



RECEIPT DATE May 28, 2009 NO. 8331

RECEIVED FROM Tighe & Bond

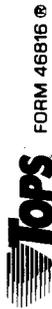
ADDRESS 53 Southampton Rd Westfield, MA

One thousand twelve and 00/100 DOLLARS \$ 1,012.00

FOR Special Permit

CK # 132373

ACCOUNT		HOW PAID		BY <u>Doris Leclair</u>
AMT. OF ACCOUNT	<u>1,012.00</u>	CASH		
AMT. PAID	<u>1,012.00</u>	CHECK	<u>1,012.00</u>	
BALANCE DUE	<u>0</u>	MONEY ORDER		



RECEIPT DATE May 28, 2009 NO. 8332

RECEIVED FROM Tighe & Bond

ADDRESS 53 Southampton Rd, Westfield, MA

One hundred eighty eight and 75/100 DOLLARS \$ 188.75

FOR Site Plan Review

CK # 132372

ACCOUNT		HOW PAID		BY <u>Doris Leclair</u>
AMT. OF ACCOUNT	<u>188.75</u>	CASH		
AMT. PAID	<u>188.75</u>	CHECK	<u>188.75</u>	
BALANCE DUE	<u>0</u>	MONEY ORDER		

FORM SPR

SOUTH HADLEY PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Date May 26, 2009

File one completed application form together with ten (10) copies of the site plan with the Planning Board. One (1) copy of Form SPR shall be concurrently filed with the Town Clerk.

To the Planning Board:

The undersigned herewith submits the accompanying Site Plan for review as required by Section 12 of the Zoning By-Laws.

1. Applicant Holyoke Sanitary Landfill, Inc., c/o Robert Magnusson

Address 4 Technology Drive

Westborough, MA 01581

Telephone 508-835-5600

2. Owner (if not applicant) Same as above

Address _____

3. Site Plan Preparer Tighe & Bond, Brian S. Huntley, P.E.

Title or License Professional Engineer

Address 53 Southampton Road, Westfield, MA 01085

4. Deed of property recorded in the Hampshire County Registry of Deeds,
Book 3485 Page 211

5. Location and description of property (street and number if any) _____

Bartlett Street

Assessors Map # 11 Parcel # 12, 13, 14, 15

6. Fee Paid: Yes No _____

Signature of Applicant

Town Clerk:

Date of Submission _____

Signature _____

Application Form

1 General Information

1.1 Project Description 1-1
1.2 Project Site Description 1-2
1.3 Site Plan Approval Applicability 1-2
1.4 Fees 1-2

2 Site Plan Review Criteria

Appendixes

Appendix A: Site Plan

Appendix B: Wetlands Map

Appendix C: Certified List of Abutters

Appendix D: Copy of Fee Payment

Section 1

General Information

1.1 Project Description

This application for Site Plan Approval has been prepared with regard to the installation of a leachate storage tank on a parcel of land located on Bartlett Street in South Hadley, MA. The project site is comprised of four parcels, which are recorded at the Hampshire County Registry of Deeds in Book 3485, Page 211 and Plan Book 63, Page 51. The parcels are listed as Parcels 12 through 15 on Map 11 in South Hadley's Assessor's database, and are comprised of the following:

- Parcel 12: 25,446 sf
- Parcel 13: 22,835 sf
- Parcel 14: 23,321 sf
- Parcel 15: 31,223 sf

Total area: 102,825 sf or 2.35 acres. It should be noted that a portion of these individual parcels is also located in Granby. This application pertains only to the portion of the property located in South Hadley.

The project site directly abuts the Granby Sanitary Landfill (GSL), which is an active waste disposal facility located at 11 New Ludlow Road in Granby, MA. The project site and the GSL are owned by the Holyoke Sanitary Landfill, Inc. (HSLI).

A Site Plan for the project is included with this application in Appendix A. The project consists of the construction of a leachate storage tank, which has been required by a Department of Environmental Protection (MADEP) Administrative Consent Order (ACO) and Notice of Non-Compliance (File No. ACOP-WE-06-4003, FMF No. 271108, 06-111-003) dated April 19, 2006. Currently, leachate from the GSL is discharged to the South Hadley public sanitary sewer system. The location of a current leachate manhole and discharge of leachate from the GSL to the South Hadley sewer system is also indicated on the Site Plan.

The maximum discharge rate from the GSL allowed by the South Hadley Treatment Plant is 55 gallons per minute (gpm). During 2006, the GSL surpassed this discharge limit, and MADEP issued the order noticed above. The additional leachate storage will ensure that the discharge rate is not violated again. The proposed modifications have been designed to protect public health, safety, and the environment by providing additional leachate storage capacity.

The proposed leachate tank will be partially depressed and will be supported by a reinforced concrete ring foundation. The proposed tank will have a capacity of 100,000 gallons. The proposed tank will be provided with access ways, vents, pipe penetrations and high and low level alarms. Secondary containment will consist of a lined earthen berm around the proposed tank. The secondary containment will have adequate capacity to contain the entire contents of the tank in the event of a catastrophic tank failure.

Stormwater will be collected and removed from the depressed secondary containment area after appropriate testing has occurred to ensure that the collected stormwater is not contaminated. The leachate will be conveyed from the proposed tank to the South Hadley public sewer system via gravity. An orifice structure will regulate the leachate discharge to the South Hadley public sewer system from the proposed tank. The orifice is sized such that the leachate flow will not exceed the permitted 55 gpm. The Owner will provide a pump station with associated piping for truck loading in the event that hauling by truck is necessary.

1.2 Project Site Description

The project site is located within the Town of South Hadley's Agricultural District. The proposed site does not contain any land deemed prime, unique or of state and local importance as designated by the United States Department of Agriculture or Natural Resources Conservation Service, nor does the site abut any such land.

The site was previously developed for residential housing prior to purchase by HSLI in the early 1990's. Since the early 1990's, HSLI has used the site for buffer property.

The closest wetland is located approximately 200 feet southwest of the project area. The nearest riverfront area and floodplain is greater than 1,000 feet east/southeast of the project area. We have included a map of the project area generated by New England Environmental, Inc. that indicates the distance of wetlands from the project site. This map is included in Appendix B. Part of the site is mapped as Priority Habitat for Rare Species through the Natural Heritage and Endangered Species Program (NHESP). The Applicant will ensure that any required permitting and review is completed by NHESP prior to construction.

1.3 Site Plan Approval Applicability

The leachate storage tank project requires Site Plan Approval pursuant to Section 12(B)(2) of the Zoning By-law, as it involves the construction of an industrial structure.

1.4 Fees

The fee for the Site Plan Review application is calculated as follows: \$150 plus \$0.05 per square foot of new construction plus \$1 per new parking space. The leachate storage tank is 775 sf in size. No new parking spaces will be constructed in conjunction with the project. Therefore, the total fee for the Site Plan Approval is:

$$\$150 + (775 \times \$0.05) + (0 \times \$1.00) = \$188.75$$

Pursuant to Section 12(D)(d), the public hearing for the Site Plan Review will be held jointly with the public hearing for the Special Permit application which has been submitted by the Applicant with this application. The Applicant will be billed directly by the Town for any costs related to the public hearing.

Section 2

Site Plan Review Criteria

This section of the application discusses the conformity of the leachate storage tank project with the Site Plan Review Criteria at Section 12(E) of the South Hadley Zoning By-Law, which states that “the Planning Board shall review the site plan and supporting data taking into consideration the reasonable fulfillment of the following objectives”:

Section 12(E)(1): Integrates the development into the existing terrain and surrounding landscape.

Since the early 1990's, HSLI has used the site for buffer property. As an accessory use to an existing principal use, the proposed leachate storage tank project will not substantially change existing uses at the site. The project will comply with the dimensional requirements for an accessory use within the agricultural district, and therefore will be compatible in scale with adjacent land uses. Landscaping that was installed along the perimeter of the site as part of a previous project will provide a visual buffer to residences on Bartlett Street.

Section 12(E)(2): Protects abutting properties and community amenities.

The leachate storage tank is being installed as a protective measure to ensure that leachate discharge from the Granby Sanitary Landfill directed to the South Hadley sanitary sewer does not exceed the maximum permitted discharge rates. The installation of the tank will result in minimal disturbance to land and will not adversely impact abutting properties.

Section 12(E)(3): Provides for building sites, which to the extent feasible, (a) minimize use of wetlands, steep slopes, floodplains, hilltops; (b) minimize obstruction of scenic views from publicly accessible locations; (c) preserve unique natural or historical features; (d) minimize tree, vegetation and soil removal and grade changes; (e) maximize open space retention; and (f) screen objectionable features from neighboring properties and roadways.

- a) The proposed leachate tank will not be within any wetland resource area subject to protection under the MA Wetlands Protection Act, including the 100-year floodplain. The closest wetland is located approximately 200 feet southwest of the project area. We have included a map of the project area generated by New England Environmental, Inc. that indicates the presence of wetlands in the vicinity of the site. This map can be seen in Appendix B. The nearest riverfront area and floodplain is greater than 1,000 feet east/southeast of the project area. The project is not located on a steep slope or hillside.
- b) There are no scenic views in the vicinity of the site that will be impacted by the project. Trees that were installed along the perimeter of the site as part of a previous project will provide a visual buffer to the site from residences on Bartlett Street.
- c) There are no unique natural or historic features in the vicinity of the project site that will be adversely impacted by the project.

- d) No vegetation clearing and only minor grading will be required as part of the project.
- e) The project will maximize retention of open space at the site. The leachate storage tank will cover approximately 0.74% of the project site. No other above grade structures are proposed as part of the project.
- f) Existing trees that were installed along the perimeter of the site will provide a visual buffer to the site from residences on Bartlett Street.

Section 12(E)(4): Provides for the convenience and safety of vehicular and pedestrian movement within the site and in relationship to adjoining public ways and properties.

There will be no increase in traffic or traffic patterns associated with the project. Aside from construction of the leachate storage tank, standard operation of the system will not include any truck traffic in addition to the current traffic levels experienced by GSL. The only access point to the proposed leachate tank will be through the existing landfill access road system off New Ludlow Road. The truck load-out feature is anticipated to be utilized only as an emergency back-up, and therefore no measureable impact to traffic is expected. No leachate dependent traffic is expected to utilize the roadway network within the Bartlett Street neighborhood. There are no adverse traffic impacts associated with the proposed use of the site.

Section 12(E)(5): Utilizes architectural styles compatible with the character and scale of buildings in the neighborhood.

Since the early 1990's, HSLI has used the site for buffer property. As an accessory use to the Granby Sanitary Landfill, the proposed leachate storage tank project will not substantially change and will be compatible with existing uses at the site. The project will comply with the dimensional requirements for an accessory use within the agricultural district, and therefore will be compatible in scale with adjacent land uses.

Section 12(E)(6): Provides for adequate water supply and waste disposal systems. For structures to be served by on-site waste disposal systems, the applicant shall submit a system design prepared by a Commonwealth of Massachusetts licensed sanitary engineer and approved by the Board of Health.

Not applicable. The proposed leachate storage tank does not require a water supply and will not result in additional generation of wastewater other than the leachate that is currently discharged to the sanitary sewer system.

Section 12(E)(7): Provides for adequate measures to prevent pollution of surface or groundwater, to minimize erosion and sedimentation, and to prevent changes in groundwater levels, increased run-off and potential for flooding.

The proposed leachate tank will be constructed a minimum of five feet above the maximum high groundwater. The tank design and secondary containment does not allow interaction between the groundwater and the contents of the tank. Therefore, the project does not pose a danger to groundwater.

Stormwater management measures to minimize and control erosion, sedimentation, and runoff will be incorporated as part of the project. Secondary containment will consist of

a lined earthen berm around the tank. The secondary containment will have adequate capacity to contain the entire contents of the tank in the event of a tank failure. Stormwater collected within the secondary containment will be pumped into the adjacent stormwater basin after appropriate testing has occurred to ensure that the collected water is not contaminated. In the event that the stormwater is found to be contaminated, it will be pumped directly into the sanitary sewer.

Section 12(E)(8): Mitigates adverse impacts on the town's services and infrastructure.

The goal of the project is to ensure that adverse impacts to the town's infrastructure are avoided by maintaining compliance with the permitted leachate discharge limit from the Granby Sanitary Landfill to the South Hadley sanitary sewer system.

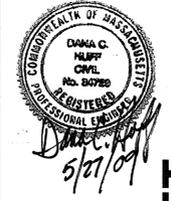
Section 12(E)(9): Requires that electric, telephone, cable tv, and other utilities be underground where physically and environmentally feasible.

No electric, telephone, cable tv, or other utilities will be connected to the leachate storage tank. Leachate piping conveying flow to and from the tank will be subsurface.

Section 12(E)(10): If the proposal requires a special permit, it must conform to the special permit requirements as listed in Section 9 of this By-Law.

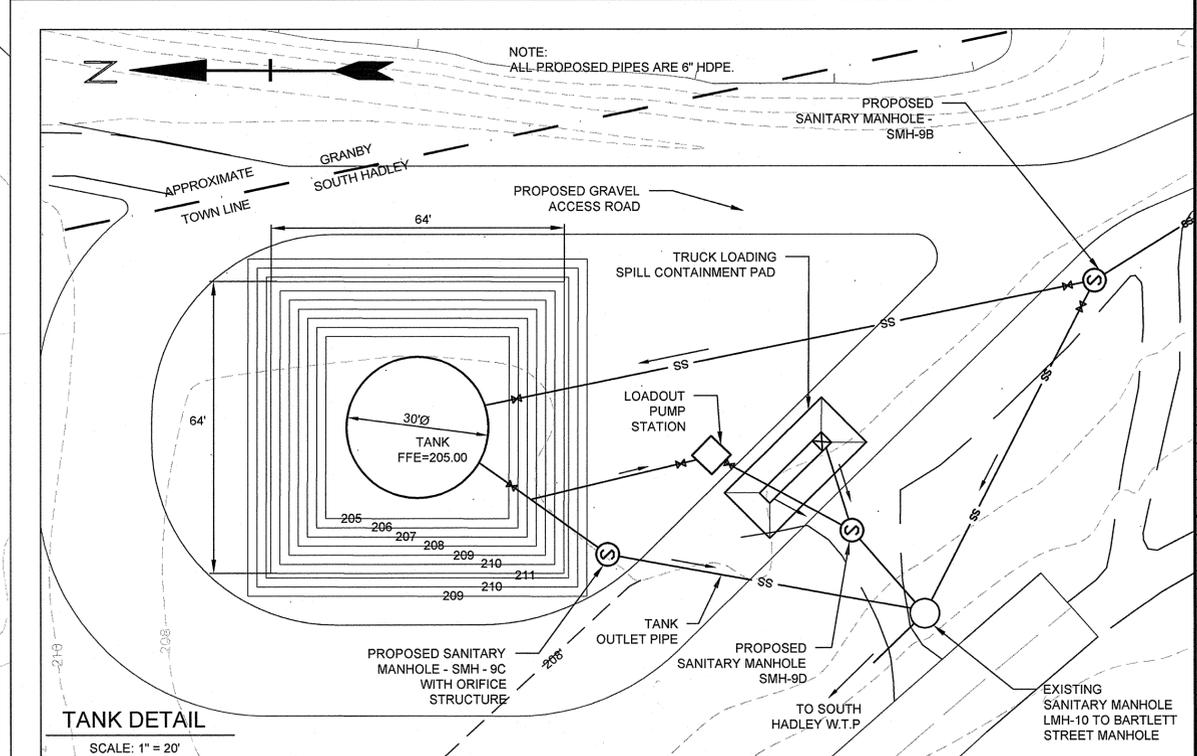
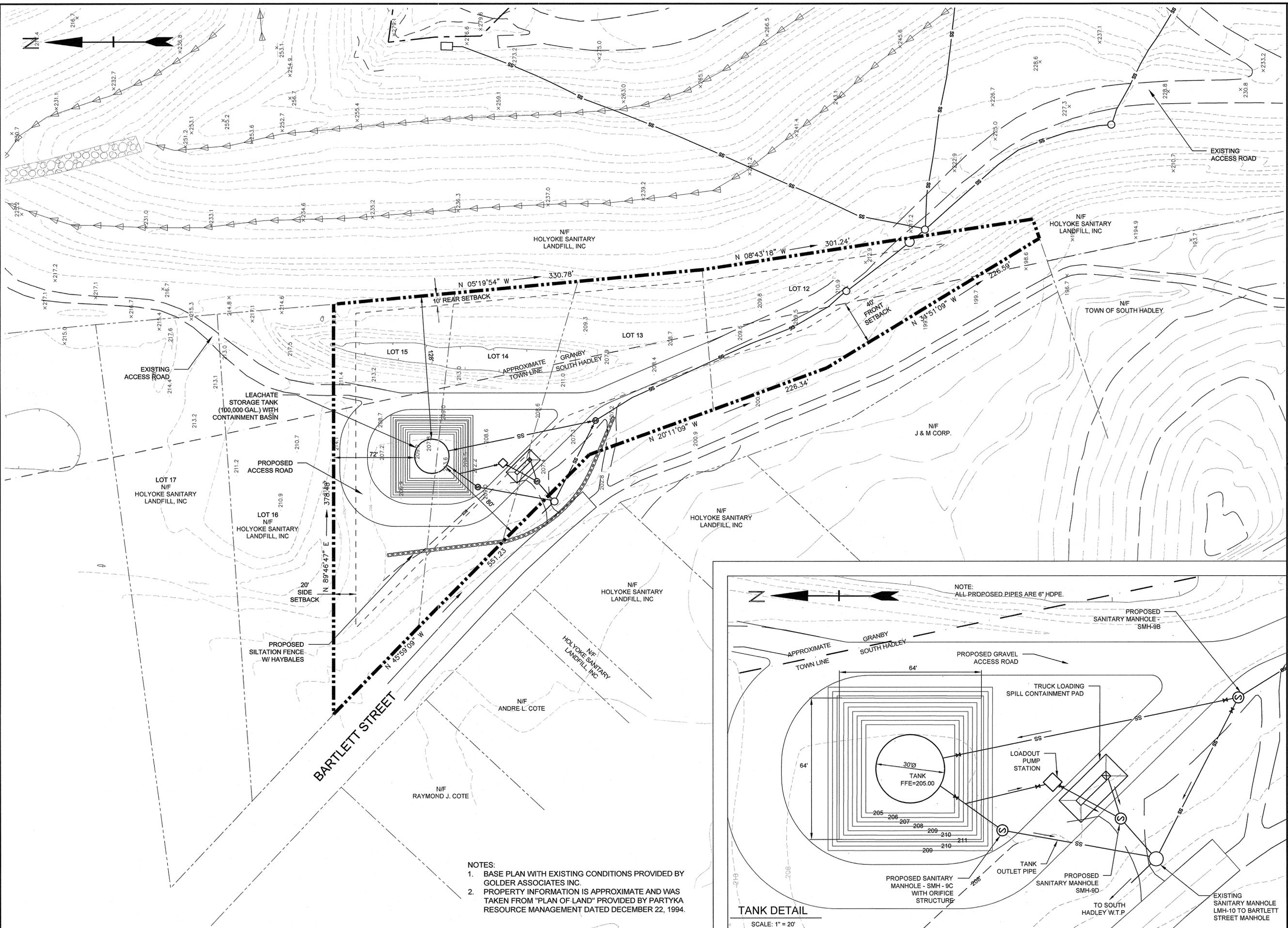
Please see Section 2 of the Special Permit Application, which has been submitted under the same cover, for a discussion of how the leachate storage tank project complies with the requirements for a Special Permit.

J:\G\G0457\PERMITS\T&B permits\Special Permit\May 22 docs\Site Plan Approval Narrative 5.22.09.doc



**PERMIT SET
 NOT FOR CONSTRUCTION**

Tighe & Bond Inc. C:\Projects\0457\Drawings\Sheets\SK-G0457-01.dwg Layout Name: Proposed Site Plan Plotted by: gbm Plotted on: May 27, 2009 - 3:23pm

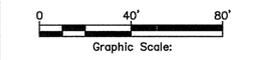


- NOTES:**
1. BASE PLAN WITH EXISTING CONDITIONS PROVIDED BY GOLDER ASSOCIATES INC.
 2. PROPERTY INFORMATION IS APPROXIMATE AND WAS TAKEN FROM "PLAN OF LAND" PROVIDED BY PARTYKA RESOURCE MANAGEMENT DATED DECEMBER 22, 1994.

Granby Sanitary Landfill, Inc.

Leachate Storage Tank Project

South Hadley, Massachusetts



Mark	Date	Description

PROJECT NO.	G0457
FILE:	DRAWINGS/SK-G0457-01
DRAWN BY:	RFB, MDS
CHECKED:	GBM, BSH
APPROVED BY:	DH
PROPOSED SITE PLAN	
SCALE:	1" = 40'
SHEET 1 OF 1	



Legend
 — Wetland line sketch

Figure: Leachate Tank Delineation
Granby Landfill
 11 New Ludlow Road
 Granby, MA

Data Source: MassGIS, Commonwealth of Massachusetts Executive Office of Environmental Affairs
 Date of Orthophotograph: 2005

NEE Job # 08-3252



Latitude 42° 13' 40" N
 Longitude 72° 33' 0" W

December 30, 2008



NEW ENGLAND ENVIRONMENTAL, INC.
 ENVIRONMENTAL CONSULTING SERVICES



9 Research Drive • Amherst, MA 01002
 (413) 256-0202 • Fax: (413) 256-1092





TOWN OF SOUTH HADLEY

Board of Assessors
116 Main Street, Room 104
South Hadley, MA. 01075-2896

www.southhadley.org

HAZEL R. SNOPEK
Chairman

FRANCIS M. CONTI
Clerk

DAVID E. HUTCHINSON
Member

MELISSA L. COUTURE
Associate Assessor

Phone: 413-538-5027

Fax: 413-538-7565

Email: assessor@southhadley.org

February 18, 2009

Gemma Baro-Montes
Graduate Engineer
Tighe & Bond

Dear Gemma:

We the South Hadley Board of Assessors, hereby certify that the attached list represents, to the best of our knowledge, the abutters to Map 11 Parcels 13, 14, 17, 19, 20, 21, 23, 24, 25, 26, 29 and Map 33 Parcel 11, pursuant to Massachusetts Department of Environmental Protection 310 CMR 16.00 Site Assignment Regulations for Solid Waste Facilities.

Please note that the border for the Town of Granby abuts these properties and the abutter information will have to be solicited from the Town of Granby.

To the best of our knowledge, this list represents the most current owners of the properties. The accuracy of this listing is based solely on the information currently available to our office.

Sincerely,


Melissa L. Couture
Associate Assessor

MLC/mc

**ABUTTERS TO THE HOLYOKE SANITARY LANDFILL
SOUTH HADLEY, MA**

Map	Cut	Bloc	Cut	Lot	Cu	Uni	Cu	Un	Location	Grantee	Mailing Address	City	St Zip
10		1							NEW LUDLOW RD	SO HADLEY TOWN OF	116 MAIN ST	SOUTH HADLEY	MA 01075
11		10							23 BARTLETT ST	LENGIEZA JOHN P	23 BARTLETT ST	SOUTH HADLEY	MA 01075-2422
11		12							20 BARTLETT ST	MCLAIN MICHAEL L	16 MARGARET ST	SOUTH HADLEY	MA 01075
11		15							25 BARTLETT ST	ITINER ELAINE T	25 BARTLETT ST	SOUTH HADLEY	MA 01075-2422
11		16							BARTLETT ST	LAIZER THEODORA A	89 OLD HOLYOKE ROAD	WESTFIELD	MA 01085
11		18							27 BARTLETT ST	COTE ANDRE L	27 BARTLETT ST	SOUTH HADLEY	MA 01075-2422
11		22							BARTLETT ST	LAIZER THEODORA A	89 OLD HOLYOKE ROAD	WESTFIELD	MA 01085
11		27							BARTLETT ST	LAIZER THEODORA A	89 OLD HOLYOKE ROAD	WESTFIELD	MA 01085
11		28							BARTLETT ST	SO HADLEY TOWN OF	116 MAIN ST	SOUTH HADLEY	MA 01075
11		30							BARTLETT ST	MAILHOTY CLAIRE T	299 EAST ST	SOUTH HADLEY	MA 01075
33		7							327 EAST ST	QUATACKER RAYMOND G SR	327 EAST ST	SOUTH HADLEY	MA 01075
33		8							337 EAST ST	LADAS J & M TRUSTEES	337 EAST ST	SOUTH HADLEY	MA 01075-2176
33		12							351 EAST ST	SO HADLEY TOWN OF	116 MAIN ST	SOUTH HADLEY	MA 01075
33		17							EAST ST	SO HADLEY TOWN OF	116 MAIN ST	SOUTH HADLEY	MA 01075

Account Number:

49208

132372

TIGHE & BOND, INC.

▼ PLEASE DETACH AND RETAIN FOR YOUR RECORDS ▼

INVOICE NUMBER	DATE	VOUCHER NO.	AMOUNT
G457	4/15/2009	409497	188.75

TOTAL: ----- 188.75

THIS DOCUMENT IS PROTECTED BY A MICRO-PRINT SIGNATURE LINE, FLUORESCENT PAPER FIBERS, A WATERMARKED BACKER, AND IS REACTIVE TO CHEMICAL ALTERATION

Tighe & Bond
Consulting Engineers
Environmental Specialists
 53 Southampton Road • Westfield, MA 01085

BANKNORTH MASSACHUSETTS
 60 MAIN ST.
 WESTFIELD, MA 01085

132372

53-7054
2113

4/16/2009

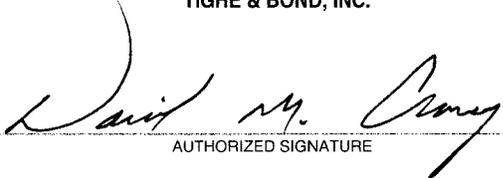
NO. 132372

PAY *****188 DOLLARS AND *****75 CENTS \$ *****188.75

TIGHE & BOND, INC.

TO THE
ORDER
OF

Town of South Hadley
 Town Hall
 116 Main Street
 Room 204
 South Hadley, MA 01075 US


 AUTHORIZED SIGNATURE

WARNING: THIS DOCUMENT IS VOID IF ACCOUNT NUMBER DOES NOT APPEAR ON THE REVERSE SIDE IN RED

⑈ 132372 ⑈ ⑆ 211370545⑆ 0049919061 ⑈