

Residential Property Improvements Project **Notice of Intent**

**Town of Montague
Conservation Commission**

August 2026

Prepared for:

Laurie-Jean and Blake Phillips
9 Randall Road
Montague, MA 01351

Prepared by:



BSC Group, Inc.
180 Glastonbury Blvd
Suite 305
Glastonbury, CT 06033

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Residential Property Improvements Project
Montague, MA
Notice of Intent

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Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Montague

City/Town

Important:

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



Note:
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

9 Randall Road

a. Street Address

Montague

b. City/Town

01351

c. Zip Code

Latitude and Longitude:

-72.547522

d. Latitude

42.581263

e. Longitude

f. Assessors Map/Plat Number

21-0-140

g. Parcel /Lot Number

2. Applicant:

Laurie-Jean and Blake

a. First Name

Phillips

b. Last Name

N/A

c. Organization

9 Randall Road

d. Street Address

Montague

e. City/Town

MA

f. State

01351

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

3. Property owner (required if different from applicant): ☐ Check if more than one owner

a. First Name

b. Last Name

c. Organization

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Jesse

a. First Name

Harris

b. Last Name

BSC Group

c. Company

180 Glastonbury Blvd

d. Street Address

Glastonbury

e. City/Town

CT

f. State

06033

g. Zip Code

860.852.8227

h. Phone Number

i. Fax Number

JHarris@BSCGroup.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$165.00

a. Total Fee Paid

\$70.00

b. State Fee Paid

\$95.00

c. City/Town Fee Paid



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A. General Information (continued)

6. General Project Description:

The Applicant is proposing to construct a residential home addition, including installing an accessible concrete walking path and regrading a portion of the existing driveway, as well as replacing the existing residential septic system with a new system capable of supporting the additional living space. The activities will occur within the 200-foot Riverfront Area and 100-foot Buffer Zone to BVW.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- | | |
|---|---|
| 1. ☒ Single Family Home | 2. ☐ Residential Subdivision |
| 3. ☐ Commercial/Industrial | 4. ☐ Dock/Pier |
| 5. ☐ Utilities | 6. ☐ Coastal engineering Structure |
| 7. ☐ Agriculture (e.g., cranberries, forestry) | 8. ☐ Transportation |
| 9. ☐ Other | |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Franklin County

a. County

08181

c. Book

b. Certificate # (if registered land)

302

d. Page Number

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

- ☒ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- ☐ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. ☒ Riverfront Area	1. Name of Waterway (if available) - specify coastal or inland	

2. Width of Riverfront Area (check one):

- ☐ 25 ft. - Designated Densely Developed Areas only
- ☐ 100 ft. - New agricultural projects only
- ☒ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: 43,838
square feet

4. Proposed alteration of the Riverfront Area:

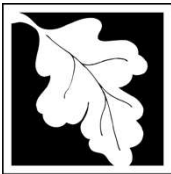
<u>4,414</u>	<u>665</u>	<u>3,749</u>
a. total square feet	b. square feet within 100 ft.	c. square feet between 100 ft. and 200 ft.

5. Has an alternatives analysis been done and is it attached to this NOI? ☒ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☒ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.



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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
a. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet	
	2. cubic yards dredged	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. ☐ Coastal Dunes	1. square feet	2. cubic yards dune nourishment
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
f. ☐ Coastal Banks	1. linear feet	
g. ☐ Rocky Intertidal Shores	1. square feet	
h. ☐ Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. ☐ Land Under Salt Ponds	1. square feet	
	2. cubic yards dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above	
	1. cubic yards dredged	
l. ☐ Land Subject to Coastal Storm Flowage	1. square feet	

4. ☐ Restoration/Enhancement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

5. ☐ Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

a. ☐ Yes ☒ No

If yes, include proof of mailing or hand delivery of NOI to:

**Natural Heritage and Endangered Species Program
Division of Fisheries and Wildlife
1 Rabbit Hill Road
Westborough, MA 01581**

August 2021

b. Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

- c. Submit Supplemental Information for Endangered Species Review*

1. ☐ Percentage/acreage of property to be altered:

(a) within wetland Resource Area

percentage/acreage

(b) outside Resource Area

percentage/acreage

2. ☐ Assessor's Map or right-of-way plan of site

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

(a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

(b) ☐ Photographs representative of the site

* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mas-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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C. Other Applicable Standards and Requirements (cont'd)

- (c) ☐ MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

Projects altering 10 or more acres of land, also submit:

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # _____ b. Date submitted to NHESP _____

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a. ☒ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Bourne to Rhode Island border, and the Cape & Islands:

North Shore - Plymouth to New Hampshire border:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
836 South Rodney French Blvd.
New Bedford, MA 02744
Email: dmf.envreview-south@mass.gov

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: dmf.envreview-north@mass.gov

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c. ☐ Is this an aquaculture project? d. ☐ Yes ☒ No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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C. Other Applicable Standards and Requirements (cont'd)

Online Users:

Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
 a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
 b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
 a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
 a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
 a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
 1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
 2. ☐ A portion of the site constitutes redevelopment
 3. ☐ Proprietary BMPs are included in the Stormwater Management System.
- b. ☒ No. Check why the project is exempt:
 1. ☒ Single-family house
 2. ☐ Emergency road repair
 3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☐ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☐ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.
4. ☐ List the titles and dates for all plans and other materials submitted with this NOI.
- 9 Randall Road Accessory Dwelling Unit Plan Set
- a. Plan Title
- BSC Group, LLC
- b. Prepared By
- August 21, 2026
- c. Signed and Stamped by
- d. Final Revision Date
- e. Scale
- f. Additional Plan or Document Title
- g. Date
5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.

E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

- | | |
|------------------------------------|-----------------------------------|
| TBD | |
| 2. Municipal Check Number | 3. Check date |
| TBD | |
| 4. State Check Number | 5. Check date |
| BSC Companies | |
| 6. Payor name on check: First Name | 7. Payor name on check: Last Name |



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that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

1. Signature of Applicant

8/27/2026

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

8/27/2026

6. Date

For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



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



A. Applicant Information

1. Location of Project:

9 Randall Road

a. Street Address

Montague

b. City/Town

c. Check number

d. Fee amount

2. Applicant Mailing Address:

Laurie-Jean and Blake

a. First Name

Phillips

b. Last Name

N/A

c. Organization

9 Randall Road

d. Mailing Address

Montague

e. City/Town

MA

f. State

01351

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

3. Property Owner (if different):

a. First Name

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. ***Please see Instructions before filling out worksheet.***

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
1A - Work on Single Family Lot	1	\$110 x 1.5	\$165.00
Step 5/Total Project Fee:			\$165.00

Total Project Fee:	<u>\$165.00</u>
	a. Total Fee from Step 5
State share of filing Fee:	<u>\$70.00</u>
	b. 1/2 Total Fee less \$12.50
City/Town share of filling Fee:	<u>\$95.00</u>
	c. 1/2 Total Fee plus \$12.50

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

noifeetf.doc • Wetland Fee Transmittal Form • rev. 10/11

Attachment A

Residential Property Improvements Project
Montague, MA
Notice of Intent

Project Narrative

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1 Introduction

BSC Group, Inc. (BSC) is filing this Notice of Intent (NOI) on behalf of Jean and Blake Phillips (the Applicant) for activities associated with the Residential Property Improvements Project located in the Town of Montague, Massachusetts (“the Project”). The Project proposes to construct a residential home addition and replace the existing septic system with a new system capable of supporting the additional living space. A new accessible walkway/ramp is also proposed to the front of the property, requiring re-grading of the existing driveway.

The entire property is located within the 200-ft Riverfront Area (RA), while a portion of the driveway re-grading at the front of the property will occur within the 100-ft Buffer Zone (BZ) to Bordering Vegetated Wetland (BVW). As such, this application is being submitted for the Commission’s review under the MA Wetlands Protection Act (WPA) (*Massachusetts General Law [M.G.L.] Ch.131, S.40*), and its implementing regulations (*310 Code of Massachusetts Regulations [CMR] 10.00*).

BMPs, including the use of sediment and erosion controls, will be implemented during construction to minimize the likelihood of adverse impacts to resource areas. The location of the proposed activities, and positioning of sediment and erosion controls, are shown on the Site Preparation Plan in **Attachment B**. Upon completion of the Project activities, all temporarily disturbed areas will be stabilized, and restored to pre-existing conditions to the extent practicable.

BSC has assessed possible alternatives for the Project (see **Section 4**) and has designed the Project to avoid and minimize the potential for adverse impacts on wetland resource areas to the extent practicable. However, due to the existing residential home location within the parcel, and the parcel’s location entirely within 200-ft RA, it is not feasible to avoid all work within resource areas and BZs. Therefore, NEP is requesting an Order of Conditions (OOC) to allow the proposed Project activities to proceed as described herein.

2 Existing Conditions

2.1 Site Overview

The ±1.8-acre Project property is located in the Middle Connecticut Watershed (Hydrologic Unit Code (HUC) No. 8.), ±0.80 linear miles to the east of the main channel of the Connecticut River. To the north is Randall Road, to the east is a cleared residential property, and to the south and east is the forested unnamed tributary of the Connecticut River.

The property is partially developed and contains a one-story ranch-style residential home built in 2002, with an associated septic system, driveway, and maintained residential lawn. The undeveloped portion of the property consists of a forested ravine hosting a perennial unnamed tributary of the Connecticut River. With very steep slopes on both sides of the ravine, the stream flows across the site from east to west.

2.2 Resource Areas

BSC conducted both a desktop analysis using Massachusetts Geographic Information Systems [MassGIS] data layers and publicly available data, and field investigations of the proposed Project area to assess permitting requirements pursuant to the WPA. Wetland delineations were conducted by BSC in June 2026 accordance with the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, ed. J.S. Wakely, R.W. Lichvar, and C. C. Noble. ERDC/EL TR-12-1. Vicksburg, MS: U.S. Army Engineer Research and Development Center (Version 2.0) and methodology described in the MassDEP *Handbook on Delineating Bordering Vegetated Wetlands* (Published in March 1995).

Based on the desktop review and field investigations, a perennial unnamed tributary of the Connecticut River and its associated 200-ft RA, and a Bordering Vegetated Wetland (BVW) and its associated 100-ft BZ, are present onsite. Existing conditions, wetland resource areas, and BZs, are shown on the Site Plans in **Attachment B**. Representative photographs and wetland data forms are provided in **Attachment C**.

2.2.1 Bordering Vegetated Wetlands (BVW)

One (1) BVW was delineated onsite by BSC in June 2026. BVW is located within the undeveloped, forested portion of the site, and is associated with an unnamed perennial stream. Dominant species include jewelweed (*Impatiens capensis*), Jack-in-the-pulpit (*Arisaema triphyllum*), and skunk cabbage (*Symplocarpus foetidus*). Activities are proposed within the 100-ft BZ to this BVW, and within the footprint of the existing driveway and lawn only. Refer to the Site Photos in **Attachment C** for a depiction of existing conditions within the 100-ft BZ and wider site.

2.2.2 Waterways and Streams

One (1) perennial stream was delineated onsite, located within the undeveloped, forested portion of the lot. The stream is situated in a steep ravine and is designated as a Coldwater Fisheries Resource.

2.2.3 Riverfront Area (RA)

Within the Project site, RA is associated with the perennial stream described above. The entire Project parcel is located within 200-ft RA. Undeveloped RA onsite consists of a mature, forested area dominated by canopy trees such as red maple (*Acer rubrum*), white oak (*Quercus alba*), black cherry (*Prunus serotina*), eastern white pine (*Pinus strobus*), sweet birch (*Betula lenta*), and eastern hemlock (*Tsuga canadensis*). Within the immediate vicinity of the existing residential property, RA has been developed, and includes the property itself, a paved driveway, and a managed lawn. Activities are proposed within these previously developed portions of the lot only.

2.2.4 Other Resource Areas

Portions of the Project area are located within the Surface Water Protection Zone associated with the Perley Brook Reservoir. No other resource areas were identified within the Project area, including Certified Vernal Pools, Natural Heritage and Endangered Species Program (NHESP) Priority or Estimated Habitat, or Areas of Critical Environmental Concern (ACEC). Adjacent to the site, across the ravine to the south, NHESP Primary and Estimated Habitat are present. However, no NHESP habitat is present on the site.

3 Project Activities and Associated Impacts

The Project proposes to construct a 600 sf one-story addition to the rear of the existing residential building. The addition would include a living area and entryway and landing as shown in the accompanying site plan set. Extending from the driveway to the entryway would be a new accessible ramp with handrail to be installed within the footprint of the existing deck and residential lawn area. The ramp will be 6 ft wide and 30 ft long, requiring two (2) level concrete landings to support the structure. A portion of the existing paved driveway will also require re-grading to match the elevation of the ramp.

In support of the living area addition, the existing septic system will be upgraded to meet Title 5 compliance. A soil absorption system, consisting of three new 500-gallon concrete leaching chambers with crushed stone bedding will be installed within the maintained lawn area to the rear of the property. The new septic system has been designed to accommodate the new living addition. The new system will replace the undersized old system (consisting of 4" x 30' leaching pipes) which will be removed offsite for disposal. The existing tank and system will be pumped dry, filled with clean sand, and abandoned-in-place.

As stated above, the proposed activities will occur within 200-ft RA and 100-foot BZ. The proposed impacts are described in Table 3-1, below. Impacts include the construction of a 600-sf residential home addition, replacement of the existing septic system, and installation of an accessible ramp with re-grading of the existing driveway. It is important to note that the impacts from the replacement and upgrade of the septic system will be temporary as the area will be returned to pre-construction conditions following construction.

Table 3-1: Project Activities within Wetland Resource Areas

Activity	0-100-ft RA	100-200-ft RA	Total RA (0-200-ft)	100-ft BZ to BVW (included in the RFA impacts)
Driveway re-grading (temporary impacts)	665 sf	3,749 sf	4,414 sf	183 sf
Septic system installation (temporary impacts)				
Building extension (permanent impacts)				

4 Alternatives Analysis

During the design and planning process, alternative lay-out and orientations were considered to minimize impacts within resource areas and buffer zones. Other options considered included additional impacts to resource areas and were therefore deemed infeasible. Alternatives are constrained by the fact that the entire parcel is within 200-ft RA, the location and orientation of the existing house, and accessibility needs. As proposed, the Project will locate the new residential home addition and replacement septic system within existing managed/disturbed portions of the lot, and has also been able to orientate these features so as to minimize impacts within the inner 0-100-ft RA. The Project has avoided the need for tree removals.

5 Conformance with the General Performance Standards of the WPA

The Project has been designed to comply with the General Performance Standards of the WPA, listed in 310 CMR 10.00, as far as possible. Project activities cannot entirely avoid the 200-ft RA, but have been orientated so as to largely avoid the inner 0-100-ft RA.

5.1 Riverfront Area (RA) (310 CMR 10.58)

310 CMR 10.58(4): General Performance Standard: Where the presumption set forth in 310 CMR 10.58(3) is not overcome, the applicant shall prove by a preponderance of the evidence that there are no practicable and substantially equivalent economic alternatives to the proposed project with less adverse effects on the interests identified in M.G.L.c.131§40 and that the work, including proposed mitigation, will have no significant adverse impact on the riverfront area to protect the interests identified in identified in M.G.L.c.131§40.

As described, there are no practicable alternatives to the Project which would avoid impacts within RA, which occupies the entire Project parcel. The Project has been designed to minimize impacts within the inner 0-100-ft RA, which will be limited to temporary disturbance of the residential lawn during installation of the replacement septic system. Project activities will occur within existing developed/managed portions of the lot, including areas which are currently occupied by managed lawn or paved driveway. Overall, the Project will not impair the ability of RA within the parcel to protect the interests of the WPA, including wildlife habitat function, flood management, and water quality. No other overlapping resource areas protected by the WPA, nor rare species mapped habitats, occur within the Project area.

310 CMR 10.58(4)(d)1.: No Significant Adverse Impact. The work, including proposed mitigation measures, must have no significant adverse impact on the riverfront area to protect the interests identified in M.G.L. c.

131, § 40. 1. Within 200 foot riverfront areas, the issuing authority may allow the alteration of up to 5000 square feet or 10% of the riverfront area within the lot, whichever is greater...

In total, the Project proposes 4,414-sf of alteration within 200-ft RA. Total available RA within the parcel is 43,838-sf. As such, the Project does not exceed the 5,000-sf threshold for “no significant adverse impact” and can be considered to meet this performance standard. It is important to note that the impacts associated with the septic system replacement can be considered temporary as the area will be returned to pre-construction maintained lawn.

310 CMR 10.58(4)(d)1.(a).: At a minimum, a 100 foot wide area of undisturbed vegetation is provided. This area shall extend from mean annual high-water along the river unless another location would better protect the interests identified in M.G.L. c. 131 § 40.

The majority of Project activities will occur outside of the 100-ft RA (i.e leaving a 100-ft of undisturbed vegetation). A portion of the replacement septic system will occur within the inner 100-ft RA, but this will only result in temporary disturbance of a maintained lawn.

310 CMR 10.58(4)(d)1.(b).: Stormwater is managed according to standards established by the Department in its Stormwater Policy.

The Project constitutes a redevelopment project as defined in the Massachusetts Stormwater Handbook, as it involves modification of an existing single family residential lot that already contains a dwelling, driveway, and septic system. In accordance with Stormwater Management Standard 7, the Project will fully comply with Standards 1, 8, 9, and 10, and will comply with Standards 2 through 6 to the maximum extent practicable given the site's existing developed condition. The proposed addition, walkway, driveway regrading, and septic system replacement have been designed to improve existing stormwater conditions on the site through erosion and sedimentation controls during construction, groundwater recharge measures where feasible, and long-term operation and maintenance of any proposed stormwater management practices, consistent with the Department's Stormwater Management Standards and the Massachusetts Stormwater Handbook.

310 CMR 10.58(4)(d)1.(c).: Proposed work does not impair the capacity of the riverfront area to provide important wildlife habitat functions.

Additionally, the project will comply with 310 CMR10.58(4)(d)3 which states “the issuing authority shall allow the construction of a single family house, a septic system if no sewer is available, and a driveway, on a lot recorded before August 7, 1996 where the size or shape of the lot within the riverfront area prevents the construction from meeting the requirements of 310 CMR 10.58(4)(d)1. or 2., provided that:

- a. The lot can be developed for such purposes under the applicable provisions of other municipal and state law; and*
- b. The performance standards of 310 CMR 10.58(4)(d) are met to the maximum extent feasible. In difficult siting situations, the maximum extent of yards around houses should be limited to the area necessary for construction. Except where the lot contains vernal pool habitat or specified habitat sites of rare species, a wildlife habitat evaluation study shall not be required.”*

As discussed, work will be limited to previously managed/developed portions of the lot, including the managed lawn area and existing paved driveway.

6 Construction Best Management Practices

6.1 Avoidance, Minimization and Mitigation

The Project has undertaken measures to avoid and minimize impacts to wetland resource areas as far as possible. Where impacts are proposed, these will occur within previously managed/developed portions of the lot, including the managed lawn area and existing paved driveway. The Project has avoided impacts to the forested portion of the lot, and minimal (temporary) disturbance within the first 0-100-ft of the RA will be restricted to the existing lawn area.

6.2 Best Management Practices (BMPs)

Best Management Practices (BMPs) will include the use of sediment and erosion controls to protect wetland resource areas and serve as a demarcation of the limit of work during construction and stabilization. Please refer to Attachment B for the Site Preparation Plan which shows the location of where sediment and erosion controls will be installed.

Erosion controls (staked straw or biodegradable wattles and/or staked silt fence) will be installed along the limit of work line. These controls will remain in place and in operational condition until final site stabilization is complete.

All construction materials will be staged as far from resource areas as possible. Roll off containers or other appropriate containers will be placed within the cleared portion of the Site, near the construction access and debris will be removed regularly. Following construction, all building materials will be removed from the Site. Any disturbed area within the project Site will be stabilized.

7 Conclusion

Although portions of the Project will occur within 200-ft RA, and 100-ft BZ to BVW, the proposed Project will:

- Be conducted in previously disturbed areas and maintained lawn.
- Utilize appropriate BMPs to protect adjacent wetland resource areas from sedimentation and soil disturbance during Project activities.

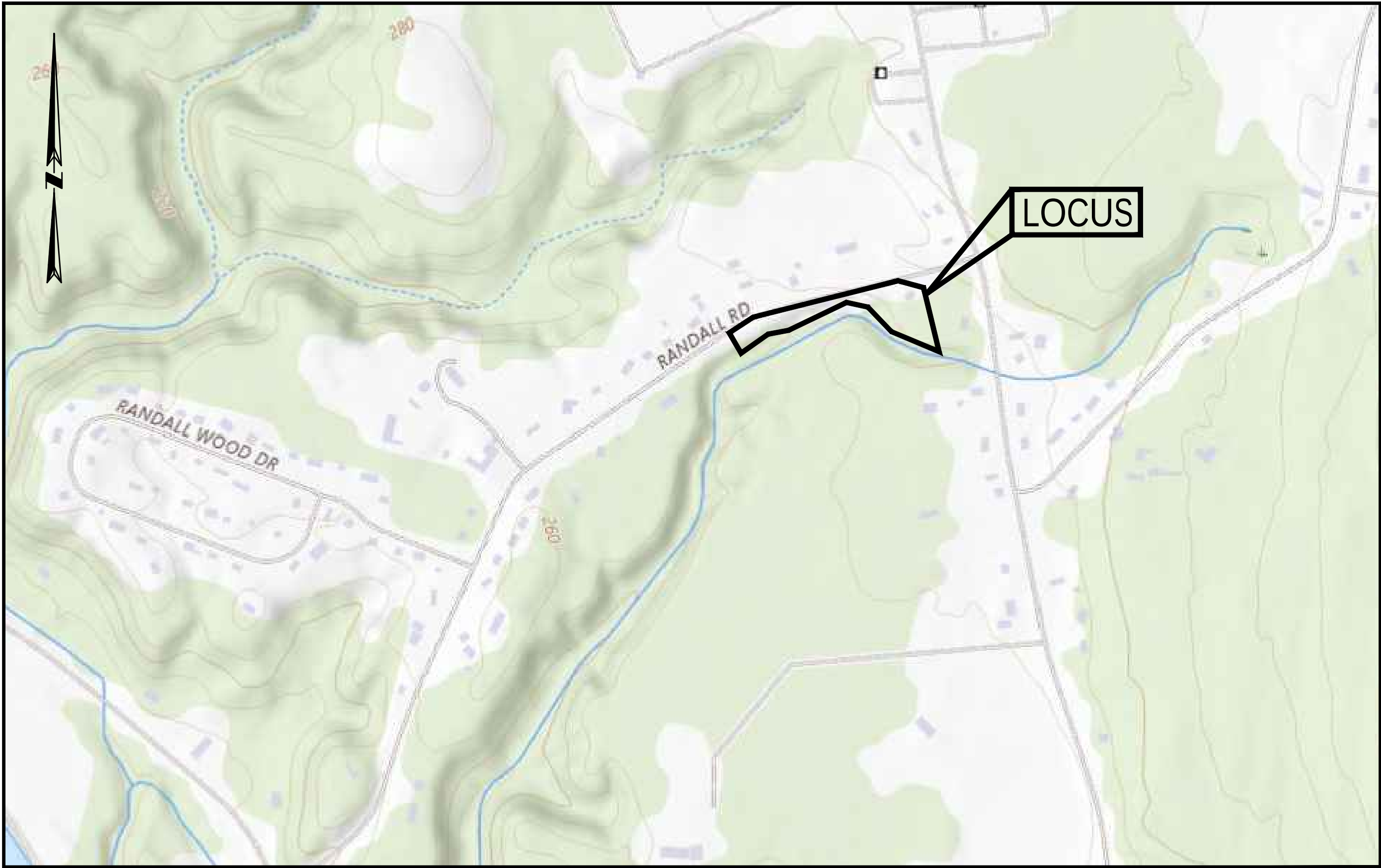
As such, the Applicant respectfully requests that the Montague Conservation Commission find this proposal adequately protective of the public interests identified in the WPA and issue an OOC for the proposed Project as currently designed.

Attachment B

Residential Property Improvements Project
Montague, MA
Notice of Intent

Plan Set

9 RANDALL ROAD
ACCESSORY DWELLING UNIT
9 RANDALL ROAD
MONTAGUE, MASSACHUSETTS
AUGUST 26, 2026



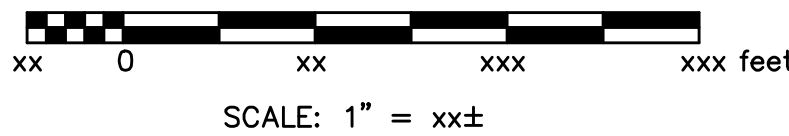
INDEX OF DRAWINGS

- 1 TITLE SHEET & LOCUS MAP
- 2 EXISTING CONDITIONS PLAN
- 3 SITE PREPARATION PLAN
- 4 SITE PLAN
- 5 SEPTIC PLAN
- 6 DETAILS

PREPARED FOR:

LAURIE JEAN PHILLIPS
9 RANDALL ROAD
MONTAGUE, MA

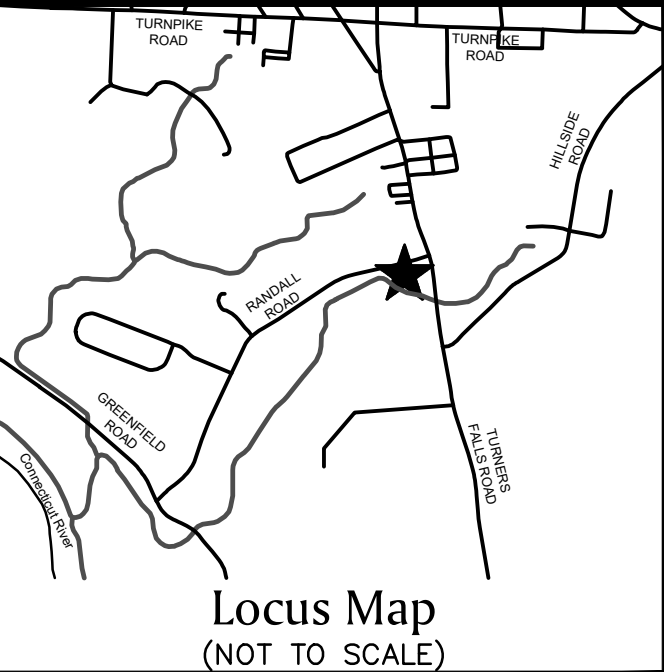
LOCUS MAP



ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

PREPARED BY:

BSC GROUP
BUILD | SUPPORT | CONNECT
803 Summer Street
Boston, Massachusetts
02127
617 896 4300



DATE _____

9 RANDALL ROAD

IN
MONTAGUE
MASSACHUSETTS
(FRANKLIN COUNTY)

EXISTING CONDITIONS

JUNE 24, 2026

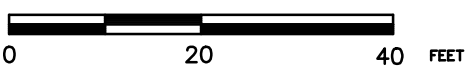
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PREPARED FOR:
CLIENT_NAME
LAURIE JEAN PHILLIPS
9 RANDALL ROAD
MONTAGUE, MASSACHUSETTS
01351

BSC GROUP 
BUILD | SUPPORT | CONNECT
 1 Mercantile Street, Suite 610
 Worcester, Massachusetts 01608
 (508)792-4500

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SCALE: 1" = 20'



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DWG : 0102922EC

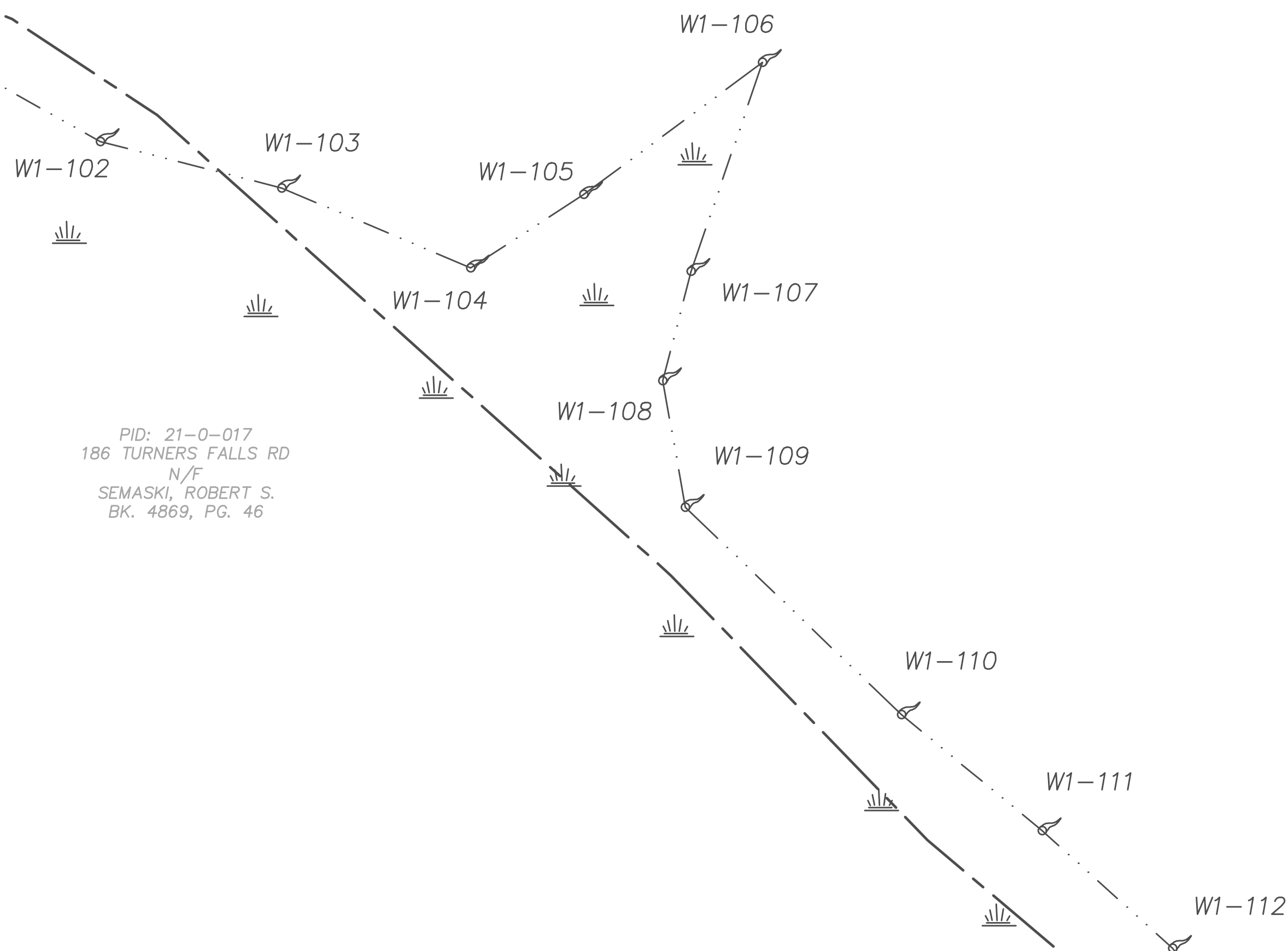
JOB. NO: 0102922.00

- GENERAL NOTES:**
- EXISTING CONDITIONS SHOWN BASED UPON FIELD SURVEY PERFORMED BY BSC GROUP, INC. (BSC) IN JUNE 2026.
 - HORIZONTAL DATUM IS BASED UPON NORTH AMERICAN DATUM OF 1983 AS DERIVED VIA GPS OBSERVATIONS PERFORMED BY BSC ON JUNE 18, 2026.
 - VERTICAL DATUM IS BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 AS DERIVED VIA GPS OBSERVATIONS PERFORMED BY BSC ON JUNE 18, 2026.
 - LOCUS IS LOCATED WITHIN ZONE C, AS GRAPHICALLY DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 250122 0003 C, EFFECTIVE DATE FEBRUARY 12, 1982.
 - NO GUARANTEE IS IMPLIED OR INTENDED AS TO THE ACCURACY, LOCATION, OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATIONS AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.
 - ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO REQUIREMENTS OF THE TOWN OF MONTAGUE AND "CONSTRUCTION STANDARDS" OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MASS DOT) HIGHWAY DIVISION, LATEST EDITION, AND THESE CONTRACT DOCUMENTS.
 - ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS.
 - AREAS OUTSIDE THE LIMIT OF WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE ENGINEER. ALL AREAS DISTURBED DURING CONSTRUCTION NOT COVERED WITH BUILDINGS, STRUCTURES, OR PAVEMENTS SHALL RECEIVE SIX INCHES OF LOAM AND SEED, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
 - CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS AND LOCAL & STATE REQUIREMENTS.
 - ALL MATERIALS ARE TO BE DISPOSED OF PER APPLICABLE LAWS AND REGULATIONS.
 - WHERE EXISTING PAVEMENT TO BE REMOVED MEETS EXISTING PAVEMENTS TO REMAIN, CONTRACTOR IS TO SAWCUT A STRAIGHT LINE UNLESS INDICATED OTHERWISE.
 - ALL EXISTING REMAINING UTILITIES SHALL BE PROTECTED, UNLESS NOTED OTHERWISE.
 - ALL EXISTING UTILITY STRUCTURES, CONDUITS, AND APPURTENANCES OF ANY KIND SHALL BE COMPLETELY REMOVED WITHIN THE LIMITS OF EXCAVATION FOR NEW BUILDINGS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

- EROSION CONTROL NOTES:**
- THE SITE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SUITABLE EROSION AND SEDIMENTATION CONTROL DEVICES ON SITE DURING CONSTRUCTION AS REQUIRED TO PREVENT SILT FROM LEAVING THE SITE INCLUDING CONSTRUCTING ENTRANCES AND PERIMETER SEDIMENT CONTROLS. SILT WILL NOT BE ALLOWED BEYOND CONSTRUCTION LIMITS.
 - EROSION CONTROL SHALL, AT MINIMUM, BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ADDITIONAL EROSION CONTROLS AS NECESSARY.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANUP AND REMOVAL OF ANY BUILDUP OF SEDIMENT WHICH ESCAPES FROM THE SITE AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION CONTROL MEASURES AFTER CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS HAVE BEEN STABILIZED.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY FINES LEVIED AGAINST THE SITE FOR VIOLATIONS OF EROSION CONTROL REGULATIONS.
 - SEDIMENT BEHIND PERIMETER SEDIMENT CONTROLS MUST BE REMOVED ONCE SEDIMENT REACHES A LEVEL OF DEPOSITION EQUAL TO HALF THE HEIGHT OF THE BARRIER OR AS RECOMMENDED BY MANUFACTURER.

- SITE PREPARATION AND DEMOLITION:**
- AREAS OUTSIDE THE LIMIT OF WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE ENGINEER. ALL AREAS DISTURBED DURING CONSTRUCTION NOT COVERED WITH BUILDINGS, STRUCTURES, OR PAVEMENTS SHALL RECEIVE SIX INCHES OF LOAM AND SEED, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
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PID: 21-0-140
9 RANDALL RD
N/F
PHILLIPS, LAURIE-JEAN & BLAKE
BK. 8181, PG. 302
(SEE ALSO PLAN BOOK 88 PAGE 41
LOT 4)



SAWCUT EX. DRIVEWAY

REMOVE & DISPOSE EX. ASPHALT DRIVEWAY. ADD BASE AS REQUIRED TO RAISE GRADE PRIOR TO REPAVING (TYP.).

CLEAR & GRUB AND STRIP & STOCKPILE TOPSOIL AS NEEDED TO CONSTRUCT ADDITION (TYP.).

SILT SOCK OR STRAW WATTLE EROSION CONTROL ALONG DOWNSTREAM SIDE OF WORK (TYP.).

REMOVE & DISPOSE DECK AND BULKHEAD FOR CONSTRUCTION OF ADDITION

GRASS
APPROX. LEACH FIELD

REMOVE & DISPOSE EX. LEACH FIELD AND D-BOX (SEE SEPTIC PLAN-TYP.).

WOODED
LIMIT OF CLEARING FOR SEPTIC SYSTEM INSTALLATION (SEE SEPTIC PLAN-TYP.)

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

9 RANDALL ROAD ACCESSORY DWELLING UNIT

9 RANDALL ROAD

IN

MONTAGUE
MASSACHUSETTS
(FRANKLIN COUNTY)

SITE PREPARATION PLAN

AUGUST 26, 2026

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:

LAURIE JEAN PHILLIPS
9 RANDALL ROAD
MONTAGUE, MASSACHUSETTS
01351

BSC GROUP

BUILD | SUPPORT | CONNECT

803 Summer Street
Boston, Massachusetts
02127

617 896 4300

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SCALE: 1" = 10'

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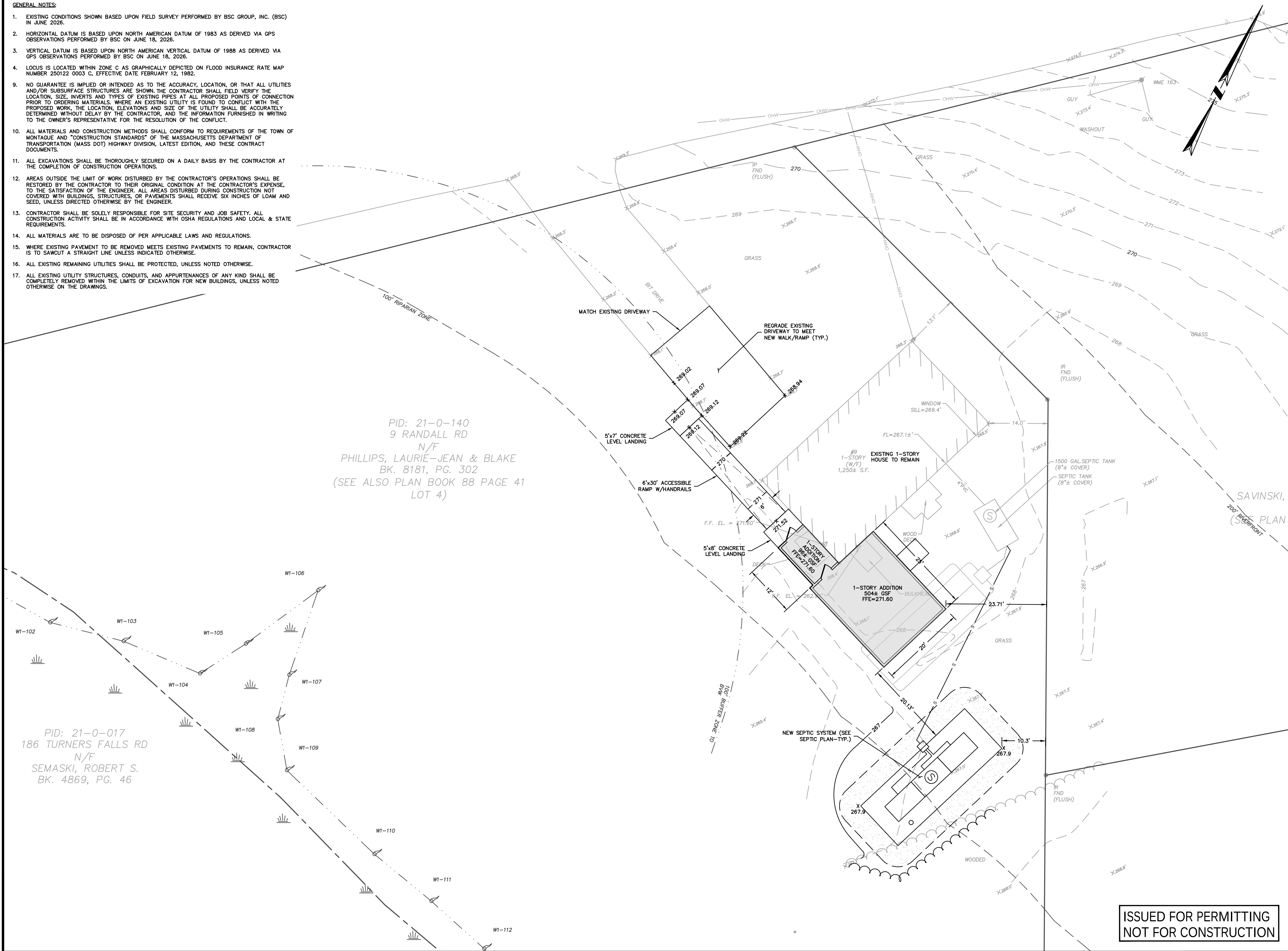
JOB. NO: 0102922.00

SHEET 3 OF 6

- GENERAL NOTES:
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PID: 21-0-140
9 RANDALL RD
N/F
PHILLIPS, LAURIE-JEAN & BLAKE
BK. 8181, PG. 302
(SEE ALSO PLAN BOOK 88 PAGE 41
LOT 4)

PID: 21-0-017
186 TURNERS FALLS RD
N/F
SEMASKI, ROBERT S.
BK. 4869, PG. 46



9 RANDALL ROAD ACCESSORY DWELLING UNIT

9 RANDALL ROAD
IN
MONTAGUE
MASSACHUSETTS
(FRANKLIN COUNTY)

SITE PLAN

AUGUST 26, 2026

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
LAURIE JEAN PHILLIPS
9 RANDALL ROAD
MONTAGUE, MASSACHUSETTS
01351

BSC GROUP
BUILD | SUPPORT | CONNECT
803 Summer Street
Boston, Massachusetts
02127

617 896 4300

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SCALE: 1" = 10'

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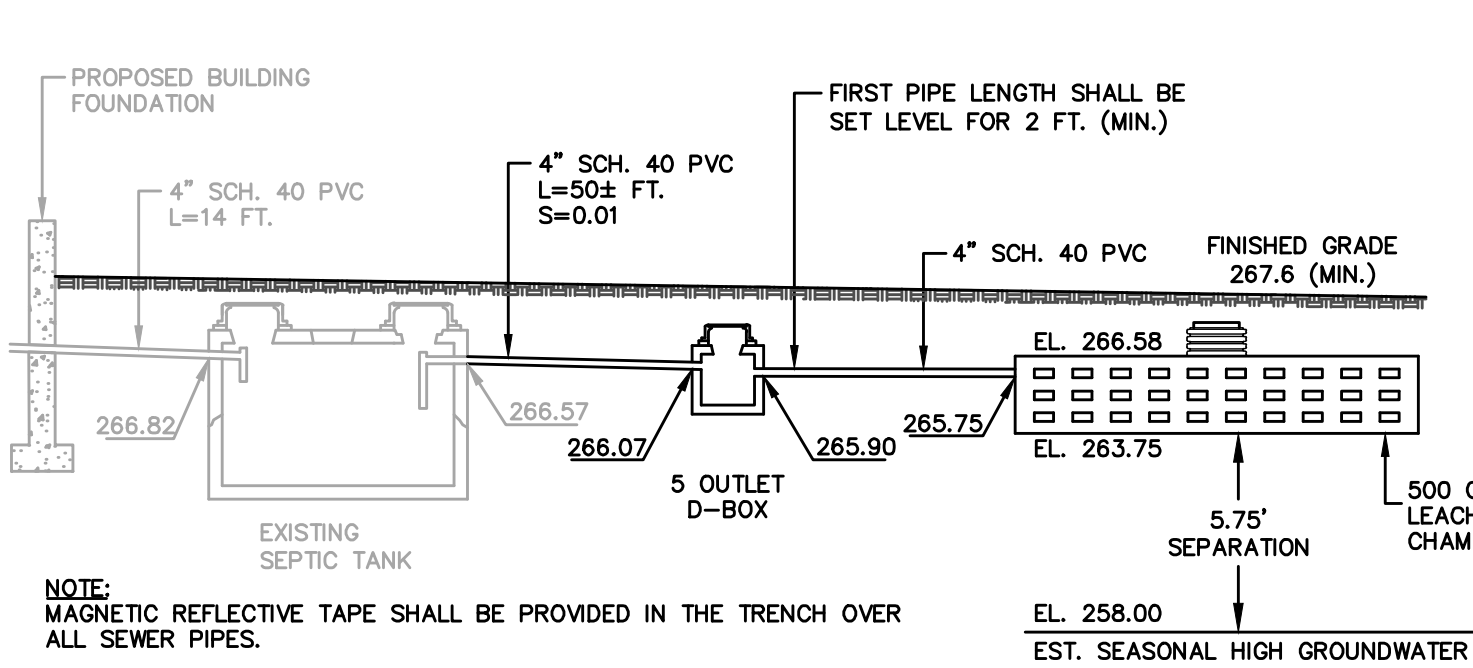
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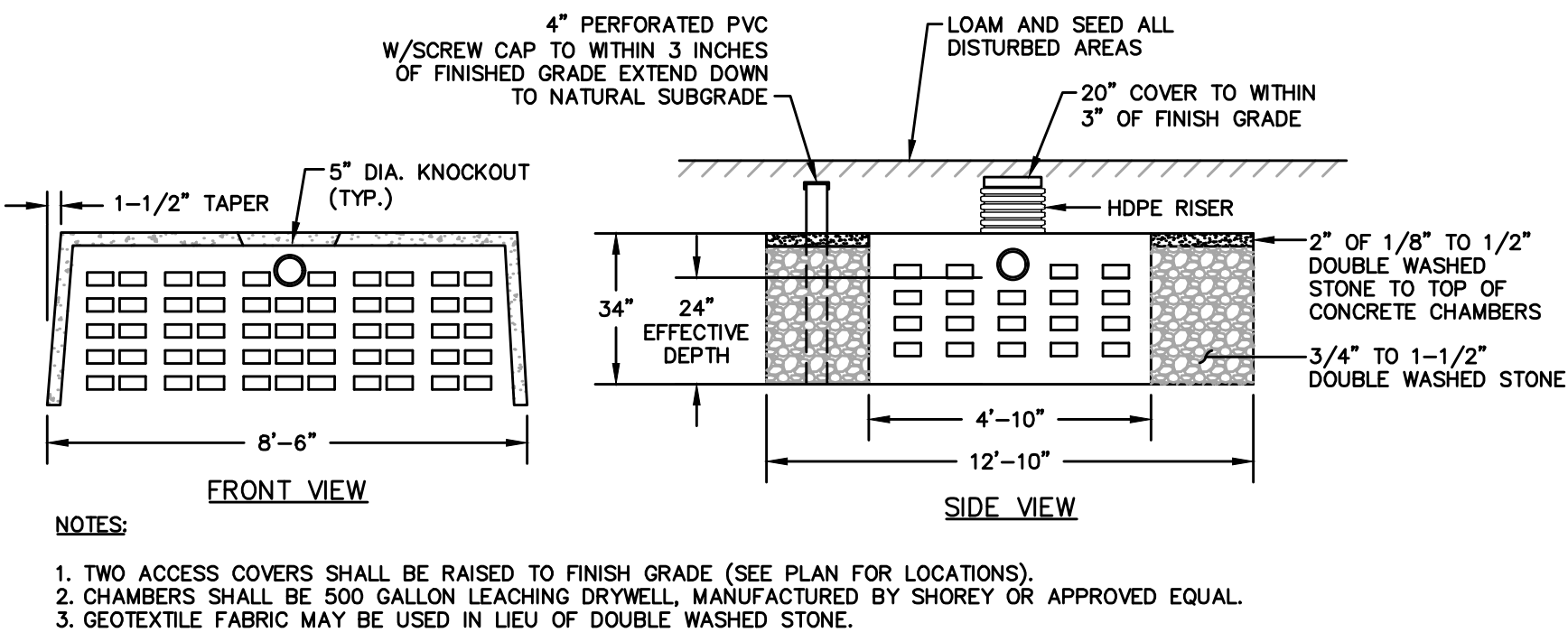
SHEET 4 OF 6

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

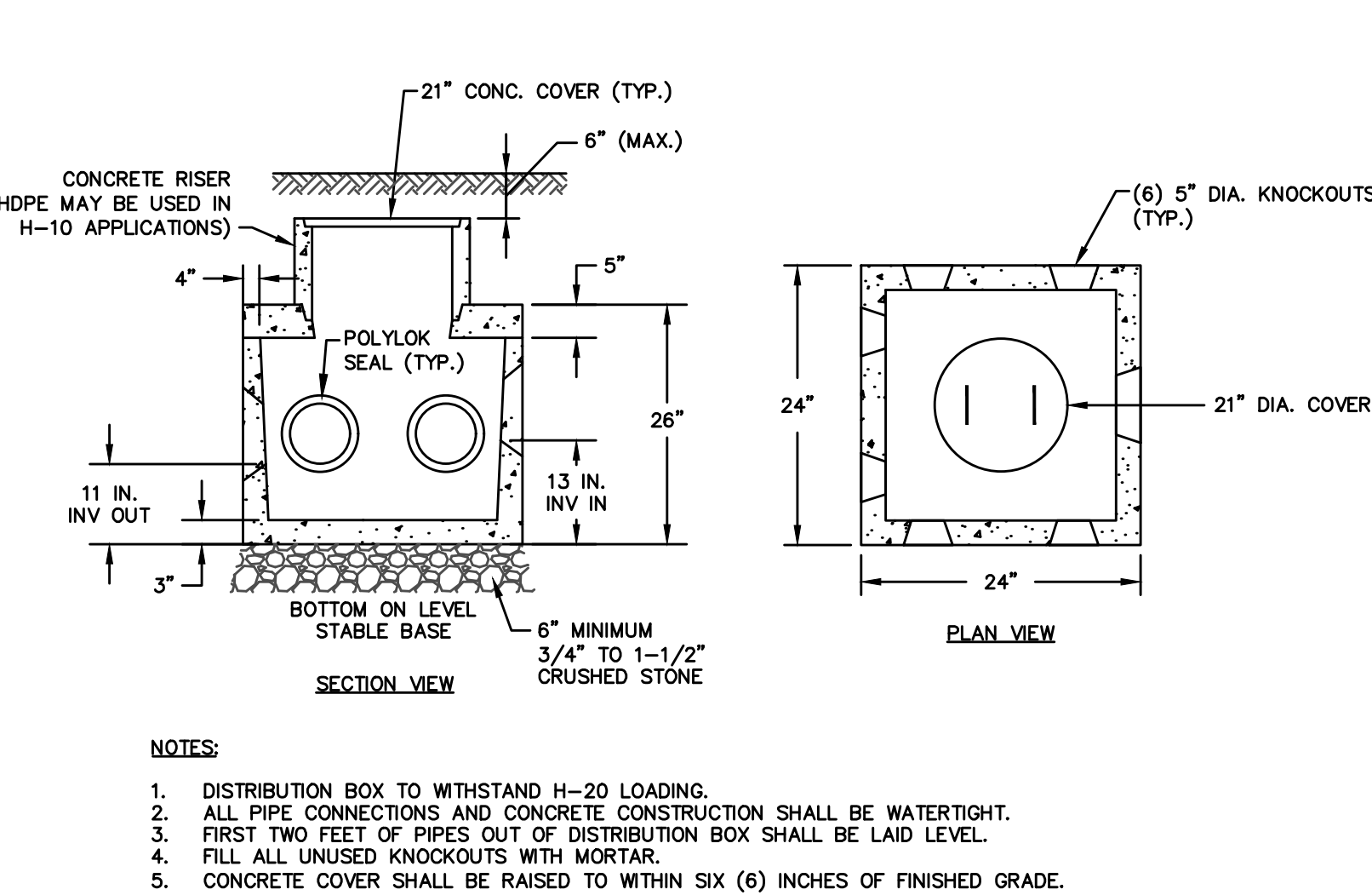
SCHEMATIC SYSTEM PROFILE



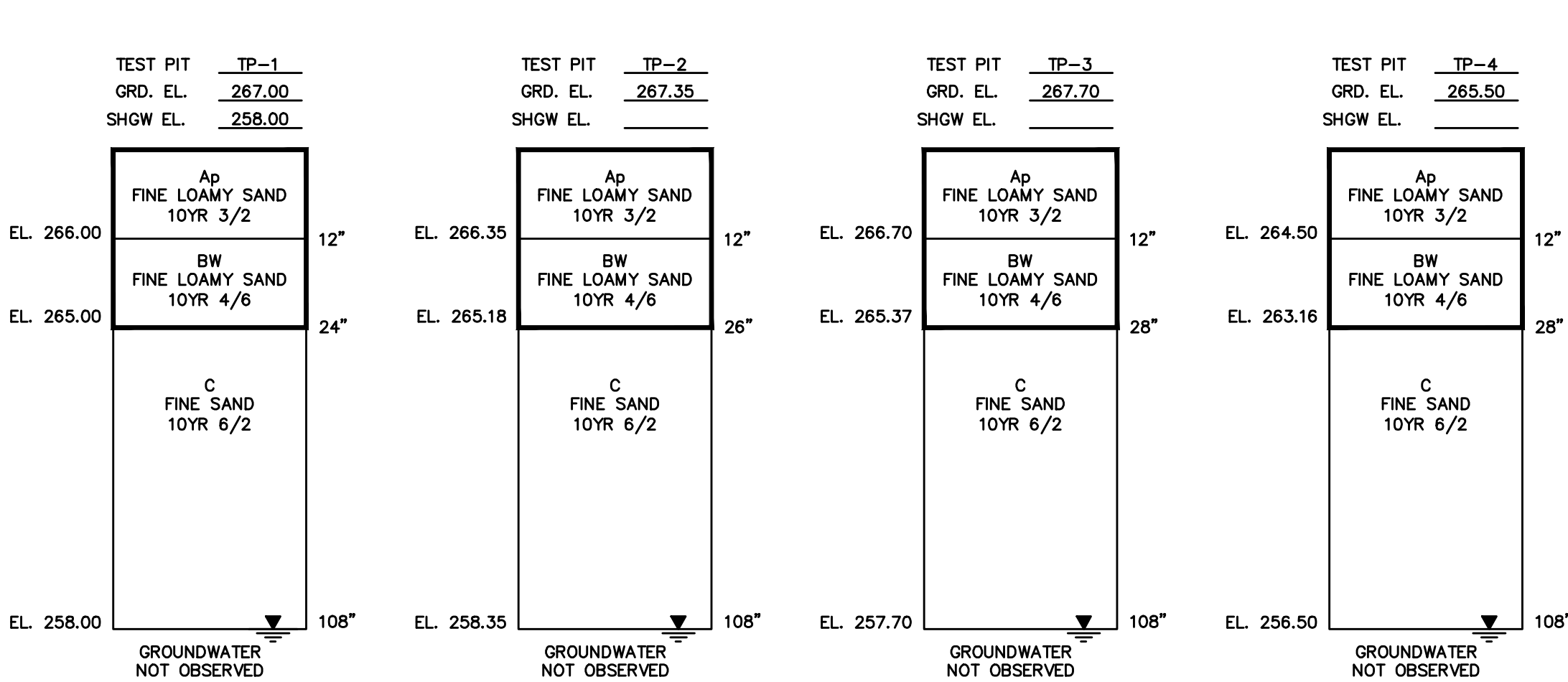
500 GALLON CONC. LEACHING CHAMBER, H-10



DISTRIBUTION BOX, 5-OUTLET, H-20



SOIL TEST PIT DATA



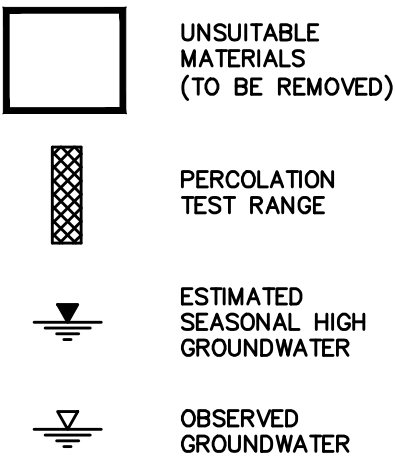
GENERAL NOTES:

- THIS PLAN IS INTENDED FOR THE PERMITTING AND CONSTRUCTION OF THE SEWAGE DISPOSAL SYSTEM AND ASSOCIATED SITE WORK.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO 310 CMR 15.000 AND MONTAGUE BOARD OF HEALTH REGULATIONS.
- THERE ARE NO KNOWN OR PROPOSED PRIVATE WELLS LOCATED WITHIN 150 FT. OF THE PROPOSED LEACHING FACILITY.
- IF AN OVERDIG IS SPECIFIED, REMOVE ALL TOPSOIL, SUBSOIL AND OTHER UNSUITABLE MATERIALS.
- IF AN OVERDIG IS SPECIFIED, REPLACE ALL EXCAVATED MATERIALS WITHIN THE LIMIT OF EXCAVATION WITH CLEAN GRANULAR SAND, FREE FROM ORGANIC MATERIAL AND DELETERIOUS SUBSTANCES. MIXTURES AND LAYERS OF DIFFERENT CLASSES OF SOIL SHALL NOT BE USED. FILL SHALL NOT CONTAIN ANY MATERIAL LARGER THAN 2 INCHES. A SIEVE ANALYSIS USING A #4 SIEVE SHALL BE PERFORMED ON A REPRESENTATIVE SAMPLE OF FILL. UP TO 45% BY WEIGHT MAY BE RETAINED ON THE #4 SIEVE. SUCH ANALYSES MUST DEMONSTRATE THAT THE MATERIAL MEETS EACH OF THE FOLLOWING SPECIFICATIONS:
 - 100% MUST PASS #4 SIEVE
 - 10% MUST PASS #50 SIEVE
 - 0-20% MUST PASS #100 SIEVE
 - 0-5% MUST PASS #200 SIEVE
- EXISTING UTILITIES WHERE SHOWN ON THE PLANS ARE APPROXIMATE. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. CONTRACTOR SHALL VERIFY THE SIZE, LOCATION AND ELEVATION OF INVERTS OF UTILITIES AND STRUCTURES, WITHIN THE LIMIT OF WORK, PRIOR TO THE START OF CONSTRUCTION. IF ANY DISCREPANCIES ARE DISCOVERED OR FIELD CHANGES REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY COORDINATING THE PROPOSED CONSTRUCTION ACTIVITIES WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES, AND SHALL COMPLETE THE PROPOSED WORK WITHOUT ANY INTERRUPTIONS IN SERVICE.
- CONTRACTOR IS REQUIRED TO NOTIFY DIGSAFE, PER MASS. STATUTE CHAPTER 82, SECTION 40 AT (888) 344-7233 A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THIS SYSTEM IS NOT DESIGNED FOR THE USE OF A GARBAGE GRINDER. INSTALLATION OR USE OF A GARBAGE GRINDER AT THIS PROPERTY IS NOT ALLOWED PER 310 CMR 15.240(4).

DESIGN CALCULATIONS

DESIGN FLOW
4 BEDROOMS @ 110 GPD/BEDROOM = 440 GPD
REQUIRED SEPTIC TANK
440 GPD X 200% = 880 GALLONS
USE 1,500 GALLON SEPTIC TANK
SIZE OF REQUIRED LEACHING FACILITY
DESIGN PERC. RATE: < 2 MIN/INCH
LONG TERM APPL. RATE: 0.74 GPD/SF
440 GPD X 0.74 GPD/SF = 595 SF
SIZE OF LEACHING FACILITY PROVIDED
USE (3) 500 GALLON H-10 CONCRETE LEACHING CHAMBERS IN TRENCH CONFIGURATION WITH 4' STONE ON ENDS AND 4' STONE ON SIDES.
SIDEWALL: 2 X (33.5 + 12.83) X 2 = 185.3 SF
BOTTOM: 33.5 X 12.83 = 429.8 SF
TOTAL EFFECTIVE LEACHING AREA = 615 SF
615 SF X 0.74 GPD/SF = 455 GPD INSTALLED CAPACITY

LEGEND



ONSITE SOIL EVALUATION

DATE: JULY 15, 2026
TEST BY: BSC GROUP, INC.
WITNESSED BY: MICHAEL THEROUX (MONTAGUE BOH)
LICENSED SOIL EVALUATOR: JAMES DALEY
PERCOLATION RATE: < 2 MINS./INCH
SOIL CLASS: CLASS 1
L.T.A.R.: 0.74 GPD/S.F.

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

9 RANDALL ROAD
ACCESSORY
DWELLING UNIT

9 RANDALL ROAD

IN

MONTAGUE

MASSACHUSETTS

(FRANKLIN COUNTY)

SEPTIC PLAN

AUGUST 26, 2026

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:

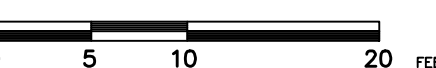
Laurie Jean Phillips
9 RANDALL ROAD
MONTAGUE, MASSACHUSETTS
01351

BSC GROUP
BUILD | SUPPORT | CONNECT
803 Summer Street
Boston, Massachusetts
02127

617 896 4300

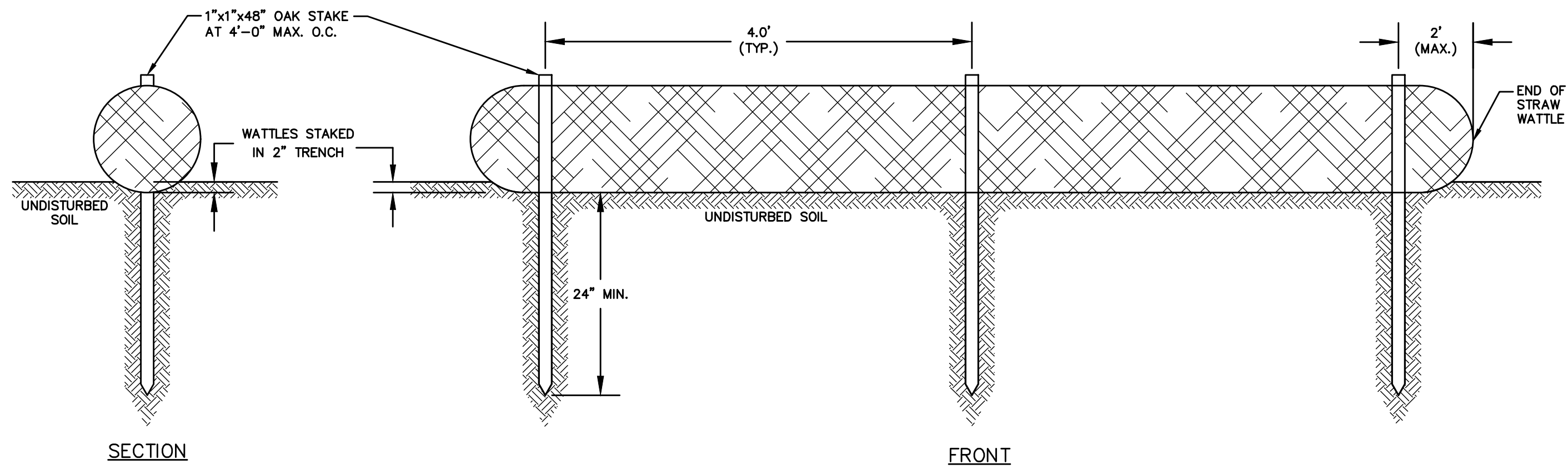
© 2026 BSC Group, Inc.

SCALE: 1" = 10'



FILE: \Civil\EngDesign\010292200-SEPTIC

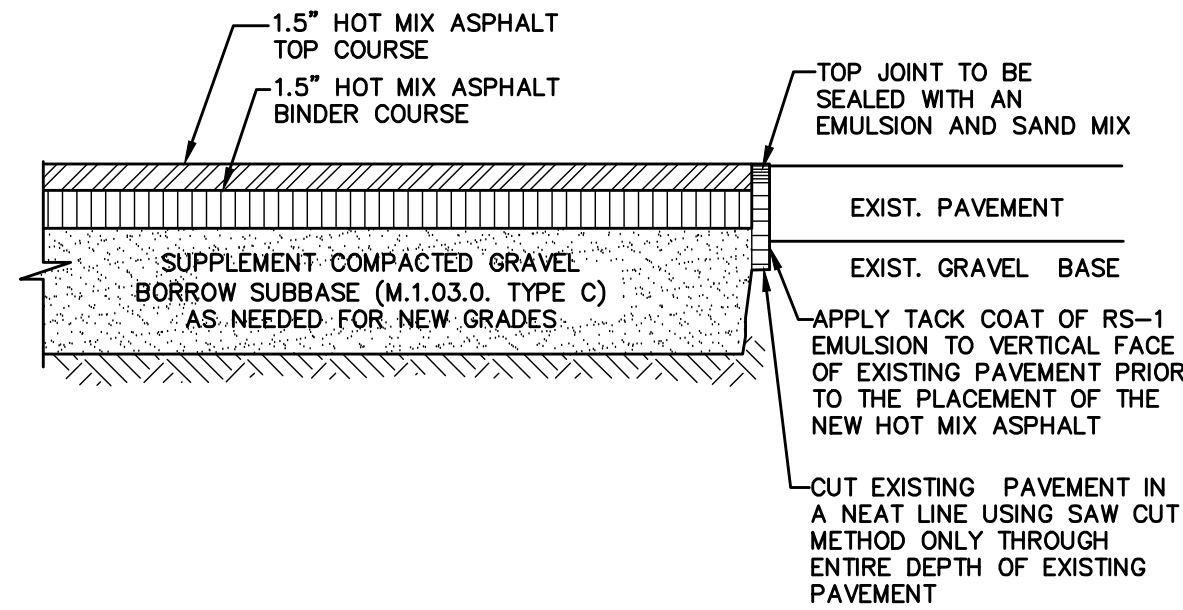
DWG.: SHEET 5 OF 6



- NOTES:
1. STRAW WATTLES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 2. ENDS OF WATTLES SHALL BE TURNED SLIGHTLY UPSLOPE.
 3. STAKES SHALL NOT EXTEND ABOVE THE STRAW WATTLES MORE THAN 2".
 4. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH HALF THE HEIGHT OF THE STRAW WATTLE.

STRAW WATTLE (OR APPROVED EQUAL) FOR PERIMETER SEDIMENT CONTROL

SCALE: NONE



HOT MIX ASPHALT PAVEMENT

SCALE: NONE

9 RANDALL ROAD
ACCESSORY
DWELLING UNIT

9 RANDALL ROAD

IN

MONTAGUE
MASSACHUSETTS
(FRANKLIN COUNTY)

DETAILS

AUGUST 26, 2026

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
LAURIE JEAN PHILLIPS
9 RANDALL ROAD
MONTAGUE, MASSACHUSETTS
01351

BSC GROUP
BUILD | SUPPORT | CONNECT
803 Summer Street
Boston, Massachusetts
02127

617 896 4300

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SCALE: AS SHOWN

FILE: \\Civil\\Drawings\\010292200-DET

DWG:	SHEET 6 OF 6
JOB. NO: 0102922.00	

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION



Photo 1: View of residential driveway located partially within 100-ft BZ to BVW (BVW within forested area to right of photo). Driveway re-grading to occur within footprint of existing driveway. Entire parcel is within 200-ft RA. *Facing south.*



Photo 2: View of uplands and residential maintained lawn and deck partially within 100-ft BZ to BVW. Accessible ramp with handrail to be installed within the existing deck and lawn area. Entire parcel is within 200-ft RA. *Facing south.*



Photo 3: View of forested uplands directly adjacent to the steep slope of the onsite ravine. Vegetation cover primarily limited to a mature canopy and tree saplings. *Facing east.*



Photo 4: View of the unnamed tributary onsite, with Jewelweed dominating the stream bed and the very steep slopes of the ravine visible. Near Flag No. 100. *Facing east.*



Photo 5: View of the Bordering Vegetated Wetland present onsite between Flag Nos. 104-108. *Facing northeast.*



Photo 6: View of the unnamed tributary onsite near Flag No. 108. *Facing east.*



Photo 7: View of residential lawn area to the rear of the property, within 200-ft RA. The new septic system will be installed within this area, and the lawn will be restored. *Facing east.*



Photo 8: View of residential lawn area to the rear of the property, within 200-ft RA.. *Facing northeast.*

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Residential Property Improvements Project City/County: Montague Sampling Date: June 17, 2026

Applicant/Owner: Jean and Blake Phillips Investigator(s): ALoss, State: MA Sampling Point: UPL-1

Landform (hillslope, terrace, etc.): Back Slope Local relief (concave, convex, none): Concave Slope(%): 9

Subregion (LRR or MLRA): LRR R, MLRA 145 Lat: 42.581418665397 Long: -72.54730107847 Datum: WGS 84

Soil Map Unit Name: 255B NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation __, Soil __, or Hydrology __ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____

Are Vegetation __, Soil __, or Hydrology __ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic vegetation Present? Yes _____ No <u>X</u> Hydric Soil Present? Yes _____ No <u>X</u> Wetland Hydrology Present? Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u> If yes, optional Wetland Site ID: _____
Remarks: (Explain alternative procedures here or in a separate report.)	

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)	
Primary Indicators (minimum of one is required; check all that apply)			
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ Marl Deposits (B15)	☐ Moss Trim Lines (B16)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Dry-Season Water Table (C2)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Crayfish Burrows (C8)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Stunted or Stressed Plants (D1)	
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☐ Geomorphic Position (D2)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Shallow Aquitard (D3)	
☐ Sparsely Vegetated Concave Surface (B8)		☐ Microtopographic Relief (D4)	
		☐ FAC-Neutral Test (D5)	
Field Observations:			
Surface Water Present?	Yes _____ No <u>X</u> _____ Depth (inches): _____	Wetland Hydrology Present? Yes <u> </u> No <u>X</u> <u> </u>	
Water Table Present?	Yes _____ No <u>X</u> _____ Depth (inches): _____		
Saturation Present? (includes capillary fringe)	Yes _____ No <u>X</u> _____ Depth (inches): _____		
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: Data point was taken in an adjacent forested upland.			

VEGETATION – Use scientific names of plants.

 Sampling Point: UPL-1

	Absolute Cover %	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: <u>30</u>)				Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B) Prevalence Index worksheet: Total % Cover of: _____ Multiply by _____ OBL species <u>0</u> X 1 = 0 FACW species <u>0</u> X 2 = 0 FAC species <u>14</u> X 3 = 42 FACU species <u>51</u> X 4 = 204 UPL species <u>21</u> X 5 = 105 Column Totals: <u>86</u> (A) <u>351</u> (B) Prevalence Index = B/A = <u>4</u> Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☐ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks) ☐ 5 - Problematic Hydrophytic Vegetation ¹ ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Quercus alba</u> (Northern White Oak)	<u>10.5</u>	<u>No</u>	<u>FACU</u>	
2. <u>Pinus strobus</u> (Eastern White Pine)	<u>10.5</u>	<u>No</u>	<u>FACU</u>	
3. <u>Tsuga canadensis</u> (Eastern Hemlock)	<u>10.5</u>	<u>No</u>	<u>FACU</u>	
4. <u>Acer saccharum</u> (Sugar Maple)	<u>3</u>	<u>No</u>	<u>FACU</u>	
5. <u>Acer rubrum</u> (Red Maple)	<u>10.5</u>	<u>No</u>	<u>FAC</u>	
6. _				
7. _				
<u>45</u> = Total Cover				
Sapling/Shrub Stratum (Plot size: <u>15</u>)				
1. <u>Acer rubrum</u> (Red Maple)	<u>3</u>	<u>No</u>	<u>FAC</u>	
2. <u>Pinus strobus</u> (Eastern White Pine)	<u>3</u>	<u>No</u>	<u>FACU</u>	
3. <u>Betula lenta</u> (Sweet Birch)	<u>3</u>	<u>No</u>	<u>FACU</u>	
4. _				
5. _				
6. _				
7. _				
<u>9</u> = Total Cover				
Herb Stratum (Plot size: <u>5</u>)				
1. <u>Dennstaedtia punctilobula</u> (Hay Scented Fern)	<u>20.5</u>	<u>Yes</u>	<u>UPL</u>	
2. <u>Polystichum acrostichoides</u> (Christmas Fern)	<u>10.5</u>	<u>No</u>	<u>FACU</u>	
3. _				
4. _				
5. _				
6. _				
7. _				
<u>31</u> = Total Cover				
Woody Vine Stratum (Plot size: <u>30</u>)				
1. _				
2. _				
3. _				
4. _				
<u>0</u> = Total Cover				
Hydrophytic Vegetation Present? ☐ Yes ☒ No				
Remarks: (Include photo numbers here or on separate sheet.)				

SOIL

Sampling Point: UPL-1**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
<u>0-3</u>	<u>7.5YR 3/2</u>	<u>100</u>					<u>Loamy Sand</u>	
<u>3-11</u>	<u>7.5YR 4/4</u>	<u>100</u>						
<u>11-24</u>	<u>7.5YR 4/3</u>	<u>100</u>					<u>Loamy Sand</u>	
	<u>L</u>							

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

- | | |
|---|--|
| ☐ Histosol (A1) | ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B) |
| ☐ Histic Epipedon (A2) | ☐ Thin Dark Surface (S9) (LRR R, MLRA 149B) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (LRR K, L) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Surface Water (A5) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ Sandy Gleyed Matrix (S4) | |
| ☐ Sandy Redox (S5) | |
| ☐ Stripped Matrix (S6) | |
| ☐ Dark Surface (S7) (LRR R, MLRA 149B) | |

Indicators for Problematic Hydric Soils³:

- | |
|--|
| ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B) |
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B) |
| ☐ Thin Dark Surface (S9) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Piedmont Floodplain Soils (F19) (MLRA 149B) |
| ☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B) |
| ☐ Red Parent Material (F21) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain below) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**Type: None

Depth (inches) : _____

Hydric Soil Present? Yes ___ No X

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: Residential Property Improvements Project City/County: Montague Sampling Date: June 17, 2026
Applicant/Owner: Jean and Blake Phillips Investigator(s): ALoss, State: MA Sampling Point: W1
Landform (hillslope, terrace, etc.): Toe Slope Local relief (concave, convex, none): Concave Slope(%): 5%
Subregion (LRR or MLRA): LRR R, MLRA 145 Lat: 42.58121881733884 Long: -72.54781430706646 Datum: WGS 84
Soil Map Unit Name: 255A NWI classification: P Are
climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic vegetation Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u>
Hydric Soil Present? Yes <u>X</u> No <u> </u>	If yes, optional Wetland Site ID: <u>BVW1</u>
Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	

Remarks: (Explain alternative procedures here or in a separate report.)

This wetland is located directly adjacent to a perennial stream onsite. No flow was observed within the stream during the site visit, but a clearly defined channel, hydrophytic vegetation and physical indicators of water flow were present.

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply)	Secondary Indicators (minimum of two required)
☐ Surface Water (A1) ☐ High Water Table (A2) ☐ Saturation (A3) ☐ Water Marks (B1) ☒ Sediment Deposits (B2) ☒ Drift Deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Inundation Visible on Aerial Imagery (B7) ☒ Sparsely Vegetated Concave Surface (B8)	☐ Surface Soil Cracks (B6) ☒ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry-Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Stunted or Stressed Plants (D1) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ Microtopographic Relief (D4) ☐ FAC-Neutral Test (D5)

Field Observations: Surface Water Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Water Table Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Saturation Present? Yes <u>X</u> No <u> </u> Depth (inches): <u>16</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No <u> </u>
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Sampling Point: W1

		Absolute Cover %	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: <u>30</u>) 1. _ 2. _ 3. _ 4. _ 5. _ 6. _ 7. _					Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)
		<u>0</u> = Total Cover			Prevalence Index worksheet: Total % Cover of: _____ Multiply by _____ OBL species _____ X 1 = _____ FACW species _____ X 2 = _____ FAC species _____ X 3 = _____ FACU species _____ X 4 = _____ UPL species _____ X 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: 15) 1. _ 2. _ 3. _ 4. _ 5. _ 6. _ 7. _					Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks) ☐ 5 - Problematic Hydrophytic Vegetation ¹ ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
		<u>0</u> = Total Cover			
Herb Stratum (Plot size: <u>5</u>) 1. <u>Impatiens capensis (Jewelweed)</u> 2. <u>Arisaema triphyllum (Jack in the Pulpit)</u> 3. <u>Symplocarpus foetidus (Skunk Cabbage)</u> 4. _ 5. _ 6. _ 7. _		<u>63</u> <u>10.5</u> <u>10.5</u>	<u>Yes</u> <u>No</u> <u>No</u>	<u>FACW</u> <u>FAC</u> <u>OBL</u>	
		<u>84</u> = Total Cover			
Woody Vine Stratum (Plot size: <u>30</u>) 1. _ 2. _ 3. _ 4. _					Hydrophytic Vegetation Present? ☒ Yes ☐ No
		<u>0</u> = Total Cover			
Remarks: (Include photo numbers here or on separate sheet.)					

SOIL

Sampling Point: W1**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
<u>0-4</u>	<u>7.5YR 3/3</u>						<u>Loamy Sand</u>	
<u>4-8</u>	<u>7.5YR 3/2</u>						<u>Loamy Sand</u>	
<u>8-24</u>	<u>7.5YR 3/4</u>	<u>90</u>	<u>7.5YR 4/2</u>	<u>10</u>	<u>Concentration (C)</u>	<u>Matrix</u>	<u>Loamy Sand</u>	
	<u>1</u>							

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

- | | |
|---|--|
| ☐ Histosol (A1) | ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B) |
| ☐ Histic Epipedon (A2) | ☐ Thin Dark Surface (S9) (LRR R, MLRA 149B) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (LRR K, L) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Surface Water (A5) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ Sandy Gleyed Matrix (S4) | |
| ☒ Sandy Redox (S5) | |
| ☐ Stripped Matrix (S6) | |
| ☐ Dark Surface (S7) (LRR R, MLRA 149B) | |

Indicators for Problematic Hydric Soils³:

- | |
|--|
| ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B) |
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B) |
| ☐ Thin Dark Surface (S9) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Piedmont Floodplain Soils (F19) (MLRA 149B) |
| ☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B) |
| ☐ Red Parent Material (F21) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain below) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**Type: None

Depth (inches) : _____

Hydric Soil Present? Yes X No

Remarks:

Attachment D

Residential Property Improvements Project
Montague, MA
Notice of Intent

Certified List of Abutters
Copy of Abutters Notice

Abutters List
9 Randall Road, Montague MA

Owner Name	Co_Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
CODINGTON WILLIAM		14 RANDALL RD		MONTAGUE	MA	01351
HOULE GARY W		31 RANDALL RD		MONTAGUE	MA	01351
JABLONSKI CLAIRE		10 RANDALL RD		MONTAGUE	MA	01351
KENNEY TIMOTHY J		20 RANDALL RD		MONTAGUE	MA	01351
LEMIEUX NOREEN G	LEMIEUX LLOYD EDWARD JR LEMIEUX SETH J G	119 RIVER RD		GILL	MA	01354
RICHOTTE DONALD		4 RANDALL RD		MONTAGUE	MA	01351
RICHOTTE LAWRENCE R		24 RANDALL RD		MONTAGUE	MA	01351
SAVINSKI CHRISTOPHER R	SAVINSKI EMMA J	1 RANDALL RD		MONTAGUE	MA	01351
SEMASKI ROBERT S		P O BOX 502		TURNERS FALLS	MA	01376

Notification to Abutters

By Hand Delivery, Certified Mail (return receipt requested), or Certificates of Mailing

This is a notification required by law. You are receiving this notification because you have been identified as the owner of land abutting another parcel of land for which certain activities are proposed. Those activities require a permit under the Massachusetts Wetlands Protection Act (M.G.L. c. 131, § 40).

In accordance with the second paragraph of the Massachusetts Wetlands Protection Act, and 310 CMR 10.05(4)(a) of the Wetlands Regulations, you are hereby notified that:

- A. A Notice of Intent was filed with the Montague Conservation Commission on 8/27/2026 seeking permission to remove, fill, dredge, or alter an area subject to protection under M.G.L. c. 131 §40. The following is a description of the proposed activity/activities:

The Applicant proposes to construct a ±600 square foot one-story home addition, install an accessible concrete ramp and landing, and regrade a portion of the existing driveway to meet new concrete landing and ramp. Additionally, the existing septic system will be upgraded to include concrete leaching chambers to support the new home addition. Work is proposed within 200-foot Riverfront Area and 100-foot Buffer Zone to Bordering Vegetated Wetlands.

- B. The name of the applicant is: Laurie-Jean and Blake Phillips.
- C. The address of the land where the activity is proposed is: 9 Randall Road, Montague, MA
- D. Copies of the Notice of Intent may be examined or obtained at the office of the Montague Conservation Commission, located at One Avenue A, Turners Falls, MA 01376. The regular business hours of the Commission are Monday - Thursday: 6:00 AM to 4:00 PM; Closed Fridays, and the Commission may be reached at (413) 863-3200 Ext. 112.
- E. Copies of the Notice of Intent may be obtained from the applicant or their representative by calling Jesse Harris, Representative, at 860.852.8227. An administrative fee may be applied for providing copies of the NOI and plans.
- F. Information regarding the date, time, and location of the public hearing regarding the Notice of Intent may be obtained from the Montague Conservation Commission. Notice of the public hearing will be published at least five business days in advance, in the Greenfield Recorder.

Notification provided pursuant to the above requirement does not automatically confer standing to the recipient to request Departmental Action for the underlying matter. See 310 CMR 10.05(7)(a)4.