



March 21, 2023

Town of Deerfield Conservation Commission
8 Conway Street
South Deerfield, MA 01373

RE: Sunny Dayz Cannabis Cultivation Campus - Peer Review

Dear Board Members:

The documents and plans submitted as part of a Notice of Intent application for the Sunny Dayz project were reviewed for issues relative to the NOI required in the Massachusetts Wetland Protection Act Regulations 310 CMR 10.00. The following documents were submitted for review:

- A. Sunny Dayz Cannabis Cultivation Campus Site Plans, Issued for Site Plan Review, January 13, 2023, and signed February 24, 2023.
- B. Sunny Dayz Cannabis Campus Marijuana Stormwater Report dated January 13, 2023, updated March 6, 2023.
- C. Notice of Intent for Sunny Dayz Cannabis cultivation Campus, prepared by ERC, and dated March 2023.

Please note that this is a preliminary review as extensive comments on the stormwater report were provided as part of the Planning Board Site Plan and Special permit reviews and revisions to the stormwater report and plans have not been completed and resubmitted.

We have received the MA DEP review on the NOI and concur with the comments and will not duplicate the comments on our review.

1. MA DEP Comments:

We would like to clarify Comment 5 with regard to TSS removal provided by the proposed stormwater facilities. The nine stormwater basins proposed for the site are lined dry detention basins (not wet basins as stated in the stormwater report). These basins do not provide any TSS treatment. Additional TSS treatment will be required.

We recommend:

- That the Applicant consider stormwater BMPs other than lined dry detention basins based on location-specific soil test pits and soil evaluation including estimated high groundwater. Other stormwater practices may be better suited to this site including wet swales/basins, stormwater wetlands, infiltration basin and bioretention areas, rain gardens with or without underdrains and green roofs.
- Consider sheet flow off of pavement (country drainage) to water quality swales or vegetated swales rather than curb cuts and piping.
- Consider disconnection of rooftop runoff. Sheet flow off of rear roofs rather than piping to a detention basin would reduce work in the buffer and concentration of runoff and potentially basin size footprint.

2. Work in Wetland Resources Areas - Access:

The access to the site appears to be taken from Mass DOT mapping. Though wetlands are not fully mapped within the parcels, it appears that the wetlands may not extend along the entire frontage. Has the possibility of entering the property further north on Route 5 been explored? Has Mass DOT been approached regarding this possibility?

We recommend the Applicant submit written confirmation from Mass DOT that they will not allow an entrance at another location.

3. Access from Parcel 150-7:

The site consists of two lots, 159-14 and 150-7. The project as designed is located entirely on Lot 159-14 to the south. The Wetland Regulations require that an alternatives analysis for the project consider adjoining lots.

We recommend that the Applicant conduct the alternatives analysis as required to comply with 310 CMR 10.58(4)(c)2.c.i . (Also see Comment (1) of DEP comments).

4. Work in Wetland Resources Areas – detention basin outfalls:

Outfalls are described as ‘rip rap-lined plunge pools which will limit scouring in the BVW.’

We recommend that outfalls include level spreaders to spread out the flow and re-establish pre-development conditions.

5. Mitigation Measures – Erosion/Sedimentation control:

Erosion control measures proposed include silt fence/compost tubes/straw bales for perimeter protection, silt sacks for inlet protection and a stabilized protection entrance. An erosion control blanket is also proposed on the 2:1 slopes at the BVW crossings.

We recommend that additional measures and details be provided to prevent sedimentation of resource areas as follows:

- Temporary diversion swales and temporary sediment traps to protect the resource areas during construction.
- Location for temporary topsoil piles and erosion control measures for the piles.
- Additional details on the slope stabilization blankets which show that they will function on the designed slopes and offer the protection desired.
- Specifications for restoration seed mixes for the site, including on steep slopes and in stormwater facilities.

6. Mitigation Measures – Construction Phasing and Timing:

We recommend that, given the size and complexity of the project, the Applicant submit a construction phasing plan which details how the resource areas will be protected by limiting disturbed areas that are created before others are stabilized. The plan should also consider the timing for tree cutting and clearing.

7. Mitigation Measures – Stormwater Management:

The plans to date do not include a series of BMPs that provide adequate water quality treatment and promote recharge as stated in this section. The majority of the stormwater is designed with curb cuts to

lined dry detention basins with a restricted outlet to detain the flow. No recharge is proposed. See comment 1.

8. Regulatory Compliance – Avoidance/Minimization:

Although it is stated that efforts were made to reduce riverfront alteration with the stormwater facilities, the nine proposed detention basins represent a significant percentage of the proposed site disturbance in the buffer zone.

We recommend an analysis of each stormwater facility to optimize its treatment based on the location. In addition, we recommend reviewing each facility in the context of the hydraulic model (stage/storage, water levels and freeboard) to optimize the area coverage of the facility and the subsequent disturbance to the site needed. Disconnecting downspouts may also be considered to reduce piped inflow to the basins.

9. Regulatory Compliance – Compliance with Performance Standards – Work in Riverfront Area:

Item d) 1.b: The stormwater management report does not currently show compliance with the stormwater management standards.

Item d)1.d: Additional measures must be proposed for erosion and sediment control in order to provide adequate protection to the resource areas during construction. (See comments 5 and 6.)

Please let me know if you have any questions.

Sincerely,

Lucy Conley, P.E.

Berkshire Design Group, Inc.

cc: John Furman, PE (VHB)