

**PROJECT NARRATIVE**  
**For**  
**NUPRO INDUSTRIAL PROJECT DEVELOPMENT**  
**EXPEDIATED PERMITTING DISTRICT PROJECT**  
**SPECIAL PERMIT**  
**Parcel 21 & 21.2**  
**Merrigan Way**  
**Deerfield, MA 01373**

**Introduction**

NUPRO LLC., a protective polyurethane film producer, is looking to relocate its business from 10 Sandy Lane, Deerfield, MA into a larger facility located on Parcel 21 and 21.2 off Merrigan Way. The Parcels are a portion of the former Oxford Food site and is across from the Town of Deerfield Highway garage. The site is located within the Expedited Permitting District (EDP). Development of the project will require an Expediated Permit, Special Permit, Site Plan Approval, and a Stormwater Permit from the Board of Selectmen. The site is also subject to the State Wetlands and Riverfront Protection Acts and will require an Order of Conditions from the Town Conservation Commission and the State Department of Environmental Protection.

**Existing Conditions**

The development property, +/-8.89 acres, consists of Parcel 21 and 21.2 on Assessor's Map 168. Parcel 21 is a +/-7.97-acre parcel located adjacent to Merrigan Way and Parcel 21.2 is a +/-0.92 acre parcel located north between Parcel 21 and Blacksmith/Sugarloaf Brook. Parcel 21 has approximately 771 ft of frontage along Merrigan Way (a public way) and approximately 60 ft of frontage along South Main Street. Parcel 21.2 does not contain frontage and is a non-building back lot. Parcel 21 is shown as Parcel 2-1 on an ANR plan recorded in the Franklin County Registry of Deeds (Plan Book 148, Page 7). Parcel 21.2 is shown as Parcel 2-2 on said ANR plan.

The parcels are located within the Expedited Permitting District (EPD). Single-family residences abut the property to the west, north and east. Pilot Precision Products and Merrigan Way abut Parcel 21 to the south. Blacksmith/Sugarloaf Brook runs through the western side of the property and cuts the main portion of the property off from South Main St. Blacksmith/Sugarloaf Brook also forms the northwestern property line.

The properties are owned by NUPRO LLC. (Parcel 21 – Deed Bk.: 8052, Pg.: 32; Parcel 21.2 – Deed Bk.: 8052, Pg.: 37). The property was previously acquired by the Town of Deerfield in 2012 and then sold to New England Natural Bakers, Inc. in 2018 for a proposed development. The Town of Deerfield purchased the property back from New England Natural Baker, Inc. in 2019. In 2020

the Town of Deerfield divided the parcel to create an approximate 1-acre non-building lot in the northern portion of the property (Parcel 21.2).

The site was home to the Oxford Pickle shop until 2007. All building and vats were removed from the site. The site then held the old Town of Deerfield Highway garage. The existing garage building was removed from the property when the Town constructed their new Highway garage across Merrigan Way. Currently, the property is covered with gravel, broken pavement, numerous underground utilities, and weeds. The Blacksmith Brook/Sugarloaf Brook runs along the western and northwestern sides of the property. The brook is perennial and therefore has a 200 ft riverfront resource area associated with it. There are bordering vegetative wetlands associated with the brook and have a 100 ft buffer zone. These wetland resources have been studied on numerous occasions by various firms. Wendell Wetland Services reflagged the delineation in 2018 for the development of the Dumont Company (currently Pilot Precision Products) and has recently revisited the site and determined the previous delineation is acceptable. The delineation was field surveyed and is represented on the project plans.

The property is relatively flat. Portions of stormwater run-off from the property drain west, south, and northwest. A majority of the run-off from the property enters Blacksmith/Sugarloaf Brook from a small man-made detention area in the western side of the property or sheet flows over the stream bank along the northwestern side of the property. A portion of the stormwater run-off sheet flows onto Merrigan Way. Blacksmith/Sugarloaf Brook runs through a channel along the northwestern property line and cuts the property access to South Main Street. Drainage from South Main St discharges to Blacksmith/Sugarloaf Brook within and easement across Parcel 21.

A review of the Natural Resources Conservation Services (NRCS) Web Soil Survey (WSS) classifies much of the site as Agawam fine sandy loam and Udorthents-Urban land complex. Small portions of the site are classified as Windsor loamy sand and Ninigret fine sandy loam. Agawam fine sandy loam has a hydrologic classification of B. Udorthents-Urban land complex and Windsor loamy sand have hydrologic classifications of A. Ningret fine sandy loam has a hydrologic classification of C. Please see Stormwater Management Plan for Soil Report.

### **Proposed Conditions**

The development consists of the construction of a +/-124,680 square foot building, which includes offices, manufacturing, maintenance, and a storage warehouse to be constructed on Parcel 21. The development will also involve the construction of a parking area, loading dock apron, relocation of water mains and the construction of stormwater systems. A portion of an infiltration basin will be constructed on Parcel 21.2.

The proposed building will have employee and customer parking located on the eastern side of the proposed building with loading docks and refuse container located on the western side of the

proposed building. There will be an overhead door located on the northeastern side of the proposed building. The proposed parking area will provide 94 parking spaces, which includes 4 ADA accessible spaces (2 Van Accessible). The proposed parking meets the 94 parking spaces required per Section 3100 of the Zoning Bylaw. The loading dock apron will allow WB-67 tractor trailers to access the three load docks located on the western side of the building. The loading dock apron area will be lit by two free standing light poles (25 ft) as well as wall mounted light packs above the loading dock doors. Two free standing light poles (25 ft) will be installed to provide lighting in the parking area. Wall mounted light packs are proposed to provide sufficient lighting for access and security around the building. Exterior project light will be LED and will have cut off fixtures to mitigate the potential for excess light migration off property.

There will be a free-standing project business sign and a wall mounted business sign. These signs will be designed in accordance with existing zoning bylaw requirements.

The loading docks, trash enclosure and outside pallet storage will be located along the western side of the building. These will be screened from residential property along South Main Street by a natural buffer of wooded land. The proposed parking area along the eastern side of the building will be screened from residential properties along Sugarloaf Street by a vinyl stockade fence.

The proposed development will also relocate an existing Town watermain which flow through the property. The project will disconnect the existing watermain and re-route them using new 8-inch ductile iron pipe in accordance with South Deerfield Water District. The proposed building will have an 8-inch fire service off the existing watermain in Merrigan way to the southwestern corner of the proposed building. A 2-inch domestic water service will be off the proposed relocated watermain through the property. An existing fire hydrant located on the property will be relocated.

An 8-inch sewer lateral will extend from the western side of the building to an existing sewer manhole that connects to the 21-inch main interceptor sewer that runs adjacent to Blacksmith Brook.

Dry utilities will branch off existing dry utilities along Merrigan Way. If additional dry utilities are necessary, they will run alongside Merrigan Way to support the project.

The proposed stormwater system consists of two large infiltration basins, deep sump catch basins, oil/water separators and dry wells. Stormwater runoff from the proposed parking area will be collected into deep sump catch basins which will convey the collected stormwater to an oil/water separator. The oil/water separator will then discharge to a proposed drywell in a large infiltration basin (eastern basin) which will wrap around the north side of the building to the east of the proposed parking area. The eastern basin will have a 10 ft broad crested weir overflow outlet which will allow overflow to sheet flow across lawn to the bank of Blacksmith/Sugarloaf Brook. Stormwater which falls onto the proposed loading dock apron will be collected into deep sump

catch basins which will convey the collected stormwater to another oil/water separator. The second oil/water separator will then discharge to another large infiltration basin (western basin). The western basin will wrap around the loading dock area to the south along the entrance drive to the loading dock area. A small forebay will be reworked at the end of Merrigan way to capture and treat stormwater runoff before it enters the proposed infiltration basin. The western basin will have a 10 ft broad crested overflow that will allow overflow stormwater to sheet flow to the existing small infiltration on the western side of the property. The proposed building roof will have a ridge running east to west running down the middle of the building with a raised flat roof above the office area. Stormwater which falls onto the northern sloped roof and the raised flat roof will be conveyed by roof drains to the eastern basin. Stormwater which falls onto the southern sloped roof will be conveyed by roof drains to the western basin. Both roof drains will run through a deep sump catch basin to allow any metal to separate from the stormwater. No new discharges are created with this project. Refer to the attached Stormwater Management Plan for particulars.

As mentioned earlier, Blacksmith/Sugarloaf Brook runs and forms the northwestern property line and splits the property from the frontage along South Main Street. This brook is perennial so there is a 200 ft riverfront resource area attached to the brook. The existing riverfront area is devoid of topsoil and is considered degraded. The property previously held a portion of the pickling tank field as well as the pickling packaging factory for the Oxford Pickling Factory. The area consists of broken pavement and gravel with numerous underground utilities. Weeds and grass have begun to take over the barren area. The proposed project will improve the riverfront area. Satisfying the Wetland Protection Act requirements for redevelopment, 310 CMR 10.58.

An alternative for this proposed project would require NUPRO to construct a smaller building and place the building in the southeastern corner as far as possible closer to the residential properties to minimize the impact to the resource area. The proposed parking area would then abut directly to the residential abutting properties. The current proposed project utilizes areas which were formerly degraded as part of the Oxford site. Refer to the Riverfront Analysis which is part of the Notice of Intent Submittal.

The property is not located within a special flood area. It is also not located in areas identified as potential habitat for rare species according to the Massachusetts GIS website.

## **Site Plan Criteria**

### **Section 5480 – Green Development Performance Standards**

#### 5481 – Limits to Site Disturbance

The proposed project will be contained to the former Oxford Food site off Merrigan Way. The project proposes minimum brush, tree and vegetation clearing. The locus property is not mapped within Estimated or Priority Habitat of endangered species. The proposed design will reduce stormwater runoff to Blacksmith/Sugarloaf Brook and should increase groundwater recharge with the use of detention/infiltration basins. The proposed grading will utilize natural grading of site and will be balanced out with the creation of the detention/infiltration basins. Best management practices will be used to control sediment and erosion on site during construction and vegetation growth.

#### 5482 – Tree Preservation

The proposed project will remove small batches of existing trees that are in small, isolated groups away from the edge of the property. The trees that are removed will be replaced by new plantings around the site. Material storage will happen away from the edge of the existing wooded area and outside Wetland Resource area. Best management practices will be used to control sediment and erosion on site during construction and vegetation growth.

#### 5483 – Orientation of Buildings for Solar Access

The proposed building is oriented for Solar Panels to provide power to the building.

#### 5484 – Landscaping and Water Reduction

The proposed project will plant native species of vegetation around the site. The project will also utilize an efficient irrigation system to water the plantings and turf on the site.

#### 5485 – Protection and Buffering of Land in Agricultural Use

This standard is not applicable. The locus property is abutted by industrial and residential properties.

#### 5486 – Parking and Trip Reduction

The project could propose that at least 9 Carpool/Vanpool/EV spaces be reserved along the western side of the parking area closest to the building. Mass transit option for employees commuting are available by two existing Bus Stops on Sugarloaf St. There is an existing bus stop approximately 620ft to the north of the Merrigan Way-Sugarloarf St intersection at the South Deerfield Cemetery, and a stop approximately 1,160ft south at the Post Office that will provide a mass transit option for employees.

#### 5487 – Pedestrian and Bicycle Access

The project resides off Merrigan Way which has a sidewalk along the northern side of the street that connects to Sugarloaf St. The project proposes a pedestrian walk connection from the sidewalk along Merrigan Way to the building's entrance. The proposed connection will allow employees who walk to work easy access from Sugarloaf St to the building. Bicyclist will be able to reach the project location by the shoulder of Sugarloaf St and Merrigan Way. When bicyclist reach the building there will be a bike rack for them to secure their bicycles.

#### 5488 – Storage of Hazardous Materials

This is not applicable. The applicant will not be storing hazardous materials within the building or on site.

#### 5489 – Light Pollution Reduction

The project proposes the use of full cutoff light fixtures located on the building and on 25ft tall light poles within the parking area and loading dock apron area. Please see Photometric plan in permit plan set for light trespass.

#### 54891 – Collection and Storage of Recyclables

The applicant will have recyclable and waste storage that will be easily accessible in the western side of the building.

### 54892 – Construction Waste Management and Topsoil Recover

Much of the proposed site does not have recoverable topsoil. The site previously was covered with gravel and vats when the site was used as a pickling factory. The gravel was not removed, and overtime collected dirt which allowed weeds to grow on the site to reach its current condition. Soil excavated on the site may be screened, stored and reused on site to minimize the importation/exportation of material to/from site. Soil, and other construction material will be stored using best management practices to meet the EPA's Construction General Permit that will be required for this project.

### **Conclusion**

The project has been carefully planned and designed to meet Town goals for the property and minimize potential impact to the surrounding area. The project meets the requirements of the Zoning Bylaw and the Stormwater Regulations. The project will enhance the existing riverfront area and improve drainage off the property. The project will provide economic benefit to the Town and complete the reuse of the former Oxford Food site.