

March 26, 2021

Mr. Paul Gaudette Chairman
Sandisfield Conservation Commission
66 Sandisfield Road
P.O. Box 663
Sandisfield, MA 01255

RE: Notice of Intent
Supplemental Information
SAMA Productions, LLC
Abby Road and Town Hill Road
Sandisfield, MA

Dear Mr. Gaudette;

Enclosed please find two (2) copies of supplemental information prepared for SAMA Productions, LLC and property located at Lot 8 Abby Road (Portion of Map 408-Block 0-Lot 31) in Sandisfield, MA. As required, a copy has been forwarded to the Western Regional Office of the Massachusetts Department of Environmental Protection in Springfield, MA.

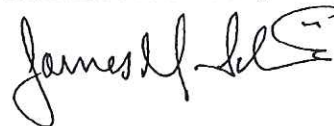
The proposed project includes the construction of a 100,000± square-foot of commercial greenhouses and a 5,000 sf one story metal building with related construction work, such as tree clearing and utilities. A portion of the work falls within buffer zone of a bordering vegetated wetlands. The supplemental information includes:

1. Updated Owner and abutter information
2. New abutter notification list
3. Proof of abutter notification
4. Revised stormwater narrative & calculations
5. Updated project Plans

If you should have any questions or concerns, or require additional information, please do not hesitate to contact the office.

Sincerely,

SK DESIGN GROUP, INC.



James M. Scalise, II PE

Enclosures

Cc: MADEP – Western Region
SAMA Productions, LLC
File

ATTACHMENT 1

Updated Owner & Abutter Information

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 #:

eDEP Transaction #:1259789

City/Town:SANDISFIELD

A.General Information

1. Project Location:

a. Street Address	LOT 8 ABBY ROAD	c. Zip Code	01255
b. City/Town	SANDISFIELD	e. Longitude	73.14030W
d. Latitude	42.14593N	g.Parcel/Lot #	31
f. Map/Plat #	408		

2. Applicant:

Individual Organization

a. First Name	JOHN	b.Last Name	HECK
c. Organization	SAMA PRODUCTIONS, LLC		
d. Mailing Address	28 PRISCILLA AVENUE		
e. City/Town	YONKERS	f. State	NY
g. Zip Code	10710	j. Email	generalpushing@gmail.com
h. Phone Number	914-263-6627	i. Fax	
	Abbey Road Land, LLC		

3. Property Owner:

more than one owner

a. First Name	G. William	b. Last Name	Heck
c. Organization	Abbey Road Land, LLC		
d. Mailing Address	6574 North SR#320		
e. City/Town	Coconut	f.State	Florida
g. Zip Code	33073	j.Email	gwheck21@gmail.com
h. Phone Number	786-258-3043	i. Fax	

4. Representative:

a. First Name	JAMES	b. Last Name	SCALISE
c. Organization	SK DESIGN GROUP, INC		
d. Mailing Address	2 FEDERICO DRIVE, SUITE 2		
e. City/Town	PITTSFIELD	f. State	MA
g. Zip Code	01201	j.Email	jscalise@sk-designgroup.com
h. Phone Number	413-443-3537	i. Fax	413-445-5376

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

a.Total Fee Paid	1,050.00	b.State Fee Paid	512.50	c.City/Town Fee Paid	537.50
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6.General Project Description:

CONSTRUCTION OF COMMERCIAL GREENHOUSES. GRADING AND STORMWATER BMPS. ~~THE BMPS ARE IN THE BUFFER ZONE.~~

7a.Project Type:

- | | |
|---|--|
| 1. <input type="checkbox"/> Single Family Home | 2. <input type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Limited Project Driveway Crossing | 4. <input checked="" type="checkbox"/> Commercial/Industrial |
| 5. <input type="checkbox"/> Dock/Pier | 6. <input type="checkbox"/> Utilities |
| 7. <input type="checkbox"/> Coastal Engineering Structure | 8. <input type="checkbox"/> Agriculture (eg., cranberries, forestry) |
| 9. <input type="checkbox"/> Transportation | 10. <input type="checkbox"/> Other |

7b.Is any portion of the proposed activity eligible to be treated as a limited project subject to 310 CMR 10.24 (coastal) or 310

ATTACHMENT 2
New Abutter Notification List

**NOTIFICATION TO ABUTTERS UNDER THE
MASSACHUSETTS WETLANDS PROTECTION ACT**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

The name of the applicant is SAMA Productions LLC.

The applicant has filed a Notice of Intent with the Sandisfield Conservation Commission seeking permission to remove, fill, dredge or alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, Section 40).

The street address of the property where the activity is proposed is: Abby Road and the Town's Assessor's Map/Lot is: 408/31.

A brief description of the proposed work is the construction commercial greenhouses along Abby Road on a 46 acre lot.

Copies of the Notice of Intent may be examined at the Sandisfield Conservation Commission office, Town Hall-66 Sandisfield Road, Sandisfield. For more information, please call the Commission office at 413-258-4711.

Copies of the Notice of Intent may be obtained from either (check one) the applicant ___ or the applicant's representative X, by calling this telephone number 413-443-3537 between the hours of 9:00 am and 3:30 pm, Monday through Friday. *NOTE: Provider may charge for the cost of reproduction.*

Information regarding the date, time and place of the public hearing regarding this application may be obtained from the Sandisfield Conservation Commission by calling 413-258-4711. Meetings are usually held on the 3rd Tuesday of each month.

Notice of the public hearing, including its date, time and place will be published at least five (5) days in advance in the Berkshire Eagle under the legal notice section.

Notice of the public hearing, including its date, time and place will be posted in Town Hall at least forty-eight (48) hours in advance.

The date that this notification was sent to abutters is March 24, 2021.
Month/Day/Year

A completed copy of this form and a list of the abutters to whom it was sent shall be submitted by the applicant to the Sandisfield Conservation Commission with the Notice of Intent.

You may also contact the nearest Department of Environmental Protection Regional Office at 413-784-1100 for more information about this application or the Wetlands Protection Act.

Western Region: 413-784-1100
Northeast Region: 617-935-2160

Central Region: 508-792-7650
Southeast Region: 508-946-2800



300 foot Abutters List Report

Sandisfield, MA
March 03, 2021

Subject Property:

Parcel Number: 408-0-31
CAMA Number: 408-0-31
Property Address: TOWN HILL RD

Mailing Address: BOBRYK PAUL ESTATE OF
MIECZKOWSKI JAMES EXECUTOR ✓
535 FISH ROCK RD
SOUTHBURY, CT 06488-2131

Abutters:

Parcel Number: 405-0-19
CAMA Number: 405-0-19
Property Address: 104 TOWN HILL RD

✓ Mailing Address: FLEMING THOMAS L
PO BOX 896
GREAT BARRINGTON, MA 01230-0896

Parcel Number: 405-0-20
CAMA Number: 405-0-20
Property Address: 102 TOWN HILL RD

✓ Mailing Address: ARICO THOMAS
94 GREAT HILL POND ROAD
PORTLAND, CT 06480

Parcel Number: 405-0-22
CAMA Number: 405-0-22
Property Address: ABBY ROAD

✓ Mailing Address: REIDEMAN JON FALK MADEILINE
PO BOX 172
NORFOLK, CT 06058

Parcel Number: 405-0-26.1
CAMA Number: 405-0-26.1
Property Address: 103 TOWN HILL RD

✓ Mailing Address: TRUE CYNTHIA M
PO BOX 502
SANDISFIELD, MA 01255-0502

Parcel Number: 408-0-1
CAMA Number: 408-0-1
Property Address: TOWN HILL RD

✓ Mailing Address: MACK BRENNIA
69 NORFOLK RD
WINSTED, CT 06089

Parcel Number: 408-0-28
CAMA Number: 408-0-28
Property Address: 75 TOWN HILL RD

✓ Mailing Address: HOLT HENRY G
PO BOX 89
VINAL HAVEN, ME 04863-0089

Parcel Number: 408-0-3
CAMA Number: 408-0-3
Property Address: TOWN HILL RD

✓ Mailing Address: HULL FORESTLANDS, LP
101 HAMPTON ROAD
POMFRET CENTER, CT 06259

Parcel Number: 408-0-4
CAMA Number: 408-0-4
Property Address: TOWN HILL RD

✓ Mailing Address: COSTIGAN JAMES V COSTIGAN MARY
K
7 RODERICK LANE
GARDEN CITY, NY 11530

Parcel Number: 408-0-5
CAMA Number: 408-0-5
Property Address: TOWN HILL RD

✓ Mailing Address: HOLT HENRY G
PO BOX 89
VINAL HAVEN, ME 04863-0089

Parcel Number: 408-0-6
CAMA Number: 408-0-6
Property Address: TOWN HILL RD

✓ Mailing Address: COSTIGAN JAMES V COSTIGAN MARY
A
7 RODERICK LANE
GARDEN CITY, NY 11530



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300 foot to the 300 foot 1 foot Abutters List Report

Sandisfield, MA
March 10, 2021

Subject Property:

Parcel Number: 408-0-31
CAMA Number: 408-0-31
Property Address: TOWN HILL RD

Mailing Address: BOBRYK PAUL ESTATE OF
MIECZKOWSKI JAMES EXECUTOR ✓
535 FISH ROCK RD
SOUTHBURY, CT 06488-2131

Abutters:

Parcel Number: 405-0-15
CAMA Number: 405-0-15
Property Address: TOWN HILL RD

✓ Mailing Address: FURST JOSEPH M FURST JOSEPH M JR
84 BARNYARD RD
ROCKY HILL, CT 06067-3606

Parcel Number: 405-0-16.2
CAMA Number: 405-0-16.2
Property Address: 110 TOWN HILL RD

✓ Mailing Address: SEDDON SR STEVEN G
110 TOWN HILL RD
SANDISFIELD, MA 01255-9700

Parcel Number: 405-0-17
CAMA Number: 405-0-17
Property Address: 108 TOWN HILL RD

✓ Mailing Address: VIRGINIA MATTHEW VIRGINIA MARINA
PO BOX 614
SANDISFIELD, MA 01255-0614

Parcel Number: 405-0-18
CAMA Number: 405-0-18
Property Address: 106 TOWN HILL RD

✓ Mailing Address: WEBER JUDITH
53 HAMPDEN ROAD
STAFFORD SPRINGS, CT 06076

Parcel Number: 405-0-19
CAMA Number: 405-0-19
Property Address: 104 TOWN HILL RD

✓ Mailing Address: FLEMING THOMAS L
PO BOX 896
GREAT BARRINGTON, MA 01230-0896

Parcel Number: 405-0-20
CAMA Number: 405-0-20
Property Address: 102 TOWN HILL RD

✓ Mailing Address: ARICO THOMAS
94 GREAT HILL POND ROAD
PORTLAND, CT 06480

Parcel Number: 405-0-22
CAMA Number: 405-0-22
Property Address: ABBY ROAD

✓ Mailing Address: REIDEMAN JON FALK MADEILNE
PO BOX 172
NORFOLK, CT 06058

Parcel Number: 405-0-25
CAMA Number: 405-0-25
Property Address: TOWN HILL RD

✓ Mailing Address: CASTRO MARIO A ROGERS-CASTRO
LAURA E
PO BOX 672
SANDISFIELD, MA 01255

Parcel Number: 405-0-26.1
CAMA Number: 405-0-26.1
Property Address: 103 TOWN HILL RD

✓ Mailing Address: TRUE CYNTHIA M
PO BOX 502
SANDISFIELD, MA 01255-0502

Parcel Number: 405-0-27
CAMA Number: 405-0-27
Property Address: TOWN HILL RD

✓ Mailing Address: MCCAFFREY RACHEAL
70 MONMOUTH ST SIDE 1A
RED BANK, NJ 07701



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3/10/2021

Page 1 of 5



900 foot Abutters List Report

Sandisfield, MA
March 10, 2021

Parcel Number: 405-0-28
CAMA Number: 405-0-28
Property Address: 107 TOWN HILL RD

✓ Mailing Address: CASTRO MARIO A ROGERS-CASTRO
LAURA E
PO BOX 672
SANDISFIELD, MA 01255

Parcel Number: 405-0-29
CAMA Number: 405-0-29
Property Address: 111 TOWN HILL RD

✓ Mailing Address: GUINALS - KUPPERMAN SETH
1 PROSPECT PARK SW APT 6H
NEW YORK, NY 11215

Parcel Number: 405-0-30
CAMA Number: 405-0-30
Property Address: 115 TOWN HILL RD

✓ Mailing Address: FARNHAM WALTER G
PO BOX 383
TYRINGHAM, MA 01264-0383

Parcel Number: 405-0-31
CAMA Number: 405-0-31
Property Address: 117 TOWN HILL RD

✓ Mailing Address: COOK CHARLENE A
PO BOX 692
SANDISFIELD, MA 01255

Parcel Number: 405-0-8
CAMA Number: 405-0-8
Property Address: 215 COLD SPRING RD

✓ Mailing Address: COMMONWEALTH OF
MASSACHUSETTS DEPT OF
CONSERVATION&RECREATION
251 CAUSEWAY STREET
BOSTON, MA 02114

Parcel Number: 406-0-47.5
CAMA Number: 406-0-47.5
Property Address: ABBY ROAD

✓ Mailing Address: HRBEK JEAN M
40 WILLIAM PENN DR
STONE BROOK, NY 11790

Parcel Number: 406-0-48
CAMA Number: 406-0-48
Property Address: ABBY ROAD

✓ Mailing Address: FRANKLIN WOODS INVESTMENTS,LLC
66 SUMMER STREET
NORTH ADAMS, MA 01247

Parcel Number: 406-0-50
CAMA Number: 406-0-50
Property Address: EAST HUBBARD RD

✓ Mailing Address: EAST HUBBARD PROPERTIES LLC
11 POWERHOUSE ROAD
ROSLYN HIEGHTS, NY 11577

Parcel Number: 406-0-51
CAMA Number: 406-0-51
Property Address: 104 WEST ST

✓ Mailing Address: ELTON PETER NICHOLAS STEEN-
ELTON BARBARA
36 VEANDALE STREET
BROOKLINE, MA 02146

Parcel Number: 407-0-19
CAMA Number: 407-0-19
Property Address: WEST ST

✓ Mailing Address: VEREMKO GREGORY VEREMKO
KAREN
39 LINDSAY DR
DALTON, MA 01226

Parcel Number: 407-0-20
CAMA Number: 407-0-20
Property Address: 86 WEST ST

✓ Mailing Address: URBAN ADAM A CARLSON CYNTHIA
2 WOODSIDE LANE
RYE, NY 10580

Parcel Number: 407-0-21
CAMA Number: 407-0-21
Property Address: 70 WEST ST

✓ Mailing Address: ANNECHARICO CHARLES EST OF
ATTENTION ALLEN ANNECHARICO
70 WEST STREET
SANDISFIELD, MA 01255



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3/10/2021

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Page 2 of 5



300' to the 300'
foot Abutters List Report

Sandisfield, MA
March 10, 2021

Parcel Number: 407-0-24
CAMA Number: 407-0-24
Property Address: WEST ST

✓ Mailing Address: DEFABRITIS JON
41 HERON VIEW RD
NEW FAIRFIELD, CT 06812

Parcel Number: 408-0-1
CAMA Number: 408-0-1
Property Address: TOWN HILL RD

✓ Mailing Address: MACK BRENNIA
69 NORFOLK RD
WINSTED, CT 06089

Parcel Number: 408-0-23.1
CAMA Number: 408-0-23.1
Property Address: 21 TOWN HILL RD

✓ Mailing Address: LEWIS SHARON S LEWIS MARTIN L
PO BOX 1039
GREAT BARRINGTON, MA 01230

Parcel Number: 408-0-24.12
CAMA Number: 408-0-24.12
Property Address: TOWN HILL RD

✓ Mailing Address: MARRES JEFFREY
51 TOWN HILL RD
SANDISFIELD, MA 01255

Parcel Number: 408-0-24.2
CAMA Number: 408-0-24.2
Property Address: 51 TOWN HILL RD

✓ Mailing Address: MARRES JEFFERY
51 TOWN HILL ROAD
SANDISFIELD, MA 01255

Parcel Number: 408-0-25
CAMA Number: 408-0-25
Property Address: 61 TOWN HILL RD

✓ Mailing Address: WOLPIN MARNI & LESLIE SPECTOR
PO BOX 584
MONTEREY, MA 01245

Parcel Number: 408-0-26
CAMA Number: 408-0-26
Property Address: 67 TOWN HILL RD

✓ Mailing Address: AMENTA MARK C AMENTA DONNA
PO BOX 561
SANDISFIELD, MA 01255

Parcel Number: 408-0-27
CAMA Number: 408-0-27
Property Address: TOWN HILL RD

✓ Mailing Address: UNKNOWN C/O TAX ASSESSORS
PO BOX 145
SANDISFIELD, MA 01255

Parcel Number: 408-0-28
CAMA Number: 408-0-28
Property Address: 75 TOWN HILL RD

✓ Mailing Address: HOLT HENRY G
PO BOX 89
VINAL HAVEN, ME 04863-0089

Parcel Number: 408-0-3
CAMA Number: 408-0-3
Property Address: TOWN HILL RD

✓ Mailing Address: HULL FORESTLANDS, LP
101 HAMPTON ROAD
POMFRET CENTER, CT 06259

Parcel Number: 408-0-4
CAMA Number: 408-0-4
Property Address: TOWN HILL RD

✓ Mailing Address: COSTIGAN JAMES V COSTIGAN MARY
K
7 RODERICK LANE
GARDEN CITY, NY 11530

Parcel Number: 408-0-5
CAMA Number: 408-0-5
Property Address: TOWN HILL RD

✓ Mailing Address: HOLT HENRY G
PO BOX 89
VINAL HAVEN, ME 04863-0089



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300' to the 300' Foot Abutters List Report

Sandisfield, MA
March 10, 2021

Parcel Number: 408-0-6
CAMA Number: 408-0-6
Property Address: TOWN HILL RD

✓ Mailing Address: COSTIGAN JAMES V COSTIGAN MARY
A
7 RODERICK LANE
GARDEN CITY, NY 11530

Parcel Number: 408-0-7
CAMA Number: 408-0-7
Property Address: 76 TOWN HILL RD

✓ Mailing Address: COSTIGAN JAMES V COSTIGAN MARY
K
7 RODERICK AVE
GARDEN CITY, NY 11530

Parcel Number: 408-0-8
CAMA Number: 408-0-8
Property Address: 74 TOWN HILL RD

✓ Mailing Address: COSTIGAN JAMES V. COSTIGAN MARY
K.
7 RODERICK LANE
GARDEN CITY, NY 11530

Parcel Number: 408-0-9
CAMA Number: 408-0-9
Property Address: 70 TOWN HILL RD

✓ Mailing Address: ECKERT KARL L ECKERT THERESA A
54 MAY ST
NEW BRITIAN, CT 06052

Parcel Number: 411-0-1.1
CAMA Number: 411-0-1.1
Property Address: 46 LOWER WEST ST

✓ Mailing Address: RICHARD GARY J RICHARD PATRICIA A
46 LOWER WEST ST
SANDISFIELD, MA 01225

Parcel Number: 411-0-1.2
CAMA Number: 411-0-1.2
Property Address: LOWER WEST ST

✓ Mailing Address: RICHARD GARY J RICHARD PATRICIA A
46 LOWER WEST ST
SANDISFIELD, MA 01225

Parcel Number: 411-0-2
CAMA Number: 411-0-2
Property Address: 42 LOWER WEST ST

✓ Mailing Address: KOCHNOWICZ MARY
15 LEWIS POINT RD
BUZZARDS BAY, MA 02532

Parcel Number: 411-0-3
CAMA Number: 411-0-3
Property Address: LOWER WEST ST

✓ Mailing Address: MARGULIES MAX EST
168 NORTH MAIN ST
SHARON, MA 02067

Parcel Number: 412-0-23
CAMA Number: 412-0-23
Property Address: WEST ST

✓ Mailing Address: WOOL PETER J NOMINEE TRUST
149 SEASHORE DR
JUPITER, FL 33477-9687

Parcel Number: 412-0-26
CAMA Number: 412-0-26
Property Address: 66 LOWER WEST ST

✓ Mailing Address: MCDOWELL GEORGE ANDREW
MCDOWELL TINA MARIE
21 LINCOLN AVENUE
WEST HARTFORD, CT 06117

Parcel Number: 412-0-28.11
CAMA Number: 412-0-28.11
Property Address: LOWER WEST ST

✓ Mailing Address: STAPLETON BRIAN EUGENE
PO BOX 116
GREAT BARRINGTON, MA 01230

Parcel Number: 412-0-28.12
CAMA Number: 412-0-28.12
Property Address: LOWER WEST ST

✓ Mailing Address: STAPLETON BRIAN EUGENE
PO BOX 116
GREAT BARRINGTON, MA 01230



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3/10/2021

Page 4 of 5



300' to the 300'
1 foot Abutters List Report

Sandisfield, MA
March 10, 2021

Parcel Number: 412-0-28.2
CAMA Number: 412-0-28.2
Property Address: LOWER WEST ST

✓ Mailing Address: COMMONWEALTH OF MASSACHUSETTS
251 CAUSEWAY STREET
BOSTON, MA 02114

Parcel Number: 412-0-28.3
CAMA Number: 412-0-28.3
Property Address: 52 LOWER WEST ST

✓ Mailing Address: COMMONWEALTH OF MASSACHUSETTS
251 CAUSEWAY STREET
BOSTON, MA 02114

Parcel Number: 412-0-28.4
CAMA Number: 412-0-28.4
Property Address: 50 LOWER WEST ST

✓ Mailing Address: CHAPMAN SHANNON
5820 EAST OCEAN BLVD
LONG BEACH, CA 90803

3/10/2021

Prepared by

Jacqueline BFB
Principal Assessor



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Sub listing of Parcel Number: 408-0-31.0

Sandisfield,MA March 3, 2021 300' Abutters List Repost continued

Subject Property in Subdivision 408-0-31.8 Mailing Address: Abbey Road Land LLC

Recorded 11/16/2020 Plat File # D-F14 6574 North SR#320

Deed Reference: 01/06/2021 BK2654 PG286 Coconut, FL 33073

46.749 ACRES

Abutters:

Parcel Number: 408-0-31.7 Mailing Address: Abbey Road Land LLC

BK2654 PG286 6574 North SR#320

6.524 ACRES Coconut, FL 33073

Parcel Number: 408-0-31.6 Mailing Address: Abbey Road Land LLC

BK2654 PG286 6574 North SR#320

7.502 ACRES Coconut, FL 33073

Parcel Number: 408-0-31.5 Mailing Address: Fred Zagar

Recorded:1/5/2021 BK2654 PG231 437 East Plantation Road

8.163 ACRES Virginia Beach,VA 23454

Parcel Number:408-0-31.4 Mailing Address: Celina A Rella & Nathan J Barnet

Recorded:1/5/2021 BK2654 PG195 359 Weirfield Street FL1

8.009 ACRES Brooklyn, NY 11237

Parcel Number:408-0-31.3 Mailing Address: Mark C & Linda A. Elwood

Recorded:1/6/2021 BK2654 PG281 24 Corey Road

8.024 ACRES Flanders, NJ 07836

Parcel Number:408-0-31.2 Mailing Address: Kathleen Conroy Cass

Recorded:1/06/2021 BK2654 PG274 130 Skokorat Street

8.032 ACRES Seymour, CT 06483

Christopher Michael Bodnar

45 Jackson Street

Ansonia, CT 06401

Parcel Number:408-0-31.1 Mailing Address: Henry Holt

Recorded 1/6/2021 BK 2654 PG289

40.010 ACRES

14 Water Street, PO BOX 89

Vinalhaven, ME 04863-0089

3/8/2021

Local Town Addresses:

Town of Monterey
435 Main Rd.
Monterey, MA 01245

Town of New Marlborough
P.O. Box 99
Mill River, MA 01244

Town of Tolland
241 West Granville Rd.
Tolland, MA 01034

Town of Otis
P.O. Box 237
Otis, MA 01253

Planning Bd + Bd of Health

posted at T.H. Annex
post office
transfer station

✓

ATTACHMENT 3
Proof of Abutter Notification

e Mail



UNITED STATES POSTAL SERVICE

Name and Address of Sender

SK Design Group, Inc.
2 Federico Dr., Suite 1
Pittsfield, MA 01201

- Check type of mail or service
- Adult Signature Required
 - Adult Signature Restricted Delivery
 - Certified Mail
 - Certified Mail Restricted Delivery
 - Collect on Delivery (COD)
 - Insured Mail
 - Priority Mail
 - Priority Mail Express
 - Registered Mail
 - Return Receipt for Merchandise
 - Signature Confirmation
 - Signature Confirmation Restricted Delivery

Addressee (Name, Street, City, State, & ZIP Code™)

1. THOMAS AVI/O
94 GREAT HILL ROAD
PORTLAND, CT 06480
2. JAMES V + MARY K. COFFMAN
T RODERICK LANE
GARDEN CITY, NY 11530
3. HEARY G. HDK
P.O. BOX 89 - 14 WATER ST.
VIND HAVEN, ME 04860-0089
4. HULL WESTLANDS LP
101 HAMPTON ROAD
POMFRET CENTER, CT 06259
5. BEERMA MACK
69 NORFOLK ROAD
WINSTED, CT 06089
6. JON REIDEMAN
MAGELLINE TALK
P.O. BOX 172
NORFOLK, CT 06058
7. CYNTHIA M. TUE
P.O. BOX 502
SANDSBURY, MA 01255-0502
8. FRED TAGAN
421 EAST HANTON RD
VIRGINIA BEACH, VA 23454

USPS Tracking/Article Number

1. 9200181 ABUTER
2nd Notice
2. " "
3. " "
4. " "
5. " "
6. " "
7. " "
8. " "

U.S. POSTAGE PAID

DALTON, MA
01226
MAR 24 2021

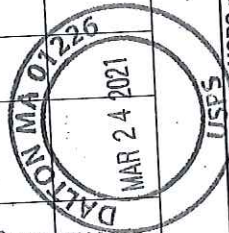
AMOUNT
\$3.52

R2305K132228-4



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1. *200181 Abutter
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CELINA A. REINA *
NATHAN J. BARNET
359 WENTWELL ST #11
BROOKLYN, NY 11237
MARK & LINDA A. ELWOOD
24 COLBY ROAD
PLEASERS, VT 07836

2. u u
KATHLEEN CONROY CASS
130 SKOKROST STREET
SEYMOUR, CT 06483

3. u u
CHRISTOPHER MICHAEL BODNER
95 JACKSON ST
ANSONMA, CT 06401

4. u u
CONUM, OF MA
DEPT OF CONSERVATION
251 CONSERVACY ST SUITE 600
BOSTON, MA 02114
THOMAS L. FLEMING
P.O. BOX 546
GREAT BARRINGTON MA 01270

5. u u
JOSEPH M. FURST
10300 N FURST JR
84 BARNHARD ROAD
ROCKY HILL CT 06067-3606
STEVEN G. SEBASTIAN SR.
110 TOWNHILL ROAD
SANDUSKY, MA 01255-9700

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 2nd Notice
 Matthew + Maria Virginia
 P.O. Box 614
 Southfield MA 01355-9700

2.
 Keith Weber
 53 Hampden Road
 Stafford Springs, CT 06076

3.
 Richeal McCabrey
 70 Monmouth St. Side 1A
 Residence, NJ 07104

4.
 Estate of Paul Bobrick
 James Maczynski, Executor
 535 Franklin Rd
 Southbury, CT 04885-2131

5.
 Mario A Castro
 Lawrence Rogers Castro
 PO Box 678
 Southfield, MA 01355

6.
 Sekh Kubermona Gwinats
 1 Prospect Park SW Apt 6H
 New York, NY 11215

7.
 Walter Fainleam
 PO Box 383
 Tyringham, MA 01264-0383

8.
 Charlene A. Cook
 P.O. Box 692
 Southfield MA 01355

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 G. J. Swadsworth

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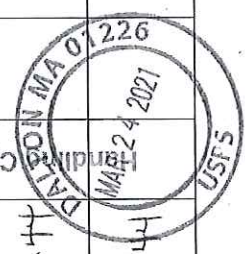
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	2. u u														Franklin Woods Investments LLC 160 Summer St Dorset Adams MA 01247	.51	.44								
	3. u u														East Hubbard Properties LLC 11 Powerhouse Road Roslyn Heights, NY 11577	.51	.44								
	4. u u														Peter Nicholas Elton Barbara Street Elton 31 Veardale St Dorchester, MA 02146	.51	.44								
	5. u u														Gregory Kusan Veremko 39 Lindsay Dr. Dalton MA 01226	.51	.44								
	6. u u														Adam A. Urban Cynthia Carlson 2 Woodside Lane Rye, NY 10580	.51	.44								
	7. u u														Estela Anne Onorio Charles Attn: Helen Anne Charico 70 West Street Sondwile MA 01255	.51	.44								
	8. u u														Jon DeLorinis 41 Heron View Road Newfane VT 05612	.51	.44								



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2 Federico Dr., Suite 1
Pittsfield, MA 01201

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2nd Notice

Maxquiles Max Est.
168 North Main St
Sharon MA 02067

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2. 11 11

Peter J. Wood Nominet Trust
149 Seashore Drive
Jupiter, FL 33477-9187

51

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3. 11 11

George Andrew McDowell
Linamarie McDowell
21 Lincoln Avenue
West Hartford, CT 06117

51

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4. 11 11

Brian Eugene Stapleton
PO Box 116
Great Barrington, MA 01230

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5. 11 11

Shannon Chapman
5820 East Ocean Blvd
Long Beach, CA 90803

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6. 11 11

Abbey Road Land LLC
6914 North St 320
Cocoa, FL 32912

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7. 11 11

Teresa J. Monteleone
435 McGA Road
Monteleone, MA 01246

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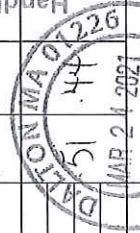
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Town of New Marlborough
P.O. Box 99
Mill River, MA 01244

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ATTACHMENT 4
Revised Stormwater
Narrative & Calculations

STORMWATER MANAGEMENT NARRATIVE

To Accompany Special Permit Application

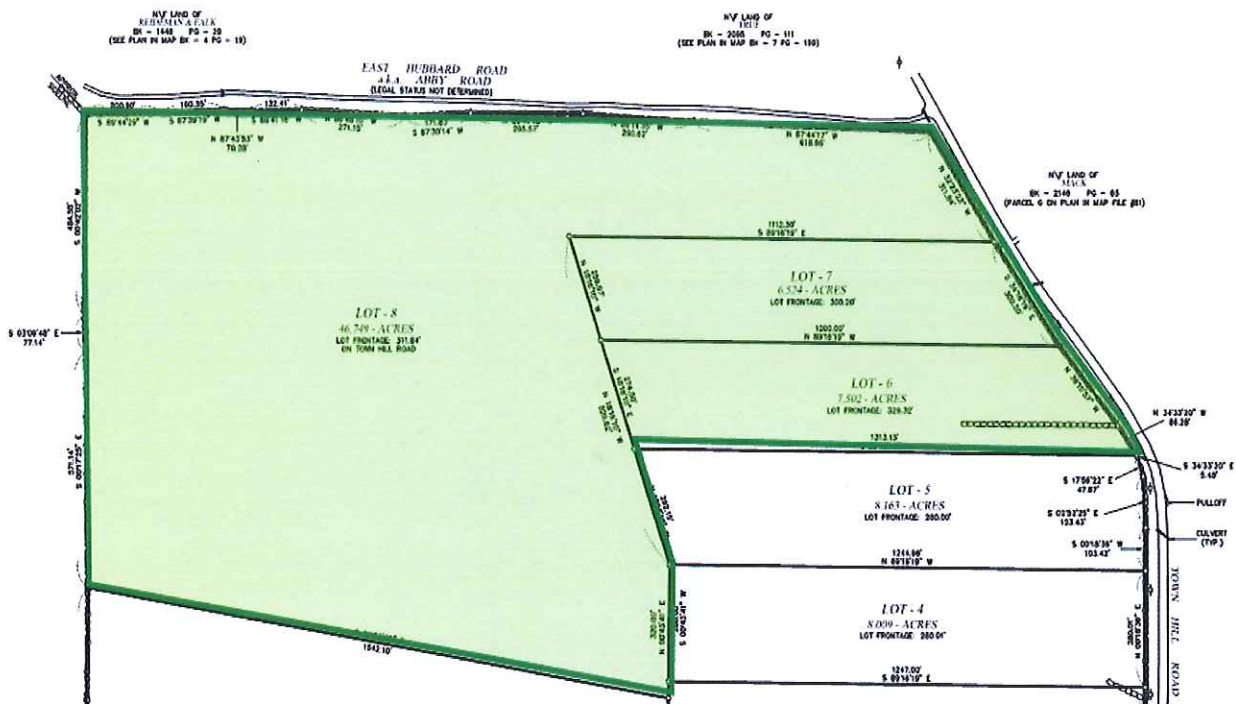
SAMA Productions LLC

Abby Road

Sandisfield, MA

Introduction

The project site is located along Abby road near the intersection of Abby Road and Town Hill Road in Sandisfield, MA.



Portion of property survey (Prepared By Kelly Granger and Parsons Assoc.)

The property contains 60± acres of land accessed Abby Road traveling west along Abby road. The existing site is known as Town Hill and is a forested hillside. The entire development is located on lot 8 which includes 46 acres of land.

The proposed project includes the construction of (23) green houses and a 5,000-sf pre-engineered processing building. The project also includes the construction of gravel driveways, with parking areas, grading, utilities, and stormwater infrastructure.

The method to be used to analyze both the existing and proposed drainage flow is outlined in the Soil Conservation Services Technical Release 20 (TR-20) and Soil Conservation Services Technical Release 55 (TR-55) "Urban Hydrology for Small Watersheds", 2nd Edition, 1986. The SCS methods are utilized by HydroCAD stormwater modeling software, which provides methods to calculate stormwater runoff volumes, peak rates of runoff and hydrographs for small watersheds. The input data includes site use, published hydrologic soil type and statistical rainfall data. The analysis will show no increase in runoff for a 24- hour, type III storm during a 2-year, 10-year, and 100-year storm event.

The time of concentration calculations are based upon the travel time from the hydraulically most distant point within the watershed to the final design point. The times were calculated utilizing the *Soil Conservation Services Technical Note Hydrology No. N4* dated July 1986.

The proposed drainpipes will be high density polyethylene (HDPE), more specifically we have specified Advance Drainage System (ADS N-12). This type of pipe is light weight, durable, and provides the capacity of other types of pipe (i.e. metal, concrete, etc.)

The stormwater design mimics existing drainage patterns and is design following the Mass Department of Environmental Protection Stormwater Management Standards. The design has been revised to eliminate any point source discharges removing jurisdiction of the wetlands protection Act related to stormwater. The revised design includes a Low Impact Development approach that sheet flows stormwater manages stormwater without conveyances. When conveyances are proposed they are located outside the Buffer zone and jurisdiction under the Wetlands Protection Act.

Standard #1-No new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

The project as proposed includes the collection, treatment and mitigation of stormwater runoff from all developed areas and by-passes upgradient stormwater to ensure hydrology is not interrupted to downgradient areas. The conveyance system is designed to have sufficient capacity to convey runoff safely during the 10-year storm. The maximum calculated velocity is 4.4 fps. The drainage channel will be planted with tall fescue grass mix and a grass legume mixture. This ground cover will prevent erosion. Should erosive conditions persist, check dams shall be installed. Check dams shall be installed at 50' intervals 18 inches high and well graded 6-inch minus stone.

Standard #2-Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates. This Standard may be waived for discharges to land subject to coastal storm flowage as defined in 310 CMR 10.04.

Peak flows are managed according to the standards as outlined below:

	Westerly DP Existing Outflow (cfs)	Westerly DP Proposed Outflow (cfs)
Event		
2 year	5.64	5.66
10 year	13.12	11.25
100 year	33.83	26.87
	Easterly DP Existing Outflow (cfs)	Easterly DP Proposed Outflow (cfs)
Event		
2 year	4.94	4.75
10 year	11.48	11.09
100 year	29.58	29.52

Standard #3 Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures.

Infiltration volume is provided using the static method. All infiltration BMPs are proposed in fill areas onsite. Other infiltration measures are proposed to collect stormwater onsite but are not included in the calculations for compliance under this standard. Construction of the BMPs in fill insures the BMPS meet the separation to groundwater requirements under this section. The below summary indicates the standard is met.

Groundwater recharge

Target Depth Factor	0.25	inch
	0.021	feet
impervious area	1.45	acres (West)
sum	1.45	
Area	62,998	square feet
Recharge volume required	1,312	Cubic feet

Infiltration trenches proposed

Greenhouse group 1	0	Cubic feet
Greenhouse group 2	989	Cubic feet
Greenhouse group 3	897	Cubic feet
Volume Provided	1,886	Cubic feet

The infiltration trenches installed above groundwater by 2 feet minimum will include 1830 LF of trench. The design includes a trench 18 inches deep by 12 inches wide with a 4-inch perforated pipe. This provides 1,886 cubic feet of storage meeting the standard.

Onsite soils were investigated by advancing 12 test excavations. Onsite soils were characterized as fine sandy loam to depths of greater than 10 feet in all tested areas. Groundwater depth varied from 18"-24" below existing grade based upon >5% soil mottling. Soil permeability is 0.6 in/hr. for design purposes. Infiltration BMPs require a minimum of 0.17 in/hr. therefore this criterion is met.

The westerly subarea is subject to jurisdiction under the Wetlands Protection Act. The westerly subarea includes 1.446 acres of impervious area with a total area of 14.4 acres. Approximately 10,000 sf of area in the gravel yard will not be recharged. This amounts to $10,000 \text{ SF} / (1.45 \times 43560) = 15\%$.

Solution:

$$R_v = F \times \text{Impervious Area therefore } R_v = (0.25/12)(1.45)(43560)$$

$$R_v = 1315 \text{ CF}$$

Adjusted Volume is $(1/.848) \times 1315 \text{ cf} = 1550.1 \text{ cf}$ required.

1586 cf provided. **The design meets the standard.**

Infiltration BMPs must drawdown within 72 hours. The following calculation for drawdown is provided:

$$\text{Time} = \frac{R_v}{K} \quad (\text{Bottom Area})$$

$$R_v = 1884 \text{ cf}$$

$$K = 0.17 \text{ conservatively}$$

$$\text{Bottom Area} = 150 \times 1' \times 46' \times 26.5\% = 1830 \text{ SF}$$

$$\text{Time} = 1884 / (0.17/12) \times 1830 \text{ SF} = 72 \text{ hours. } \quad \mathbf{\underline{\text{This standard is met.}}}$$

Standard #4-Water Quality

Stormwater will be treated using best management practices. The project site has been separated into several sub-areas to manage stormwater. Upstream undeveloped forests are by-passed around the development to avoid mixing with developed area stormwater. Clean by-pass water will replenish the downgradient

wetlands with hydrology. Further rooftop runoff is also captured, infiltrated, and discharged separately to avoid the treatment train and avoid mingling of “contaminated” and “uncontaminated” runoff. The remaining development area is reduced to 4± acres of impervious area including both the easterly and westerly subareas. The Westerly sub area includes about 2.9 acres of gravel drive and unaccounted for rooftop that is collected and treated. The treatment train for the westerly contributing area is not provided as the runoff will sheet flow across a grass biofilter strip and the wooded buffer with no point source discharge.

The following treatment train is for non-jurisdictional discharges under the wetlands protection act.

Location:

B	C	D	E	F
BMP ¹	TSS Removal Rate ¹	Starting TSS Load*	Amount Removed (C*D)	Remaining Load (D-E)
Infiltration Basin	0.80	1.00	0.80	0.20
Extended Dry Detention Basin	0.50	0.20	0.10	0.10
	0.00	0.10	0.00	0.10
	0.00	0.10	0.00	0.10
	0.00	0.10	0.00	0.10

Total TSS Removal = Separate Form Needs to be Completed for Each Outlet or BMP Train

The easterly area includes the metal building and a portion of greenhouse group #2. The treatment train is as follows:

Location:

TSS Removal Calculation Worksheet	B	C	D	E	F
	BMP ¹	TSS Removal Rate ¹	Starting TSS Load*	Amount Removed (C*D)	Remaining Load (D-E)
	Treebox Filter	0.80	1.00	0.80	0.20
	Extended Dry Detention Basin	0.50	0.20	0.10	0.10
		0.00	0.10	0.00	0.10
		0.00	0.10	0.00	0.10
		0.00	0.10	0.00	0.10

Total TSS Removal =

Separate Form Needs to be Completed for Each Outlet or BMP Train

EASTERLY:

Water quality treatment volume:

$$V_{wQ} = (1/2\text{-inch}/12 \text{ in/ft}) * (1.0 * 43560 \text{ sf/acre})$$

$$= 1815 \text{ CF} < (0.109 \text{ AF} * 43560) = 4748 \text{ OK}$$

The parking area around the building is supplemented with tree box filters thus it has a similar treatment train to the above.

Standard #5-Land Uses with Higher Potential Pollutant Loads (LUPPL)

The proposed project is not considered a LUPPL therefore this does not apply.

Standard #6-Critical Areas

The proposed project is not located in, nor discharge to a Critical Area, therefore this does not apply.

Standard #7-Redevelopment

The proposed project is not considered a redevelopment project therefore this does not apply.

Standard #8-Construction Period Controls

The proposed site disturbance is greater than 1 acre, therefore a National Pollutant Discharge Elimination System (NPDES) Stormwater Pollution Prevention Plan (SWPPP) will be filed. This will be completed

prior to land disturbance. In the interim, an Erosion Control plan with details is included herein. Silt fence with straw wattles are located along all downgradient limits of work, sediment traps are proposed in each catch basin and each building will be phased to minimize site disturbance.

Standard #9-Operation and Maintenance

Swales and ponds shall be inspected annually, and sediment should be removed when it has accumulated to 12" in depth.

ILLCIT DISCHARGE COMPLIANCE STATEMENT

SAMA Productions LLC

Abby Road Sandisfield, MA

This statement is provided in accordance with the provisions of the Massachusetts Stormwater Management Standard 10 and of the Massachusetts Stormwater Management Handbook.

Note the following:

All stormwater management systems contain no connection to the site's wastewater sewer system or to any other non-stormwater collection system.

Groundwater collection systems on the site are not connected to the site's wastewater sewer system or to any other non-stormwater collection system.

The facility's Operations & Maintenance Plan is designed to prevent any discharge of non-stormwater to the drainage system.

Any illicit discharges identified during or after construction will be immediately disconnected.

Date: February 2021

ATTACHMENT 5
Update Project Plans