

Wendell Wetland Services

105 Montague Road
Wendell, MA 01379
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ward.ves@gmail.com

May 4, 2021

Mr. Tony Wonseski
SVE Associates
P.O. Box 1818
Brattleboro, VT 05302

Re: Wetland Delineation, Community Place, South Deerfield

Dear Mr. Wonseski:

As requested, Wendell Wetland Services (WWS) visited the above referenced site on April 28th and 30th in order to delineate all wetlands near the existing building and grounds. All wetlands in this vicinity that may be protectable under the Massachusetts Wetlands Protection Act (M.G.L. chapter 131, section 40) and Regulations (310 CMR 10.00) have been marked in the field with consecutively numbered pink "wetland delineation" flagging tape and/or pink stake flags. While these boundaries have been accurately identified, only the Deerfield Conservation Commission, or the Massachusetts Department of Environmental Protection (DEP) on appeal, can make the final determination of the extent of the wetland resource areas on the site.

Delineation Methodology

The methodology employed in delineating the "bordering vegetated wetland" boundary utilized both vegetation and hydrology as outlined in the Regulations at 310 CMR 10.55 and in the DEP handbook *Delineating Bordering Vegetated Wetlands under the Massachusetts Wetlands Protection Act* (1995). Hydrophytic Vegetation was based upon the US Fish and Wildlife Service's *National List of Plant Species that Occur in Wetlands* (1988), as well as all plant species listed in the Act. Wetland hydrology includes a high water table, water-stained leaves, and hydric soils, which were determined based upon the interagency document *Field Indicators for Identifying Hydric Soils in New England, Version 4* (2016).

On this site, many areas were delineated using the criteria for disturbed sites at 310 CMR 10.55 (2)(c-3) given that much of the site is lawn or annually. Therefore, the existence of hydric soils and/or the existence of saturated soils were used to determine the wetland boundary.

Site Description

The property lies to the east of Routes 5 and 10, and contains a large building, paved parking lots, and lawn. To the northeast of the northern parking lot, there is a wet swale between the parking and the railroad tracks that drains into a series of catch basins. This area is contiguous to a wet meadow to the north that contains mown

grasses and scattered soft rush (*Juncus effusus*). Flags A-1 to A-40 mark the wetland boundary.

Two small isolated areas were delineated to the west. The first, encircled by flags B-1 to B-5, lies at the edge of the mown field and is vegetated by jewel weed (*Impatiens* spp.). The second lies to the north of the undeveloped access from Routes 5 and 10, and is vegetated by sensitive fern (*Onoclea sensibilis*) and soft rush. Flags C-1 to C-5 mark this area.

A perennial stream enters the site to the south of the undeveloped access road, and passes under the paved main access into the property. The Mean Annual High Water Line of this brook was marked by flags HW-1 to HW-19 and HW-20 to HW-89. Portions of the lawn adjacent to the stream are underlain by hydric soils, and were included within the wetland boundary. Flags D-1 to D-15 mark the wetland fringe to the north of the paved access. To the south, flags E-1 to E-84 mark the wet portion of the lawn, and side intermittent stream and wetland finger, and wooded swamp wetland to the south.

Flags F-1 to F-26 mark a wet meadow in the southeastern portion of the mown field to the south.

To the east of the building, and between it and the railroad tracks, flags G-1 to G-5 mark the western edge of a narrow wetland fringe along a short above-ground segment of an intermittent stream. This is the same stream that flows into the "A" wetland finger.

Wetland Resource Areas

Under the state Regulations (310 CMR 10.00), wetlands are broken up into different "resource areas," each of which is regulated in a slightly different manner. The wetland delineation marks the boundary of the following resource areas, to which there is a 100 foot buffer zone:

- * Bank (10.54) - the banks of the perennial and intermittent streams;
- * Bordering Vegetated Wetland (10.55) - The A, D, E, F, and G wetlands
- * Land Under a Waterway (10.56) - the perennial and intermittent streams.

The following resource area is not field delineated, and does not have any additional "buffer zone:"

- * Riverfront Area (10.58) - the area within 200 feet of the HW line

The B and C wetlands do not border on any water body or waterway, and would only be protectable under State law if they qualify as "Isolated Land Subject to Flooding" (ILSF). In order to qualify as ILSF, an area must contain, at least once per year, a quarter-acre foot of water to an average depth of six inches. These areas do not hold any appreciable flood storage, and it is my opinion that they are not ILSF.

Project Planning

Before any definitive site plans are made, it is my recommendation that you have the wetland boundaries delineated, surveyed onto a site plan, and then verified by the Commission through the filing of a *Request for Determination of Applicability* (WPA form 1) or an *Abbreviated Notice of Resource Area Delineation* (WPA form 4A). Once approved by the Commission, the wetland boundaries are "locked in" for a period of three years, and will allow you to proceed with site design in confidence.

Given the extent of the wetlands and Riverfront Area on the site, any work will probably require that a *Notice of Intent* (WPA form 3) is filed with the Deerfield Conservation Commission. Work in the Riverfront should be filed under the "redevelopment" provision. Any expansion of paved surfaces will require that the project is designed so as to comply with the DEP's *Stormwater Management Standards*.

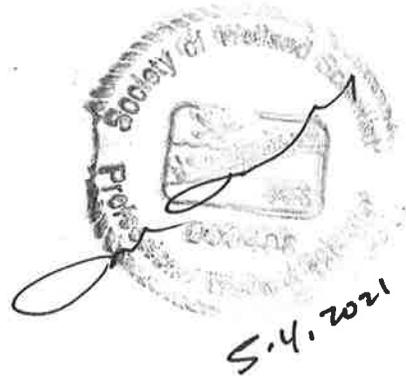
The site does not fall within the *Estimated Habitats of Rare Wildlife* or *Priority Habitats of Rare Species* according to the most recent online mapping. Therefore, unless new information becomes available, you should not have to make any filing with the Natural Heritage and Endangered Species Program.

Please feel free to contact me if you have any questions regarding my delineation.

Sincerely,
Wendell Wetland Services



Ward Smith, SPWS
Senior Professional Wetland Scientist



Wendell Wetland Services

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

November 18, 2021

Mr. Tony Wonseski
SVE Associates
P.O. Box 1818
Brattleboro, VT 05302

Re: Additional Wetland Delineation, Community Place, South Deerfield

Dear Mr. Wonseski:

As requested, Wendell Wetland Services (WWS) re-visited the above referenced site today on April 28th and 30th in order to delineate all wetlands between the perennial stream and Routes 5 and 10. All wetlands in this vicinity that may be protectable under the Massachusetts Wetlands Protection Act (M.G.L. chapter 131, section 40) and Regulations (310 CMR 10.00) have been marked in the field with consecutively numbered pink "wetland delineation" flagging tape and/or pink stake flags. While these boundaries have been accurately identified, only the Deerfield Conservation Commission, or the Massachusetts Department of Environmental Protection (DEP) on appeal, can make the final determination of the extent of the wetland resource areas on the site.

Delineation Methodology

The methodology employed in delineating the "bordering vegetated wetland" boundary utilized both vegetation and hydrology as outlined in the Regulations at 310 CMR 10.55 and in the DEP handbook *Delineating Bordering Vegetated Wetlands under the Massachusetts Wetlands Protection Act* (1995). Hydrophytic Vegetation was based upon the US Fish and Wildlife Service's *National List of Plant Species that Occur in Wetlands* (1988), as well as all plant species listed in the Act. Wetland hydrology includes a high water table, water-stained leaves, and hydric soils, which were determined based upon the interagency document *Field Indicators for Identifying Hydric Soils in New England, Version 4* (2016).

On this site, some areas were delineated using the criteria for disturbed sites at 310 CMR 10.55 (2)(c-3) given that much of the site is lawn or annually. Therefore, the existence of hydric soils and/or the existence of saturated soils were used to determine the wetland boundary.

Site Description

The property lies to the east of Routes 5 and 10, and contains a large building, paved parking lots, and lawn. The area subject to my additional delineation lies between Routes 5 and 10 and the perennial stream.

The perennial stream enters the site to the south of the undeveloped access road, and passes under the paved main access into the property. The Mean Annual High Water Line of this brook was marked by flags 2HW-1 to 2HW-18 and 2HW-19 to 2HW-51. Bordering on the brook is a wet meadow wetland that is vegetated by cattail (*Typha latifolia*), soft rush (*Juncus effusus*), and sensitive fern (*Onoclea sensibilis*). Portions of the lawn adjacent to the wetland are underlain by hydric soils, and were included within the wetland boundary. Flags BVW-1 to BVW-24 mark the wetland fringe to the north of the paved access. To the south, flags BVW-25 to BVW-60 mark the wetland edge.

Wetland Resource Areas

Under the state Regulations (310 CMR 10.00), wetlands are broken up into different "resource areas," each of which is regulated in a slightly different manner. The wetland delineation marks the boundary of the following resource areas, to which there is a 100 foot buffer zone:

- * Bank (10.54) - the banks of the perennial stream;
- * Bordering Vegetated Wetland (10.55) -
- * Land Under a Waterway (10.56) - the perennial stream.

The following resource area is not field delineated, and does not have any additional "buffer zone:"

- * Riverfront Area (10.58) - the area within 200 feet of the HW line

The site does not fall within the *Estimated Habitats of Rare Wildlife* or *Priority Habitats of Rare Species* according to the most recent online mapping. Therefore, unless new information becomes available, you should not have to make any filing with the Natural Heritage and Endangered Species Program.

Please feel free to contact me if you have any questions regarding my delineation.

Sincerely,
Wendell Wetland Services



Ward Smith, SPWS
Senior Professional Wetland Scientist

