

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

**Environmental Notification Form**

*For Office Use Only*

EEA#: \_\_\_\_\_

MEPA Analyst: \_\_\_\_\_

*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.*

<b>Project Name: FFD Enterprises – Bullards Crossing</b>		
<b>Street Address: 0 Bullards Crossing</b>		
<b>Municipality: Hinsdale</b>	<b>Watershed: Cady Brook / East Branch Housatonic River</b>	
<b>Universal Transverse Mercator Coordinates: (N) 4694961.97; (E) 654947.47</b>	<b>Latitude: N 42.3915°</b>	
	<b>Longitude: W 73.1175</b>	
<b>Estimated commencement date: 3/1/2021</b>	<b>Estimated completion date: 9/1/2021</b>	
<b>Project Type: Marijuana Cultivation</b>	<b>Status of project design: 75 %complete</b>	
<b>Proponent: FFD Enterprises MA, Inc.</b>		
<b>Street Address: c/o Ellen Freyman, Shatz, Schwartz and Fentin, P.C., 1441 Main Street, Suite 1100</b>		
<b>Municipality: Springfield</b>	<b>State: MA</b>	<b>Zip Code: 01103</b>
<b>Name of Contact Person: Chris Chamberland</b>		
<b>Firm/Agency: Berkshire Design Group</b>	<b>Street Address: 4 Allen Place</b>	
<b>Municipality: Northampton</b>	<b>State: MA</b>	<b>Zip Code: 01060</b>
<b>Phone: (413) 582-7000</b>	<b>Fax: (413) 582-7005</b>	<b>E-mail: Chrisc@berkshiredesign.com</b>

  

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**

<b>Summary of Project Size &amp; Environmental Impacts</b>	<b>Existing</b>	<b>Change</b>	<b>Total</b>
<b>LAND^</b>			
Total site acreage	20		
New acres of land altered		5.2	
Acres of impervious area	0	0.5	0.5
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	
<b>STRUCTURES</b>			
Gross square footage	0	22,000	22,000
Number of housing units	0	0	0
Maximum height (feet)	0	20	20
<b>TRANSPORTATION</b>			
Vehicle trips per day	0	118	118
Parking spaces	0	56	56
<b>WASTEWATER</b>			
Water Use (Gallons per day)	0	3,060	3,060*
Water withdrawal (GPD)	0	3,060	3,060
Wastewater generation/treatment (GPD)	0	460	460
Length of water mains (miles)	0	0.01	0.01
Length of sewer mains (miles)	0	0.01	0.01
<p>Has this project been filed with MEPA before?  <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No</p> <p><b>A virtually identical project at a different site was previously filed under EEA #16264 under a different proponent name. That project was subsequently abandoned.</b></p> <p>Has any project on this site been filed with MEPA before?  <input type="checkbox"/> Yes (EEA # _____) <input checked="" type="checkbox"/> No</p>			

^See also Land Alteration Chart on Page 11.

\*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 Bullards Crossing, between Rt. 8 and a railroad line. The property consists of approximately 20 acres of land bounded to the north by Bullards Crossing and to the west by wetlands associated with Cady Brook. The southern property line coincides with the Hinsdale/Washington Town Line. The site was divided from a larger property, with remaining land located to the east.

The property was formerly used as a gravel pit. Based on aerial photos, gravel extraction within the property was ended in stages between 2006 and 2014. Since the end of gravel extraction, the site has been maintained as open grassland. Gravel access roads from the previous operation remain.

Cady Brook, a perennial stream, and its associated wetlands are located on the abutting property to the west. No wetlands are located within the project property; however, both riverfront area and wetland buffer areas do extend onto the property.

Describe the proposed project and its programmatic and physical elements:

The proposed operation will be cultivation and manufacturing of adult-use cannabis, with the plants primarily grown outdoors, and small 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 most of the cultivation space and will include two fields totaling 89,000 sq. ft. There will be four greenhouses, each 2,750 sq. ft., for a total of 100,000 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.

The project proponent intends to be licensed as a marijuana product manufacturer. Manufacturing processes that produce extracts and infused food products (i.e. “edibles”) will be located in the head house. These processes will include hydrocarbon extraction, which utilizes a butane- or propane-based solvent to strip the desired compounds from the plant material. The process then separates the hydrocarbon solvent from the extract and returns it to a reservoir leaving a wax or solid extraction product. The process is closed-loop and does not discharge any solvent or other liquids. Separately, IPA will operate a commercial kitchen to produce and package food products. This kitchen will operate identically to any commercial kitchen, with the exception that marijuana extract will be utilized as an ingredient in each item.

A proposed gravel driveway and parking lot will provide vehicle access from Bullards Crossing, and within the site.

**Water for irrigation, domestic use, and fire protection will be supplied by a new private well. Public sewer is not available, and a new septic tank and leach field will be installed and connected to the head house restroom facilities. A irrigation pond is proposed that will capture runoff from the head house and green house roofs for use on crops. The irrigation pond will also provide for stormwater management by reducing runoff from the site.**

**All proposed work is located outside wetland resource areas and buffer zones.**

*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 and frequency, and reversibility, as applicable. It should also discuss the infrastructure requirements of the project and the capacity of the municipal and/or regional infrastructure to sustain these requirements into the future.*

Describe the on-site project alternatives (and alternative off-site locations, if applicable), considered by the proponent, including at least one feasible alternative that is allowed under current zoning, and the reasons(s) that they were not selected as the preferred alternative:

**The proposed project seeks to relocate an existing cannabis cultivation operation from a much smaller site in the Town of Hinsdale to allow for a larger grow operation, improved access/logistics, and to allow for on-site product manufacturing. The proponent currently controls both properties through separate legal entities. Two alternatives, in addition to the proposed project were considered. These include the “no build” alternative, that would leave the operation at the existing site, and construction on other available land in Hinsdale.**

**The no-build option does not meet the business strategy of FFD Enterprises MA, Inc. (FFD). The organization operates an existing cannabis cultivation operation at a site on Bullards Crossing west of the proposed project. The small footprint of the existing site limits FFD to 20,000 sq. ft. of grow space, including just 10,000 sq. ft. of outdoor space, verses a total of 100,000 sq. ft. of space at the proposed site including 89,000 sq. ft. of outdoor cultivation. Outdoor grown cannabis provides substantial environmental benefits verses the indoor-grown product that currently dominates the cannabis market in Massachusetts. By utilizing the sun, rain and natural ventilation, the embodied energy and water of the outdoor grown plant is an order of magnitude lower than the indoor version. This is advantageous from both a business and ecological standpoint. The proposed project includes on-site manufacturing, which requires the construction of a building for which there is no available space at the existing site. The ability for FFD to manufacture on-site will reduce the need to transport biomass to a separate site for extraction and production. The biomass can then be composted on site and returned to the earth as nutrients for future crops.**

**FFD has explored a separate site in Hinsdale, located at 246 Peru Road as an alternative project location. The alternative site included an open agricultural field that would have allowed construction of the proposed facility with minimal new clearing. The Peru Road site included an intermittent stream crossing, as well as a vernal pool, and site access would require upgrading an existing road that runs adjacent to this resource area. Finally, the Peru Road site faced significant opposition from nearby residents. By contrast, the project can be constructed at the proposed location without impact to resource areas or buffer zones, and is surrounded by gravel pits, a railroad, protected open space, and a large-scale propane storage facility.**

*NOTE: The purpose of the alternatives analysis is to consider what effect changing the parameters and/or siting of a project, or components thereof, will have on the environment, keeping in mind*