



TOWN OF AVON

2021 APR 28 A 8:46

TO: [REDACTED]

April 27, 2021

Charles P. Comeau, Chair
Town of Avon – Planning Board
65 East Main Street
Avon, Massachusetts 02322

Subject: Planning Board – Special Permit & Site Plan Approval
20 Ledin Avenue, Avon, Massachusetts
CEC Project 311-399

Dear Mr. Comeau:

As part of the Town of Avon Application for Site Plan Approval and Application for Special Permit Approval, Civil & Environmental Consultants, Inc. (CEC) presents this summary of proposed work at 20 Ledin Avenue on behalf of Waste Management of Massachusetts, Inc.

The Special Permit and Site Plan Approval application includes the following information:

- One (1) original and seven (7) copies of Site Plans.
- One (1) original and seven (7) copies of the Stormwater Report.
- One (1) original and seven (7) copies of the application.
- One (1) certified abutters list.
- One (1) special permits district fee of \$250.00 (check no. 1071).
- One (1) Site Plan review fee of \$750.00 (check no. 1070).

1.0 NARRATIVE

The Site is identified as parcel B6-1-16, and contains approximately 2.3-acres of area. Per the Assessor's Database, the Site currently contains an existing 25,220 square foot (sf) industrial building. The Site also contains existing parking, loading and landscape areas. The current Owner (Thomas Morrissey from Boston Brace International) has provided a letter of authorization allowing the Applicant to submit this and future permit applications to the Town for consideration. A copy of this letter is attached for reference.


Charles P. Comeau - Town of Avon
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Please contact us at (774) 501-2176 or via email at kskulte@cecinc.com if you have any questions or need to discuss this summary in greater detail.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

DANIEL PETROVIC
Daniel Petrovic
Staff Consultant


Karlis Skulte, P.E.
Principal

Attachments: Site Plan Review & Special Permit Application
 Certified Abutters List
 Filing Fees
 Site Plans (under separate cover)
 Stormwater Report (under separate cover)



Town of Avon Planning Board

- Application for Site Plan Approval
- Application for Special Permit Approval
- Type of Special Permit Development in a Watershed Protection District
(See Zoning By-Law Section 7-4)

Official Use:	
Date of Receipt:	_____ Received by: _____ Approval Date: _____
Complete:	_____ Not Complete: _____ Date: _____

1. Application Information	
Address of Property Location:	20 Ledin Ave, Avon, MA
Map/Plot/Route:	B6-1-16
Owner:	Boston Brace International
Address:	20 Ledin Ave, Avon, MA 02322
Telephone No.:	413-531-9904
Fax No.:	
Email:	
Owner's Agent:	Karlis Skulte, PE
Title:	Principal, Civil & Environmental Consultants, Inc.
Address:	31 Bellows Road, Raynham MA 02767
Telephone No.:	(774) 409 - 2716
Fax No.:	
Email:	kskulte@cecinc.com
Signature:	
Tenant/Lessee/Purchaser (If Applicable):	Waste Management of Ma. Inc.
Title:	

The rear of the property will be modified from a current undeveloped area to a paved lot with three catch basins, including one water quality unit, three drainage manholes, and an infiltration chamber with a retaining wall along the east and south of the property. The stormwater system in the rear of the property is designed to capture rainfall on the rear of the property, as well as from the property to the west, 40 Ledin Avenue, that flows onto the property, and to prevent stormwater from draining to the adjacent property to the east, 10 Ledin Avenue. The proposed stormwater system will better capture stormwater when compared to the existing system, and will provide water quality measures and an infiltration system.

In addition, an existing stormwater catch basin located adjacently east of the building, as well as the roof drain leading to the catch basin, and the drainage culvert draining away from the catch basin, will be replaced.

The expansion will include a canopy and siding on the east wall to minimize debris from being blown from the facility. The south facing wall will remain open for vehicle ingress and egress to and from the facility. The proposed roof expansion does not increase the existing floor area of the building or impervious area on the site, and would have no impact on existing utilities, landscape features, walkways, parking or site drainage. Internal vehicular and pedestrian circulation would be minimally impacted as the expansion simply partially encloses existing site operations.

The project promotes the health, safety, and general welfare of the community by better managing stormwater runoff and overall improving the management of the site, without any negative impacts to the groundwater table or surface waters.

4. *Site Plan Submission Requirements*

(Provide one (1) Original and seven (7) copies of all Plans, Narratives, and Applications)

- A. Completed Site Plan Application (this form);
- B. Plan(s) at a scale 1" = 20' or 1" = 40' for large plots
- C. (unless waived by the Planning Board – drawn by a registered land surveyor or professional engineer including the following information (show on multiple sheets for ease of reading):
 - Access and egress to and from the site;
 - Lot lines and easements, if any;
 - Current and proposed building(s) and structure(s) as proposed on the site, or if not, provide the plan of adjacent properties;
 - Topography with the appropriate contours of the site and adjacent sites;
 - A professionally developed plan identifying surface water bodies, flood plain areas(s) and area(s) subject to the 100-year flood elevation. The determination of the items and/or area(s) to be included shall be made by the Planning Board and when appropriate the Conservation Commission;
 - Landscape features, walls, walks, and lighting;
 - Landscaping proposed as determined appropriate and consistent with any screening and/or green space;
 - Location of parking areas and facilities for internal vehicular and pedestrian circulation;
 - Site drainage and supporting data, if required;

April 2, 2021

Ms. Lynne Mckenney, Recording Secretary
Avon Planning Board
65 East Main Street
Avon, MA 02322

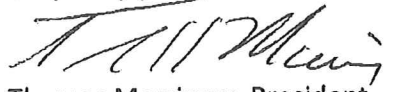
RE : Boston Brace International, Inc.
20 Ledin Drive

Dear Ms. Mckenney:

Please accept this letter as confirmation that Boston Brace International, Inc., owner of the property located at 20 Ledin Drive in Avon, Massachusetts, has authorized Waste Management of Massachusetts, Inc., to seek approval of all necessary land-use permits to construct a proposed building addition and associated site improvements at the 20 Ledin Drive property. The proposed building addition and associated site improvements will be for the sole purpose to redevelop the 20 Ledin Drive property for recycling operations by WMMA.

If you have any questions regarding this authorization, please do not hesitate to contact me.

Very truly yours,


Thomas Morrissey, President
Boston Brace International, Inc.

300' CERTIFIED ABUTTERS LIST
 20 LEDIN AVE.
 AVON, MA
 AVON ASSESSORS B6-1-16

Board of Assessors

Paul J. Sullivan
 Certified Copy

FOR:

LUCAS ENVIRONMENTAL

As of 2/28/21

Map Block	Lot	Location	Owners Name	Mailing Address	City	St Zip
B6	1	11 61 Strafello Dr.	Gracielu LLC	81 Strafello Dr.	Avon	MA 02322
B6	1	12 190 Bodwell St.	Bodwell Realty LLC	190 Bodwell St.	Avon	MA 02322
B6	1	13 200 Bodwell St.	CSMP Realty Trust, Linda I. Craig, Tr.	8 Pickens Ave.	E. Freetown	MA 02717
B6	1	14 210 Bodwell St.	Lodge #29 International Brotherhood of Boilermakers	210 Bodwell St.	Avon	MA 02322
B6	1	15 12 Ledlin Ave.	Ledlin Drive LLC	PO Box 115	Avon	MA 02322
B6	1	17 40 Ledlin Ave.	Redemco, Inc., c/o Waste Management	PO Box 1450	Chicago	IL 60690
B6	1	18 41 Ledlin Ave.	41 Ledlin Avenue LLC, c/o Jon D'Allesandro	254 Pleasant St.	W. Bridgewater	MA 02379
B6	1	19 21 Ledlin Ave.	Jacobs, Ralph S.	4 Connolly St.	Randolph	MA 02368
B6	1	20 11 Ledlin Ave.	NE Truck Solutions of Avon LLC	11 Ledlin Ave.	Avon	MA 02322
B6	1	21 1 Ledlin Ave.	Cuming Microwave Corp., c/o PPG Industries	264 Bodwell St.	Avon	MA 02322
B6	1	22 Strafello Dr.	Bodwell Realty LLC	190 Bodwell St.	Avon	MA 02322
B7	1	10 Bodwell St.	258 Bodwell Street LLC	41 Ledlin Ave.	Avon	MA 02322

CIVIL & ENVIRONMENTAL CONSULTANTS

31 BELLOWS RD
RAYNHAM, MA 02767-5510

1071

DATE 4-9-2021

8-9/430
561

CHECK ARMOR

PAY TO THE ORDER OF

Town of Avon

\$ 250.⁰⁰

Two Hundred Fifty ⁰⁰/₁₀₀

DOLLARS

 PNC BANK

PNC Bank, N.A. 001

FOR SPECIAL PERMIT REVIEW FEE - 20 LEDIN AVE

Just P. K

⑈001071⑈ ⑆043000096⑆ 1063347583⑈

Hubbard Clarke

Photo Safe Deposit Details on back

CIVIL & ENVIRONMENTAL CONSULTANTS

31 BELLOWS RD
RAYNHAM, MA 02767-5510

1070

DATE 4-9-2021

8-9/430
561

CHECK ARMOR

PAY TO THE ORDER OF

Town of Avon

\$ 750.⁰⁰

Seven Hundred Fifty ⁰⁰/₁₀₀

DOLLARS

 PNC BANK

PNC Bank, N.A. 001

FOR SITE PLAN REVIEW FEE - 20 LEDIN AVE

Just P. K

⑈001070⑈ ⑆043000096⑆ 1063347583⑈

Hubbard Clarke

Photo Safe Deposit Details on back