

**TOWN OF MILLBURY
APPLICATION FOR SITE PLAN REVIEW**

RECEIVED
TOWN CLERK
2020 JUN 25 AM 11:58

APPLICANT:

NAME United Material Management of Millbury

STREET 200 Friberg Parkway, Suite 4001 CITY/TOWN Westborough

STATE MA ZIP 01581 TELEPHONE 508-245-4444

NAME OF PROPERTY OWNER (if different from Applicant) _____

Deed recorded in the Worcester District Registry of Deeds Book 46531 Page 212

SITE INFORMATION:

STREET AND NUMBER 333A Southwest Cutoff

ZONING DISTRICT I-2 ASSESSOR'S MAP/LOT #(S) Map 9 Block 215

LOT SIZE 6.33 FRONTAGE _____

CURRENT USE Solid Waste Processing

PROJECT PLAN INFORMATION:

PLAN TITLE United Material Management of Millbury

PREPARED BY (name/address of PE/Architect) Green Seal Environmental

114 State Road

DATES June 15, 2020

Sagamore Beach, MA
Whitney Hall P. E.

USES FOR WHICH SITE PLAN REVIEW PERMIT IS SOUGHT (refer to the Zoning Bylaw – Use Regulation Table):

Section 12.4 Site Plan Review

CITE ALL APPROPRIATE SECTIONS OF THE ZONING BYLAW WHICH PERTAIN TO THIS APPLICATION; USE AND SITE: _____

Section 12.4 and Section 26

TO THE MILLBURY PLANNING BOARD:

The undersigned, being the Applicant named above, hereby applies for Site Plan Review to be granted by the Planning Board and certifies that, to the best of applicant's knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature

Property Owner's Signature (if not Applicant) _____

CHECKLIST

Millbury Planning Board

Submission of Site Plan Review

Plan Name:

United Material Management of Millbury, LLC

Property Address:

Assessor's Map _____, Lot _____

Applicant's Name:

Address: _____ Tel. No. _____

(If the applicant is not the owner, a notarized statement authorizing the applicant to act on the owner's behalf and disclosing his interest shall be submitted)

Owner's Name:

Scott Lemay - URM

Address: _____ Tel. No. _____

Engineering Firm:

Green Seal

Address: _____ Tel. No. _____

Submission Checklist:

\$ 100 - Advertising Fee

- 1) Submission Fee of \$ 500 and Technical Review Fee of \$ _____ made payable to the Town of Millbury
- 2) One original Site Plan (at a scale of 1" = 20'), ten (10) full size copies, and seven (7) 11" x 17" copies thereof showing:
 - a. Names, addresses and telephone numbers of the owner, applicant, and person(s) or firm(s) preparing the plan. If the applicant is not the owner, submit a notarized statement authorizing the applicant to act on the owner's behalf and disclosing his interest.
 - b. Identification of the plan by name of the project, property address, assessor's map and lot number, the date, datum NAD83 and NAVD 88, north arrow, names of abutters and scale.
 - c. Natural features including watercourses, water bodies, wetlands, soil properties, and any other environmental features of the landscape that are important to the site design process.
 - d. Location of all existing and proposed easements, rights-of-way and other encumbrances.
 - e. All floodplain information, including the contours of the one-hundred (100) year flood elevation based upon the most recent Flood Insurance Rate Map for Millbury, or as calculated by a professional land surveyor for unmapped areas.
 - f. Location, width, curbing, and paving of all existing and proposed streets, rights-of-way, easements, alleys, driveways, sidewalks, and other public ways.
 - g. Location of all pavement markings.
 - h. Location of all existing and proposed on-site snow storage areas.
 - i. Location and name of all streets and indicate whether the street is a public or private way.
 - j. Lot lines with dimensions.
 - k. Zoning district lines.
 - l. Five (5) signature lines for the Planning Board approval.
 - m. Existing and proposed topography contour lines at one (1) foot intervals.
 - n. Information on the location, size, type and number of existing and proposed landscaping features.
 - o. Information on the location, size and capacity of existing and proposed on-site and abutting utilities (water, sewer, drainage, electrical, cable, etc.)
 - p. The location, type and intensity of lighting, the location and dimensions of all signage and any site amenities, the location screening of refuse containers.
 - q. The location, dimensions of all existing and proposed buildings and uses on-site and on abutting properties.
 - r. Elevation and facade treatment plans of all proposed buildings.
 - s. Information on the location, size, and type of parking, loading, storage and service areas.
 - t. Zoning and other applicable setback distances, and zoning parking calculations
 - u. At least three property boundary marker locations, remotely separated, indicated with Mass Grid Plane Coordinates
- 3) A landscape plan at the same scale as the site plan, showing the limits of work, existing tree lines and all proposed landscape features and improvements including planting areas with size and type of stock for each shrub or tree.
- 4) An isometric line drawing (projection) at the same scale as the site plan, showing the entire project and its relation to existing areas, building and roads for a distance of one hundred feet from the project boundaries.
- 5) A locus plan at a scale of one inch equals 100 feet (1" = 100') showing the entire project and its relation to existing areas, buildings and roads for a distance of one hundred (100) feet from the project boundary or such other distances as may be approved or required by the Planning Board.
- 6) Building elevation plans at a scale of one-quarter inch equals one foot (1/4" = 1') or one-half inch equals one foot (1/2" = 1') showing all elevations of all proposed buildings and structures and indicating the type and color of materials to be used on all facades.
- 7) Development impact statements which shall describe potential impacts on the proposed development, compare them to the impacts of uses which are or can be made of the site without a requirement of site plan review, identify all significant positive or adverse impacts, and propose an acceptable program to prevent or mitigate adverse impacts. The development impact statement shall include:
 - a. Traffic Impact Assessment
 - b. Environmental Impact Assessment

1/16" = 1' Waiver needed

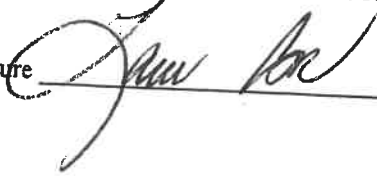
☐ c. Fiscal Impact Statement

☐ d. Historic Impact

Note: The Planning Board may waive any of the above listed requirements if it believes that said requirement is not necessary based on the size and scope of the project. The applicant may petition the Planning Board prior to making a formal application to request notification as to which sections (s) of the site plan review by-law requirements are necessary. The Planning Board will then notify the applicant within thirty (30) days as to which sections relate to the proposed project based on the size and scope of the project.

The Millbury Planning Board has accepted the submission of the above Site Plan. This document certifies that, as currently submitted, the Site Plan meets the minimum submission guidelines as set forth by the Town of Millbury. This document certifies that the Site Plan is officially accepted for Planning Board review and consideration. It does not constitute approval of the Site Plan.

Town Planner/Planning Board Clerk Signature



Date

6/23/20



Green Seal Environmental, Inc.

114 State Road, Bldg. B, Sagamore Beach, MA 02562
T: 508.888.6034 F: 508.888.1506
www.gseenv.com

MA-SDO Certified MBE, WBE
MassDOT Certified | DCAMM Certified

June 11, 2020

Ms. Laurie Connors
DIRECTOR OF PLANNING AND DEVELOPMENT
Town of Millbury
127 Elm Street
Millbury, Massachusetts 01527

**RE: Amended Site Plans - Addition of Single Stream Recycling
United Materials Management of Millbury
333A Southwest Cutoff
Millbury, Massachusetts**

Dear Ms. Connors:

Green Seal Environmental, Inc. (GSE) on behalf of United Materials Management of Millbury (UMMM) submits this application for amended site plan approval for the addition of single stream recycling facilities at the existing UMMM Facility.

UMMM has operated the solid waste processing facility located at 333A Southwest Cutoff since June 2018. The initial Site Plan Approval was received in December 2016. The Site Plan Approval was subsequently modified on several occasions as listed below:

- Amended Site Plan approval was received in March 2017, reflecting changes to utility location and addition of a septic system.
- Amended Site Plan approval was received in May 2017, reflecting changes to retaining walls, stormwater basin grading and adjustment of building location.
- Amended Site Plan approval was received in December 2017, reflecting the addition of office trailers and stormwater basin configuration.
- Amended Site Plan approval was received in July 2018, reflecting the addition of a canopy structure attached to the processing building.

UMMM currently plans to add the processing of single stream recycling material to existing operations at the site. UMMM plans to construct a 23,120 square foot building attached to the existing processing building on site. The building will be constructed by extending the existing

canopy structure 40 feet beyond the limits of the existing canopy and then enclosing the side walls of the extended canopy to create a fully enclosed building.

UMMM proposes to accept 40,000 tons per year of single stream material. The proposed enclosed building will include a mechanized processing line to separate and bale the single stream materials. Baled recyclable materials will be transported to recycling markets by truck.

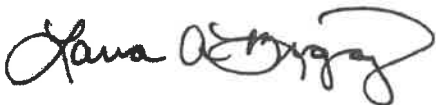
Attached is an application for amended site plan approval for the addition of single stream recyclable material, including:

1. Application for Site Plan Review
2. Development Impact Statement
3. Application Review Form
4. Form E-Request for Abutter list
5. Modified Site Plans (3 sets of full-size plans and 6 half-size plans)

Please do not hesitate to contact Whitney Hall at 774-353-6017 or me at 508-888-6034 or 617-970-8995 if you have any questions or require additional information. We look forward to meeting with the Planning Board to discuss these changes.

Sincerely,

GREEN SEAL ENVIRONMENTAL, INC.



Laura A. Bugay, P.E.
Executive Vice President

Attachments

c: Scott Lemay, UMMM
Whitney Hall, GSE

DEVELOPMENT IMPACT STATEMENT

Amended Site Plan Approval

United Material Management of Millbury
333A Southwest Cutoff
Millbury, Massachusetts 01527

June 2020

Prepared For:

United Material Management of Millbury, LLC
200 Friberg Parkway, Suite 4001
Westborough, MA 01581

Green Seal Environmental, Inc.

114 State Road, Building B, Sagamore Beach, MA 02562 | Tel: (508) 888-6034 | Fax: (508) 888-1506 | www.gseenv.com

I. Project Description

A. Project Overview

United Material Management of Millbury (UMMM) owns and operates the solid waste handling and processing facility located at 333A Southwest Cutoff in Millbury. The facility is accessed via Bob Miller's Way. The facility handles up to 1,000 tons per day of construction and demolition waste (C&D) and municipal solid waste (MSW). The facility began operations in June 2018.

The site location is defined as follows:

Parcel No. Map 9, Parcel 215
Area: 6.33 acres
Zoning: I-2
Project Type: Industrial

Prior to the start of operations, the facility received a Certificate from the Secretary of Executive Office of Energy and Environmental Affairs. The Certificate accepted the Final Environmental Impact Report that was prepared for the project and indicated that no further review by MEPA was required. The project received a site assignment from the Millbury Board of Health, assigning the site for solid waste handling and processing. The project received an Order of Conditions from the Millbury Conservation Commission. The project received an Authorization to Operate Permit from MassDEP.

The project has been reviewed by the Planning Board on several occasions as summarized below:

- Site Plan Review approval was received in December 2016.
- Amended Site Plan approval was received in March 2017, reflecting changes to utility location and addition of a septic system.
- Amended Site Plan approval was received in May 2017, reflecting changes to retaining walls, stormwater basin grading and adjustment of building location.
- Amended Site Plan approval was received in December 2017, reflecting the addition of office trailers and stormwater basin configuration.
- Amended Site Plan approval was received in July 2018, reflecting the addition of a canopy structure attached to the processing building.

UMMM currently plans to add the processing of single stream recycling material to existing operations at the site. UMMM plans to construct a 23,120 square foot building attached to the existing processing building on site. The building will be constructed by

extending the existing canopy structure 40 feet beyond the limits of the existing canopy and then enclosing the side walls of the extended canopy to create a fully enclosed building.

UMMM proposes to accept 40,000 tons per year of single stream material. The proposed enclosed building will include a mechanized processing line to separate and bale the single stream materials. Baled recyclable materials will be transported to recycling markets by truck.

UMMM is seeking an Amended Site Plan approval for the addition of the single stream Recycling processing building and equipment.

II. Site Description

A. Present Land Uses by Percentage of the Site

The proposed project is located entirely on areas of the site which were paved as part of the existing project. The Development Impact Statement submitted with the original Site Plan Review submittal in 2016 included a table of land use types and acreage before and after project construction. The post construction areas noted on this table are unchanged with this proposed project change.

B. Zoning District

The project is located entirely within the I-2 Zoning District.

III. Natural Environment

The DIS is required to address the following items related to the Natural Environment:

- Land
- Air
- Water and Wetlands
- Flora and Fauna
- Open Space and Recreation

The above items were addressed in detail in the DIS submitted with the original Site Plan Review package. The proposed project is located entirely on areas that are currently paved. The proposed project does not include grading or paving and will have no impacts on the existing stormwater management system.

The proposed processing system will be within an enclosed building and all equipment will be powered by electricity. No impacts to air quality are expected.

The information presented in the original DIS in 2016 is unchanged by the project currently proposed.

IV. Man-Made Environment

A. Aesthetics and Visual Impact

As indicated in the original DIS, the property is not a historic site and will not impact any adjacent known historic sites or areas of archeological significance. The property is adjacent to the Wheelabrator Millbury Facility in the I-2 Zoning district.

The proposed building addition will incorporate the existing canopy structure. The existing canopy area is 14,080 square feet. This existing canopy roof will be expanded by 9,040 square feet to create the proposed 23,120 square foot building. The highest point of the proposed building will be 11 feet lower than the maximum elevation of the existing processing building. The proposed building will be a pre-engineered metal building similar to the existing building. Plans submitted for the application for Amended Site Plan approval include an architectural rendering showing the proposed building and the existing building. No changes to site lighting are proposed.

Given that the building height of the proposed addition is lower than the existing processing building and is much lower than the adjacent Wheelabrator Facility, the proposed project will not obstruct scenic views.

B. Noise

Noise on site will be minimized by conducting all single stream recycling operations within an enclosed building.

Trucks delivering single stream recyclable materials will result in a minor increase in truck use. The Wheelabrator Millbury Facility is permitted to accept 500,000 tons per year of waste material. The existing UMMM processing facility is permitted to accept 240,000 tons per year of solid waste. The 40,000 tons per year of single stream recyclable materials represents less than a 5% increase in tonnage transported via Miller's Way.

Noise created as a result of the proposed project is expected to represent an insignificant increase over existing conditions.

C. Water Supply

The existing facility is supplied water by Aquarion Water Company. The proposed single stream facility will not require any water except that used for hose bibs for housekeeping and water for the fire suppression system in the building. The existing 14,080 square foot canopy area has been provided with a fire suppression system. This will be expanded to add fire suppression for the additional 9,040 square feet of building area to be constructed.

The facility does not currently and the proposed project will not utilize any groundwater or surface water for water supply.

D. Solid Waste

The proposed facility will accept single stream recyclable materials and will separate and bale the recyclable materials prior to shipping the baled materials, to offsite recycling markets. In the process of separating recyclable materials minimal amounts of solid waste may be found within the recyclable materials. The existing UMMM facility is permitted to handle solid waste. Any solid waste encountered within the recyclable material will be handled by UMMM as part of existing ongoing operations.

E. Stormwater System

The existing facility, as approved during site plan review includes a stormwater management system in compliance with the Massachusetts Stormwater Management Policy. The system includes a series of catch basins, infiltration basins and detention basins. The system is currently functioning as designed and approved.

The proposed facility will increase the roof area of the existing building and canopy by 9,040 square feet. The added roof area is located in an area that is currently paved. As a result, there is no increase in impervious surfaces associated with the construction of the proposed single stream recycling building. After construction of the proposed new building, stormwater volume will not increase and stormwater will continue to be directed to the same stormwater control features. The proposed building will include downcomers from the gutter system every 25 feet to distribute the roof runoff equally along the building foundation.

F. Circulation System

McMahon Associates performed a traffic study for the existing project prior to the initial Site Plan Review. The report concluded that the proposed project (now existing project) would not have any appreciable impact on the intersections or roadways in the study area and that no mitigation measures are necessary to accommodate the project. As stated

above the proposed single stream recycling facility represents a less than 5% increase in tonnage over the existing tonnage that currently utilizes Miller's Way. This minor change in truck traffic will not significantly alter existing traffic conditions.

The onsite traffic circulation was discussed in detail in the DIS included in the submittal for the original Site Plan Approval. This circulation pattern is also depicted on as built site plans submitted as part of the site plan review process. Current traffic is being handled as depicted on the as built site. The proposed building and traffic patterns to and from the proposed building do not impact existing traffic patterns on site. The proposed building does not impact the pedestrian circulation pattern as depicted on project as built plans.

The facility currently has 25 employees under current operations. It is expected that an additional 10 employees will be added to operate the single stream facility. The facility currently has 30 parking spaces. An additional 20 spaces will be added with the construction of the single stream recycling facility.

G. Community Services

The facility requirements for community services were discussed in the DIS submitted with the original Site Plan Approval submittal. The proposed single stream recycling facility does not change the facilities needed for community services.



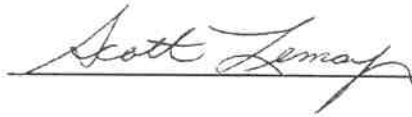
- Environmental Services
 - Solid Waste Management
 - Hazardous Waste
 - Facilities Management
 - Survey & Land Development
 - Civil Engineering
 - Construction Management
 - Wetland Restoration
-

APPLICATION REVIEW

I, Scott Lemay hereby request that my application for Amended Site Plan Approval-United Material Management of Millbury be reviewed by the Millbury Planning Department whenever possible. I understand that I will be billed for review of said application at an hourly rate determined by the Town Treasurer for Planning and Secretarial support. Payments to the Town of Millbury, will be in accordance with Article 1, Section 14.6, 14.7 and 14.8 of the Town's Zoning Bylaws, and in accordance with the Town's Rules & Regulations Governing the Subdivision of Land.

Date: June 10, 2020

Signature: _____



I, Scott Lemay hereby request that my application for Amended Site Plan Approval-United Material Management of Millbury be reviewed by consultant(s) at my expense on behalf of the Town of Millbury Planning Board. I understand that the Planning Board shall hire the consultant of their choice in accordance with Section 53G, G.L. Chapter 44. Payments to the Town of Millbury will be in accordance with Article 1, Section 14.6, 14.7 and 14.8 of the Town's Zoning Bylaws, and in accordance with the Town's Rules & Regulations Governing the Subdivision of Land.

Date: _____ Signature: _____

**TOWN OF MILLBURY, MASSACHUSETTS
FORM E**

CERTIFIED LIST OF ABUTTERS

To the Town of Millbury Planning Board:

The undersigned being an applicant for approval of a Special Permit and/or Definitive Plan of a Subdivision entitled: _____
Amended Site Plan-Processing Single Stream Recycled Materials
requests the names and addresses of each abutter within a 300 foot radius of said property.

Applicant's Signature: _____

Mailing Address: 200 Friberg Parkway, Suite 4001, Westborough, MA 01581

Owner of Property: United Material Management of Millbury

Property Address: 333A Southwest Cutoff

Assessor's Map #: 9

Parcel #: 2

Date of Public Hearing: July (Day to be determined)

To the Town of Millbury Planning Board:

This is to certify that at the time of the last assessment for taxation made by the Town of Millbury, the names and addresses of the parties assessed as adjoining owners to the parcel of land shown above, where as above written, except as follows:

Assessor's Signature: _____

Date: _____