

Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
Massachusetts Environmental Policy Act (MEPA) Office

Environmental Notification Form

For Office Use Only

EEA#: 16264

MEPA Analyst: Tori King

The information requested on this form must be completed in order to submit a document electronically for review under the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: 246 Peru Rd		
Street Address: 246 Peru Rd		
Municipality: Hinsdale	Watershed: East Branch Housatonic River	
Universal Transverse Mercator Coordinates: (N) 4700532.32; (E) 656295.61	Latitude: 42.441369	Longitude: -73.099616
Estimated commencement date: 3/1/2021	Estimated completion date: 9/1/2021	
Project Type: Marijuana Cultivation	Status of project design: 75 %complete	
Proponent: Ipswich Pharmaceutical Associates, Inc.		
Street Address: c/o Matthew Bandle, 40 Woodland Street		
Municipality: Hartford	State: CT	Zip Code: 06105
Name of Contact Person: Chris Chamberland		
Firm/Agency: Berkshire Design Group	Street Address: 4 Allen Place	
Municipality: Northampton	State: MA	Zip Code: 01060
Phone: (413) 582-7000	Fax: (413) 582-7005	E-mail: Chrisc@berkshiredesign.com

Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No

If this is an Expanded Environmental Notification Form (ENF) (see 301 CMR 11.05(7)) or a Notice of Project Change (NPC), are you requesting: **N/A**

a Single EIR? (see 301 CMR 11.06(8)) Yes No
a Special Review Procedure? (see 301CMR 11.09) Yes No
a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
a Phase I Waiver? (see 301 CMR 11.11) Yes No
(Note: Greenhouse Gas Emissions analysis must be included in the Expanded ENF.)

Which MEPA review threshold(s) does the project meet or exceed (see 301 CMR 11.03)?
11 (b) – Project is located within an ACEC

Which State Agency Permits will the project require?
Cannabis Control Commission License Transfer

Identify any financial assistance or land transfer from an Agency of the Commonwealth, including the Agency name and the amount of funding or land area in acres:
None

Summary of Project Size & Environmental Impacts	Existing	Change	Total
LAND			
Total site acreage	185		
New acres of land altered		3.5	
Acres of impervious area	0.3	0.5	0.8
Square feet of new bordering vegetated wetlands alteration		0	
Square feet of new other wetland alteration		0	
Acres of new non-water dependent use of tidelands or waterways		0	
STRUCTURES			
Gross square footage	2,000	22,000	24,000
Number of housing units	1	-1	0
Maximum height (feet)	30	0	30
TRANSPORTATION			
Vehicle trips per day	10	118	128
Parking spaces	4	24	28
WASTEWATER			
Water Use (Gallons per day)	440	3,060	3,500*
Water withdrawal (GPD)	440	3,060	3,500
Wastewater generation/treatment (GPD)	440	460	900
Length of water mains (miles)	0.02	0.02	0.04
Length of sewer mains (miles)	0.02	0.08	0.1
Has this project been filed with MEPA before? <input type="checkbox"/> Yes (EEA #_____) <input checked="" type="checkbox"/> No			
Has any project on this site been filed with MEPA before? <input type="checkbox"/> Yes (EEA #_____) <input checked="" type="checkbox"/> No			

*Annual average daily use is projected to be 3,500 gpd as averaged over 12 months. Irrigation use will be highly seasonal. During the peak month, water use will be an average of 9,800 gpd. On the peak day, the use will be approximately 12,000 gallons.

GENERAL PROJECT INFORMATION – all proponents must fill out this section

PROJECT DESCRIPTION:

Describe the existing conditions and land uses on the project site:

The property is located on the south side of Peru Road and east of Creamery Road. It is accessed only from Peru Road. The lot contains approximately 185 acres of land, which is 90% forested, including over 20 acres of forested wetland. The existing site includes a single family home and three cleared agricultural fields totaling approximately 12 acres.

A large system of wetlands runs through the site from northwest to southeast. Watershed mapping shows that water travels through these wetlands in both directions from a high point within the interior of the site. Wetlands in the southeast of the property are distant from the proposed project. The wetlands running toward the northwest of the property are bordering on an intermittent stream that is located between the proposed site and Peru Road. The stream is intercepted by a human-built farm pond. The pond receives inflow from the stream and discharges through a 15” partially-exposed culvert under the existing farm road that accesses the proposed site. The pond is listed as a potential vernal pool on the Massachusetts Geographic Information System (Mass GIS).

Describe the proposed project and its programmatic and physical elements:

The proposed operation will be cultivation of adult-use cannabis, with the plants primarily grown outdoors, with smaller greenhouses supplementing the outdoor grow. A head house building where no cultivation of plants will take place is also proposed.

The outdoor field areas will account for the majority of cultivation space and will include two fields totaling 80,000 sq. ft. There will be four greenhouses, each 2,750 sq. ft., for a total of 91,000 sq. ft. of cultivation space. The total employment at the site will include approximately 20 full-time year-round employees, with a total of up to 60 full-and-part-time employees during peak periods for the full scope of operations for cultivation, post-harvest, and extraction/processing.

The 10,800 sq. ft. head house building will provide all supplemental use areas for the outdoor fields and greenhouse operations. This building will contain employee facilities such as restrooms, lockers, break room, and offices, as well as a secure product storage room, and any required security systems for the entire site. A proposed gravel driveway and parking lot will provide vehicle access from Peru Road. The work will include upgrading an existing farm road to gravel surfacing.

Water for irrigation, domestic use, and fire protection will be supplied by a new private well. Public sewer is unavailable, and a new septic tank and leach field will be installed and connected to the head house restroom facilities. A stormwater management system is proposed to attenuate runoff, improve water quality, and promote groundwater recharge.

All proposed work is located outside wetland resource areas. The vast majority of the site, including the buildings, parking lot, cultivation areas, and the entire stormwater management system are located outside of the buffer zone.

NOTE: The project description should summarize both the project’s direct and indirect impacts (including construction period impacts) in terms of their magnitude, geographic extent, duration