



Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Montague Municipality

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:
Teresa Neal
First Name Last Name

199 East Chestnut Hill Road PO Box 15
Address

Montague MA 01351
City/Town State Zip Code

413-824-2857
Phone Number

Email Address

2. Property Owner (if different from Applicant):
terreallmt@gmail.com Last Name
First 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):

199 East Chestnut Hill Road Montague
Street Address City/Town

-72.4339 42.610070
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)

53 075
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)

Site Plan New Garage & Screened Porch 12/15/2025
Title Date

Wetland Delineation, 199 East Chestnut Hill Road, 327/2025
Title Date
montague

[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 Montague
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):

Proposed construction of new 16' x 24' screened porch and drainage swale within 100 feet of a wetland resource

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

Terry E. Neal
Signature of Applicant

3/9/2026
Date

Signature of Representative (if any)

Date

MARK O.
GELOTTE
ARCHITECT

70 ELM STREET
HATFIELD, MA
01038

413 247 9624

Architect Date

GENERAL NOTES

1. Do not scale from these drawings. Refer to dimensions shown. Any questions or discrepancies regarding dimensions should be clarified by the Architect.

Sitework

- Excavate for new foundations as indicated on plans. Stockpile topsoil separately and all other excavated material on site for re-use.

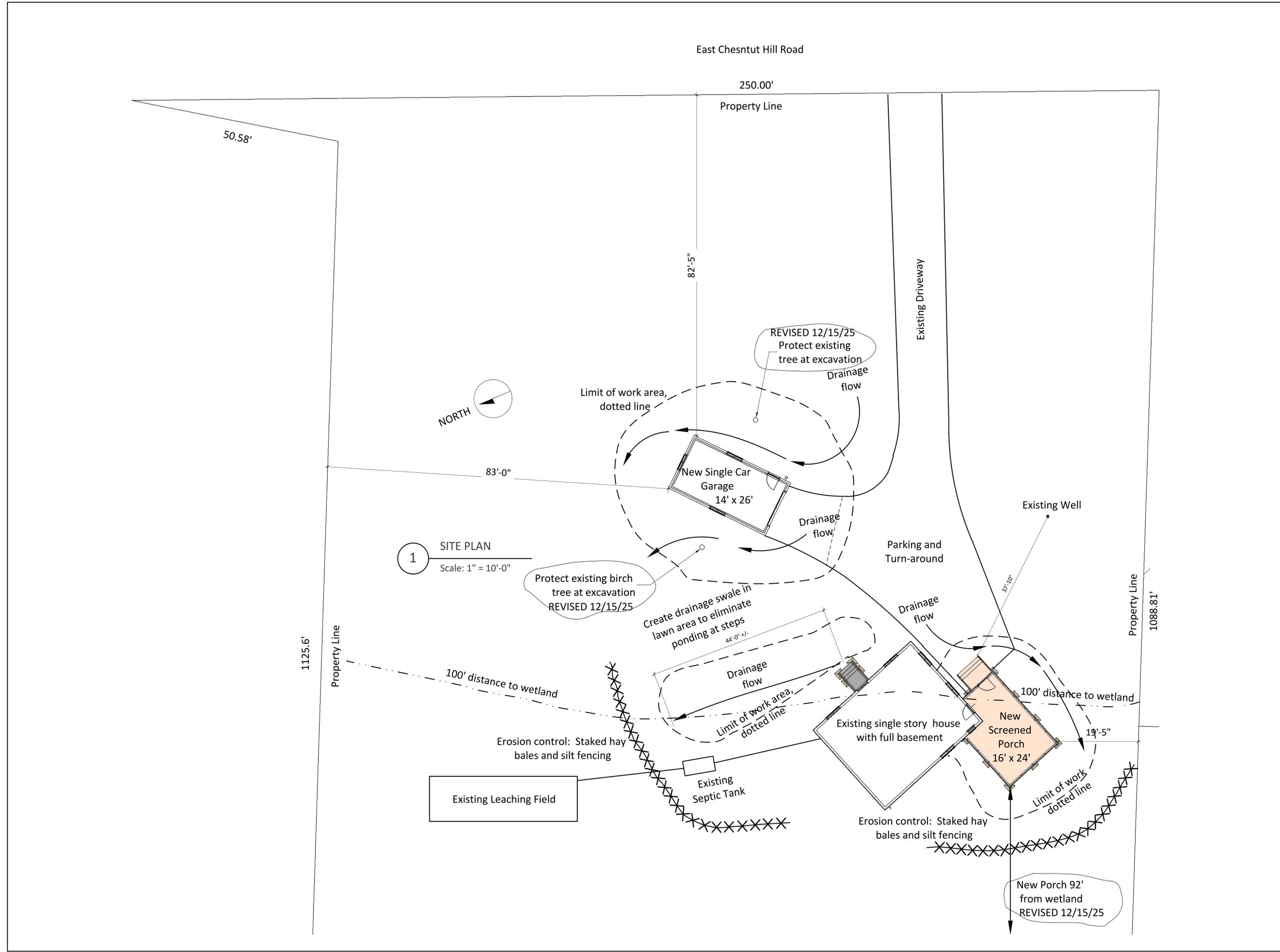
Neal Residence
199 East Chestnut Hill Rd.
Montague, MA
01351

Revision Date Comments

SITE PLAN New Garage & Screened porch

Proj No: 2501 Neal
Date: 12/15/25

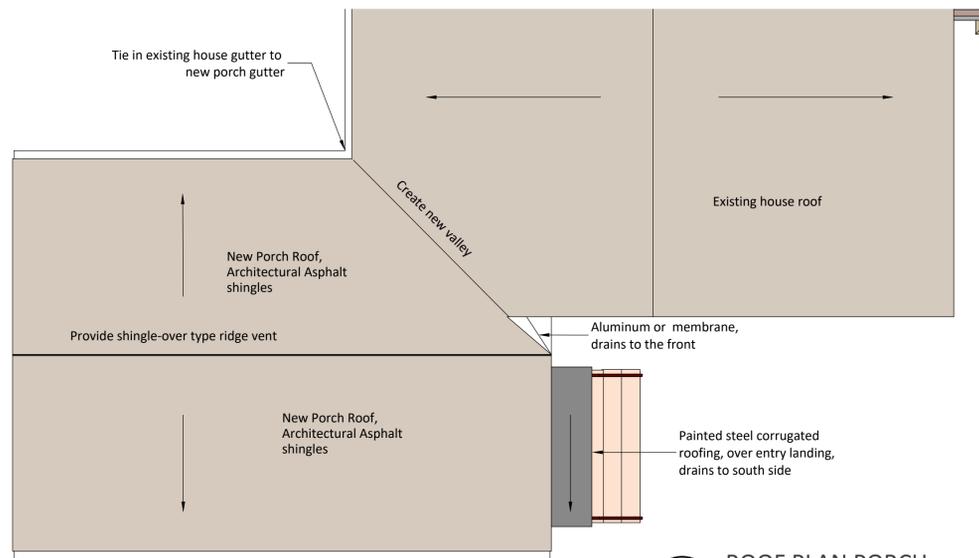
A-0



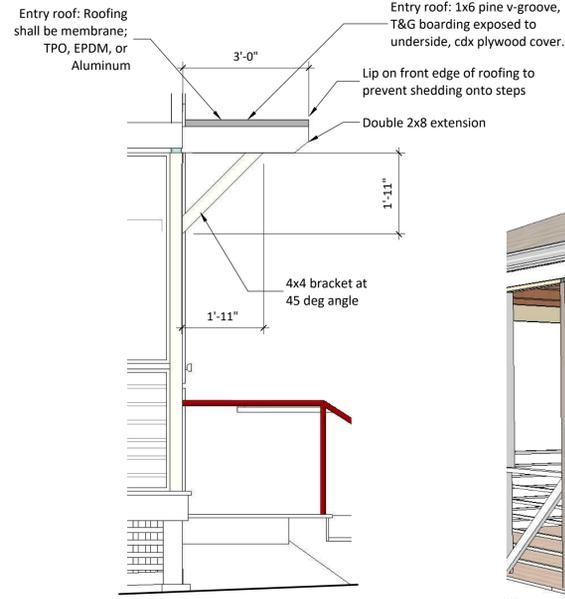
1 SITE PLAN
Scale: 1" = 10'-0"

GENERAL NOTES

1. Do not scale from these drawings. Refer to dimensions shown. Any questions or discrepancies regarding dimensions should be clarified by the Architect.
- 2.

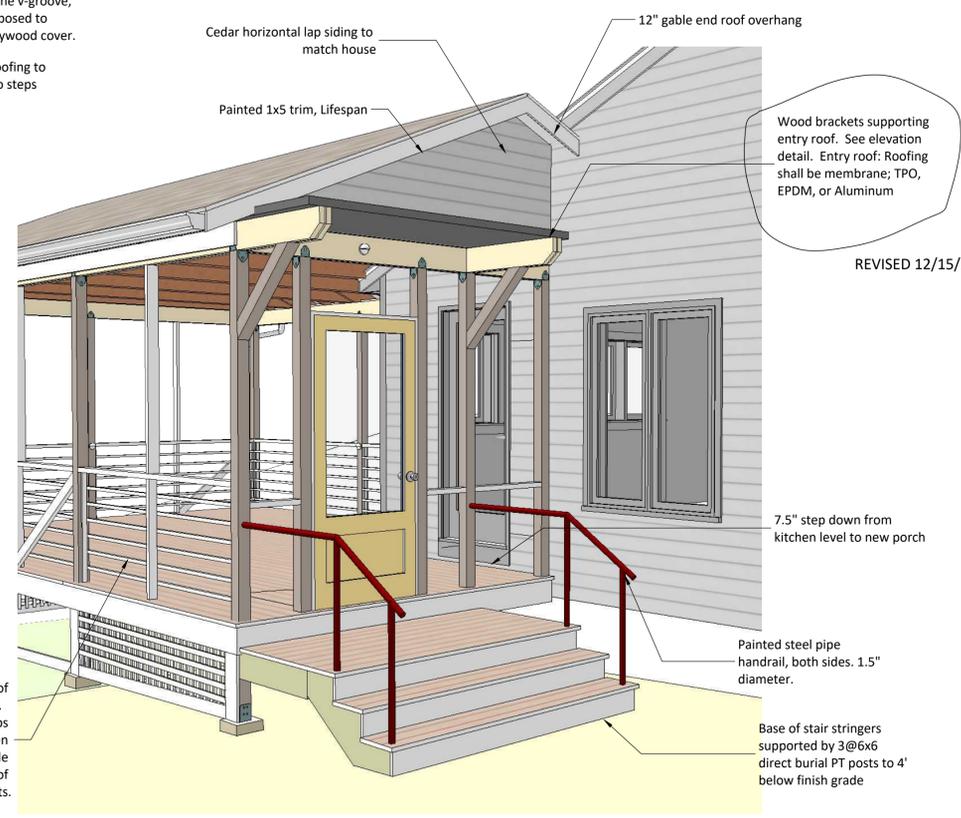


1 ROOF PLAN PORCH
Scale: 1/4" = 1'-0"

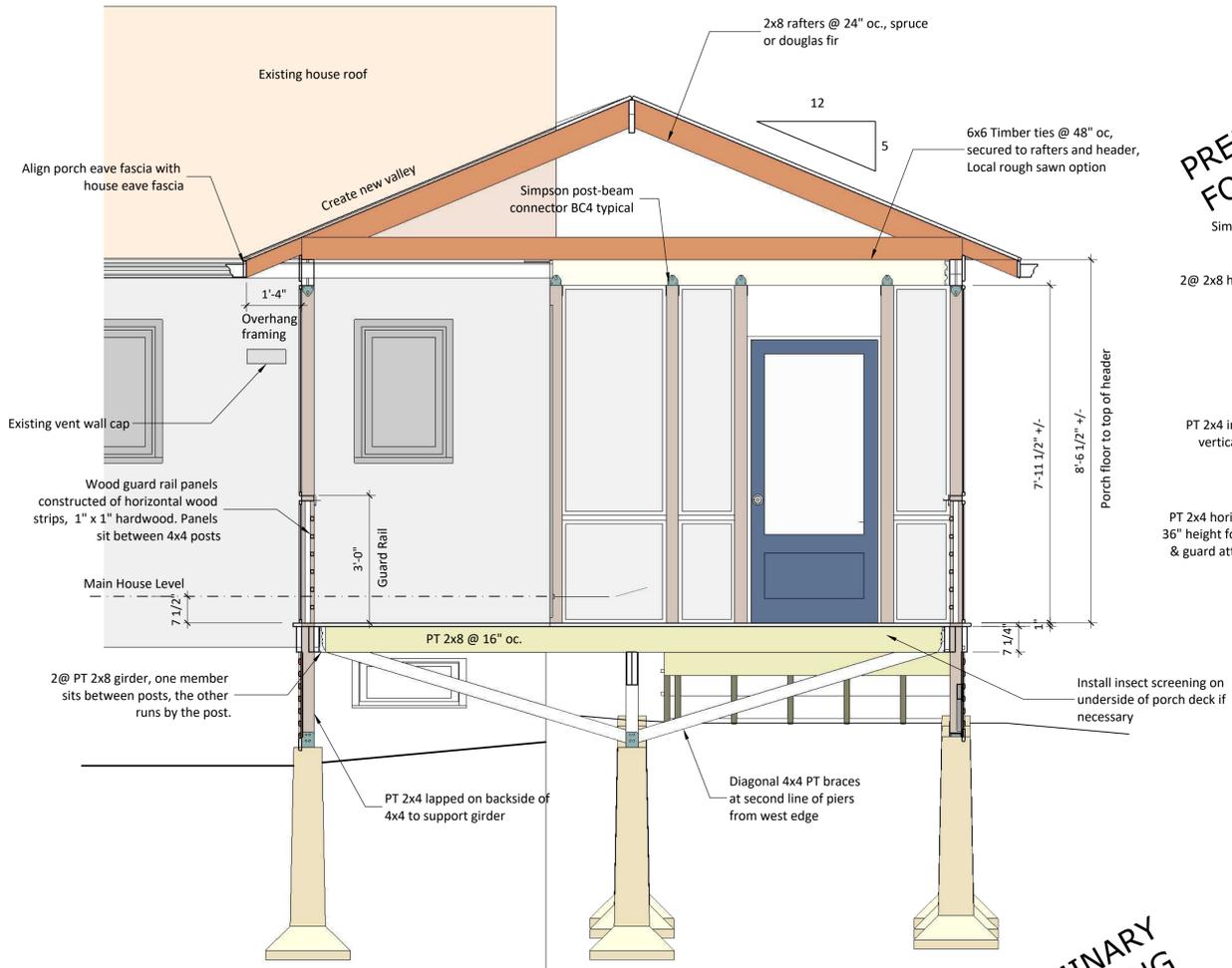


5 PORCH ENTRY DETAIL
1/2" = 1'-0" Scale

Wood guard rail panels constructed of 1"x1" hardwood horizontal wood strips. Clear space between horizontal strips shall be 3 7/8", max. Panels sit between 4x4 posts towards interior side. Inside face of strips shall align with inside face of posts.

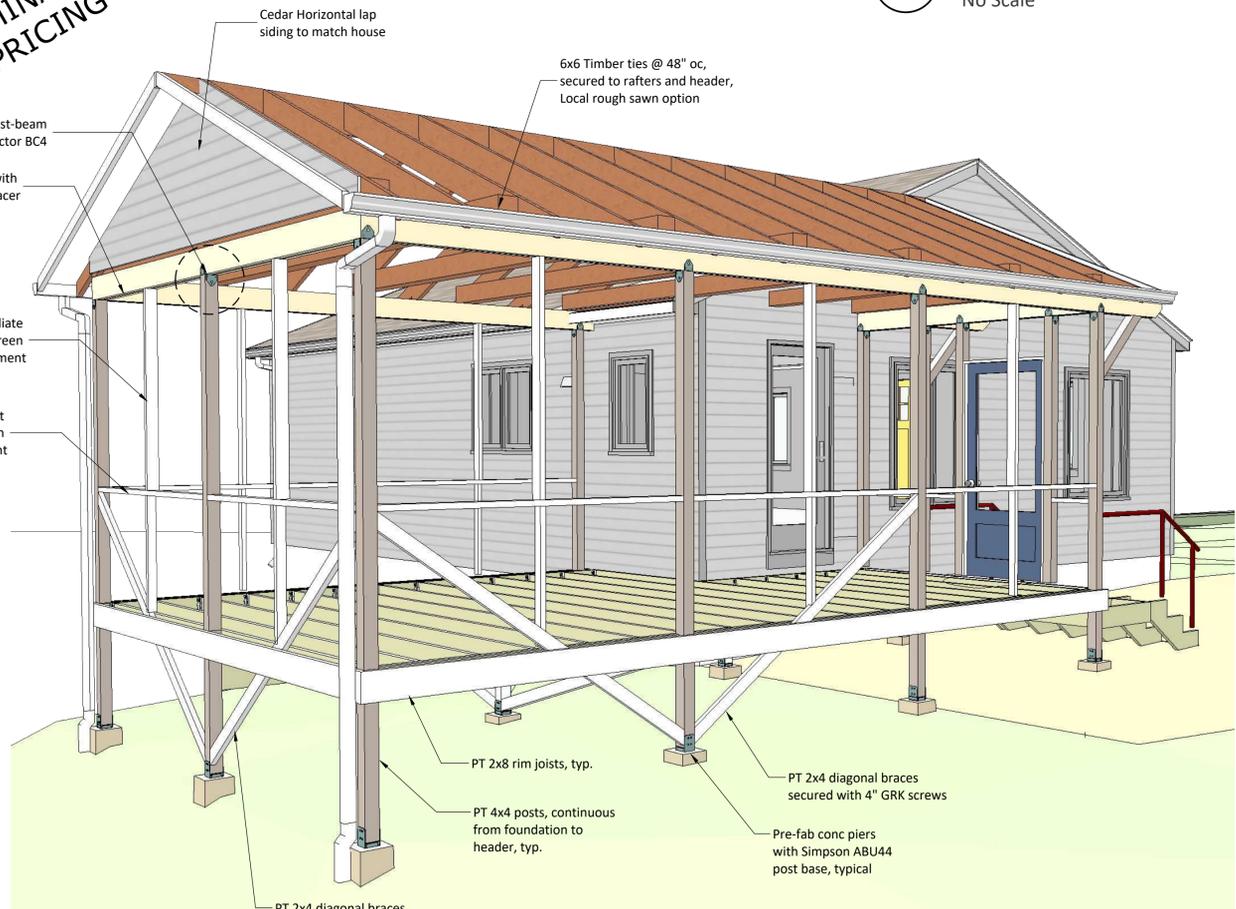


3 PORCH ENTRY VIEW
No Scale



2 PORCH CROSS SECTION
Scale: 1/2" = 1'-0"

PRELIMINARY FOR PRICING



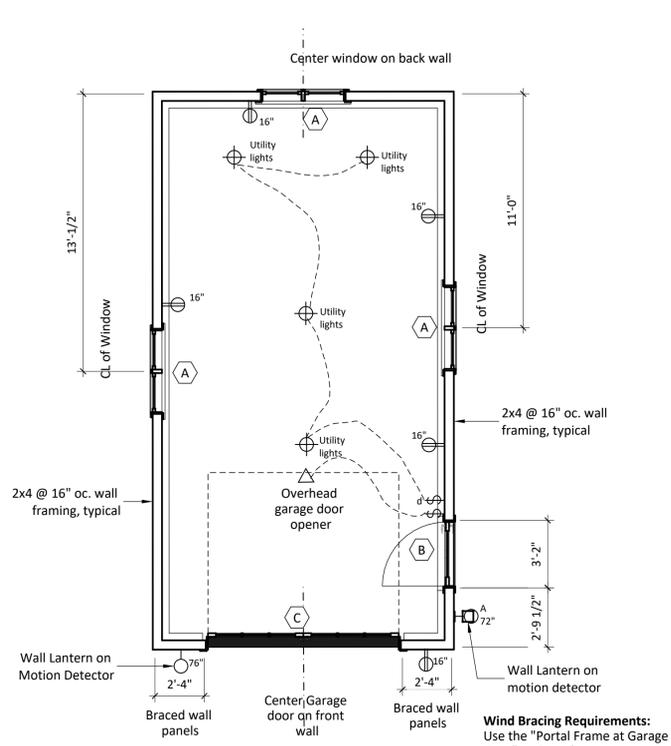
4 PORCH FRAMING VIEW
No Scale

PRELIMINARY FOR PRICING

PRELIMINARY FOR PRICING

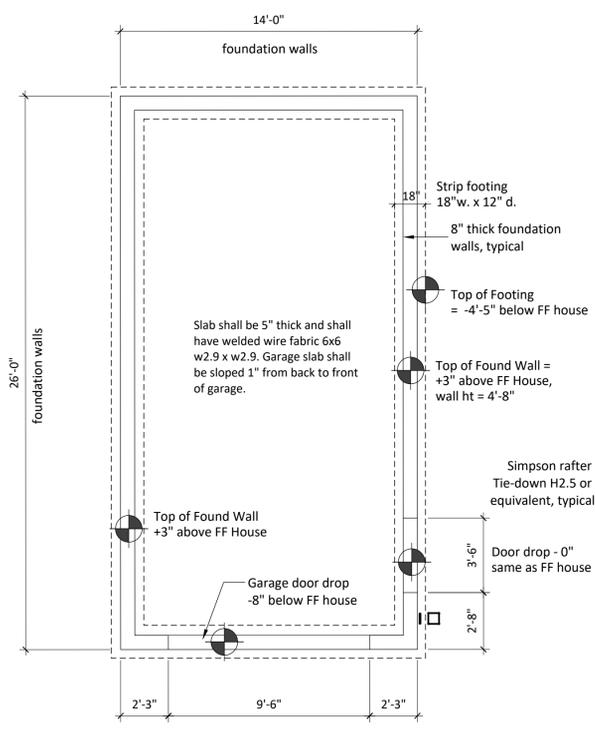
GENERAL NOTES

- Provide normal weight, air entrained concrete of 3500 psi, 28 day compressive strength; W/C ratio, 0.46 max. for all walls and footings.
- Provide normal weight concrete of 4000 psi, 28 day compressive strength for all slabs.
- Use air entrained admixture in concrete. Add admixture at manufacturers prescribed rate with tolerance of plus or minus 1 1/2 percent.
- Strip footings shall be 18" wide x 12" deep min. placed on un-disturbed soil except where noted otherwise.
- All foundation walls shall be poured in place and shall be 8" thick, except when noted otherwise.
- Reinforcing: Strip footings shall have reinforcing 2@ #4 bars, 2" from bottom of footing 10" apart. Footings shall also have #4 bars, bent and set into footing @ 4' intervals, sticking up min 6" into walls.
- Reinforce foundation walls with #4 bars horizontally 6" from top and bottom of wall, and vertically every 4' at center of wall.
- Slab shall be 5" thick and shall have welded wire fabric 6x6 w2.9 x w2.9. Garage slab shall be sloped 1" from back to front of garage.
- Slab on grade shall have continuous 6 mil. poly. vapor barrier below, typical.
- Apply bituminous waterproofing to exterior of foundations walls and joint at footing below grade.
- Locate 5/8" x 8" anchor bolts at 4' centers along foundation walls, & additionally directly adjacent to doors & windows in foundation walls and at changes in wall heights.
- Subcontractors shall ensure proper and timely removal and disposal of all work related trash and const. debris. Rubbish to be confined to work area only.

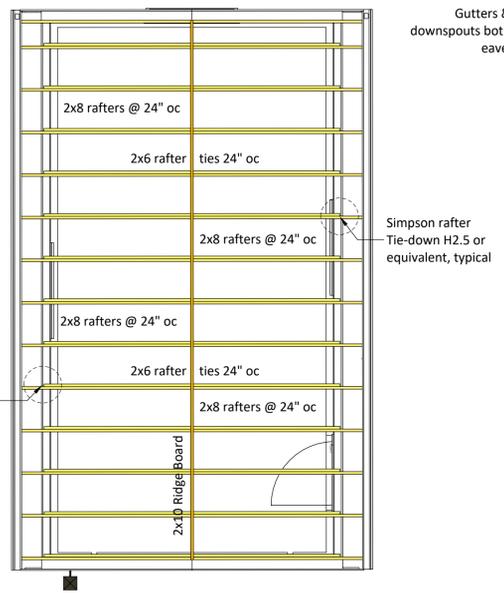


1 FLOOR PLAN Garage and Electrical
Scale: 1/4" = 1'-0"

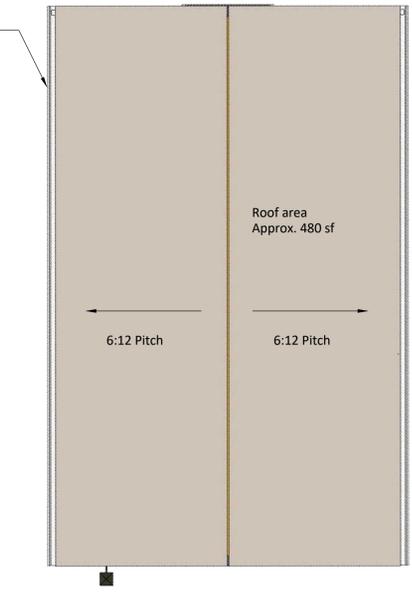
Wind Bracing Requirements:
Use the "Portal Frame at Garage Door" method for wind bracing.
Header: 2@ 2x12 (no spacer)
Braced Wall Panels: 2'-4" ea side.
2@ 1/2" Anchor bolts ea. side of garage opening, sill plate into foundation.
See Diagram R602.10.6.3 for nailing and other requirements



2 FOUNDATION PLAN Garage
Scale: 1/4" = 1'-0"



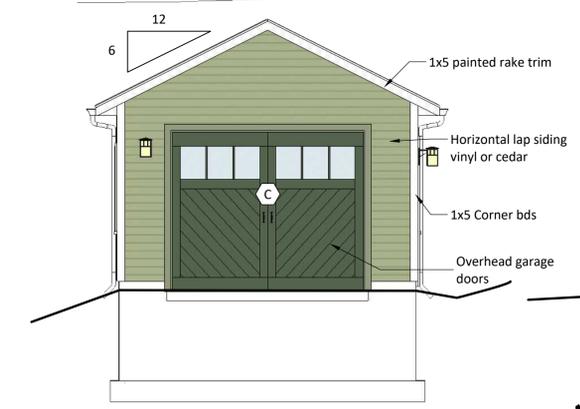
3 ROOF FRAMING Garage
Scale: 1/4" = 1'-0"



4 ROOF PLAN Garage
Scale: 1/4" = 1'-0"

Mark	Qt	yType	Manufacturer, Model NO.	Size & RO W x H	RO head ht. from found	Remarks and Hardware
A	3	2-mulled Awning	Paradigm with 3" exterior casing, Integral I	Frm. 4'-0" x 4'-0" RO 4'-1" x 4'-1"	6'-4 1/2"	Hardware finish: Satin Nickel, No screens
B	1	Entry door Smooth Pro Fiberglass Paint finish	JeldWen 1/2 lite w two panels below	Door 3'-0" x 6'-8" RO 3'-2 1/2" x 6'-10 1/2"	6'-10 1/2"	No Div. lights as per drawing. Hardware: Keyed entrance lockset, Schlage F Series, Flair lever handle
C	1	Overhead Garage Door by Clopay	Canyon Ridge CAN 211V Carriage House 5 layer Chevron	9'-0" w x 7'-6" h.	7'-9" From slab	Material: Mahogany rails w Mahogany panels 6 clear lites as per drawing

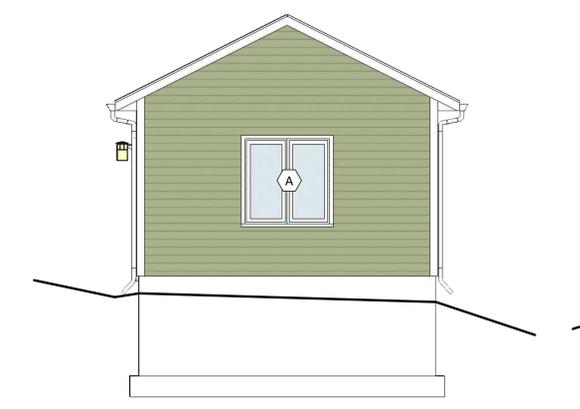
9 WINDOW-DOOR SCHEDULE
No Scale:



5 GARAGE WEST
Scale: 1/4" = 1'-0"



6 GARAGE SOUTH
Scale: 1/4" = 1'-0"



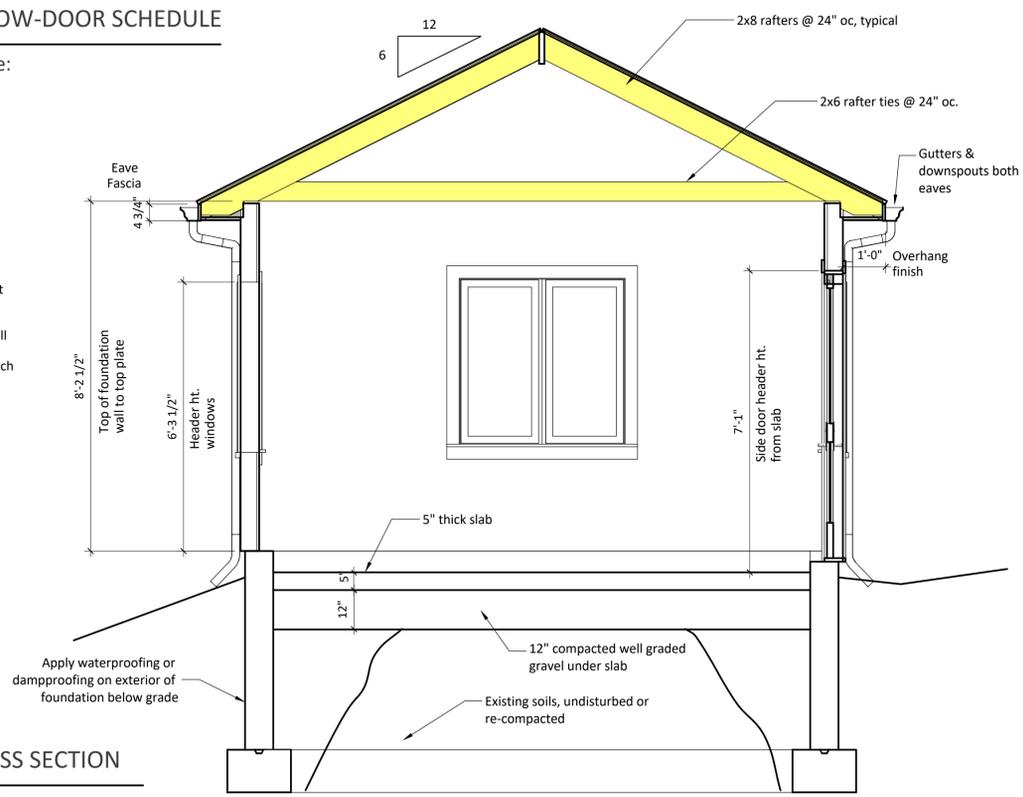
7 GARAGE EAST
Scale: 1/4" = 1'-0"



8 GARAGE NORTH
Scale: 1/4" = 1'-0"

- ELECTRICAL NOTES:**
- Exterior Wall Lanterns shall have LED bulb, A19, 40w equiv; Lamp Temp to be 2700 K. Motion Detector activated.
 - Interior Garage utility lights shall be porcelain socket with LED Bulb, A19 100w equiv. 900 lumens, dimmable, 2700K.
 - Exterior duplex outlet mounted 16" AFF on front wall as indicated.
 - Provide one or two circuits for garage electrical, trench from house.

10 GARAGE CROSS SECTION
Scale: 1/2" = 1'-0"



PRELIMINARY FOR PRICING

PRELIMINARY FOR PRICING

Wendell Wetland Services

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

March 27, 2025

Ms. Terri Neal
199 East Chestnut Hill Road
Montague, MA 01351
Via electronic mail

Re: Wetland Delineation, 199 East Chestnut Hill Road, Montague

Dear Ms. Neal:

As requested, Wendell Wetland Services (WWS) met with you at the above referenced site yesterday in order to delineate all wetlands that are protectable under the Massachusetts Wetlands Protection Act (M.G.L. chapter 131, section 40) and Regulations (310 CMR 10.00) in the vicinity of a proposed screened-in porch and garage. All wetlands near this area have been marked in the field with pink "wetland delineation" flagging tape. While the wetlands have been accurately delineated, only the Montague 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 *Massachusetts Handbook for the Delineation of Bordering Vegetated Wetlands, Second Edition (2022)*. Hydrophytic Vegetation was based upon the US Fish and Wildlife Service's *National List of Plant Species that Occur in Wetlands (2020)*, as well as all plant species listed in the Act. Wetland hydrology includes a high water table, water-stained leaves, and hydric soils. Hydric soils were determined based upon the interagency document *Field Indicators for Identifying Hydric Soils in New England, Version 4 (2019)*.

Site Description

The property contains an existing single family home. The proposed porch and garage are located to south of the existing residence. To the west, the land slopes down to a wooded swamp wetland that is vegetated by red maple (*Acer rubrum*), mountain laurel (*Kalmia latifolia*), and cinnamon fern (*Osmundastrum cinnamomeum*). Flags A-1 to A-6 mark the wetland boundary closest to the proposed project.

Wetland Resource Areas

