



RRT Design & Construction
A Service of Enviro-Services & Constructors, Inc.
 3 Huntington Quadrangle Suite 204S
 Melville, New York, 11747
 631-756-1060
 FAX: 631-756-1064

TRANSMITTAL #1

ATTENTION: Patricia Bessette **DATE:** 8/24/23 **JOB NO.:** 639-014

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 – Compressor Enclosure

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 | 7 Pages | | 8/22/23 | Special Permit Application | RRT/WM |
| 2 | Original (7 Copies) | 1 Page | | 8/10/23 | Site Plan | RRT |
| 3 | Original | 1 Page | | 8/22/23 | Special Permit Standards Letter | RRT |
| 4 | USB | 1 Drive | | | Application Package | RRT |
| 5 | Check | | | 8/14/23 | Special Permit Hearing 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. Egesi

Signed: S. Hirsch



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3 Huntington Quadrangle, Suite 204S

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 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 255-5.4 of the Avon Zoning By-Law associated with the 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.

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

We look forward to hearing from you.

Very truly yours,

RRT DESIGN & CONSTRUCTION

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

Sami Hirsch,
Project Engineer

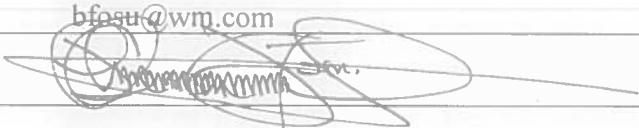


Town of Avon Planning Board

- 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

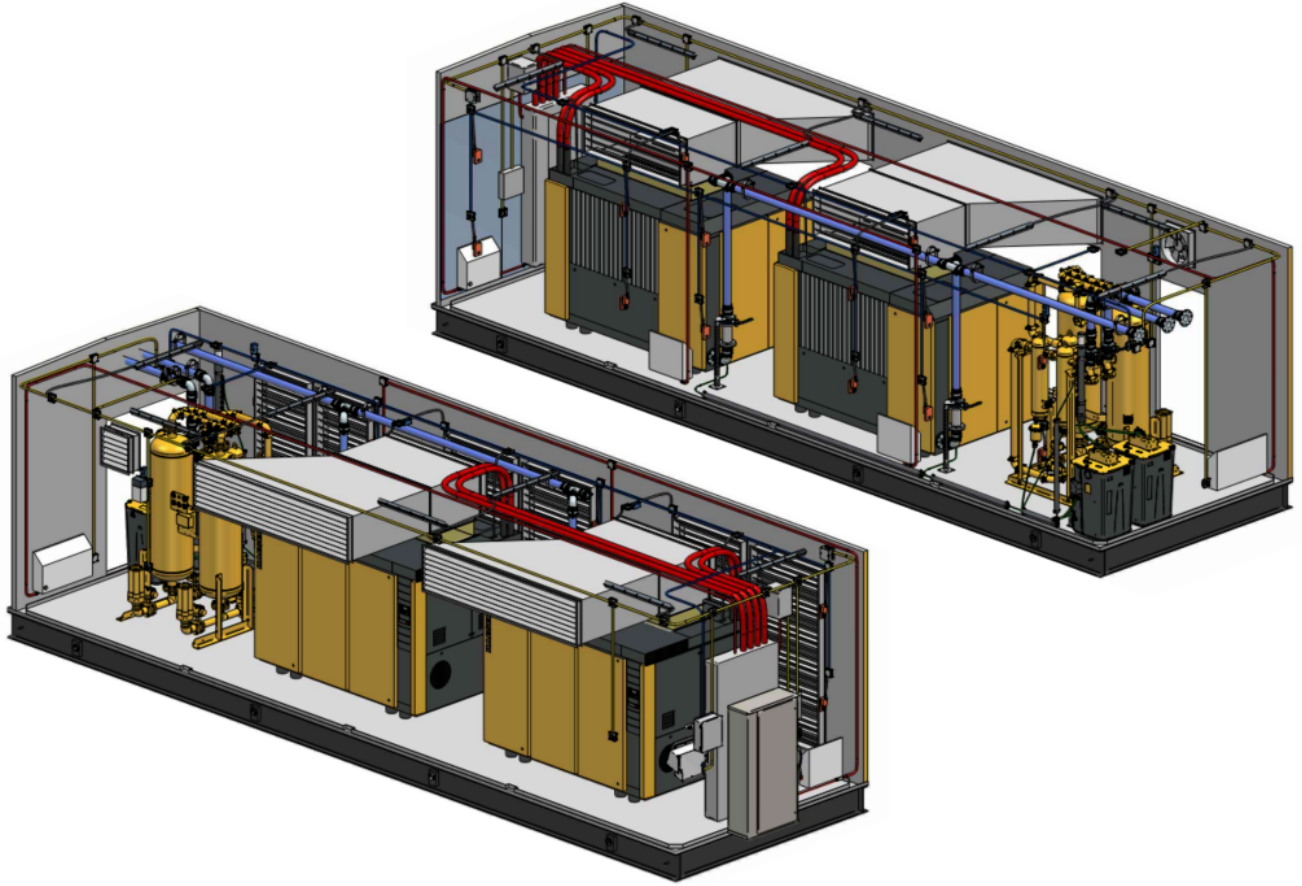


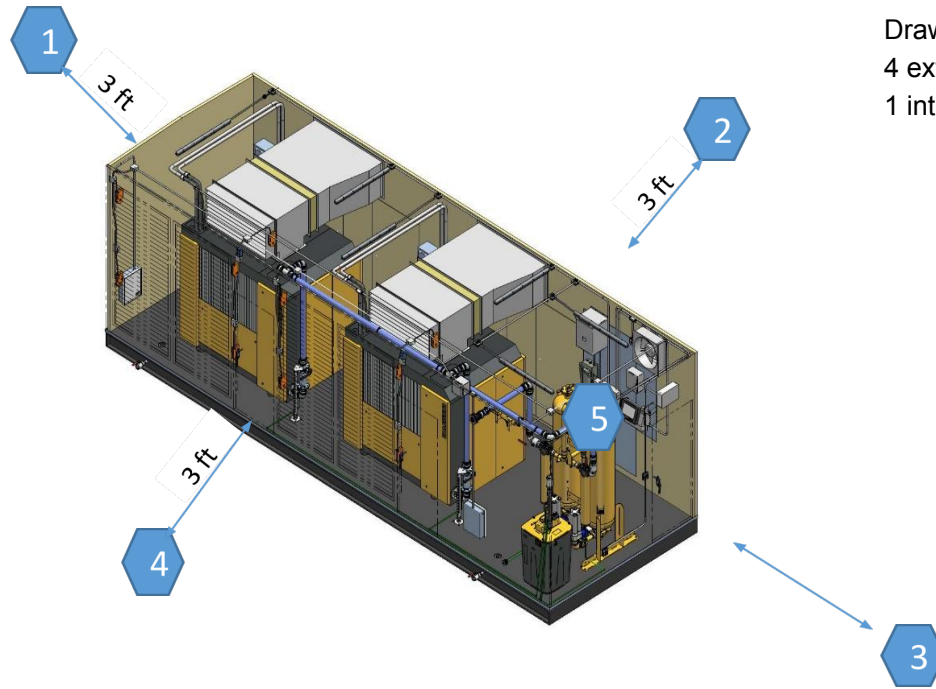
Figure 1: Example of Equipment Inside Enclosure

ATTACHMENT 1



Figure 2: Example of Enclosure

**Sound Measurements for
Engineered Solutions Packages**



USA-FR-ISO\Subsidiaries\Qem-Documentation\QEM10\Forms\1001-General\F-100103-USA-Sound Measurements for Engineered Solutions Package

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) |

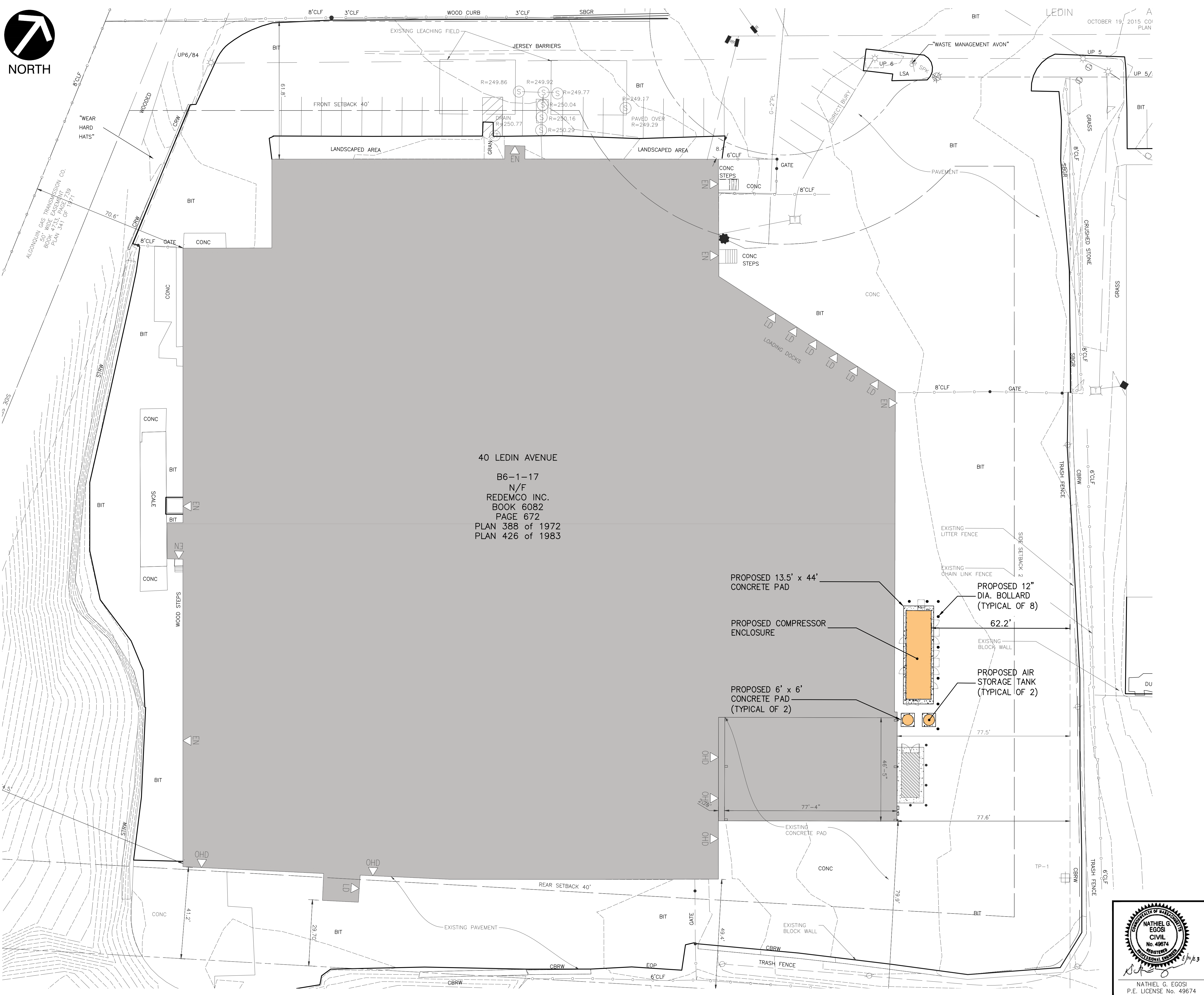
Measurement was carried out at a height of 5 ft above floor level and 3 feet from the package

| | |
|-----------------------|--|
| Date of measurement: | SORF: |
| 10/25/2022 | 72931668 |
| (mm/dd/yyyy) | EMR: |
| Responsible employee: | 8523770 |
| 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



NORTH



GENERAL NOTES

- EXISTING SITE INFORMATION / TOPOGRAPHIC SURVEY WAS PREPARED BY WSP, AND PROVIDED TO RRT, IN A DRAWING TITLED "EXISTING CONDITIONS PLAN," DATED MARCH 29, 2019. RRT IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN.
- THE HORIZONTAL DATUM SHOWN HEREON REFERENCES THE MASSACHUSETTS STATE PLANE SYSTEM NAD83, BASED UPON GPS OBSERVATIONS.
- THE VERTICAL DATUM SHOWN HEREON REFERENCES NGVD-29 US SURVEY FEET, MASS DOT DISK 180 ZD (242.957). SEE COUNTY ENGINEERS FIELD BOOK 664.

SITE DEVELOPMENT ZONING DATA

| | | |
|---|--|------------------------|
| ADDRESS: | 40 LEDIN AVENUE | |
| PARCEL ID: | B6-1-17 | |
| TOTAL AREA OF PARCEL: | ±213,859 S.F. (4.9 AC) | |
| ZONING DISTRICT: | INDUSTRIAL / WATER SUPPLY PROTECTION OVERLAY | |
| NUMBER OF BUILDINGS: | 1 | |
| | REQUIRED | EXISTING |
| MINIMUM LOT AREA: | 40,000 S.F. | ±213,859 S.F. (4.9 AC) |
| MINIMUM LOT FRONTAGE: | 200 FT. | ±234 FT. |
| SETBACKS: | | |
| FRONT BUILDING SETBACK: | 40 FT. | ±8 FT. |
| SIDE BUILDING SETBACK: | 25 FT. | ±71 FT. |
| REAR BUILDING SETBACK: | 40 FT. | ±41 FT. |
| MAXIMUM BUILDING HEIGHT: | 40 FT. | |
| MAXIMUM % OF LOT COVERAGE BY STRUCTURE: | 60% (128,315 S.F.) | ±44% (±93,114 S.F.) |
| PARKING: | | |
| INDUSTRIAL/MANUFACTURING: | 148 | 27 |

NOTES:

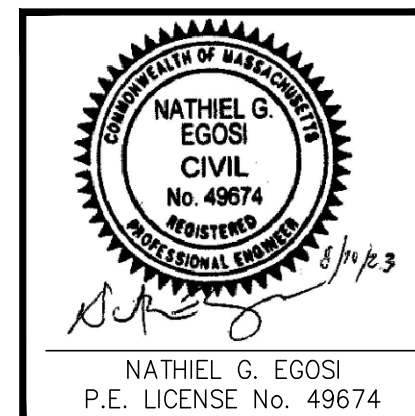
- TOTAL AREA OF PARCEL OBTAINED FROM SURVEY COMPLETED BY WSP USA, INC. ON MARCH 29, 2019. AREA INCLUDES ALGONQUIN GAS TRANSMISSION CO. 50' WIDE EASEMENT LOCATED ON EAST SITE OF PROPERTY.
- PER SECTION 8.6 OF THE ZONING BYLAWS, MANUFACTURING OR INDUSTRIAL ESTABLISHMENTS ARE REQUIRED ONE PARKING SPOT PER EACH 600 SQUARE FEET OF GROSS FLOOR SPACE OR 0.75 PER EACH EMPLOYEE OF THE COMBINED EMPLOYMENT OF THE TWO LARGEST SUCCESSIVE SHIFTS, WHICHEVER IS GREATER.

LEGEND

- PROPERTY BOUNDARY
- 100 --- PROPOSED MAJOR CONTOUR
- 101 --- PROPOSED MINOR CONTOUR
- REQUIRED SETBACK LINE
- PROPOSED BUILDING ROOF
- PROPOSED EROSION CONTROL FILTER SOCK
- 220 --- EXISTING MAJOR CONTOUR
- 221 --- EXISTING MINOR CONTOUR
- EXISTING GRADE
- EXISTING BUILDING
- EXISTING OVERHEAD DOOR
- EXISTING BUILDING ENTRANCE
- EXISTING LOADING DOCK
- EXISTING CHAIN LINK FENCE
- EXISTING TRASH FENCE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRE
- EXISTING ELECTRIC WIRE
- EXISTING UTILITY POLE



| | | | |
|---|----|--|--------------------------------------|
| | | RRT DESIGN & CONSTRUCTION A Service of Enviro-Services & Constructors, Inc. | |
| | | WASTE MANAGEMENT, INC. 40 LEDIN DRIVE AVON, MA NORFOLK COUNTY COMPRESSOR ENCLOSURE INSTALLATION | |
| A ISSUED FOR PERMIT | | 8/10/23 | COMPRESSOR ENCLOSURE SITE PLAN |
| REV DESCRIPTION | | DATE BY CHK | |
| <small>PROPRIETARY DATA THIS DOCUMENT IS THE PROPERTY OF ENVIRO-SERVICES & CONSTRUCTORS, INC. AND CONTAINS CONFIDENTIAL INFORMATION. ANY REPRODUCTION OR UNAUTHORIZED USE WITHOUT WRITTEN CONSENT OF ENVIRO-SERVICES & CONSTRUCTORS, INC. WILL BE SUBJECT TO PROSECUTION.</small> | | | |
| DRAWN | LH | 08/09/23 | PROJ. No: 639-014 SCALE: 1" = 20'-0" |
| CHECKED | SH | 08/09/23 | DWG. NO: CS-1 |
| DESIGNED | SH | 08/09/23 | CAD FILE: |
| APPROVED | NE | 08/10/23 | SHEET SIZE: D-24x36 |
| APPROVED | | | REV |



NATHIEL G. EGOSI
P.E. LICENSE No. 49674



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