

Stormwater Management Report

for

Tree House Brewing Company

Phase 3A

at

One Community Place

Deerfield, MA

May 2, 2022

Prepared by:

SVE ASSOCIATES
P.O. Box 1818
439 West River Road
Brattleboro, VT 05302

SVE

Engineering
Planning
Landscape Architecture
Surveying

SVE ASSOCIATES
P.O. Box 1818
439 West River Road
Brattleboro, VT 05302

T: 802.257.0561
F: 802.257.0721

www.sveassoc.com


Mark Stadnicki P.E.
RCE No. 55402

5/2/22
Date



SVE Proj. #: G2049

Introduction

Tree House Brewing Company (Tree House) leases the former Channing L. Bete Company facility at One Community Place, South Deerfield, MA. The property size is approximately 41.6 acres and is comprised of seven parcels. The improved portion of the property is located within the center of the property. Phase 1 improvements included minor widening of the paved access drive along the north end of the existing warehouse (Building A). These improvements were done in support of the On the Fly pick up operation. Phase 2 improvements included more uses at the facility such as: office, warehouse, manufacturing (brewery, winery and distillery), small retail component for merchandise sales, special functions, and a restaurant. In support of the phase 2 uses minor cosmetic site improvements were constructed. They included: ADA site parking and access improvements, installation of electric vehicle charging stations and parking stalls, additional parking, removed and replaced walks, concrete pad for recycling dumpster, concrete pad for bicycle racks, concrete pad for an outside wood fired pizza oven, and removal and replacement of the existing brick patio south of Building C (formerly known as the Wintergarden Building). Tree House is now proposing a phase 3A improvements to improve the natural resources found on site and provide more nature recreational opportunities on the property.

Minor phase 3A site improvements specifically include the following:

1. Removal and replacement of a small wooden pedestrian bridge located south of the existing driveway entrance. The existing bridge will be replaced with a new 22ft long 6ft wide bridge which will consist of a wooden bridge deck and concrete abutments. The proposed pedestrian bridge will meet the Massachusetts Stream Crossing Guidelines.
2. The expansion of the existing walking path/trails throughout the property. The proposed walking path/trails will consist of 6ft wide gravel path which will loop around the outside edge of the haying field in the southern portion of the Property. This proposed loop will travel through existing altered BVW in the southeastern corner of the field. There will be a proposed walking path/trail loop that will reside between Route 5 & 10 and the perennial stream. The last segment of the proposed expansion will head north, between the perennial stream and existing earthen berm, from the existing driveway entrance to the northwestern corner of the existing parking area.
3. The improvement of wetland resources found on the property. Phase 3A will consist of riverfront improvements as well as bordering vegetated wetland restoration and replication.

Stormwater Management Standards

Standard No. 1 – This standard is met, there are no new stormwater conveyances (e.g. outfalls) discharging untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.

Standard No. 2 – This standard is met. The increase in stormwater runoff caused from the proposed gravel path/trails will be de minimis.

Standard No. 3 – This standard is met. The proposed gravel path/trails will be constructed using gravel and will allow recharge.

Standard No. 4 – This standard is met. No increase in pavement is proposed with the Phase 3A improvements.

Standard No. 5 – The project is not considered a land use with higher potential pollutant loads (LUHPPL) due to the size and nature of the proposed phase 2 improvements. Therefore, this standard is not applicable.

Standard No. 6 – This project does not reside within a Zone II or Interim Wellhead Protection Area.

Standard No. 7 – This project is considered a re-development and will comply with the standards to the maximum extent possible.

Standard No. 8 – A plan to control construction related sediment is provided, refer to project plans.

Standard No. 9 – A Long-Term Operation and Maintenance Plan is not applicable for this Phase of the project.

Standard No. 10 – There are no known illicit discharges to the stormwater management system.

Conclusion

This Stormwater Management Report has been prepared to document the stormwater impacts associated with the proposed phase 3A project improvements and illustrate that the design meets the Stormwater Management Standards to the maximum extent possible. The proposed design will not adversely affect existing downstream properties, natural habitats or public right-of-ways.