLE SERVICES WITH THE BUILDING CONTRACTOR. THE BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND UTILITIES TO THE CONNECTION POINT AT THE FRONT OF THE LOT.

4. LIGHT FIXTURES SHOWN ON LAYOUT PLAN ARE FOR REFERENCE PURPOSES ONLY. A PROFESSIONAL ELECTRICIAN SHALL BE CONSULTED FOR THE LOCATION AND SPECIFICATION OF ALL LIGHT FIXTURES. LIGHT FIXTURES SHOULD BE PHOTOGRAPHICALLY DOCUMENTED.

5. ALL DIMENSIONS WITHIN THE DRIVEWAYS AND CURBS SHALL ILLUSTRATE THE WORK TO BE DONE. THE CURB TO THE CURB AND THE CURB TO THE TIE OF THE CURB AND DRIVEWAY SHALL BE ILLUSTRATED. THE CURB DIMENSIONS SHALL BE ILLUSTRATED TO THE BACK OF THE DRIVEWAY AND REPORT ANY AND ALL DISCREPANCIES TO THE ENGINEER.

6. ALL AREAS DISTURBED BY THE CONTRACTOR SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. ALL NEW SURFACES SHALL BE FINISHED TO A SMOOTH AND CONTINUOUS LINE AND GRADE TO THE EDGE OF THE ROADWAY. AS APPLICABLE, THE SURROUNDING TO THE DRIVEWAY SHALL BE REPAVED IN MULTIPLE COURSE HOUSES OF GRADE. 2-INCHES TO ALL RECONSTRUCTED DRIVEWAYS SHALL BE COMPACTED IN 2 EQUAL LIFTS. AFTER RECONSTRUCTION, ALL DRIVEWAYS SHALL BE COATED WITH A SEALANT WITH A MINIMUM OF 10% POLYURETHANE ELASTIC.

7. ALL SIDE SET PAVEMENT SHALL BE JOINTED AND SEALED. ALL AREAS WHERE THE DRIVEWAY MEETS THE DRIVEWAY SHALL BE REPAVED. SOAKAWAYS AT THE NEW DRIVEWAY ENTRANCES AND AT ANY STRUCTURE ENTRANCES SHALL BE INSTALLED TO DRAIN TO ITS FULL DEPTH BEHIND A MINIMUM OF 10% GRADE. ALL DRIVEWAYS SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO THE DRIVEWAY.

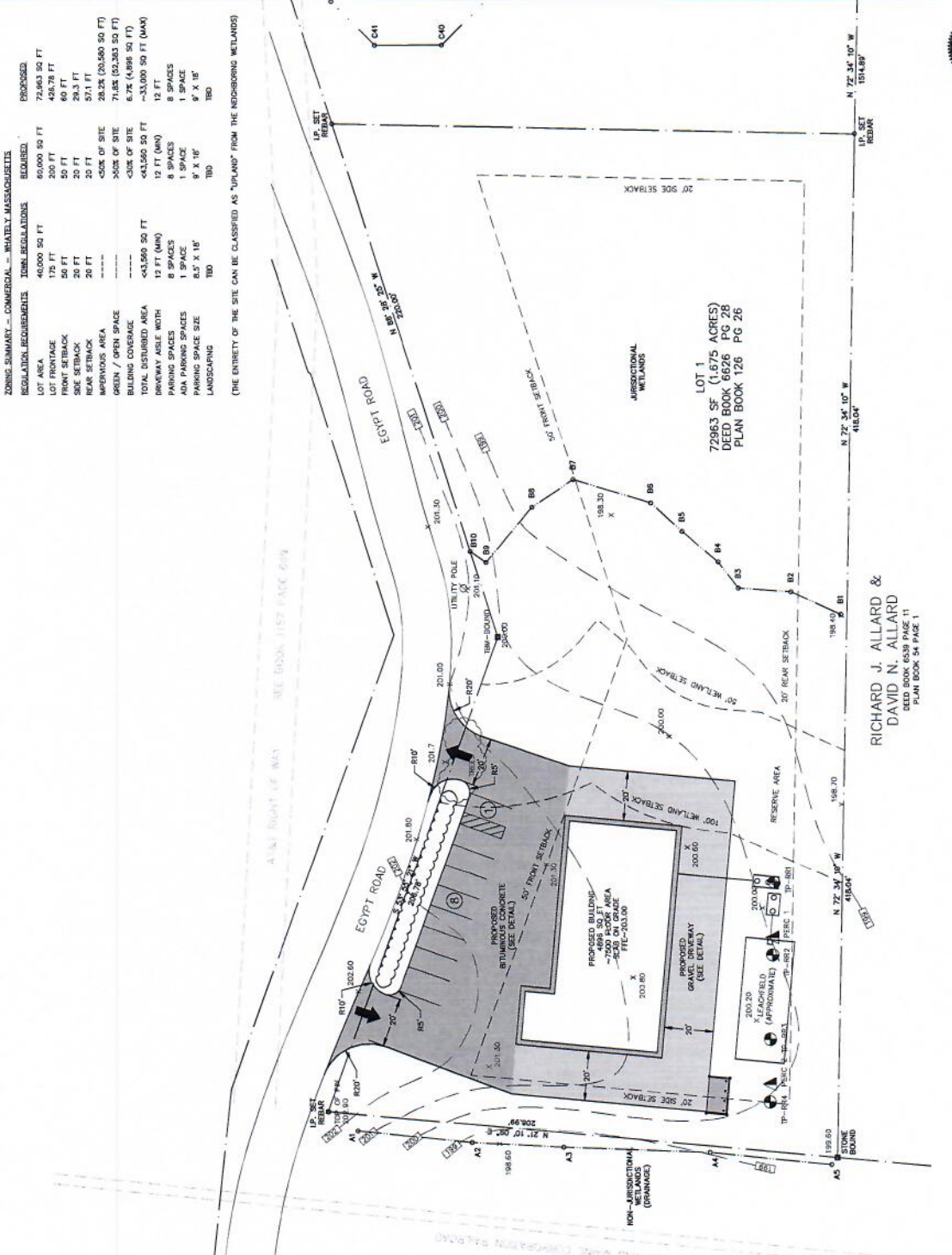
8. THE SITE HAS BEEN CONSIDERED FOR A W-50 VEHICLE CONFIGURATION AND CAN BE CONSIDERED FOR A W-50 VEHICLE CONFIGURATION BUT THE PROPER TURNING RADIUS ON SITE.

J. ROSS - SURVEYORS
PROPOSED COMMERCIAL BUILDING - CONCEPT PLAN
EGYPT ROAD
WHATELY
MASSACHUSETTS

SIERUTA ENGINEERING
REGISTERED LAND AND SURVEYING ENGINEERS
LEVERETT MA 01504
413-548-6608 413-548-8117 413-672-7244
PROFESSOR OF CIVIL ENGINEERING
SERVING AS A PROFESSIONAL ENGINEER
SERVITPAENGINEERING@YANDEX.COM

JON BULLARD
EGYPT RD
APRIL 8, 2023

U1.0



72963 SF (1.675 ACRES)
DEED BOOK 6626 PG 28
PLAN BOOK 126 PG 26

RICHARD J. ALLARD &
DAVID N. ALLARD
DEED BOOK 658 PAGE 11
PLAN BOOK 54 PAGE 1