



D-0025-078

February 11, 2026

Deerfield Conservation Commission
8 Conway Street
Deerfield Municipal Offices
South Deerfield, MA 01373

**Re: Request for Determination of Applicability
Deerfield Academy Boathouse Improvements
Deerfield, Massachusetts**

Dear Members of the Commission:

On behalf of the Trustees of Deerfield Academy (Deerfield Academy), Tighe & Bond, Inc. respectfully submits this Request for Determination of Applicability (RDA) for the Deerfield Academy Boathouse Improvements (the Project) located in Deerfield, Massachusetts. The proposed Project involves the expansion of the gravel turn around area and concrete wash pad on the eastern side of the Hammerschlag Family Boathouse (Boathouse), as well as the construction of a shed south of the Boathouse. The improvements are proposed to support the growth of Deerfield Academy's rowing program.

This RDA is being filed since a portion of the proposed work will occur within the 100-foot Buffer Zone to Inland Banks and Bordering Vegetated Wetlands (BVWs). These areas are regulated under the Massachusetts Wetlands Protection Act (MAWPA, M.G.L. c. 131 §40) and its implementing regulations (310 CMR 10.00).

The works is proposed within previously disturbed areas including gravel driveways and maintained lawn. The proposed activities will not further encroach upon wetland resource areas or change the existing maintained limits of lawn. As such, the improvements to the Boathouse site are not anticipated to impact to the surrounding jurisdictional resource areas. Deerfield Academy respectfully requests that the Deerfield Conservation Commission grant a Negative Determination (Category 2) as "*The work described in the Request is within an area subject to protection under the Act, but will not remove, fill, dredge, or alter that area. Therefore, said work does not require the filing of a Notice of Intent.*" A copy of WPA Form 1 is provided in Attachment A.

Project Site

The Project Site is located at 518 River Road in Deerfield, Franklin County, Massachusetts (Assessor's Map 82, Parcel 4) at Latitude: 42.53296, Longitude: -72.57120. The parcel comprises 11.95 acres and is bounded by forested uplands and residential properties to the north and south, forested uplands and the Connecticut River to the east, and forested uplands, wetlands, an intermittent stream, and River Road to the west. The site is currently developed and consists of the Boathouse, and ancillary facilities, including a gravel access drive and turnaround, parking area, maintained lawn, and a concrete wash pad. The proposed work will take place within the currently maintained 100-foot Buffer Zone, outside of all jurisdictional resource areas. Refer to the figures in Attachment B and site photographs in Attachment C for additional information about the site and surrounding area.

53 Southampton Road
Westfield, MA 01085

TIGHEBOND.COM

T 413.562.1600

Wetland Resource Areas

Wetland Resource Areas were evaluated by a Tighe & Bond wetland scientist on November 25, 2025. Wetland resource areas were delineated in general accordance with the United States Army Corps of Engineers' *Wetland Delineation Manual and Regional Supplement* (2012), *Massachusetts Handbook for Delineation of Bordering Vegetated Wetlands* (2022), *Field Indicators for Identifying Hydric Soils in New England* (Version 4, 2017), the MAWPA, and its implementing regulations at 310 CMR 10.00.

Jurisdictional resource areas at and near the Project Site were marked with survey flagging that was sequentially labeled alpha-numerically as presented in Table 1. Flags were located using a hand-held EOS Aero GPS unit capable of sub-meter accuracy. The evaluation also included a review of data available through MassGIS and other publicly available resources. Refer to Figure 3 and the Project Drawings in Attachment B for the location of jurisdictional resource areas and Buffer Zones.

The Connecticut River and Unnamed Stream

The Connecticut River and an unnamed stream were identified within the vicinity of the Project Site. The Connecticut River is shown as perennial on the most current USGS topographic map of the area; however, the unnamed stream west of the Boathouse is not shown on the most current USGS topographic map. Tighe & Bond attempted to perform a USGS StreamStats evaluation on the unnamed stream; however, it was not shown on StreamStats either.

The MAWPA regulations set forth at 310 CMR 10.58(2)(a)(1) define the methodology and criteria for determining whether a stream is regulated as intermittent or perennial. Per 310 CMR 10.58(2)(a)(1)(a) through 310 CMR 10.58(2)(a)(1)(c):

Per 310 CMR 10.58(2)(a)(1)(a):

A river or stream shown as perennial on the most current USGS map or more recent map provided by the Department is perennial.

Per 310 CMR 10.58(2)(a)(1)(b):

A river or stream shown as intermittent or not shown on the current USGS map or more recent map provided by the Department, that has a watershed size greater than or equal to one square mile is perennial.

Per 301 CMR 10.58(2)(a)(1)(c):

A stream shown as intermittent or not shown on the current USGS map or more recent map provided by the Department, that has a watershed size less than one square mile, is intermittent unless:

- i. The stream has a watershed size of at least ½ (0.50) square mile and has a predicted flow rate greater than or equal to 0.01 cubic feet per second at the 99% flow duration using the USGS Stream Stats method. The issuing authority shall find such streams to be perennial*

As noted above, the Connecticut River is shown as perennial on the most current USGS map and is presumed perennial. The unnamed stream is not shown on the most current USGS map, and its watershed size could not be determined via StreamStats because its centerline has not been digitized. Additionally, the contours shown on the most recent USGS map at the location of the delineated stream do not indicate the presence of stream

channel. Based on the absence of topographic evidence, the lack of a mapped centerline in StreamStats, and the previous regulatory finding, the upstream is presumed to be intermittent. Further, the stream was confirmed intermittent at the time of the Boathouse construction in 2003 (MassDEP File Number 142-148).

Outstanding Resource Water

The Connecticut River and unnamed intermittent stream are not tributaries to a public drinking water supply, nor are they within the limits of a designated Area of Critical Environmental Concern (ACEC) identifying them as Outstanding Resource Waters (ORW).

Coldwater Fishery Resource

The Connecticut River and the unnamed intermittent stream are not mapped as Coldwater Fishery Resources (CFR) by the Massachusetts Division of Fisheries and Wildlife (MassWildlife) based on review of the MassGIS online mapping tool

Wild and Scenic Rivers

The Connecticut River and unnamed intermittent stream are not designated as “Wild and Scenic Rivers” by the National Park Service’s Wild and Scenic Rivers program.

Summary of Wetland Resource Areas

The following wetland resource areas identified at and near the Project Site are subject to jurisdiction under the MAWPA:

- Inland Bank
- Bordering Vegetated Wetland (BVW)
- Land Under Waterbodies and Waterways
- Bordering Land Subject to Flooding (BLSF)
- Riverfront Area

A summary of resource areas delineated by flag series is presented below in Table 1.

TABLE 1 Summary of Wetland Delineation Flag Series

Flag Series	Flag Numbers	Resource Area Type	Cowardin Classification
1B	1B-1 through 1B-9	Inland Bank	R4SB3 ¹
1C	1C-0 through 1C-13	BVW	PSS1E ²

¹Rivarine Intermittent Streambed Cobble-Gravel

²Palustrine Scrub Shrub Broad-Leaved Deciduous Seasonally Flooded/Saturated

Inland Bank

Inland Bank is defined at 310 CMR 10.54(2) as "*the portion of the land surface which normally abuts and confines a water body. It occurs between a water body and a vegetated bordering wetland and adjacent floodplain, 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.*"

The Banks of an unnamed intermittent stream was identified during this resource area investigation and are described below.

1B Series

Flag series 1B (1B-1 through 1B-9) define the eastern bank of the unnamed intermittent stream northwest of the Project Site conveyed through two (2) culverts underneath the gravel driveway. The stream is best described as an intermittent riverine system with a streambed of cobble and gravel (R4SB3). The Banks bounding the stream were vertically steep-cut or undercut with exposed roots and generally vegetated by tussock sedge (*Carex stricta*; OBL) and multiflora (*Rosa multiflora*; FACU), and evergreen woodfern (*Dryopteris intermedia*; FAC)

Bordering Vegetated Wetlands

Bordering Vegetated Wetlands are defined in 310 CMR 10.55(2)(a) as "*freshwater wetlands which border on creeks, rivers, streams, ponds and lakes. The boundary of BVW is the line within which 50% or more of the vegetation community consists of wetland indicator species and saturated or inundated conditions occur.*"

1C Series

Flag series 1C (1C-0 through 1C-13) defines the boundary of a BVW west of the Project Site. Wetland 1C is best described as a palustrine scrub-shrub system with broad-leaved deciduous vegetation that is seasonally flooded/saturated (PSS1E). Dominant vegetation observed within the wetland consisted of American hornbeam (*Carpinus caroliniana*; FAC), speckled alder (*Alnus incana*; FACW), silky dogwood (*Swida amomum*; FACW), sedge sp. (*Carex sp.*), and garlic mustard (*Alliaria petiolata*; FACU). The soil within the wetland consisted of four (4) inches of very dark brown (10YR 2/2) loam, underlain by nine (9) inches of very dark brown sand (10YR 2/2) with 15% strong brown (7.5YR 4/6) redox concentrations, followed by eight (8) inches of black (5Y 2.5/1) silt with 15% dark reddish brown (5YR 3/4) redox concentrations. These soils meet the criteria for the Sandy Redox (S5) Hydric Soil Indicators.

The Wetland 1C boundary encompasses the footprint of the successful wetland replacement area constructed as part of the Boathouse site development in the early 2000s under MassDEP File Number 142-148.

100-foot Buffer Zone

The 100-foot Buffer Zone to Inland Bank and BVW within the Project Site consists primarily of previously developed areas associated with the Boathouse including the existing building, maintained lawn, and gravel roadway, with the exception of forested upland areas directly adjacent to the resource areas.

Land Under Waterbodies and Waterways

Land Under Waterbodies and Waterways (LUWW) is defined at 310 CMR 10.56(2)(a) as “*the land beneath any creek, river, stream, pond or lake.*”

The LUWW on site is associated with the unnamed intermittent stream. The streambed material generally consists of very coarse sand and cobbles with silt.

Bordering Land Subject to Flooding

Bordering Land Subject to Flooding (BLSF) is defined at 310 CMR 10.57(2), 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 vegetated wetland occurs, it extends from said wetland.”

The FEMA Flood Insurance Rate Map, Community-Panel Numbers 2501150010B (effective July 2, 1980) was consulted to evaluate the presence of Bordering Land Subject to Flooding (BLSF) at and near the Project Area. FEMA has identified the limits of 100-year flooding associated with the Connecticut River and downgradient portions of the unnamed intermittent stream channel at elevation 138 feet.

Rare Species

The Massachusetts natural Heritage and Endangered Species Program (NHESP) Atlas, 15th Edition, effective August 1, 2021, was consulted during preparation of this application. According to this source, the proposed Project Site is not within designated Priority Habitats of Rare Species or Estimated Habitats of Rare Wildlife.

Proposed Activities

The proposed Project consists of the construction of a 16-foot-wide by 40-foot-long shed and vegetated water rain garden south of the Boathouse, installation of an electrical conduit from the boathouse to the shed, expansion of the wash pad with porous pavement off the northern side of the Boathouse within an existing gravel area, and the conversion of maintained lawn from the center of the turnaround to gravel.

The proposed expansion of the wash pad with porous pavement and gravel turnaround is within the 100-foot Buffer Zone to BVW and the unnamed intermittent stream west of the Boathouse. The proposed storage building south of the Boathouse within the maintained lawn area (outside of the 100-foot Buffer Zone) will be approximately 640 square feet (sf). The proposed electrical conduit will require the excavation of a 2-foot-wide trench with a minimum depth of 3 feet and will be approximately 30 lf / 60 sf within the 100-foot Buffer Zone and 50 lf / 100 sf outside of the 100-foot Buffer Zone. The trench will be backfilled to the existing grade and restored to preconstruction conditions. The existing wash pad will be expanded with porous pavement by approximately 2,120 sf, of which approximately 950 sf will be within the 100-foot Buffer Zone; the debris will be removed and disposed of in accordance with local regulations. Approximately 2,450 sf (370 sf will be within the 100-foot Buffer Zone) of maintained lawn area within the gravel turnaround will be removed and converted to gravel.

Protective Measures

Wetland resource areas near the Project Site will be protected by erosion control barriers. Stockpiled soil from the excavations will be located outside of wetland resource areas and the 100-foot Buffer Zone. Nearby Resource areas will be protected with erosion control barriers consisting of straw wattles and silt fence, or another approved equivalent. These measures will be installed prior to the commencement of work and will be maintained for the duration of construction until the disturbed areas have been restored and stabilized.

Work Subject to Jurisdiction

The proposed work will result in approximately 1,380 sf of alterations within the 100-foot Buffer Zone to Inland Banks and BVW. Table 2 provides a summary of the proposed alterations.

TABLE 2 Summary of Proposed Alterations within Jurisdictional Areas

Activity	100-foot Buffer Zone
Wash Pad Expansion	950 sf
Gravel Turnaround Expansion	370 sf
Electrical Conduit	30 lf / 60 sf
Total	1,380 sf / 30 lf

The existing area where the work is proposed consists of gravel and maintained lawn. The proposed work will not change the general characteristics of the area, as the entire Project is contained within previously developed areas.

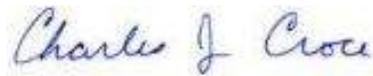
Regulatory Discussion

As described herein, the proposed activities are limited to previously developed and maintained areas within, or out of (i.e., shed), the 100-foot Buffer Zone. Erosion control barriers and other construction-period BMPs have been included as shown and described on the Project Drawings in Attachment B. As such, the proposed Project is unlikely to adversely affect jurisdictional wetland resource areas or the interests of the MAWPA, nor will the Project result in a change in the character, function and value of the Buffer Zone at this location.

Summary

We look forward to having the opportunity to discuss this Project with the Deerfield Conservation Commission at its February 26, 2026 public meeting. We anticipate these materials are sufficient of the Commission to review and issue a Negative Determination confirming the proposed project may proceed without the filing of a Notice of Intent (NOI). Should you have any questions regarding this application or require any additional information, please contact Carlene Eaton at 413-875-1690 / ceaton@tighebond.com or Jonathan Bossi at 203-712-1103 / JCBossi@tigheBond.com.

Respectfully yours,
Tighe & Bond, Inc.

A handwritten signature in blue ink that reads "Charles J. Croce". The signature is written in a cursive style and is positioned above the typed name and title.

Charles Croce
VICE PRESIDENT

Copy: MassDEP (WERO) Division of Wetlands and Waterways
David Purrington, Director of Facilities Operations, Deerfield Academy

Attachment A





Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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

Municipality _____

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:

First Name _____ Last Name _____

Address _____

City/Town _____ State _____ Zip Code _____

Phone Number _____ Email Address _____

2. Property Owner (if different from Applicant):

First Name _____ Last Name _____

Address _____

City/Town _____ State _____ Zip Code _____

Phone Number _____ Email Address (if known) _____

3. Representative (if any)

First Name _____ Last Name _____

Company Name _____

Address _____

City/Town _____ State _____ Zip Code _____

Phone Number _____ Email Address (if known) _____

B. Project Description

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

Street Address _____ City/Town _____

Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX) _____ Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX) _____

Assessors' Map Number _____ Assessors' Lot/Parcel Number _____

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

c. Plan and/or Map Reference(s): (use additional paper if necessary)

Title _____ Date _____

Title _____ Date _____

[How to find Latitude and Longitude](#)

[and how to convert to decimal degrees](#)



Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

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

Municipality

B. Project Description (cont.)

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

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).

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 Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Deerfield
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 Municipality

C. Determinations

1. I request the Deerfield Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced above 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 above are accurately delineated.
- c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance or bylaw** of:

Name of Municipality

- e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).
- _____

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.

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.

DRR

Signature of Applicant

DAVID AURINGTON for DEERFIELD ACADEMY

Charles J. Croce

Signature of Representative (if any)

2/10/2026

Date

02/11/2026

Date

Attachment B

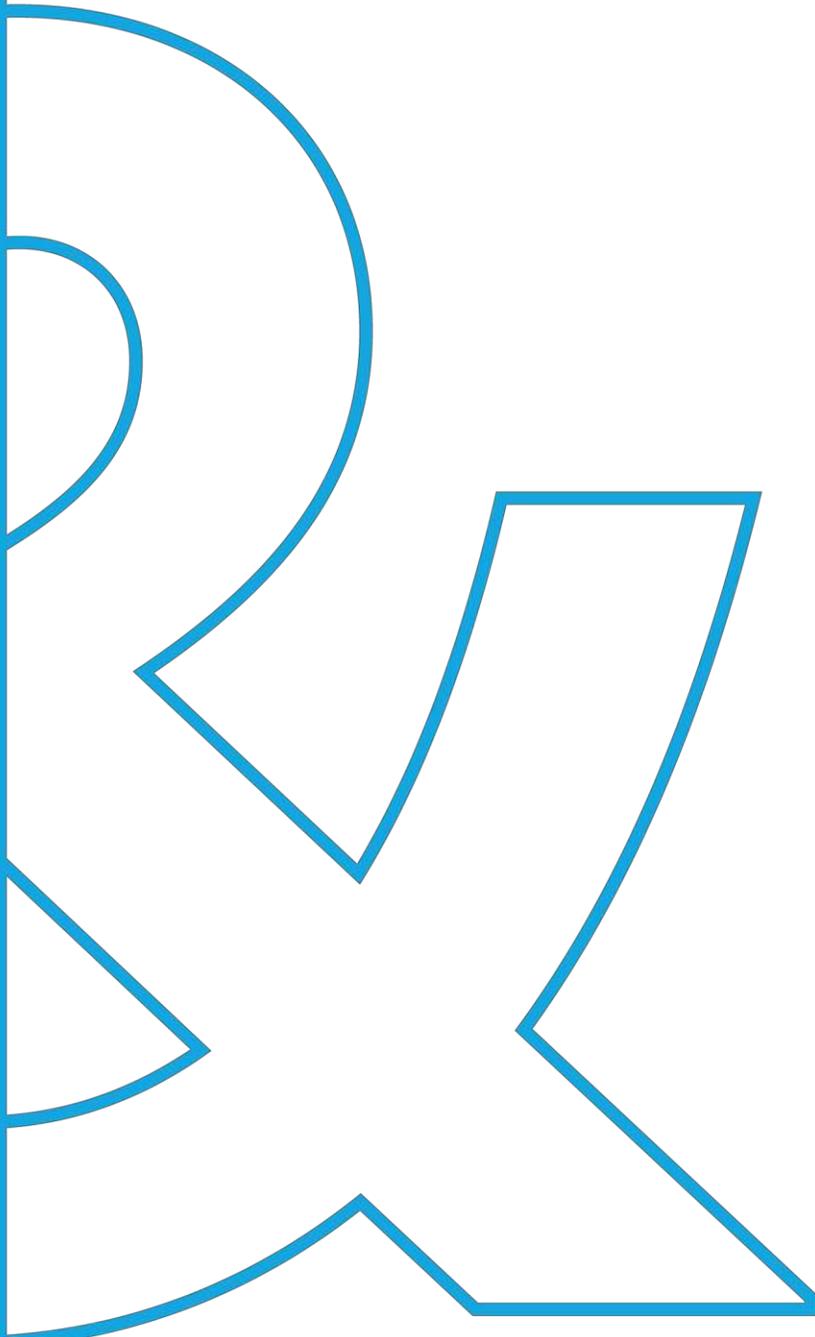
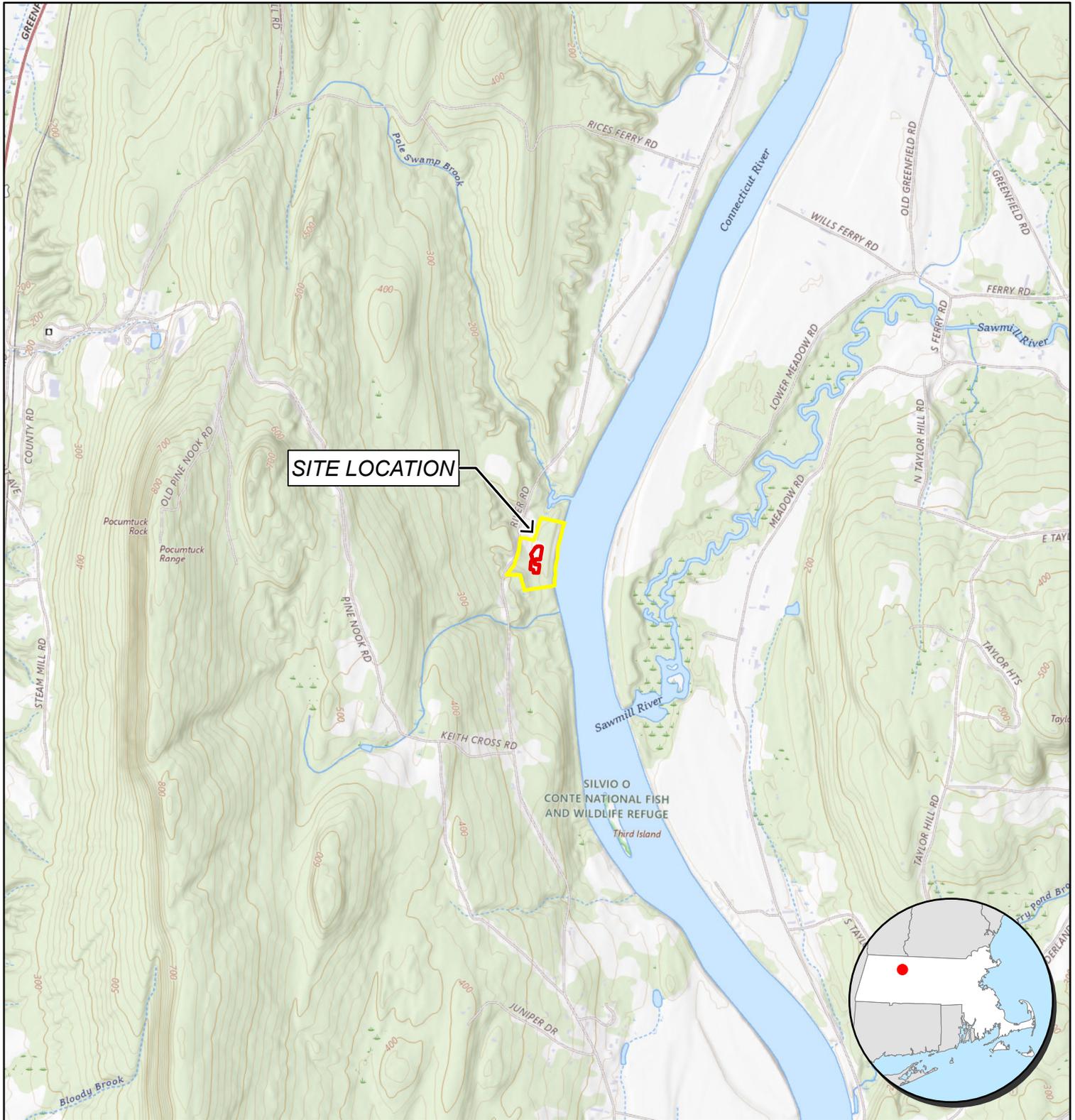


FIGURE 1
SITE LOCATION
January 2026

Deerfield Academy Boathouse Improvements Project
518 River Road
Deerfield, Massachusetts



- Limit of Work
- ▭ Project Locus



Based on USGS The National Map Topo Basemap.
Contour Interval Equals 20 Feet.
Parcel boundaries (FY 2025) are courtesy of MassGIS and are approximate.

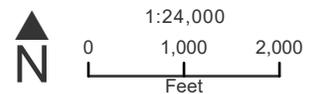
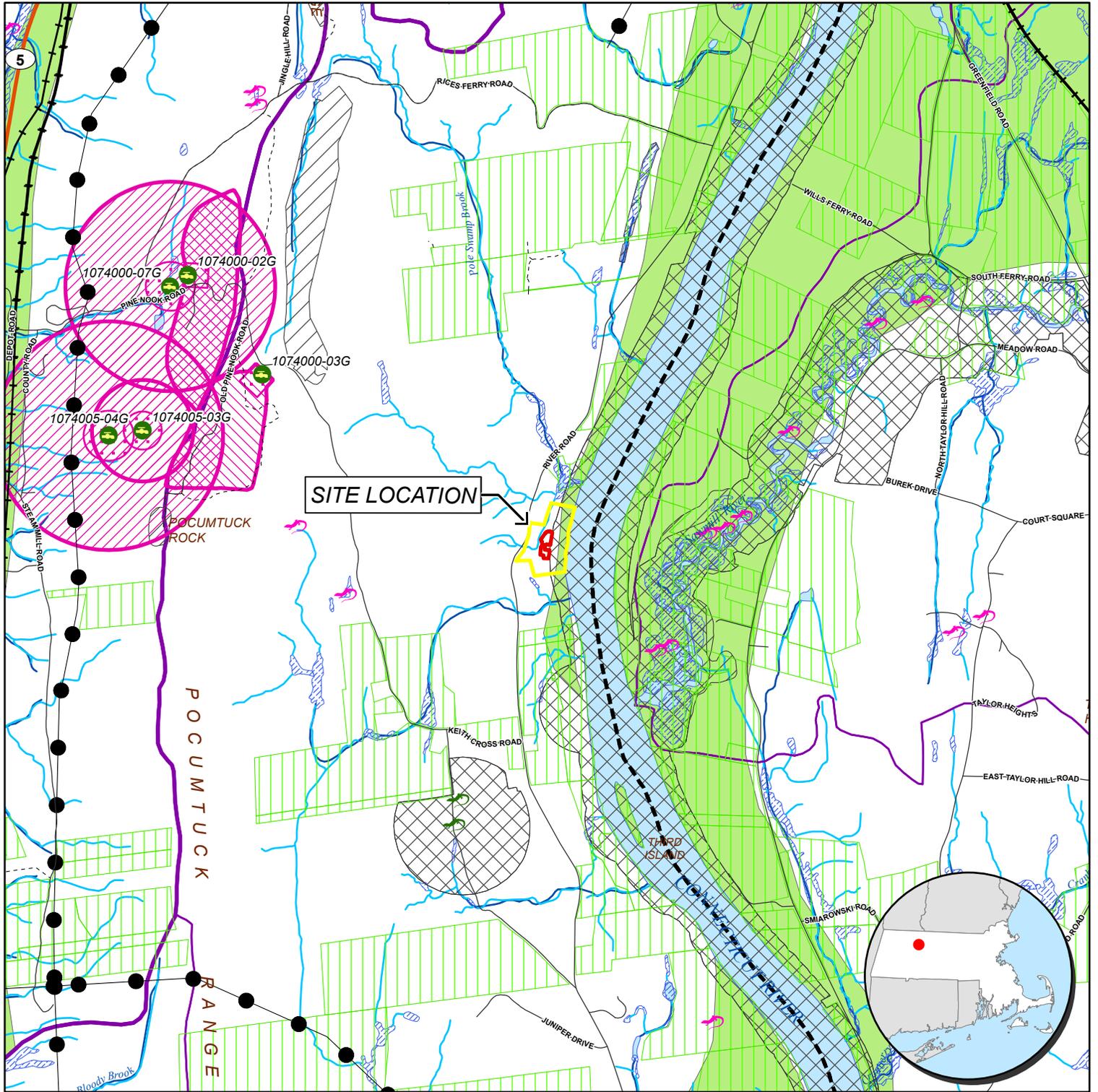


FIGURE 2
PRIORITY RESOURCE
 January 2026

Deerfield Academy Boathouse Improvements Project
 518 River Road
 Deerfield, Massachusetts



- | | | | | |
|--|--|--|---|---|
| <ul style="list-style-type: none"> NHESP Certified Vernal Pool NHESP Potential Vernal Pool Non-Landfill Solid Waste Site Proposed Well Emergency Surface Water Community Public Water Supply - Surface Water Community Public Water Supply - Groundwater | <ul style="list-style-type: none"> Non-Community Non-Transient Public Water Supply Non-Community Transient Public Water Supply Limited Access Highway Multi-Lane Highway, NOT Limited Access Other Numbered Route Major Road - Arterials and Collectors Minor Street or Road Aqueduct Hydrologic Connection Stream/Intermittent Stream | <ul style="list-style-type: none"> Powerline Pipeline Track or Trail Railroad Public Surface Water Supply Protection Area (Zone A) DEP Approved Wellhead Protection Area (Zone I) DEP Approved Wellhead Protection Area (Zone II) DEP Interim Wellhead Protection Area (IWPA) Protected and Recreational Open Space Solid Waste Landfill | <ul style="list-style-type: none"> Area of Critical Environmental Concern (ACEC) NHESP Priority Habitat for Rare Species NHESP Estimated Habitat for Rare Wildlife EPA Designated Sole Source Aquifer Major Drainage Basin Sub Drainage Basin MassDEP Inland Wetland MassDEP Coastal Wetland MassDEP Not Interpreted Wetland Public Surface Water Supply (PSWS) | <ul style="list-style-type: none"> Water Body Non-Potential Drinking Water Source Area - High Yield Non-Potential Drinking Water Source Area - Medium Yield Potentially Productive Medium Yield Aquifer Potentially Productive High Yield Aquifer County Boundary Municipal Boundary USGS Quadrangle Sheet Boundary Project Locus Limit of Work |
|--|--|--|---|---|

Tighe & Bond

Data source: Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology. Parcel boundaries (FY 2025) are courtesy of MassGIS and are approximate. Data valid as of February 2026.

Scale: 1:24,000
 0 1,000 2,000 Feet

FIGURE 3
AERIAL
January 2026



- Limit of Work
- Project Locus
- Approximate Parcel Boundary



Based on latest Nemap Imagery (September 2025).
Parcel boundaries (FY 2025) are courtesy of MassGIS and are approximate.

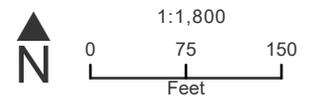


FIGURE 4
RARE SPECIES MAP
 January 2026



- NHESP Estimated Habitat for Rare Wildlife
- Project Locus
- NHESP Priority Habitat for Rare Species
- Approximate Parcel Boundary
- Limit of Work



Based on latest Nearmap Imagery (September 2025).
 Rare species data is courtesy of MassGIS.
 Parcel boundaries (FY 2025) are courtesy of MassGIS and are approximate.

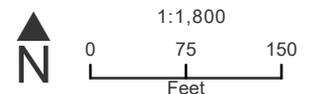


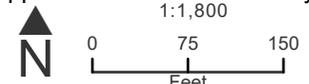
FIGURE 5
SITE PLAN
 January 2026



- Data Point
- ▲ Culvert
- Wetland Flag
- Bank Flag
- 100-foot Buffer Zone
- 200-foot Riverfront Area
- Bank Line (Delineated)
- Mean High Water
- Isolated Wetland Boundary (Approximate)
- Wetland Boundary (Delineated)
- Limit of Work
- Isolated Wetland (Approximate)
- Wetland Area (Delineated)
- 100-Year Flood Zone
- Project Locus
- Approximate Parcel Boundary

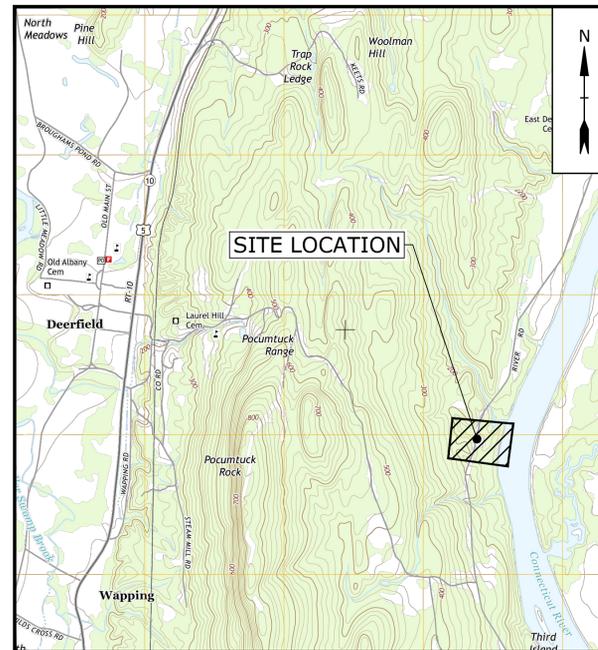


1. Based on latest Nearmap Imagery (September 2025).
 2. 100-Year Flood Zone (approx.) developed using the 2015 LIDAR DEM and was created from 137' contour (actual elevation is 137.3').
 3. Parcel boundaries (FY 2025) are courtesy of MassGIS and are approximate.



DEERFIELD, MASSACHUSETTS DEERFIELD ACADEMY BOATHOUSE IMPROVEMENTS PERMITTING SET FEBRUARY 2026

LIST OF DRAWINGS		
SHEET NO.	DRAWING NO.	DRAWING TITLE
GENERAL		
1	G-001	COVER SHEET
CIVIL		
2	C-001	GENERAL NOTES, LEGEND, AND ABBREVIATIONS
3	C-100	EXISTING CONDITIONS PLAN
4	C-200	SITE PLAN
5	C-300	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
6	C-400	DETAILS



LOCATION MAP
SCALE: 1"=2000'

PREPARED BY:

Tighe & Bond



CHARLES J. CROCE, PE



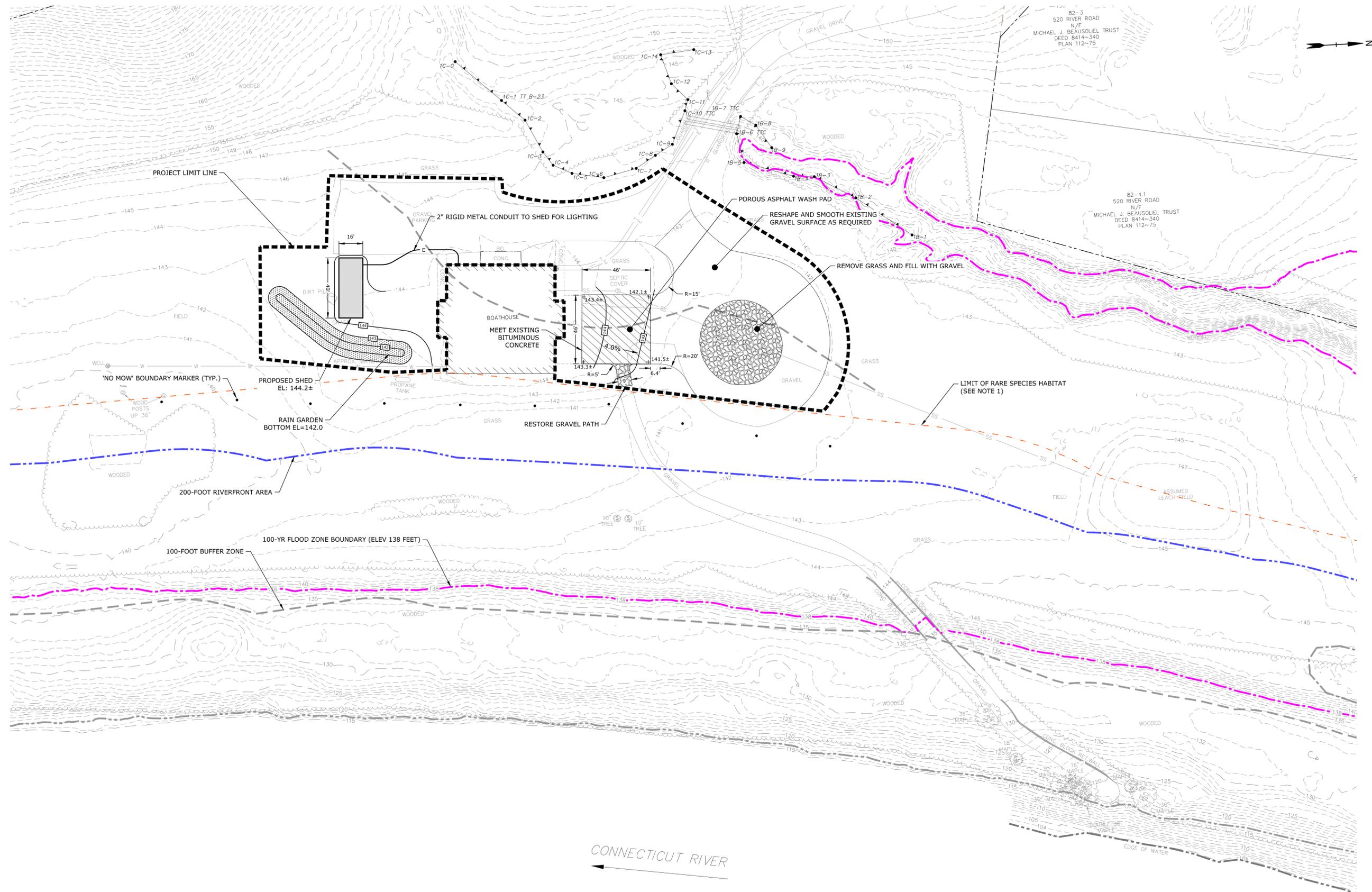
ANDREW P. WHITE, PE, ENV SP

PREPARED FOR:

DEERFIELD ACADEMY
7 BOYDEN LANE
DEERFIELD, MA 01342

THIS DOCUMENT IS RELEASED
TEMPORARILY FOR PROGRESS REVIEW ONLY.
IT IS NOT INTENDED FOR BIDDING OR
CONSTRUCTION PURPOSES.

COMPLETE SET 6 SHEETS



PERMITTING SET

THIS DOCUMENT IS RELEASED TEMPORARILY FOR PROGRESS REVIEW ONLY. IT IS NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.

Deerfield Academy Boathouse Improvements

Deerfield Academy

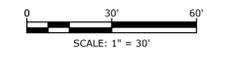
Deerfield, MA

SITE PLAN LEGEND:

- PROPOSED BUILDING
- GRAVEL
- POROUS PAVEMENT
- PROJECT LIMIT LINE
- MEAN HIGH WATER LINE

SITE PLAN NOTES:

1. NO WORK SHALL OCCUR WITHIN THE LIMITS OF RARE SPECIES HABITAT. ALL CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO AREAS OUTSIDE THE DELINEATED RARE SPECIES HABITAT LIMITS.



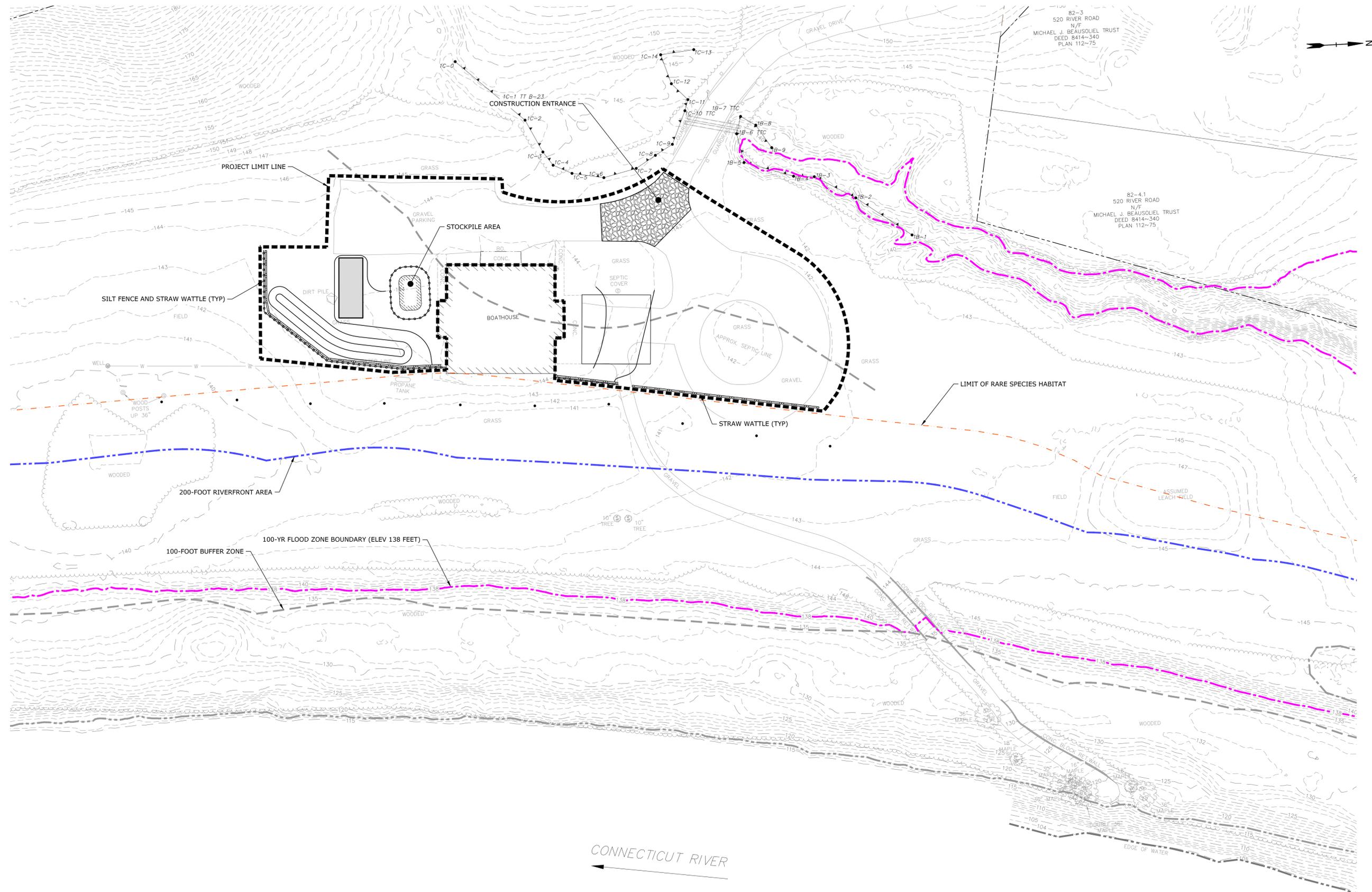
MARK	DATE	DESCRIPTION

SITE PLAN

SCALE: AS SHOWN

C-200

Last Saved: 2/22/2026
 Printed On: Feb 10, 2026 - 3:14pm By: MMarchetti
 Tighe & Bond: J:\D\025\78 - Boathouse Drawings\AutoCAD\Sheet\025-078 - C-200 SITE.dwg



PERMITTING SET

THIS DOCUMENT IS RELEASED TEMPORARILY FOR PROGRESS REVIEW ONLY. IT IS NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.

Deerfield Academy Boathouse Improvements

Deerfield Academy

Deerfield, MA

MARK	DATE	DESCRIPTION

PROJECT NO:	D0025-0078
DATE:	01/23/2026
FILE:	D0025-0078_C-300 SEESC.dwg
DRAWN BY:	E. BEATTIE
DESIGNED BY:	J. BOSSI
CHECKED BY:	A. WHITE
APPROVED BY:	C. CROCE

SOIL EROSION AND SEDIMENTATION CONTROL PLAN

SCALE: AS SHOWN

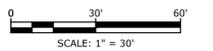
C-300

SOIL EROSION AND SEDIMENTATION CONTROL PLAN LEGEND:

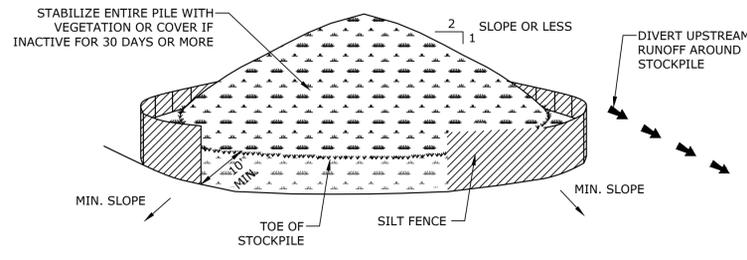
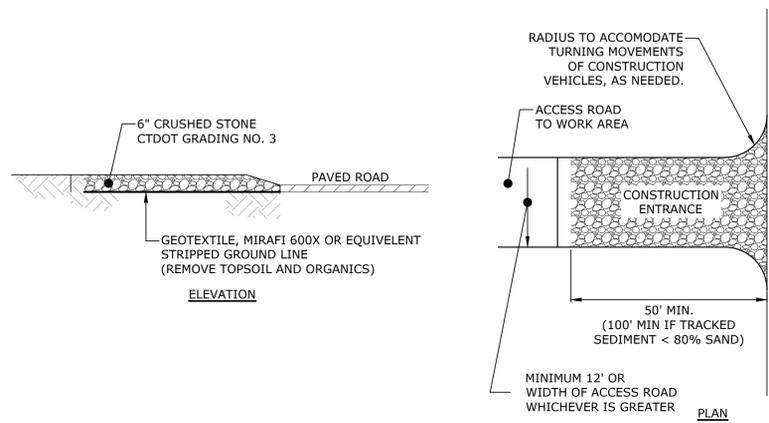
- PROJECT LIMIT LINE
- SILT FENCE
- STRAW WATTLE
- CONSTRUCTION ENTRANCE

SOIL EROSION AND SEDIMENTATION CONTROL PLAN NOTES:

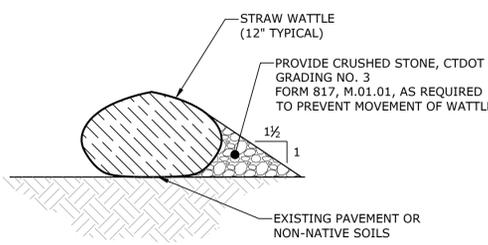
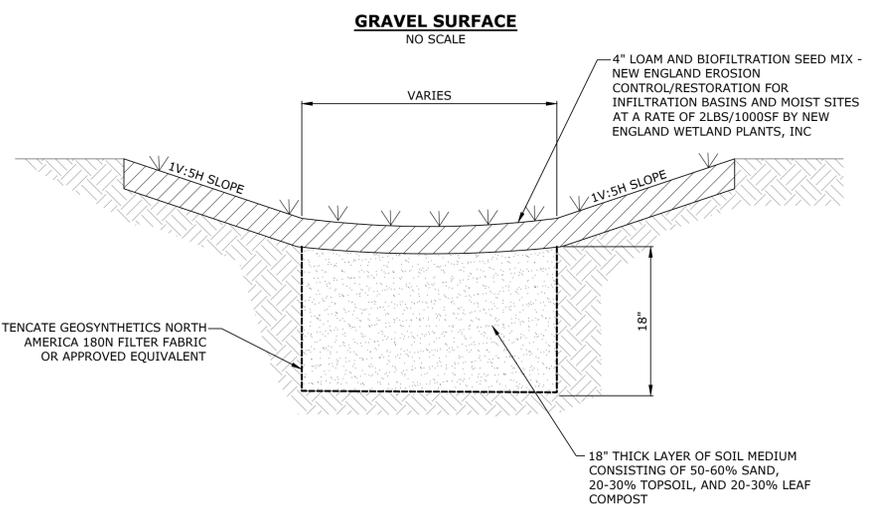
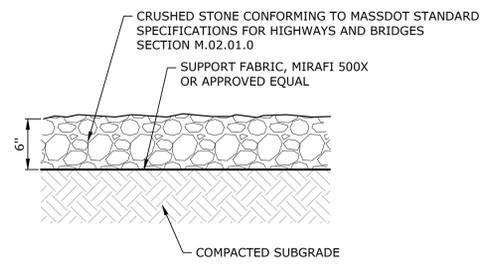
1. SEE SOIL EROSION AND SEDIMENTATION CONTROL PLAN NOTES ON SHEET C-001.



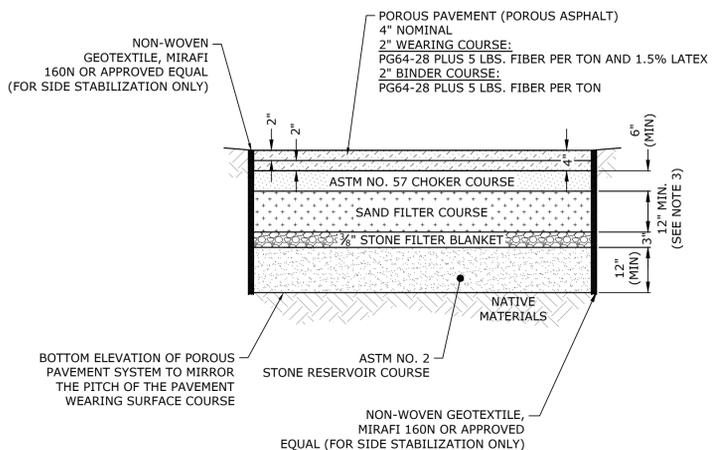
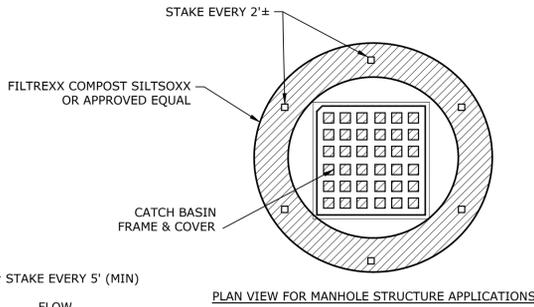
Last Saved: 2/2/2026
 Printed On: Feb 10, 2026 - 3:14pm By: MMarchetti
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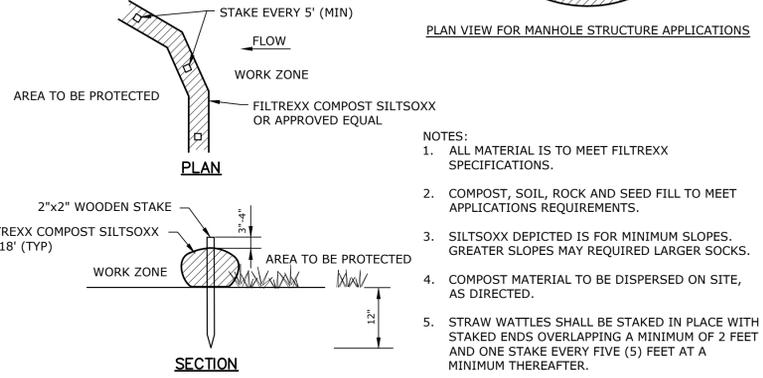
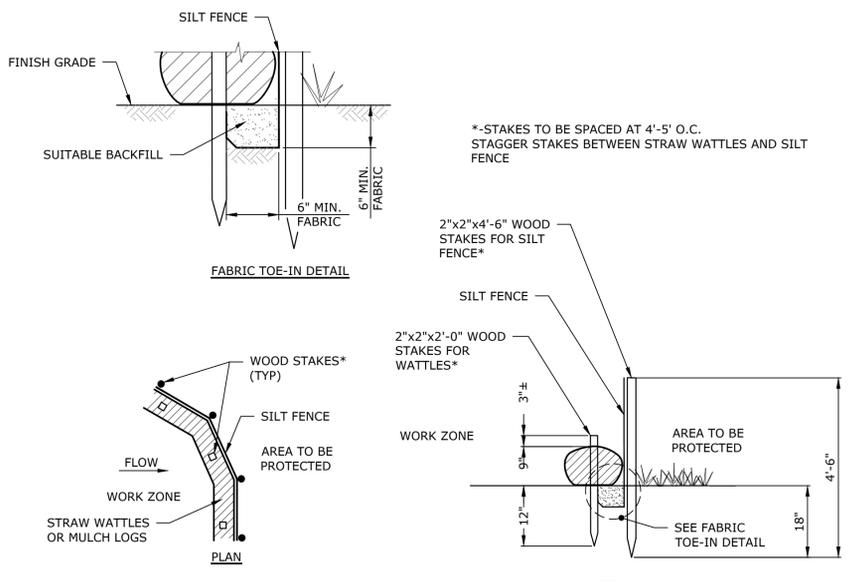
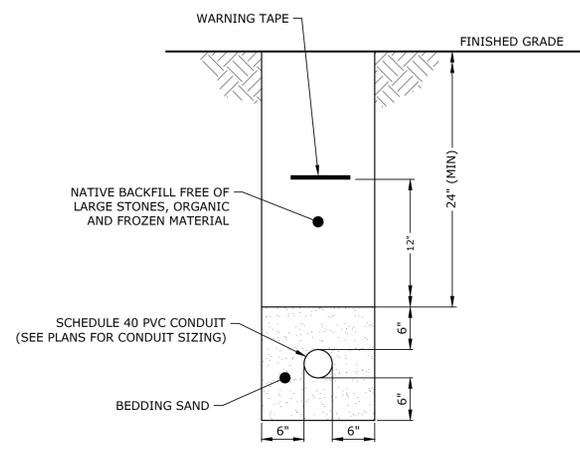
- INSTALLATION NOTES:**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2H:1V.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR HAYBALES, THEN STABILIZED WITH VEGETATION OR COVERED.



STRAW WATTLE FOR USE IN PAVED AREAS AND NON-NATIVE SOILS
NO SCALE



- NOTES:**
1. SEE SITE PLAN FOR PAVEMENT WIDTH AND LOCATION.
 2. SEE GRADING PLAN FOR PAVEMENT SLOPE AND CROSS-SLOPE.
 3. FILTER COURSE TO BE INCREASED AS NECESSARY TO MEET PROPOSED GRADES.



EROSION CONTROL
NO SCALE

- NOTES:**
1. ALL MATERIAL IS TO MEET FILTREXX SPECIFICATIONS.
 2. COMPOST, SOIL, ROCK AND SEED FILL TO MEET APPLICATIONS REQUIREMENTS.
 3. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRED LARGER SOCKS.
 4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DIRECTED.
 5. STRAW WATTLES SHALL BE STAKED IN PLACE WITH STAKED ENDS OVERLAPPING A MINIMUM OF 2 FEET AND ONE STAKE EVERY FIVE (5) FEET AT A MINIMUM THEREAFTER.

PERMITTING SET

THIS DOCUMENT IS RELEASED TEMPORARILY FOR PROGRESS REVIEW ONLY. IT IS NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.

Deerfield Academy Boathouse Improvements

Deerfield Academy

Deerfield, MA

MARK	DATE	DESCRIPTION
PROJECT NO:	D0025-0078	
DATE:	01/23/2026	
FILE:	D0025-0078_C-400 DET.dwg	
DRAWN BY:	E. BEATTIE	
DESIGNED BY:	J. BOSSI	
CHECKED BY:	A. WHITE	
APPROVED BY:	C. CROCE	

DETAILS

SCALE: AS SHOWN

C-400

Attachment C



Project: Deerfield Academy Boathouse Improvements

Job Number: D-0025-078

518 River Road

Client: Deerfield Academy

Location: Deerfield, Massachusetts

Photograph No.: 1	Date: 11/25/2025	Direction Taken: Northeast
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Description: View of the unnamed intermittent stream west of the Boathouse. Photo taken at flag 1C-0, the boathouse is visible in the background and is indicated by the red arrow.



Photograph No.: 2	Date: 11/25/2025	Direction Taken: Northwest
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Description: View of wetland 1C facing the gravel access road. Photo taken at flag 1C-5.



Project: Deerfield Academy Boathouse Improvements **Job Number:** D-0025-078

518 River Road

Client: Deerfield Academy **Location:** Deerfield, Massachusetts

Photograph No.: 3	Date: 11/25/2025	Direction Taken: North
Description: View of the existing gravel turnaround with maintained lawn in the center.		

Photograph No.: 4	Date: 11/25/2025	Direction Taken: South
Description: View of the existing Boathouse and porous pavement wash pad to be expanded.		

Project: Deerfield Academy Boathouse Improvements

Job Number: D-0025-078

518 River Road

Client: Deerfield Academy

Location: Deerfield, Massachusetts

Photograph No.: 5	Date: 11/25/2025	Direction Taken: North
<p>Description: View of the maintained law area south of the Boathouse. The location of the proposed storage building is indicated by the rectangle and the electrical conduit is indicated by the line. The blue color indicates work within the 100-foot Buffer Zone and the red color indicates work outside of Jurisdictional Resource Areas.</p>		