

RDA #2025-03 Application Packet - 59 Center Street

Date: June 26, 2025

To: **Greenfield Recorder**

RE: RDA #2025-03- 59 Center Street (Parcel #44-0-51), Montague

From: **Planning and Conservation Department**
One Avenue A
Turners Falls, MA 01376
413-863-3200 Ext 207

Bill: **Planning and Conservation Department**
One Avenue A
Turners Falls, MA 01376
413-863-3200 Ext 207

To Run: **Thursday, July 3, 2025**

PUBLIC MEETING NOTICE
MONTAGUE CONSERVATION COMMISSION

In accordance with the Mass. Wetlands Protection Act, M.G.L. Ch. 131, Sec. 40, the Montague Conservation Commission will hold a public meeting at **6:30pm on Thursday, July 10, 2025** to review the Request for Determination of Applicability RDA #2025-03, filed by **Matt Lord** to determine whether the proposed repair or replacement of the existing driveway serving an existing single family home at **59 Center Street (Parcel #44-0-51)** is subject to the Wetlands Protection Act. A hybrid meeting will be held at the Montague Town Hall Annex, 1 Avenue A in Turners Falls, MA. Remote meeting login information and the filing is available for review at www.montague-ma.gov/calendar.



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:
Matthew _____ Lord _____
First Name Last Name
59 Center St _____
Address
Montague _____ MA _____ 01351
City/Town State Zip Code
617-930-9305 _____ mryanlord@gmail.com
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):

repair damaged driveway _____ Montague MA _____
Street Address City/Town
72.52574 _____
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)
44-0-51 _____
Assessors' Map Number Assessors' Lot/Parcel Number

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

driveway _____

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

plan book 26 page 49 _____ 5/14/2002
Title Date

Title Date

[How to find Latitude and Longitude](#)

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



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B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):
driveway has deep ruts and grass growing. needs leveling and some gravel

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).

310 CMR sec. 10.02(2)(b)(2)(q)

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.)



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Municipality _____

C. Determinations

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

- ☐ 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.

[Signature]
Signature of Applicant

5/13/2025
Date

Signature of Representative (if any)

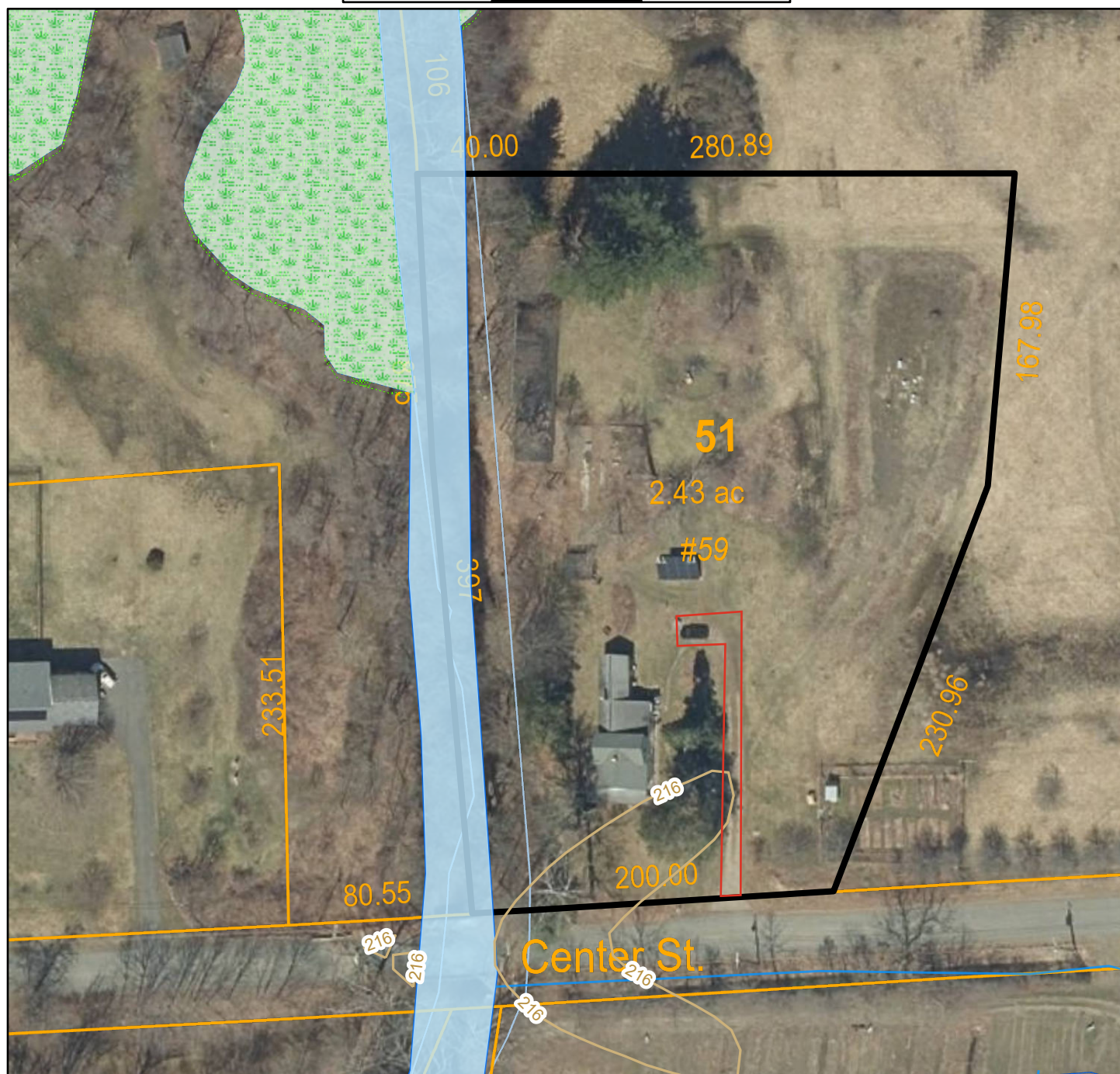
Date











1 inch = 80 Feet

www.cai-tech.com

May 15, 2025



	Other Contour		Wooded marsh		WaterLines
	Shoreline		Open Water		Water-poly
	Hydrologic Connection		Property Line		Wetlands
	Wetland Limit		Public Road		

 Project area

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.

Approval under the Subdivision
Control Law not required
Montague Planning Board

Dated 6-24-2014

Signed Justin H. Buman

Y. H. C. C.

Ronald C. Siccardi

B. W. C.

Turners Falls Fire Department

Deed Bk.1165, Pg.631

Plan Bk.26, Pg.49

concrete bd found
S62°49'41"E, 1.18'
from corner

Meridian of Plan Book: 109, page: 97

2014 00005245
Bk: 136 Pg: 86 Franklin County
Page: 1 of 1 07/09/2014 10:55 AM

For Registry Use

Donald R. Morin
Deed Bk.2093, Pg.340
Plan Bk.102, Pg.43

(Tie Course A - B)
S12°52'53"W, 396.18'

Savmill River

106.4'± along center of river

397'± along center of river

barn

shed

hse
no.59

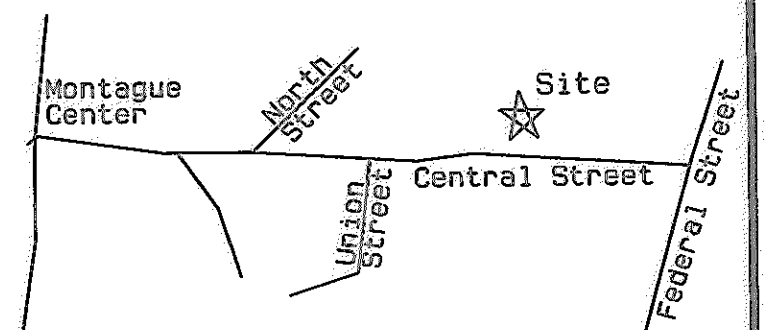
Lot ①
2.43 Acres±
Deed Bk.5269, Pg.34
(portion)

Remaining land of
Carol J. Noyes &
Rosemarie A. Basile

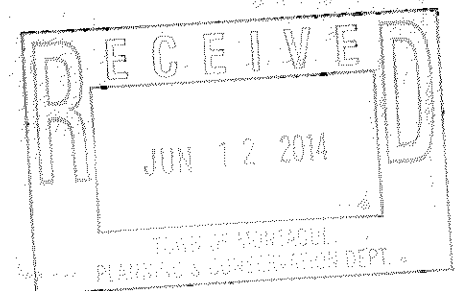
Deed Bk.5269, Pg.34

Plan Bk.109, Pg.97

5.58 Acres±



Locus Map
(not to scale)



Symbol	Description
□	concrete bound found
○	iron pipe set
△	unmonumented point
---	edge of river
----	edge of traveled way

I hereby report that this plan has been prepared
in conformity with the rules and regulations of
th Registers of Deeds of the Commonwealth of
Massachusetts.

Daniel L. Warner
Professional Land Surveyor

May 16, 2014
Date

SCALE 1"=60'
0 60 120



Plan of Land
prepared for
Carol J. Noyes &
Rosemarie A. Basile
located in
Montague, Massachusetts
Daniel L. Warner, P.L.S., 225 Shelburne Line Road,
Colrain, Massachusetts
Scale : 1" = 60' Date : May 16, 2014

ANR # 2014-02