



Town of Avon Planning Board

TOWN OF AVON
2022 MAY 27 A 10:42
TOWN CLERK

- Application for Site Plan Approval
- Application for Special Permit Approval
- Type of Special Permit Trailers Used for Storage – Commercial (255-7.5 L(2))

(See Zoning By-Law Section 7-4)

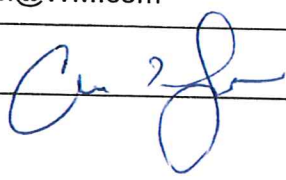
Official Use:		
Date of Receipt: _____	Received by: _____	Approval Date: _____
Complete: _____	Not Complete: _____	Date: _____

1. Application Information	
Address of Property Location:	40 Ledin Drive, Avon, MA 02322
Map/Plot/Route: _____	Owner: RHINO 40 Ledin Investors, LLC
Address:	c/o Rhino Capital Advisors, LLC 33A Commercial Wharf, Boston, MA 02110
Telephone No.: 404-597-6305	Fax No.:
Email: JShows@WM.com	
Owner's Agent:	
Title:	
Address:	
Telephone No.:	Fax No.:
Email:	
Signature:	
Tenant/Lessee/Purchaser (If Applicable):	WM Avon, Inc.
Title:	Area Director, Recycling Operations

Address: 40 Ledin Drive, Avon, MA 02322

Telephone No.: 413-531-9904 Fax No.: _____

Email: CLucarel@WM.com

Signature: 

Comments:

2. Property Information

Zoning District: Industrial District

Type of Structures: Residential: Existing Proposed Commercial: Existing Proposed
 (Existing or Proposed Property)

Industrial: Existing Proposed Institutional: Existing Proposed
 Other:

Parking Spaces: Existing: 27 Proposed: N/A

Land Area Square Feet: Approx. 213,859 SF

Building Area Square Feet: Existing: Approx. 92,814 SF; Proposed: Approx. 300 SF

Number of Stories: Warehouse Number of Dwelling Units: N/A

Occupied Partially Occupied Vacant Vacant Land

Are there Wetlands Present Yes No

Is the Property Located in or Near a Flood Plain Yes No

3. Brief Summary of Proposed Work (Use additional Sheets for Project Narrative):

Installation of a containerized, packaged fire monitoring and extinguishing system for incipient fires that is independent and stand-alone from any existing fire protection system. The containerized system, also called "Fire Rover" includes 30 gallons of non-hazardous foaming agent pre-mixed with 970 gallons of water, stored in a 1000-gallon tank contained inside an inter-modal container and will be located to the exterior of the building. The proposed work is to construct a 12'x25' concrete pad to support the installation of the Fire Rover.

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;
 - Any loading facilities as may be required;
 - Traffic study, if required by the PGA, given the proposed development of the site and the expected traffic impact;
 - Architectural drawing of the proposed building(s) and structure(s), if required by the PGA

5. Authorization (Must be Signed by the Owner of the Property)

I am the record owner of this property for which this application is being filed and as such, I am familiar with the work proposed to be carried out on my property.

I hereby give permission for this application to be filed with the full understanding that certain restrictions may be placed on the property relative to the approval of the proposed work.

I further certify that under the penalties of perjury, I am to sign this application.

Michael Olson

Name (Please Print)

Principal

Title

Michael Olson

Signature

5/25/2022
Date

If representing a group, corporation, or other organization please attach a copy of the vote authorizing you to act on behalf of such organization for the purpose of this application.



RRT Design & Construction
A Service of Enviro-Services & Constructors, Inc.
 1 Huntington Quadrangle Suite 3S01
 Melville, New York, 11747
 631-756-1060
 FAX: 631-756-1064

TRANSMITTAL #1

ATTENTION: Patricia Bessette **DATE:** 5/26/22 **JOB NO.:** 639-010

TO: Town of Avon, MA
 65 East Main Street
 Avon, MA 02322
 USA

Phone: (508) 588-0414 ext. 1013

REGARDING: 40 Ledin Drive - Waste Management Avon Material Recovery Facility
 Special Permit Application Package

We are sending you: Attached Under separate cover via mail the following items:
 Shop drawings Prints Drawings Specifications
 Copy of letter Change Order Brochures Other

Item	Doc Type	Sheet Number	Rev. No.	Date	Description	Prepared By
1	Original	4 Pages		5/25/22	Special Permit Application Package	RRT/WM
2	Original (7 Copies)	1 Page		5/20/22	Site Plan	RRT
3	USB	1 Drive		5/25/22	Site Plan and Application Package	RRT
4	Check			5/26/22	Special Permit Hearing Application Fee	RRT

These items are transmitted as checked below:

- | | | |
|---|---|--|
| <input type="checkbox"/> For Quotation Due | <input type="checkbox"/> For checking | <input type="checkbox"/> For construction/fabrication |
| <input checked="" type="checkbox"/> For Review and Approval | <input type="checkbox"/> To revise and resubmit | <input checked="" type="checkbox"/> For your information and/or file |
| <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> As requested | <input type="checkbox"/> For your use and/or distribution |
| <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Other Contract | <input type="checkbox"/> For preparation of shop drawings |
| <input type="checkbox"/> Not approved | | |

REMARKS:

Copy to: N. Egosi

Signed: S. Hirsch



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Melville, New York 11747
631-756-1060
FAX: 631-756-1064

May 26, 2022

Attn: Ms. Patricia Bessette
Town Clerk
Town of Avon, MA
65 East Main Street
Avon, MA 02322

Re: 40 Ledin Drive Project – Special Permit Application to Avon Planning Board

Dear Ms. Bessette,

RRT Design & Construction, on behalf of our client Waste Management, hereby submits the enclosed permit application for the required special permit per Section 255-7.5L of the Avon Zoning By-Law associated with the installation of a containerized, packaged fire monitoring and extinguishing system for incipient fires that is independent and stand-alone from any existing fire protection system which will remain in place. The proposed work is to construct a 12'x25' concrete pad for the “shipping container” which will store the fire protection system.

If you have any questions, please do not hesitate to contact us.

We look forward to hearing from you.

Very truly yours,

A handwritten signature in black ink that reads 'Sami Hirsch'.

Sami Hirsch,
Project Engineer