NOTICE OF INTENT

For

Richard Barry
Minuteman Farm LLC
18 Main Street; Suite 203
Townsend, MA 01469

List of Attachments:

1. **Notice of Intent (NOI) WPA Form 3**

2. **USGS Locus Map Topographic map© 1999**
   - **Flood Insurance Rate Map Community Panel #250172 0022B Effective date August 17, 1981**
   - **Photographs of the site (Ware Mill Yard)**

3. **Stormwater Management Report for the Ware Historic Mill Yard on East Main St., Ware, MA**

4. **Certified Abutter List & Notification Forms**

5. **Site Plan of proposed building in the Ware Mill Yard prepared for Minute Farm LLC dated 30 March 2021 by R.H. LeMaitre, P.E. & P.L.S., 4 Skyview Drive, Ware, MA. 01082**

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

WARE

City/Town

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.

Note: Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

24 EAST MAIN STREET---Old Bldg # 5 — a. Street Address
WARE — b. City/Town
01082 — c. Zip Code

Latitude and Longitude:
42° 15' 29.99" N — d. Latitude
72° 14' 08.11" W — e. Longitude

57 — f. Assessors Map/Plat Number
114 — g. Parcel /Lot Number

2. Applicant:

RICHARD — a. First Name
BARRY — b. Last Name
MINUTEMAN FARM LLC — c. Organization
18MAIN STREET ---Suite 203 — d. Street Address
TOWNSEND — e. City/Town
MA — f. State
01469 — g. Zip Code
(413) 302-0377 — h. Phone Number
i. Fax Number
j. Email Address

3. Property owner (required if different from applicant): ☐ Check if more than one owner

"THE SAME" — a. First Name
b. Last Name
c. Organization
d. Street Address
e. City/Town
f. State
g. Zip Code
h. Phone Number
i. Fax Number
j. Email address

4. Representative (if any):

KEVIN B. — a. First Name
BROOKS — b. Last Name
MANY SPRINGS FARM ENVIRONMENTAL CONSULTANTS — c. Company
P. O. BOX 222 — d. Street Address
GRANBY, MA 01033-0222 — e. City/Town
f. State
g. Zip Code
(413) 467-9660 — h. Phone Number
— i. Fax Number
mbrooks@gogtt.net — j. Email address

TECHNICAL ENGINEER'G DATA
R. H. LeMAITRE, P.E., P.L.S.
P.E. CIVIL # 36183
4 SKY VIEW DRIVE
WARE, MA 01082
PHONE/FAX (413) 967-7878

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

$1,050. — a. Total Fee Paid
$512.50 — b. State Fee Paid
$537.50 — c. City/Town Fee Paid

See attached copy of 310 CMR that ADDRESSES EXEMPTED ACTIVITIES FROM REQUIREMENTS FOR THE RIVERFRONT AREA 10.59(k).

EXEMPTIONS

(6) Notwithstanding the Provisions of 310 CMR 10.58(1) through (5), Certain Activities or Areas are Grandfathered or Exempted from Requirements for the Riverfront Area:

(a) Any excavation, structure, road, clearing, driveway, landscaping, utility line, rail line, airport owned by a political subdivision, marine cargo terminal owned by a political subdivision, bridge over two miles long, septic system, or parking lot within the riverfront area in existence on August 7, 1996. Maintenance of such structures or areas is allowed (including any activity which maintains a structure, roads (limited to repairs, resurfacing, repaving, but not enlargement), clearing, landscaping, etc. in its existing condition) without the filing of a Notice of Intent for work within the riverfront area, but not when such work is within other resource areas or their buffer zones except as provided in 310 CMR 10.58(6)(b). Changes in existing conditions which will remove, fill, dredge or alter the riverfront area are subject to 310 CMR 10.58, except that the replacement within the same footprint of structures destroyed by fire or other casualty is not subject to 310 CMR 10.58.

(b) Certain minor activities as identified in 310 CMR 10.02(2)(b)1.

Change NEW SEPTIC NOT EXEMPT ONLY REPAIRS

(c) On-site sewage disposal systems in existence on August 7, 1996 and the repair or upgrade of existing systems in compliance with 310 CMR 15.000. New construction of a system under 310 CMR 15.000 must comply with 310 CMR 10.58, subject to the presumption for the siting of systems in 310 CMR 10.03.

(d) The expansion of structures, airports, and marine cargo terminals, provided they are owned by a political subdivision and the expansion activity was physically begun on or before November 1, 1996.

(e) Projects for which a draft environmental impact report was prepared and submitted pursuant to M.G.L. c. 30, § 62B, on or before November 1, 1996, or as extended by the Department for just cause but no later than December 31, 1996.

10.58: continued

(f) Projects for which a building permit conforming to local requirements was filed on or before October 1, 1996 and granted on or before April 1, 1997, or as extended by the conservation commission for just cause by no more than 60 days.

(g) The road and infrastructure shown on a definitive subdivision plan approved or endorsed under M.G.L. c. 41, § 81U, on or before August 1, 1996. Activities on the subdivided lots are subject to 310 CMR 10.58 unless they received a building permit under 310 CMR 10.58(6)(f).

(h) Construction, expansion, repair, restoration, alteration, replacement, operation and maintenance of public or private local or regional wastewater treatment plants and their related structures, conveyance systems, and facilities, including utility lines.

(i) Structures and activities subject to a M.G.L. c. 91 waterways license or permit, or authorized prior to 1973 by a special act, are exempt, provided the structure or activity is subject to jurisdiction and obtains a license, permit, or authorization under 310 CMR 9.00.

(j) Activities within riverfront areas subject to a protective order under M.G.L. c. 21, § 17B, the Scenic Rivers Act.

(k) Activities on land occupied by historic mill complexes.

A. General Information (continued)

6. General Project Description:
See attached entitled "PROJECTION DESCRIPTION"

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

1. ☐ Single Family Home
2. ☐ Residential Subdivision
3. ☒ Commercial/Industrial
4. ☐ Dock/Pier
5. ☐ Utilities
6. ☐ Coastal engineering Structure
7. ☐ Agriculture (e.g., cranberries, forestry)
8. ☐ Transportation
9. ☐ Other

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

a. County: HAMPSHIRE
b. Certificate # (if registered land):
c. Book: 14057
d. Page Number: 167

B. Buffer Zone & Resource Area Impacts (temporary & permanent)

1. ☒ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.

N/A 2. ☐ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Supplemental information

Project Description

The project will redevelop a portion of the 0.789 acre site, located in the Historic Ware Mill Yard, by replacing a building burned in 1996 with a much smaller storage facility. The proposed building will have a floor area of 7700 s.f. (the roof area will be 8064 s.f.). The building being replaced had a foot print of approximately 22300 s.f..
No additional pavement will be placed on the site.

Table of on site impervious areas

Total site area	Impervious area pre 1996 fire at mill #5	Current impervious area	Proposed additional impervious area	Post construction impervious area
0.789 A. (record plan area)	0.703 A (89.2% of site)	0.92 A+/- (45.96% of site)	0..13 A+/- (17.4.0% of site)	0.5 A+/- (63.34% of site)

No work will take place within a resource area. All activity will take place at least 50 feet from the Ware River.
Portions of the site will be regraded to allow the construction of a rain garden. This area will also provide additional stormwater volume storage and increase groundwater recharge The roof drainage from the proposed building mostly will be infiltrated through stone drip strips.

Impact on the Flood Hazards

The site to be redeveloped is located within a 100 year flood hazard area. It is noted that the removal of the structure, burned in 1996, created an increase of 2389 c.y. in flood This project will add 1151 c.y. to the site bringing the total increased available volume at 100 year flood levels to 1238 c.y.. Flood Insurance Rate Maps of Ware were issued in 1981.
Therefore, storage requirements will be met and no adverse impact is anticipated within the flood zone.

Massachusetts Department of Environmental Protection
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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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WARE
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B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Bank	1. linear feet	2. linear feet
b. ☐ Bordering Vegetated Wetland	1. square feet	2. square feet
c. ☐ Land Under Waterbodies and Waterways	1. square feet 3. cubic yards dredged	2. square feet

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. ☐ Bordering Land Subject to Flooding	1. square feet 3. cubic feet of flood storage lost	2. square feet 4. cubic feet replaced
e. ☐ Isolated Land Subject to Flooding	1. square feet 2. cubic feet of flood storage lost	3. cubic feet replaced
f. ☐ Riverfront Area	1. Name of Waterway (if available) - **specify coastal or inland**	

2. Width of Riverfront Area (check one):

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☐ 200 ft. - All other projects

SEE attached EXEMPTED ACTIVITIES FROM REQUIREMENTS FOR THE RIVERFRONT AREA 10.58 (K)

3. Total area of Riverfront Area on the site of the proposed project: _____ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet _____ b. square feet within 100 ft. _____ c. square feet between 100 ft. and 200 ft. _____

5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☐ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☒ Yes ☐ No

N/A 3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

Note: for coastal riverfront areas, please complete **Section B.2.f.** above.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

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WARE

City/Town

B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users: Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. ☐ Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. ☐ Land Under the Ocean	1. square feet 2. cubic yards dredged	
c. ☐ Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. ☐ Coastal Beaches	1. square feet	2. cubic yards beach nourishment
e. ☐ Coastal Dunes	1. square feet	2. cubic yards dune nourishment

	Size of Proposed Alteration	Proposed Replacement (if any)
f. ☐ Coastal Banks	1. linear feet	
g. ☐ Rocky Intertidal Shores	1. square feet	
h. ☐ Salt Marshes	1. square feet	2. sq ft restoration, rehab., creation
i. ☐ Land Under Salt Ponds	1. square feet 2. cubic yards dredged	
j. ☐ Land Containing Shellfish	1. square feet	
k. ☐ Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above 1. cubic yards dredged	
l. ☐ Land Subject to Coastal Storm Flowage	1. square feet	

N/A 4. ☐ Restoration/Enhancement

If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BVW

b. square feet of Salt Marsh

N/A 5. ☐ Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings

C. Other Applicable Standards and Requirements

☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Notice of Intent – Required Actions (310 CMR 10.11).

Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm.

   a. ☐ Yes ☒ No **If yes, include proof of mailing or hand delivery of NOI to:**

   Natural Heritage and Endangered Species Program
   Division of Fisheries and Wildlife
   1 Rabbit Hill Road
   Westborough, MA 01581

   1 Oct 2008
   b. Date of map

   If *yes*, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.1.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

   c. Submit Supplemental Information for Endangered Species Review*

      1. ☐ Percentage/acreage of property to be altered:

         (a) within wetland Resource Area _____ percentage/acreage

         (b) outside Resource Area _____ percentage/acreage

      2. ☐ Assessor's Map or right-of-way plan of site

2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work **

   (a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)

   (b) ☐ Photographs representative of the site

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* Some projects **not** in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

** MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.

C. Other Applicable Standards and Requirements (cont'd)

(c) ☐ MESA filing fee (fee information available at http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_fee_schedule.htm). Make check payable to "Commonwealth of Massachusetts - NHESP" and ***mail to NHESP*** at above address

*Projects altering **10 or more acres** of land, also submit:*

(d) ☐ Vegetation cover type map of site

(e) ☐ Project plans showing Priority & Estimated Habitat boundaries

(f) OR Check One of the Following

1. ☐ Project is exempt from MESA review.
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, http://www.mass.gov/dfwele/dfw/nhesp/regulatory_review/mesa/mesa_exemptions.htm; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2. ☐ Separate MESA review ongoing. a. NHESP Tracking # b. Date submitted to NHESP

3. ☐ Separate MESA review completed.
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

N/A 3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

a. ☐ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -
Southeast Marine Fisheries Station
Attn: Environmental Reviewer
1213 Purchase Street – 3rd Floor
New Bedford, MA 02740-6694
Email: DMF.EnvReview-South@state.ma.us

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: DMF.EnvReview-North@state.ma.us

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

C. Other Applicable Standards and Requirements (cont'd)

Online Users: Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?

   a. ☐ Yes ☒ No — If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.

   b. ACEC

5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?

   a. ☐ Yes ☒ No

6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?

   a. ☐ Yes ☒ No

7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?

   a. ☒ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:

      1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)

      2. ☒ A portion of the site constitutes redevelopment

      3. ☒ Proprietary BMPs are included in the Stormwater Management System.

   b. ☐ No. Check why the project is exempt:

      1. ☐ Single-family house

      2. ☐ Emergency road repair

      3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

D. Additional Information

☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

Online Users: Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☐ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)

2. ☐ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.

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D. Additional Information (cont'd)

SEE ATTACHMENT #2

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology. COLOR LOCUS MAP & FIRM MAP. TOWN OF WARE COMMUNITY PANEL 22 of 30 NUMBER 250172 0022 B

4. ☐ List the titles and dates for all plans and other materials submitted with this NOI.

"SITE PLAN IN WARE MILL YARD FOR MINUTEMAN FARM LLC
a. Plan Title

R. H. LeMAITRE, P.E., P.L.S.
b. Prepared By

ROBERT H. LeMAITRE, P.E. CIVIL # 36183
c. Signed and Stamped by

30 MARCH 2021
d. Final Revision Date

ONE(1) INCH == Twenty (20) Feet
e. Scale

f. Additional Plan or Document Title

g. Date

N/A 5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.

N/A 6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

N/A 7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8. ☒ Attach NOI Wetland Fee Transmittal Form

9. ☒ Attach Stormwater Report, if needed. SEE ATTACHMENT #3

E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1022
2. Municipal Check Number

6.12.2021
3. Check date

1023
4. State Check Number

6.12.2021
5. Check date

MINUTEMAN FARM,
6. Payor name on check: First Name

LLC
7. Payor name on check: Last Name

Massachusetts Department of Environmental Protection
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F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

Richard Barry

RICHARD BARRY by [signature] 3 JULY 2021
1. Signature of Applicant 2. Date

3. Signature of Property Owner (if different) 4. Date 3 JULY 2021

KEVIN B. BROOKS
5. Signature of Representative (if any) 6. Date

For Conservation Commission:
Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

For MassDEP:
One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

Other:
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.

Massachusetts Department of Environmental Protection
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NOI Wetland Fee Transmittal Form

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.

A. Applicant Information

1. Applicant:

RICHARD — a. First Name
BARRY — b. Last Name
MINUTEMAN FARM LLC — c. Company
18 MAIN STREET — SUITE 203 — d. Mailing Address
TOWNSEND — e. City/Town
MA — f. State
01469 — g. Zip Code
(413) 302-0377 — h. Phone Number

2. Property Owner (if different):

a. First Name
b. Last Name
c. Company
d. Mailing Address
e. City/Town
f. State
g. Zip Code
h. Phone Number

3. Project Location:

24 EAST MAIN STREET — a. Street Address
WARE — b. City/Town

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

B. Fees

Notice of Intent (Form 3) or Abbreviated Notice of Intent (Form 4):

The fee should be calculated using the following six-step process and worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract $12.50. To calculate the city/town share of the fee, divide the total fee in half and add $12.50.

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B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
CATEGORY 3 (a.) each building (for development) including site	ONE (1)	$1,050.	$1,050.
RIVERFRONT — EXEMPT per 310 CMR 10.50 (6)(a.) & (K.) ACTIVITIES ON LAND occupied by HISTORIC MILL COMPLEXES			

Step 5/Total Project Fee: $1,050.

Step 6/Fee Payments:

Total Project Fee: $1,050 — a. Total fee from Step 5

State share of filing fee: $512.50 — b. 1/2 total fee **less** $12.50

City/Town share of filling fee: $537.50 — c. 1/2 total fee **plus** $12.50

C. Submittal Requirements

a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
Box 4062
Boston, MA 02211

b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

c.) **To DEP Regional Office** (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

3-D TopoQuads Copyright © 1999 DeLorme Yarmouth, ME 04096 Source Data: USGS 450 ft Scale: 1 : 12,000 Detail: 14-1 Datum: NAD27

APPROXIMATE SCALE

400 0 400 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
WARE,
MASSACHUSETTS
HAMPSHIRE COUNTY

PANEL 22 OF 30
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
250172 0022 B

EFFECTIVE DATE:
AUGUST 17, 1981

federal emergency management agency
federal insurance administration

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance

Image MassGIS, Commonwealth of Massachusetts EOEA
© 2010 Google
592 ft
42°15'29.99" N 72°14'08.11" W elev 419 ft
Eye alt 2439 ft
Google

7 JUNE 2010 FORMER WARE IND. MILL YARD

7 JUNE 2010 FORMER WARE IND. MILL YARD

Stormwater Management Report

At

The Ware Historic Mill Yard on East Main St., Ware, MA

Prepared for

Minuteman Farm LLC

In connection with

The Construction of a Cannabis Growing Building

Supplemental information

Project Description

The project will redevelop a portion of the 0.789 acre site, located in the Historic Ware Mill Yard, by replacing a building burned in 1996 with a much smaller storage facility. The proposed building will have a floor area of 7700 s.f. (the roof area will be 8064 s.f.). The building being replaced had a foot print of approximately 22300 s.f..
No additional pavement will be placed on the site.

Table of on site impervious areas

Total site area	Impervious area pre 1996 fire at mill #5	Current impervious area	Proposed additional impervious area	Post construction impervious area
0.789 A. (record plan area)	0.703 A (89.2% of site)	0.92 A+/- (45.96% of site)	0..13 A+/- (17.4.0% of site)	0.5 A+/- (63.34% of site)

No work will take place within a resource area. All activity will take place at least 50 feet from the Ware River.
Portions of the site will be regraded to allow the construction of a rain garden. This area will also provide additional stormwater volume storage and increase groundwater recharge The roof drainage from the proposed building mostly will be infiltrated through stone drip strips.

Impact on the Flood Hazards

The site to be redeveloped is located within a 100 year flood hazard area. It is noted that the removal of the structure, burned in 1996, created an increase of 2389 c.y. in flood This project will add 1151 c.y. to the site bringing the total increased available volume at 100 year flood levels to 1238 c.y.. Flood Insurance Rate Maps of Ware were issued in 1981.
Therefore, storage requirements will be met and no adverse impact is anticipated within the flood zone.

Flood Storage

Net increase in storage volume due to the proposed building and grading	Increased volume due to 1996 fire and removal of #5 mill	Remaining portion of the increased storage available from the loss of Mill #5
proposed	actual/existing	available
1151 c.y.	2389 c.y.	1238 c.y.

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The proposed improvements and grading will reduce the peak runoff from the site as shown in the following table.

Table of Peak Runoff

Event	Existing	Post construction	Decrease
2 yr.	1.55 cfs	1.55 cfs	0 cfs
5 yr	2.20 cfs	2.16 cfs	0.04cfs
10 yr.	2.82 cfs	2.72 cfs	0.10 cfs
25 yr.	3.82 cfs	3.63 cfs	0.19 cfs
50 yr.	4.75 cfs	4.47 cfs	0.28 cfs
100 yr.	5.85 cfs	5.46 cfs	0.39 cfs

The raingarden and drip strips will allow the volume of stormwater infiltrated to exceed that required by current standards. The system will slightly decrease the volume of runoff for all events.

Table of Runoff Volume (24 hr.)

Event	Existing	Proposd	Decrease
2 yr.	0.101 af	0.094 af	0.07 af
5 yr.	0.143 af	0.133 af	0.010 af
10 yr.	0.184 af	0.171 af.	0.013 af
25 yr.	0.252 af	0.235 af	0.017 af
50 yr.	0.317 af	0.296 af	0.021 ad
100 yr.	0.394 af	0.376 af	0.018 af

Explanation of the extent of compliance with Stormwater Management Standards

1. Standards 1, 2,3, 5, 6, 8, 9, & 10 will be fully met
2. Standard 4, Water Quality, will not be fully met but will be improved by the raingarden.
3. Standard 5 does not apply because the area is not subject to LUHPPLs
4. Standard 6, Critical Areas, does not apply since no known critical areas are present on or near the site.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.

A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the Massachusetts Stormwater Handbook. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.[1] This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8[2]
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

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[1] The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

[2] For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature

Robert H. LeMaitre 3.31.21
Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

☐ New development

☒ Redevelopment

☐ Mix of New Development and Redevelopment

Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- ☒ No disturbance to any Wetland Resource Areas
- ☐ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- ☐ Reduced Impervious Area (Redevelopment Only)
- ☒ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
  - ☐ Credit 1
  - ☐ Credit 2
  - ☐ Credit 3
- ☒ Use of "country drainage" versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- ☐ Treebox Filter
- ☐ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof
- ☐ Other (describe): _____

Standard 1: No New Untreated Discharges

- ☒ No new untreated discharges
- ☒ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☒ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.

Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.

☒ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.

☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

☒ Soil Analysis provided.

☒ Required Recharge Volume calculation provided.

☐ Required Recharge volume reduced through use of the LID site Design Credits.

☐ Sizing the infiltration, BMPs is based on the following method: Check the method used.

☐ Static ☒ Simple Dynamic ☐ Dynamic Field[1]

☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.

☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.

☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:

- ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
- ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
- ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
- ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.

☒ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.

☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

[1] 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.

Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

☒ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.

☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
- Provisions for storing materials and waste products inside or under cover;
- Vehicle washing controls;
- Requirements for routine inspections and maintenance of stormwater BMPs;
- Spill prevention and response plans;
- Provisions for maintenance of lawns, gardens, and other landscaped areas;
- Requirements for storage and use of fertilizers, herbicides, and pesticides;
- Pet waste management provisions;
- Provisions for operation and management of septic systems;
- Provisions for solid waste management;
- Snow disposal and plowing plans relative to Wetland Resource Areas;
- Winter Road Salt and/or Sand Use and Storage restrictions;
- Street sweeping schedules;
- Provisions for prevention of illicit discharges to the stormwater management system;
- Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
- Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.

☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.

☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:

- ☐ is within the Zone II or Interim Wellhead Protection Area
- ☐ is near or to other critical areas
- ☒ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
- ☐ involves runoff from land uses with higher potential pollutant loads.

☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.

☐ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.

Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

☐ The BMP is sized (and calculations provided) based on:

- ☐ The ½" or 1" Water Quality Volume or
- ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.

☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.

☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

☒ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.

☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted ***prior to*** the discharge of stormwater to the post-construction stormwater BMPs.

☐ The NPDES Multi-Sector General Permit does ***not*** cover the land use.

☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.

☐ All exposure has been eliminated.

☐ All exposure has ***not*** been eliminated and all BMPs selected are on MassDEP LUHPPL list.

☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.

☐ Critical areas and BMPs are identified in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

☒ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:

- ☐ Limited Project
- ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
- ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
- ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
- ☐ Bike Path and/or Foot Path
- ☒ Redevelopment Project
- ☐ Redevelopment portion of mix of new and redevelopment.

☒ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.

☒ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.

☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has ***not*** been included in the Stormwater Report but will be submitted ***before*** land disturbance begins.

☐ The project is ***not*** covered by a NPDES Construction General Permit.

☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.

☐ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:

- ☒ Name of the stormwater management system owners;
- ☒ Party responsible for operation and maintenance;
- ☒ Schedule for implementation of routine and non-routine maintenance tasks;
- ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
- ☐ Description and delineation of public safety features;
- ☐ Estimated operation and maintenance budget; and
- ☐ Operation and Maintenance Log Form.

☐ The responsible party is ***not*** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:

- ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
- ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

☒ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;

☒ An Illicit Discharge Compliance Statement is attached;

☐ NO Illicit Discharge Compliance Statement is attached but will be submitted ***prior to*** the discharge of any stormwater to post-construction BMPs.

Standard 8

Construction Period Pollution Prevention and Erosion and Sediment Control

Owner and Responsible Party: Minuteman Farm LLC
c/o Richard Barry
18 Main St., Suite 203
Townsend, MA 01469

Prior to the beginning of construction silt barrier will be installed in accordance with the plans.
The barriers will be checked regularly during construction and after major storm events.
Any damaged units will be replaced immediately, silt will be removed from behind (up gradient) of the barriers if it reaches a height of six (6) or more inches.
Fueling of equipment will not be allowed within the work area.
The work shall be staged so as to minimize construction time, prevent erosion and damage to the surrounding area.
Excess excavated materials will be removed from the site as soon as practical.
Stockpiles shall be surrounded by silt barrier to prevent migration of silt.
The site shall be stabilized as soon as possible.
Silt barriers shall not be removed until the site is stable.

Standard 9

Post Construction Operation and Maintenance Plan

The owner will be responsible for the maintenance of the Stormwater Management System.
The rain garden, the swales and drip strips will be inspected monthly and after major storms.
The rain garden will be cleaned once the presence of silt or other material is observed.
The rain garden will be kept free from any accumulation of silt or debris and plant growth monitored to assure proper growth.
The drip strips will be kept clean of debris and the top (¾") stone replaced if clogging is noted.
There are no known or suspected illicit discharges at the site and none are anticipated.
Should a problem arise the owner will promptly notify the proper authorities and retain a competent contractor and manager to facilitate clean up and remediation.

Long Term Pollution Prevention Plan

Maintenance and House Keeping

Buildings

The buildings shall be maintained in good, reasonably clean condition.
Warehoused materials shall be stored inside and protected from the elements.
Potentially hazardous materials shall be properly stored in a secure area, under cover and protected.
Waste materials shall be stored in acceptable containers and properly disposed of on a regular basis.
Solid wastes shall be handled by a licensed hauler and legally disposed of.
The cleaning of vehicles shall be minimal, wash water will not be allowed to enter the stormwater system or the Ware River.
The buildings are used solely for unmanned storage and are not currently serviced by either septic systems or municipal sewage. In the future should a septic system be installed it will be maintained in accordance with Title 5. Should municipal services become available a tie in will be made as soon as practical.

Site

The site shall be inspected regularly and after major storm events to assure that all improvements are in good working condition.
Stormwater management systems shall be inspected monthly. Should a deficiency be found it shall be corrected at once.
The pavement shall be cleaned and swept on a semi annual basis in the spring and in the fall, or additionally if needed, to reduce the runoff of fines and suspended solids.
The current wooded and vegetated areas will be maintained in a neat, pruned manner to assure proper growth.
Fertilizer, herbicides and pesticides shall not be used.
Winter maintenance shall include best practices to minimize the use of sand and road salt. Its use shall be limited and only applied for reasons of safety in accessing and enjoying the site.
Snow removal operations shall be limited to the clearing of necessary areas only.
Plowing shall be staged to move the snow away from the resource areas.
Sand and salt shall not be stored on site.

Material Storage

The materials used in the growing operation will be kept in dry storage out of the flood plain and all proper protocols will be employed to prevent spills and contamination of the site.
Should an unanticipated event occur immediate action will be taken to protect the integrity of the operation.

Employee Training

Employees working on the site shall receive training in the proper handling of all materials and spill prevention. The training shall also include emergency response actions to be taken in case of an unanticipated event.

Emergency Contacts

A list of emergency contacts including but not limited to the Fire Department, DEP Regional Office, Police Department and Qualified Contractors, shall be compiled and kept in a conspicuous location for use if needed.

Certified Mail for MINUTEMAN FARM LLC

57-0-110 (1) Ware River Group, LLC
57-0-128 44 East Main Street
61-0-190 Ware, MA 01082
61-0-191

57-0-112 (2) G & G Medical Products LLC
6 East Main
Ware, MA 01082

57-0-113 (3) GOUDREAU — Darryl A & JANINE M.
40 East Main Street
Ware, MA 01082

57-0-114 (4) Smith, Tim
P.O. Box 1101
Belchertown, MA 01007

#8
57-119-1 Town of Ware
126 Main Street
Ware, MA 01082

57-0-123 (5) Maple Street Power LLC
57-0-124 c/o Buelow, Gary
17 Pleasant St.
Ware, MA 01082

57-0-125 (6) ALL Parts Racing LLC
55 East St.
Ware, MA 01082

57-0-126 (7) 118 Main Street Ware LLC
57-0-127 55 East St.
Ware, MA 01082

13

Abutters List Report

300 ft
Ware
Mar 24, 2021

Subject Property:

Parcel Number: 57-114-1
CAMA Number: 57-114-1
Property Address: EAST MAIN ST

Mailing Address: MINUTEMAN FARM LLC
18 MAIN ST - SUITE 203
TOWNSEND, MA 01469

Abutters:

Parcel Number: 57-0-110
CAMA Number: 57-0-110
Property Address: 16 EAST MAIN ST

Mailing Address: WARE RIVER GROUP LLC
44 EAST MAIN ST
WARE, MA 01082

Parcel Number: 57-0-112
CAMA Number: 57-0-112
Property Address: 6 EAST MAIN ST

Mailing Address: G&G MEDICAL PRODUCTS LLC
6 EAST MAIN ST
WARE, MA 01082

Parcel Number: 57-0-113
CAMA Number: 57-0-113
Property Address: 40 EAST MAIN ST

Mailing Address: GOUDREAU DARRYL A GOUDREAU JANINE M
40 EAST MAIN ST
WARE, MA 01082

Parcel Number: 57-0-114
CAMA Number: 57-0-114
Property Address: 24 EAST MAIN ST

Mailing Address: SMITH TIM
P O BOX 1101
BELCHERTOWN, MA 01007

Parcel Number: 57-0-123
CAMA Number: 57-0-123
Property Address: MAPLE ST

Mailing Address: MAPLE STREET POWER LLC C/O BUELOW GARY
17 PLEASANT ST
WARE, MA 01082

Parcel Number: 57-0-124
CAMA Number: 57-0-124
Property Address: MAPLE ST

Mailing Address: MAPLE STREET POWER LLC C/O BUELOW GARY
17 PLEASANT ST
WARE, MA 01082

Parcel Number: 57-0-125
CAMA Number: 57-0-125
Property Address: EAST ST

Mailing Address: ALL PARTS RACING LLC
55 EAST ST
WARE, MA 01082

Parcel Number: 57-0-126
CAMA Number: 57-0-126
Property Address: EAST ST

Mailing Address: 118 MAIN STREET WARE LLC
55 EAST ST
WARE, MA 01082

Parcel Number: 57-0-127
CAMA Number: 57-0-127
Property Address: 55 EAST ST

Mailing Address: 118 MAIN STREET WARE LLC
55 EAST ST
WARE, MA 01082

Parcel Number: 57-0-128
CAMA Number: 57-0-128
Property Address: EAST ST

Mailing Address: WARE RIVER GROUP LLC
44 EAST MAIN ST
WARE, MA 01082

Parcel Number: 57-0-126
118 MAIN STREET WARE LLC
55 EAST ST
WARE, MA. 01082

Parcel Number: 57-0-127
118 MAIN STREET WARE LLC
55 EAST ST
WARE, MA. 01082

Parcel Number: 57-0-125
ALL PARTS RACING LLC
55 EAST ST
WARE, MA. 01082

Parcel Number: 57-0-112
G&G MEDICAL PRODUCTS LLC
6 EAST MAIN ST
WARE, MA. 01082

Parcel Number: 57-0-113
GOUDREAU DARRYL A
GOUDREAU JANINE M
40 EAST MAIN ST
WARE, MA. 01082

Parcel Number: 57-0-123
MAPLE STREET POWER LLC
C/O BUELOW GARY
17 PLEASANT ST
WARE, MA. 01082

Parcel Number: 57-0-124
MAPLE STREET POWER LLC
C/O BUELOW GARY
17 PLEASANT ST
WARE, MA. 01082

Parcel Number: 57-0-114
SMITH TIM
P O BOX 1101
BELCHERTOWN, MA. 01007

Parcel Number: 57-0-128
WARE RIVER GROUP LLC
44 EAST MAIN ST
WARE, MA. 01082

Parcel Number: 57-0-110
WARE RIVER GROUP LLC
44 EAST MAIN ST
WARE, MA. 01082

Parcel Number: 61-0-190
WARE RIVER GROUP LLC
44 EAST MAIN ST
WARE, MA. 01082

Parcel Number: 61-0-191
WARE RIVER GROUP LLC
44 EAST MAIN ST
WARE, MA. 01082

Parcel Number: 57-119-1
WARE TOWN OF
126 MAIN ST
WARE, MA. 01082