

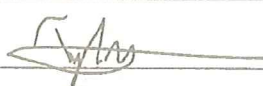


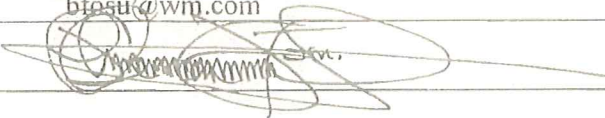
Town of Avon Planning Board

TOWN OF AVON
2023 AUG 25 A 9:59
TOWN CLERK

- Application for Site Plan Approval
- Application for Special Permit Approval
- Type of Special Permit 255-5.4 Water Supply 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:	40 Ledin Drive, Avon, MA 02322	
Map/Plot/Route:	Owner: RHINO 40 Ledin Investors, LLC	
Address:	c/o Rhino Capital Advisors, LLC 2 International Place #2410, Boston, MA 02110	
Telephone No.:	508-367-0631	Fax No.:
Email:	tyler@rhinocre.com	
Owner's Agent:		
Title:	Head of Construction & Development	
Address:	2 International Place #2410 Boston, MA 02110	
Telephone No.:	508-367-0631	Fax No.:
Email:	tyler@rhinocre.com	
Signature:		
Tenant/Lessee/Purchaser (If Applicable):	WM Avon, Inc.	
Title:	Area Director, Recycling Operations	

Address:	40 Ledin Drive, Avon, MA 02322		
Telephone No.:	508-850-6155	Fax No.:	
Email:	bfosu@wm.com		
Signature:			
Comments:	Property is within the Avon township's water supply protection district (see Zoning section 255-5.4). A special permit is being requested for the Avon retrofit project (see section 3 for proposed work details).		

2. Property Information

Zoning District:	Industrial District		
Type of Structures: (Existing or Proposed Property)	<u>Residential:</u> Existing <input type="checkbox"/> Proposed <input type="checkbox"/>	<u>Commercial:</u> Existing <input type="checkbox"/> Proposed <input type="checkbox"/>	
	<u>Industrial:</u> Existing <input type="checkbox"/> Proposed <input checked="" type="checkbox"/>	<u>Institutional:</u> Existing <input type="checkbox"/> Proposed <input type="checkbox"/>	
	Other: _____		
Parking Spaces:	Existing: <u>27</u>	Proposed:	<u>N/A</u>
Land Area Square Feet:	Approx. 213,859 SF		
Building Area Square Feet:	Existing: Approx. 93,114 SF		
Number of Stories:	<u>Warehouse</u>	Number of Dwelling Units:	<u>N/A</u>
<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Partially Occupied <input type="checkbox"/> Vacant <input type="checkbox"/> Vacant Land			
Are there Wetlands Present <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Is the Property Located in or Near a Flood Plain <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

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

Installation of a self-contained compressor skid package with weather enclosure and two air storage tanks located to the northeast exterior of the existing building. The proposed work is to construct one 13.5' x 44' concrete pad for the enclosure unit and two 6' x 6' concrete pads, one for each air tank.

This full enclosed equipment does not produce any sewage or process liquids. It is a compressor; as such it removes moisture from the air being compressed (similar to air conditioner) and treats the water through an oil-water separator. The clean water will be stored in an IBC liquids tote and pumped out for proper disposal off-site. Lubricating oil is used and is fully contained within the compressor itself. No oil is stored in the enclosure. See Attachment 1 for examples of the Enclosure.

See Attachment 2 for information with respect to noise generated from the proposed compressor enclosure. Attachment 2 contains informational data measured from the Kansas City WM facility with the same type of compressor enclosure. This data is for informational purposes and the measurements were not to any official standard testing. The measured values, even with a free-field correction, are below 85 dB(A).

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.

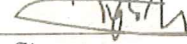
I further certify that under the penalties of perjury, I am to sign this application.

Tyler Murphy

Name (Please Print)

Head of Construction and Development

Title



Signature

8/23/23

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.

ATTACHMENT 1

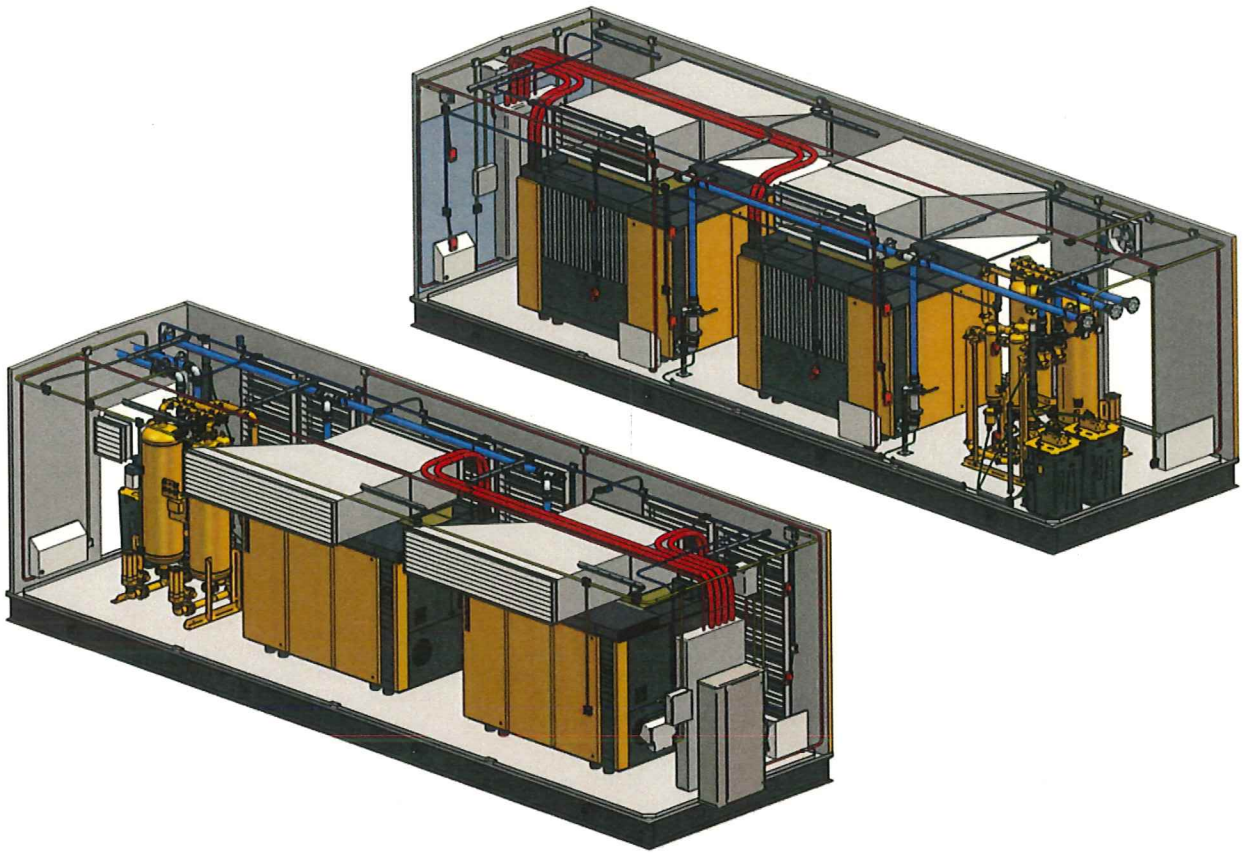


Figure 1: Example of Equipment Inside Enclosure

ATTACHMENT 1

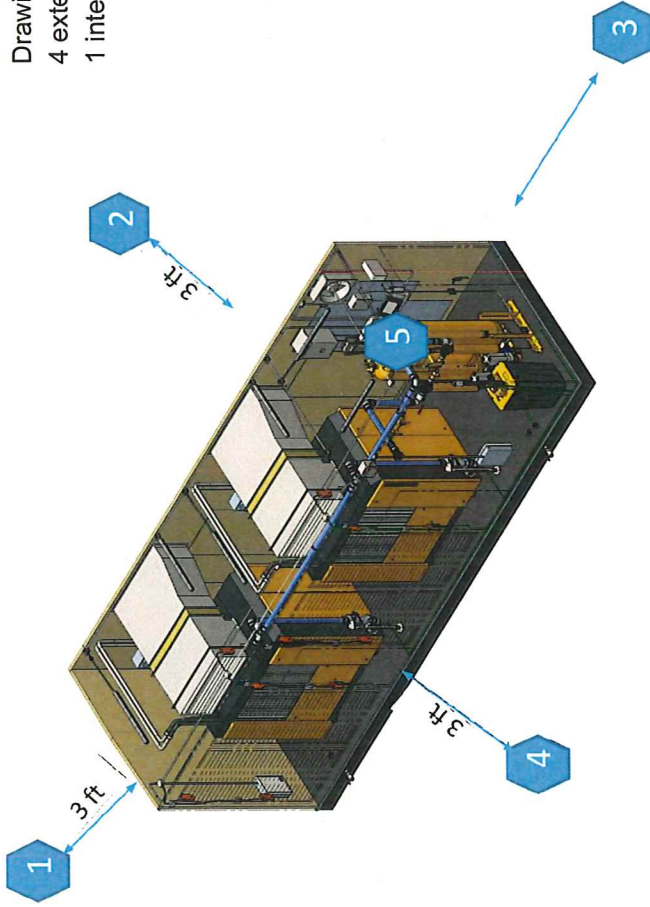


Figure 2: Example of Enclosure



USA-FR-ISO\Subsidiaries\Qem-Documentation\QEM\10Forms\1001-General\F-100103-USA-Sound Measurements for Engineered Solutions Package

Sound Measurements for Engineered Solutions Packages



Drawing given for reference only
 4 external sound measurements
 1 internal sound measurement

Note: permissible data are given based on free field conditions
 Measurement device: Bruel & Kjaer 2245, #101010101

Measured Value in pos 1:	72.2 dB(A)
Measured Value in pos 2:	78.2 dB(A)
Measured Value in pos 3:	80 dB(A)
Measured Value in pos 4:	78.8 dB(A)
Measured Value in pos 5:	79.7 dB(A)

Measurement was carried out at a height of 5 ft above floor level and 3 feet from the package

Date of measurement:	10/25/2022	SORF:	72931668
(mm/dd/yyyy)		EMR:	8523770
Responsible employee:	AV	Notes:	Kansas City Waste Management

The measured values will be about 3-5 dB(A) higher than a free field measurement
 Follow WI-100126-USA-Testing Procedure for packaged systems section for explicit instructions



RRT Design & Construction

A Service of Enviro-Services & Constructors, Inc.

3 Huntington Quadrangle, Suite 204

Melville, New York 11747

631-756-1060

FAX: 631-756-1064

August 23, 2023

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

Re: 40 Ledin Drive Project – Special Permit Compressor Enclosure

Dear Ms. Bessette,

RRT Design & Construction, on behalf of our client Waste Management, hereby submits the letter certifying the proposed Compressor Enclosure and (2) Air Storage Tanks will not result in any of the following:

1. Involve the handling of toxic or hazardous materials in quantities beyond normal household use. The only material being used is lubricating oil which is fully contained within the compressor itself. No oil is stored in the enclosure.
2. One-percent or greater reduction in groundwater yield of the public wells in the district.
3. Pollution from sewage wastes, stormwater runoff or other liquid or water-soluble materials that would reduce the affected aquifers or streams to below drinking water standards or otherwise reduce the quality of water available in the public wells in the district or in downstream surface waters supplies. No pollution will occur since the oil-water separator discharge will be stored in an IBC liquids tote and pumped out for off-site disposal.
4. Result in the violation of underground injection control regulations under 310 CMR 27.

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



Very truly yours,

RRT DESIGN & CONSTRUCTION

Nathiel G. Egosi, P.E.

President