
Special Permit Application
Proposed Marijuana Cultivation and Processing Facility

Property Location:

*17 Sky Farm Road
Egremont, MA*

Applicant:

*Sparkboro Corporation
180 Elm Street, Suite I, #340
Pittsfield, MA 01201*

Architect:

*Anderson Porter Design
875 Main Street, 2nd Floor
Cambridge, MA 02139*

Attorney:

*The Mensing Group LLC
100 State Street, 9th Floor
Boston, MA 02109*

Civil Engineer:

*Foresight Land Services, Inc
1496 West Housatonic Street
Pittsfield, MA 01201*

July 6, 2020

FORESIGHT
LAND SERVICES



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FOR MARIJUANA CULTIVATION AND PROCESSING FACILITY
17 Sky Farm Road, Egremont, MA**

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DATE: 6.30.20

Ms. Cathy Fracasse, Chair
Board of Appeals
Town of Egremont
171 Egremont Plain Road
P.O. Box 368
Egremont, MA 01258-0368

RE: 17 Sky Farm Road, Assessor Map 2, Block 0, Lot 874.4 (the "Site"); Application by Sparkboro Corporation ("Sparkboro") (the "Applicant") for Special Permit from the Egremont Zoning Board of Appeals (ZBA) pursuant to Section 4.3.1.5 of the Egremont Zoning Bylaw for a marijuana establishment and Section 6.2 on Special Permits; Cover Letter, Project Narrative and Responses, Plans and supplementary materials accompanying Special Permit application forms under Bylaw.

CC: Town Clerk for formal filing / date-stamp pursuant to MGL Ch. 40A, Sec. 9.

Greetings: Dear Zoning Board Members.

INTRODUCTION

Sparkboro Corporation is a Massachusetts corporation formed for the development and operation of marijuana establishments in Massachusetts pursuant to MGL Ch. 94G and the regulations of the Cannabis Control Commission (CCC) (935 CMR 500). Sparkboro is currently seeking the applicable licenses from the CCC for the Site for a marijuana establishment for cultivation and product manufacturing.

Sparkboro Corporation shall be entering into a long-term lease of the Site from an affiliated company, Prestige Worldwide, LLC ("Prestige"), which in turn has entered into a purchase and sale agreement with permitting contingencies to acquire fee ownership of the Site from the owner, Benjamin Barrett.

In February of 2020, Sparkboro Corporation entered into a Host Community Agreement ("HCA") with the Egremont Board of Selectmen for this use. In connection with that process, a community meeting required under the CCC regulations was properly held.

THE SITE

The Site is an approximately 8.00 acre parcel of land owned by Benjamin Barrett (fee title under deed recorded at Book 2175, Page 297) and created under the Riverbend Subdivision approval issued by the Egremont Planning Board in 2011 and is comparable in size to the other 8 lots along the subdivision which is accessed by Sky Farm Road, a public way.

Since 1996, the Site has been the location of the Berkshire Veneer Corporation, owned and operated by Benjamin Barrett, for the production and manufacturing of wood veneer products for distribution to furniture manufacturing companies. In 2007, the existing manufacturing building was constructed following the appropriate special permit requirements by the Board of Appeals. The existing building is approximately 12,500 square feet in area.

Located within the Town's General Zoning District, which encompasses the vast majority of the Town, the Site and adjacent site, have historically been used for the non-conforming uses and structures that conduct wood/lumber processing and milling, with the Site currently used for wood manufacturing/production (veneer products) and the adjacent site (15 Sky Farm Road) currently owned and operated by Old Hickory Buildings, a national company that manufactures wood shed-type structures. Other than these two lots at 15 and 17 Sky Farm Road, the remaining six lots in the Riverbend Subdivision are undeveloped land in their natural state of growth.

The existing use of the Site and the proposed use by Sparkboro are in keeping with the 2012 "Riverbend Subdivision Declaration of Covenants, Conditions and Restrictions" ("Riverbend CCRs") (established in connection with the 2011 Subdivision approval), which state that "the historic and commercial uses of the areas designated as Lots 3 (15 Sky Farm Road, now Old Hickory Buildings) and 4 (the Site, 17 Sky Farm Road, currently Berkshire Veneer, and now proposed purchase/use by Sparkboro) be allowed to continue".

PROPOSED USE

Sparkboro is seeking a special permit pursuant to Section 4.3 of the Bylaw, Regulations Applying to All Districts, specifically Section 4.3.1.5, which allows that "preexisting nonconforming structures or uses may be extended, altered or changed to another nonconforming use by special permit from the Zoning Board of Appeals provided that the Board finds that such change, extension or alteration shall not be substantially more detrimental to the neighborhood than the existing nonconforming use." Applicant is also complying with the findings required of special permits under Section 6.2 on Special Permits.

Sparkboro's use of the existing building on the Site (Phase 1) as a marijuana establishment will host the cultivation, manufacturing and production of marijuana products which shall be sold and transported to properly licensed Adult Use Retail ("Retail") locations throughout the State. No transportation of marijuana products is allowed to any such facility that is located out-of-state or to the islands of Massachusetts.

Sparkboro's license applications to the CCC for its marijuana establishment and use of the existing building on the Site include a "Tier 2" indoor cultivation facility which allows a cultivation area of

between 5,000 and 10,000 square feet, and the approximately 2,500 remaining sf building area shall be utilized for manufacturing/production rooms and for necessary office space, employee facilities, security apparatus, mechanical equipment, etc.

The marijuana establishment industry, following the Massachusetts 2016 Referendum (Question 4), is an industry that is just a few years underway and the number of Retail (not including MTCs locations) throughout the Commonwealth is forecast to surpass 300 locations in the upcoming years. In order to ensure a product source to meet the demand for marijuana products is available, the CCC regulations allow for cultivation facilities that range in size from Tier 1 (up to 5,000 sq. ft. in cultivation area) to Tier 11 (up to 100,000 sq. ft. in cultivation area).

Although Sparkboro's CCC license application for the Site is for a Tier 2 (up to 10,000 sq. ft. of cultivation), Sparkboro specifically selected the Site due to its size (8 acres) and level lot for accommodation of development, so that as the industry grows, Sparkboro is able to expand its cultivation/production at the Site to meet industry growth. Sparkboro is also presenting and seeking approval for, as depicted in its supporting site plan and architectural drawings, a future "Phase 2" addition to the existing building under this Application that is needed for this Site to be viable and financially feasible for purchase and development. The expansion would consist of a 60,000 square foot (200' x 300') (2-story) state-of-the-art cultivation facility that would be attached to the existing building. Site work and structure addition construction would either be conducted at the same time or, if economic conditions or project funding dictate otherwise, at a future date following a period of approximately 18 months after the first year of full operation of Phase 1. The attachment of the proposed 60,000 sf addition to the existing building is permissible under the special permit provisions being applied-for hereunder and importantly complies with the Bylaw's limitation of a single principal building on any lot in the general district. The layout of the addition is rectangular in shape, extending towards the rear (south to north) and meeting all dimensional requirements for the district.

The expansion of the cultivation/production operations within the addition would occur under the "Tier Expansion" requirements of 935 CMR 500.050 (Marijuana Establishments), Section (2) (Marijuana Cultivator), subsection (c) (Tier Expansion). In controlling Tier Expansion, the CCC must determine that following additional application to the CCC for a "tier change" expansion for which it is currently classified (original Tier 2, in this case, for "indoor" cultivation), the marijuana cultivator must demonstrate to the CCC that while cultivating at the top of its then existing production tier, it has sold 85% of its product consistently over the six months preceding the application for expanded production of its indoor facility. So, the expansion of the use and higher tier levels within the addition will occur gradually as growth of the industry increases, which then can support the increase cultivation for the indoor facility as required by the CCC.

OPERATION OF THE SPARKBORO FACILITY

The initial operation at the Site by Sparkboro under Phase 1 will employ a similar number of positions as are currently employed at the facility and its hours of operation would be 7:00 AM to 7:00 PM, typical of a manufacturing/production or warehouse supply company. Exterior lighting for security of the facility and employee/visitor safety will be retained on the Site with "downcast" lighting fixtures and limited to the immediate exterior of the building and parking areas and minimal roadway safety lighting along the

driveway from Sky Farm Road. No “light pollution” affecting abutters or adjacent properties will be created and it is notable that the majority of the area is wooded. Note a photometric plan showing lighting plan is included. Video monitoring equipment will be installed throughout the exterior and interior of the establishment as required by Sparkboro’s security plan that will also be shared with the Egremont Police Department and must be approved by the CCC.

Transportation: The employee/visitor passenger vehicles and delivery vehicles will enter and exit the Site along Sky Farm Road, with the vast majority traveling the short distance along Pumpkin Hollow Road that leads to Route 71, which in turn leads to Route 41 and Route 7, the main travel roadways leading to the Mass. Turnpike for transportation of its finished products throughout the State, thereby minimizing any increase in transportation along roadways within the Town of Egremont other than as may be utilized by Town residents or residents of other towns in the area that are employed by Sparkboro or by Town officials visiting the Site.

A Municipal Impact Report (MIR) dated 6/30/20 prepared by Foresight Land Services (Engineers) and included provides further detail on transportation, infrastructure, trip counts, etc.

Odor Control design shall be state of the art and conducted in complete conformance with 935 CMR 500. Refer to Foresight MIR dated 6/30/20.

Any new utilities routed to the site will be placed below grade which is a condition of the Riverbend Subdivision Approval from 2011.

Waste Disposal/Receptacles are shown on the site plan and cleaned/sanitized as required by 935 CMR 500 which in turn requires strict compliance with all other applicable laws.

THE HOST COMMUNITY AGREEMENT (HCA).

The Applicant’s HCA with the Town of Feb/2020 sets forth a number of benefits that will result from Sparkboro’s proposed use and its obligations under its HCA. In keeping with Section 12 of the HCA on “Improvements to the Establishment Site”, Sparkboro’s development “will match the look and feel of the Town and be of construction standards at least at the quality of other nearby businesses”. Sparkboro believes that its project design incorporates its addition to the existing “red barn” building in a manner that resembles an agriculture or contractor/lumber product supply warehouse or large gardening-center type building with the existing building having the appearance of the front office and the rear addition that of a warehouse or gardening center. The layout in a rectangular fashion from front to back is appropriate and necessary given the size and shape of the Site.

The HCA sets forth the numerous benefits the Town will realize from this project and this ZBA Application is consistent and compliant with the intentions of the HCA.

DOCUMENTS/PLANS AND OTHER SUPPLEMENTARY MATERIALS ACCOMPANYING APPLICATION AND THIS NARRATIVE

Abutters list certified by the Egremont Assessor and dated 5/21/2020.

List of other parties/entities to be notified (Egremont Planning Board and planning boards of adjoining towns), the owner, applicant and applicant's agent.

Filing fee of \$250.00

Letters of Authorization for permitting signed by property owner and applicant.

Copy of current deed and assessor card for the Site.

Municipal Impact Report by Foresight dated 6/30/2020.

Locus Map, Assessor Map, NHESP Priority Habitat Map, and Aerial Photograph Map prepared by Foresight.

Site Plans (existing conditions and proposed site plans) prepared by Foresight Land Services (civil).

Building Drawings for Building 1 (Existing Bldg.) and Building 2 (Addition) (proposed elevations; proposed floor plans) prepared by Anderson Porter Design (architectural).

Photometric Scheme prepared by Anderson Porter.

Six copies of the foregoing materials.

SPECIAL PERMIT REVIEW CRITERIA AND FINDINGS BY ZBA PURSUANT TO SECTION 6.2.4 OF BYLAW

Before granting a special permit for any use requiring such permit under a provision of this Bylaw, the special permit granting authority shall find that the proposed use:

6.2.4.1: In compliance with all other provisions and requirements of the Bylaw, and in harmony with its general intent and purpose. The Applicant has met this requirement and can find no other provisions or requirements of the Bylaw that would prohibit or require modification of its proposed use or the relief it seeks under the applied-for special permit. The Applicant has applied under the required special permit request section of the bylaw and believes it has established in its Application that it meets the requirements of Section 4.3.1.5.

6.2.4.2: Is essential or desirable to the public convenience or welfare at the proposed location. The Applicant's type of business and use was accepted by the voters of Egremont in 2016 and adult use marijuana was overwhelmingly accepted throughout Berkshire County. It will provide a product desired by the Town and region and will create jobs, increase the tax base and property values, and realize other general economic benefits and those intended and contemplated in the HCA.

6.2.4.3: Will not be detrimental to adjacent uses or to the other established or planned future character of the neighborhood. The Applicant's use is commercial in nature, a type of production facility as is the existing use, carries forward the intent of the Riverbend Subdivisions CCR's that seek to continue commercial uses at this location, on a large lot as are the other lots along Sky Farm Road, is very distant

from residentially developed properties or areas and has easy access to the state route and roadway systems in the Town and region.

6.2.4.4: Will not create undue traffic congestion or unduly impair pedestrian safety. The Applicant has submitted a municipal impact statement with this application and has demonstrated that the Site is well designed with safety of utmost importance and that its facility and use at the site will not negatively impact the Town's roadway system and there is little or no pedestrian activity along Sky Farm Road.

6.2.4.5: Will not overload any public water, drainage or sewer system or any other municipal facility to such an extent that the proposed use or any existing use in the immediate area or in any other area of the Town will be unduly subjected to the hazards affecting public health, safety or general welfare. The Applicant has submitted a Municipal Impact Report that has addressed these items and its facility is well planned and engineered and no adverse impacts are present.

COMMENCEMENT OF USE/CONSTRUCTION UNDER SECTION 6.2.6 ON "LAPSE".

This Section of the Bylaw states: "A special permit shall lapse in one (1) year unless a substantial use or construction has begun under the permit by such date and, in cases involving construction, the work is carried through to completion as continuously and expeditiously as is reasonable."

Given the following: the strict licensing requirements of the CCC; Sparkboro's need to first retrofit and upgrade the existing building and commence its operations under Phase 1; Sparkboro's need to fully establish its client and buyer/distribution base in the retail sector of the industry; Sparkboro's need to demonstrate to, and obtain from, the CCC a determination that it complies with the "Tier Expansion" requirements of 935 CMR 500.050, so that it may expand and commence operations beyond the initial Tier 2 to operate in the existing building under phase 1 and proceed to the future phase 2; the uncertainty currently affecting the local and national economies, employee hiring and training that may be affected by the new health/safety requirements and concerns caused by the impact of the novel Covid 19; the analysis and intent of Sparkboro's business and investment plan and how those plans led to its selection of the Site, its size, layout, development potential, etc., as well as Sparkboro's intent and commitments under its purchase/sale agreement for the site: Sparkboro requests a three (3) year period within which to commence construction of its Phase 2 addition. In seeking this time period, it must be taken note that the one year "lapse period" set forth in 6.2.6 on "Lapse" is not a sufficient time period for Sparkboro's development of Phase 2. It must also be taken note that Section 9 of MGL Chapter 40A, on Special Permits, states: "Zoning ordinances or by-laws shall provide that a special permit granted under this section shall lapse within a specified period of time, not more than 3 (three) years, which shall not include such time required to pursue or await the determination of an appeal referred to in section seventeen, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause or, in the case of a permit for construction, if construction has not begun by such date except for good cause." The Board of Appeals has the authority to allow this 3-year Phase 2 commencement time period as either (i) made part of its approval of the requested special permit or (ii) as a condition and right under the special permit. Granting this additional time period as inherent in the special permit decision or as a condition or otherwise does not violate the one-year lapse period so long as Phase 1 commences within that one-year time period and the 3-year extension request is consistent with what is intended and allowed by MGL 40A Sec. 9.

RESERVATION OF RIGHTS

Sparkboro's application for a special permit for the proposed use of the Site is made under the current and applicable and relevant bylaw provisions relating to this Site and the Applicant's proposed use and development. In September of 2019, Sparkboro obtained the Egremont Planning Board's endorsement of an Approval Not Required (ANR) Plan under the Subdivision Control Law, thereby "freezing" and "preserving" for a period of three years from Sep. 2019 the existing commercial type use of the Site and, given the Town's acceptance of the use at the 2016 Referendum, the proposed use for a marijuana establishment described in this Application.

Sparkboro reserves the right to pursue any other additional or alternative permits, approvals or relief deemed desirable or necessary by the Applicant from the local or state government entities with relevant jurisdiction which the Applicant determines necessary for the use and development of a marijuana establishment at the Site.

CLOSING

Sparkboro and its project team greatly appreciates the Town's desire to locate this establishment in Egremont and the project is mutually beneficial and positive in all respects. The Site is ideal for Sparkboro's use and will have no known adverse impact to the Town or the area. Berkshire County has overwhelmingly elected to welcome and host the nascent marijuana industry, realizing the economic and municipal benefits that will result. Sparkboro intends to be one of the premier companies in this industry (the company is also currently pursuing permitting and development of two retail establishments, one in North Adams and one in Williamstown) and expects to meet or exceed the Leadership Rating Program being created by the CCC.

We would like to thank the Town, its Select Board and ZBA for the time and effort involved in reviewing our application and we look forward to presenting the project in thorough detail at the meeting to be scheduled by the ZBA.

END OF PROJECT NARRATIVE AND RESPONSES ACCOMPANYING SPECIAL PERMIT APPLICATION.

June 30, 2020

APPLICATION FOR
SPECIAL PERMIT HEARING

Name of Applicant Sparkboro Corporation / Prestige Worldwide LLC

Address 180 Elm St., Suite I # 340, Pittsfield, MA 01201

Location of Property 17 Sky Farm Road, Egremont

Registry of Deeds Recorded Book 2175 Page 297

Applicant is Prospective Buyer (owner, tenant, licensee, prospective buyer)

Applicable Section of the By-Law Section 4.3.1.5 / 6.2

Nature of Application (description of business, hours of operation, etc.)

Permitting, development, operation and maintenance of a Marijuana Establishment for the cultivation, manufacturing, production and transportation of marijuana products, as regulated by the Mass. Cannabis Control Commission, 935 CMR 500 on "Adult Use of Marijuana" and MGL Ch. 94C. - Refer to enclosed Project Narrative, Municipal Impact Report & Plans.

I/We hereby request a hearing before the Special Permit Granting Authority with reference to the above noted application.

PH: 781-771-8100
781-587-0206

Signed: James A. Valerini Esq., Date: 6/30/2020

Signed: MEASING GROUP LLC, Attorneys for Applicant
- SEE ATTACHED LETTERS OF AUTHORIZATION

Title or Interest: Prospective Buyer

Applicant must also submit all information required by the Zoning Board of Appeals Rules and Regulation, available at the Egremont Town Hall. ✓

Please note that Assessors require seven (7) days notice to compile abutters list. Abutter list included dated 5.21.20

Received from the Applicant(s) the sum of \$250.00 to be applied against postage, advertising costs, and permit fee on (date) _____.

Signed: _____

TOWN OF EGREMONT

In order to petition the ZBA for a Variance, Special Permit or Appeal you must:
Request an application packet from the Selectman's office staff.

Present a **COMPLETE** application for a variance and/or a special permit and attach all of the following:

A. The applicant is requesting (circle one) Special Permit Variance/Appeal under Section 4.3.1.5/6.2 of the Egremont Zoning bylaw.

B. A scaled site plan illustrating

OK'd

- | | | |
|----|---|-------------------------------------|
| 1. | All existing structures, driveways, parking areas, wells & septic | <input checked="" type="checkbox"/> |
| 2. | All setback measurements | <input checked="" type="checkbox"/> |
| 3. | Footprint of all proposed new construction incl. proposed drive/parking | <input checked="" type="checkbox"/> |
| 4. | Elevation drawings of proposed new structure(s) or addition(s) | <input checked="" type="checkbox"/> |
| 5. | A list of the names and addresses of the owners of record and book and page number of deed records | <input checked="" type="checkbox"/> |
| C. | A certified list of abutters from Assessors incl. owner, applicant, lawyer, and two (2) sets of pre-addressed envelopes for each abutters | <input checked="" type="checkbox"/> |
| D. | A check payable to the Town of Egremont for \$250.00 | <input checked="" type="checkbox"/> |
| E. | 6 copies of the application | <input checked="" type="checkbox"/> |

You must then file the **COMPLETED APPLICATION** and all of the above with the Town Clerk for certification.

The ZBA then must set a hearing date within 65 days of the filing of your application.
The Hearing date is:

1. Posted at Town Hall, south and north post offices
2. Sent to applicant and all parties of interest.
3. Published in local Berkshire newspapers for two consecutive weeks prior to your hearing.

The ZBA then holds a public hearing on the established date and makes its decision within 100 days of the filing.



Robert E. Hoogs
Steven A. Mack, P.E.*
Marc S. Volk
Marc A. LeVasseur

JUNE 30, 2020

MUNICIPAL IMPACT REPORT
SPARKBORO CORPORATION
17 SKY FARM ROAD, EGREMONT, MA

Project Overview

Sparkboro Corporation is requesting a Special Permit from the Town of Egremont, Massachusetts to operate a marijuana cultivation and processing facility at the current Berkshire Veneer building at 17 Sky Farm Road. This Municipal Impact Report is provided as supplemental data to the Special Permit application prepared by The Mensing Group LLC. The facility will consist of a number of fully enclosed hydroponic flower/grow rooms, plus kitchen facilities for the processing and production of marijuana-containing products. The facility will also include accessory and support spaces such as a secure entry vestibule for staff, administrative offices, dedicated staff break rooms, a secure shipping/receiving areas, dedicated areas for fertigation, cloning, and vegetation of marijuana plants, separate curing, drying, trimming, and packaging rooms, and secure marijuana storage room/vaults. No public access or retail sales are proposed.

The project is planned in 2 phases. Phase 1 will include the renovation of the existing 12,500 square foot building into cultivation rooms, processing kitchen, and offices, including gravel parking, drainage improvements, roof rain water capture, waste water holding tank(s), propane tanks and cooling towers for climate control, and a water storage tank connected to the existing well. Phase 2 will include the addition of an adjacent 60,000 square foot 2-story building, additional parking, a public water supply well, a well for cultivation, and additional water storage tanks, cooling towers, propane tanks, drainage improvements, roof rain water capture, waste water holding tank(s), propane tanks, and cooling towers.

Pursuant to the Massachusetts Cannabis Regulations, 935 CMR 500, the facility will cultivate, process and package marijuana and marijuana-containing products, and transfer marijuana to other licensed Marijuana Establishments, but not to consumers. Activities to occur onsite include:

- A. Propagation of Marijuana Plants
- B. Flowering of Marijuana Plants
- C. Harvesting of Marijuana Flower & Byproduct (i.e. trim for extraction)
- D. Drying & Curing of Marijuana Flower & Byproduct
- E. Packaging of Dried Marijuana Flower (for retail sale off-site)
- F. Storage of Dried Marijuana Flower & Byproduct
- G. Processing of marijuana and preparation of marijuana-containing products
- H. Transport of Dried Marijuana Flower & Byproduct to licensed marijuana retailers and manufacturers.
- I. Sale & Distribution of Dried Marijuana Flower & Byproduct to licensed marijuana retailers and manufacturers/processors.

The facility will be used to cultivate, manufacture, produce, package and transport marijuana products and will be adequately secured to prohibit public access to facility. No retail sales of marijuana will be conducted on-site.

Existing Site

The property is approximately 8 acres and is developed with a gravel driveway and parking lot, a 12,500 square foot commercial building, and a small boiler shed. The property is abutted by the BNRC Barrett Woods Reserve to the north, undeveloped land to the west and south, and a shed manufacturer, Old Hickory Buildings, to the east. The area has traditionally been used for gravel and logging operations and currently is overgrown with brush and saplings in the unimproved areas.

The property is designated by the Town of Egremont Assessors as Map 2, Lot 874.4, also known as Lot 4 of the Riverbend Subdivision. Benjamin Barrett is the current owner of record for the property and the deed reference for it is Book 2175, Page 297 in the Southern Berkshire Registry of Deeds. Sparkboro Corporation will enter into a long-term lease with an affiliated company, Prestige Worldwide, LLC, who in turn has a fully executed Purchase and Sale Agreement with the owner.

The property falls within the General Zoning District (See Table 1 below). Lot requirements for the General District per the Egremont Zoning Bylaw (Section 4.1.2: Intensity Regulations for the General District) are as follows:

	Required	Existing	Proposed
Minimum Lot Size	1 acre	8± acres	No Change
Minimum Frontage & Lot Width	150 feet	155± feet	No Change
Minimum Front Yard	40 feet	425± feet	No Change
Minimum Side Yard	25 feet	74± feet	No Change
Minimum Rear Yard	25 feet	370± feet	60± feet
Maximum Building Height	35 feet	<35 feet	35 feet

Table 1 – Table of Dimensional Requirements (Per Egremont Zoning Bylaw)

According to MA State’s GIS mapping system (OLIVER), no portion of the property is located within the 100-year floodplain. There are no wetlands or vernal pools on the property. A small portion of NHESP Priority Habitat 1095, which is mainly associated with the adjacent BNRC-owned Barrett Woods property, is found on the northern edge of the site.

Site information is provided alphabetically by topic below.

Access

Access to the site is via a gravel driveway through the Old Hickory Buildings site to Sky Farm Road. This access will be maintained and improved as necessary, and a right-of-way agreement is in place with Old Hickory.

Electric/Telephone/Internet

Existing electric, telephone and internet wiring will be used or upgraded as necessary. Any new utilities routed to the site will be placed below grade, which is a condition of the Riverbend Subdivision Approval of 2011.

Employees

For purposes of this impact report, it is assumed that approximately 70 full-time equivalent employees will be employed by the facility once Phase 2 is complete. Phase 1 employment of 10-12 is similar to the current employment by Berkshire Veneers, but up to 25 full-time equivalent employees may be employed. Once fully operational, the employees/staff are anticipated to work two overlapping shifts (likely between 7AM to 7PM) with shift-change occurring in the early afternoon.

Fire Protection

The applicant will work with the Town Fire Chief to develop an adequate fire access plan and water supply. The applicant will be installing a sprinkler system within the building. There is access for the Fire Department via an access road around the proposed Phase 2 building addition.

Lighting

Lighting infrastructure will be limited to building and security lighting, and will be downward directional/shielded to prevent overflow at the property lines. Lighting is to meet all applicable Town Codes. Lighting is not designed for public use of the site, as only employees and vendors will use the site. See the Proposed Lighting Plan and Photometric Plan included with this submission.

Odor Control

Sparkboro Corporation has experience in designing cultivation and manufacturing facility ventilation systems in a manner that promotes employee health, the health of the marijuana plants being cultivated, and eliminates the emission of odors generated by the operations.

Since the control of the marijuana growing environment is critical to the success of the operation, this cultivation facility will consist of completely enclosed micro-climates/environments inside the footprint of the existing building. The facility will have an aggressive air filtration program to effectively “scrub” the interior air of all particles, contaminants, and odors. With proper sealing of the building, implementation of split AC/refrigeration systems, effective operation and maintenance of the air filtration systems, odors will not be detectable outside of the building.

Operation Days/Hours

Cultivation facilities, due to the nature of their operations require 24/7 attention. In Phase 1, staff are expected to be on site 16-18 hours per day in varying shifts. Staff may be required to make visits to the facility for wellness checks after hours and on weekends and holidays to ensure environmental conditions and health of plants. In Phase 2, staff will be on-site 24 hours per day in varying shifts.

Parking and Loading

The existing parking for Berkshire Veneers is an unmarked gravel lot. Phase 1 will include up to 25 employees working in shifts. An additional 45 employees, resulting in approximately 70 total employees, are expected at peak Phase 2 buildout. Supply deliveries will be approximately 1-2 times per week, and outgoing product shipments will occur approximately 1-2 times per week. The site is designed to accommodate WB 50 size trucks (semi-trailer of approximately 50 foot length) and will be loaded from the existing shipping and receiving area (Phase 1) and the proposed Phase 2 shipping and receiving area. Vans and small box trucks are the anticipated to perform much of the shipping and receiving.

Phase 1 parking will include 16 standard 9 ft x 18 ft spaces plus 2 accessible spaces with a 24-foot aisle. The Phase 2 parking lot will contain 49 standard spaces plus 4 accessible spaces with 24-foot aisles and a truck hammerhead. Proposed planted islands and an adjacent vegetated strip will be held in reserve for an additional 37 spaces, if necessary.

In Phase 2, the Phase 1 enclosed dumpster area will be relocated to allow for the construction of an access driveway around the proposed new building. Phase 1 parking will remain.

Security

All areas of the proposed site will be appropriately lit and equipped with security cameras. Security cameras will be placed at all entrances and exits, and on the exterior of the building in a manner that allows for the surveillance of the areas adjacent to the building, including any exterior parking areas.

Surveillance of the parking area can be accomplished via cameras affixed to the exterior of the existing building. No landscaping will obstruct camera views or lighting on the entire site. Loading and receiving will be performed securely as required by State Cannabis Law. A copy of the Security Plan will be on file with the Egremont Police and the Massachusetts Cannabis Control Commission (CCC).

Signage

A freestanding company identification sign of approximately 5x3 feet (15 square feet) is proposed at the site entrance as shown on the site plan, and a 3x1.67 feet (5 square feet) building sign as shown on the architecture plans. Signs shall comply with zoning section 4.3.2.2 Types of Permitted Signs. There will also be parking/directional signage and any notices required by the Security Plan located around the property as necessary.

Solid Waste

In Phase 1, we anticipate the facility will require two, eight yard dumpsters to be emptied/picked-up once per week. In Phase 2, we anticipate the facility will require three, eight yard dumpsters to be emptied/picked-up once per week. 935 CMR 500.105(12)(c) requires cannabis waste to be rendered unusable prior to disposal.

In Phase 1, a dumpster with concrete pad and locked 10'x24' enclosure will be located near the front of the existing building adjacent to the proposed parking area. In Phase 2, to allow for an access driveway around the building, dumpsters will be relocated near the northeast corner of the new building, on a concrete pad with a 10'x30' locked enclosure. A licensed solid waste management company will manage the dumpster and its contents on a weekly basis.

The solid waste will include organic compostable plant material and solid waste comprised of shredded rock wool (hydroponic growth medium) and empty nutrient containers (plastic), cardboard boxes, office supplies, and other commodities required for cultivation (ie. nitrile gloves, broken scissors, etc.) and typical solid waste produced at a commercial business (i.e. paper, food waste, etc.). The facility will recycle as much solid waste as possible.

Stormwater Management

Due to the increase in roof area and impermeable surfaces proposed, the site has been engineered to meet the Massachusetts Stormwater Management standards. Methods include the construction of two stormwater infiltration basins and a water quality swale. In addition, waste water holding tanks are proposed for re-use of gray water, and a rainwater collection system is proposed to use collected roof stormwater for the cultivation process. Stormwater calculations are available upon request.

Traffic Impacts

The existing use of the site is a veneer manufacturing warehouse with office space. The proposed use is marijuana cultivation (categorized manufacturing for purposes of standard trip calculations), production, and associated office space. The existing building is 10,000 sf of manufacturing space and 2,500 sf of office space. Phase 2 will add 120,000 sf of office, cultivation and kitchen/extraction space.

Traffic Comparison: Estimated Trips from ITE Data

Use	Estimated Trips per Hour (Peak PM)*		
	Existing Use	Phase 1 Proposed	Phase 2 Proposed
Berkshire Veneer Office ¹ ~2,500 sf	3		
Berkshire Veneer Factory ² ~10,000 sf	7		
Phase 1			
Sparkboro Office ¹ ~ 518 sf		1	
Sparkboro Production ² ~11,982 sf		9	
Phase 2			
Sparkboro Office ¹ ~ 2,290 sf			3
Sparkboro Production ² ~130,210 sf			88
TOTALS	10 trips per hour (peak PM)	10 trips per hour (peak PM)	91 trips per hour (peak PM)

*Traffic Count Developed from “Institute of Transportation Engineers, Trip Generation by Land Use Code, 10th Edition” based on SF of Gross Floor Area per Use. Calculations above are based on the following use categories and rounded up:

¹ General Office: 1.15 trips per 1,000 SF gross floor area (PM peak hour)

² Manufacturing: 0.67 trips per 1,000 SF gross floor area (PM peak hour)

The above table was calculated based on average trips reported for a variety of manufacturing uses. Therefore, the above estimate of 91 trips in a typical peak PM hour is *significantly* higher than the traffic a typical cultivation facility would generate. Based on the applicant’s experience with similar operations in other locations, the following table is a much more accurate representation of the expected daily traffic:

Typical Cultivation/Production Facility Daily Traffic

Trip Detail	Trips per Day
Phase 2 - Employee trips (70 employees x 2)	140
Supply deliveries	2
Outgoing products	2
Vendor trips	4
TOTAL Trips per Day:	148

As this second table shows, the expected *daily* trips are much lower than generic production facility calculations would indicate. We believe the existing roadway network is adequate to handle the proposed use. State Route 71, also known as Egremont Plain Road, is the nearest minor arterial and has an average daily traffic count of approximately 1,396 trips per day per MassDOT 2018 traffic count data.

As noted in the “Employees” section earlier in this document, employees are anticipated to work in two overlapping shifts (likely between 7 AM and 7 PM) with shift-change occurring in early afternoon. The facility will operate 24 hours per day, 7 days per week given the need for constant cultivation and monitoring of air quality and temperature systems, but after-hours staff will be minimal.

Water/Sewer

The onsite building is currently serviced by private well and septic system. Estimated water and sewer usage is contained in the table below.

Title V Water and Sewer Flow Estimates*

Use	Design Flow (Gal/Day)
Existing Berkshire Veneer Use (per Design on File)	375 ^a
Phase 1: Proposed Marijuana Cultivation and Production Facility (per MassDEP Title V for 518 sf office and manufacturing with 25 employees). Does not include waste water that is recycled or disposed of offsite.	413.90 ^b
Phase 2 Addition: Proposed Marijuana Cultivation and Production Facility (per MassDEP Title V for 2,290 sf office and manufacturing with 45 employees). Does not include waste water that is recycled or disposed of offsite.	846.75 ^b

^a The existing system was designed for 375 GPD (10 employees plus 3,000 sf office), but was constructed with a capacity of 494.4 GPD. The existing system is therefore sufficient for Phase 1 use.

^b Title V estimates for a “Factory, Industrial Plant, Warehouse or Dry Storage Space without cafeteria” requires 15 Gallons per Day per Person, plus office use of 75 GPD per 1000 sf.

The existing septic system has sufficient capacity in Phase 1 to accommodate up to 25 employees and the proposed office space per Title V requirements. Minor adjustments to finish grades and rim elevations are required. In Phase 2, a new subsurface sewage absorption system will be installed on the north end of the property to accommodate 45 additional employees and allow for the construction of an access drive around the proposed new building.

The proposed septic systems are only designed to handle waste water from employees, office use, and kitchen use. Liquid wastes from the cultivation facility, which primarily consists of gray water from the Reverse Osmosis (RO) system and nutrient runoff, will be captured and re-used and/or removed off site for proper disposal. The cultivation runoff will not be tied to the on-site disposal system.

There is an existing well with approximate 4 gallons per minute flow. This well with an exterior water storage tank for peak demands, along with a rainwater collection system, and a gray water recycling system, will be adequate for Phase 1 water needs.

Phase 2 expansion will include the drilling of one public water supply well, and one well for fire protection and cultivation needs. Locations of the existing and proposed well and septic systems are shown on the included proposed Site Plans.

Summary and Conclusions

The changes proposed under this special permit request include 2 phases of work. Phase 1 includes the retrofitting (Change in Use) of the existing veneer manufacturing building for cultivation and kitchen facilities including related sitework for stormwater improvement, grading, utilities (pad for cooling, CO2, etc.), dumpster enclosure and additional parking areas. Phase 2 includes the building addition for cultivation and kitchen facilities and related sitework for the construction of stormwater management facilities, parking, fire access, utilities, wells, dumpsters, and the septic system.

Traffic will be from employee trips, vendors and deliveries, and local roads are suitable to handle to the proposed traffic. Lighting infrastructure will be downward directional/shielded to prevent overflow at the property lines, and signage will meet zoning requirements.

Compliance with both the letter and the spirit of the Zoning Bylaw is demonstrated by this Narrative and Municipal Impact Report for the proposed use as a marijuana cultivation and production establishment.

FR: Benjamin Barrett, Property Owner

RE: Sparkboro Corporation, Marijuana Establishment, 17 Sky Farm Road, Egremont, Mass.
Assessor Map 2, Block 0, Lot 874.4

TO: Town of Egremont

Please be advised that Prestige Worldwide LLC has entered into a purchase and sale agreement for my property at 17 Sky Farm Road for the purpose of planning, permitting, constructing, operating and maintaining a marijuana establishment by Sparkboro Corporation and affiliates.

Prestige Worldwide LLC, Sparkboro Corporation, and their affiliates, and agents are authorized to apply-for, pursue and obtain any and all permits, approvals licenses, zoning relief and any other decisions or approvals that may be required by any municipal, county, state entity.

A copy of this authorization letter shall be regarded as having the same effect as the original.

Sincerely,

Benjamin Barrett

Signature: _____

DocuSigned by:
Benjamin C. Barrett

6/16/2020

Date: _____



2013 00224614

Bk: 2175 Pg: 297 SBRD

Page: 1 of 6 02/15/2013 09:45 AM

KNOW ALL PEOPLE BY THESE PRESENTS

That We, **WILLIAM F. BARRETT III, Co-Trustee of the BARRETT FAMILY TRUST, MARGERY B. BARRETT, a/k/a JILL JOHNSON, PETER S. BARRETT and BENJAMIN C. BARRETT** of Great Barrington, Massachusetts, for no consideration paid, as this is a transfer only, grant to **BENJAMIN C. BARRETT**, with a residential and mailing address of 35 Locust Hill Road, Great Barrington, Massachusetts 01230, with QUITCLAIM COVENANTS, the land with buildings thereon situated at Sky Farm Road, in the Town of Egremont, County of Berkshire, Commonwealth of Massachusetts, more particularly described as follows:

Sky Farm Road, Egremont, Massachusetts

Meaning and intending to convey and hereby conveying Lot 4, containing 8.00 acres, as shown on a plan of land entitled, "Definitive Plan, Riverbend Subdivision, Egremont, MA" (the "Plan"), dated December 21, 2011, prepared by Foresight Land Services, and recorded in the Southern Berkshire Registry of Deeds in Plat File Q-18 on August 21, 2012.

Together with a non-exclusive right of way and easement over the common driveway shown as Sky Farm Road on the Plan.

This conveyance is made subject to, and with the benefit of the following, all of which are recorded in the Southern Berkshire Registry of Deeds:

1. The Riverbend Realty Trust Declaration of Trust recorded in Book 2135, Page 271.
2. The Riverbend Subdivision Declaration of Covenants, Conditions and Restrictions, recorded in Book 2135, Page 285.
3. Subdivision approval, on June 26, 2012, with conditions, by the Town of Egremont Planning Board, recorded in Book 2135, Page 260.
4. An emergency access easement over and across an abutting parcel of land containing 5.61 acres and Lots 1, 2, and 3, as shown on the Plan, recorded in Book 2135, Page 296.
5. An easement over and across land now or formerly of the Laurel Goss 2009 Revocable Trust, recorded on March 16, 2012 in Book 2105, Page 83, and shown on the Plan as "Easement Parcel A."
6. Utility easements to:
 - i. Massachusetts Electric Company and New England Telephone and Telegraph Company, recorded in Book 1210, Page 90;
 - ii. Massachusetts Electric Company, recorded in Book 1683, Page 272, including existing underground service from and across Lot 3 to buildings on Lot 4;
 - iii. Verizon New England, Inc., recorded in Book 1748, Page 79.

Being a portion of the premises conveyed to the Grantors herein by deed dated February 23, 2004, recorded in Book 1512, Page 35, on March 16, 2004, and by deed dated June 19, 2007, recorded in Book 1782, Page 346, on July 9, 2007.

The Egremont Planning Board issued a Release of the Grantors' Performance Covenant on the premises herein conveyed, on December 18, 2012, which is recorded in Book 2161, Page 241.

WITNESS my hand and seal this 13th day of February, 2013

William F. Barrett III
William F. Barrett, III
Co-Trustee of the Barrett Family Trust

COMMONWEALTH OF MASSACHUSETTS

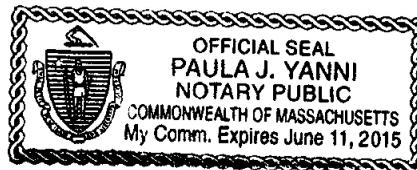
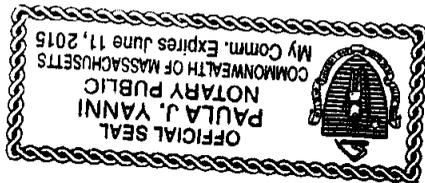
Barnstable, ss.

February 13, 2013

On this 13th day of February, 2013, before me, the undersigned notary public, personally appeared William F. Barrett, III, and proved to me through satisfactory evidence of identification, which was Mass Driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Paula J. Yanni
Notary Public

My commission expires: June 11, 2015



WITNESS my hand and seal this 8 day of February, 2013

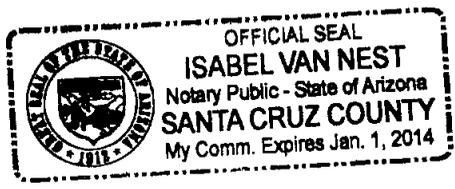
Margery B. Barrett AKA Jill Johnson
Margery B. Barrett a/k/a
Jill Johnson

STATE OF ARIZONA

Santa Cruz County ss.

February 8th, 2013

On this 8th day of February, 2013, before me, the undersigned notary public, personally appeared Margery B. Barrett, a/k/a Jill Johnson, and proved to me through satisfactory evidence of identification, which was DRIVER'S LICENSE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Isabel Van Nest
Notary Public
My commission expires: 01-01-14

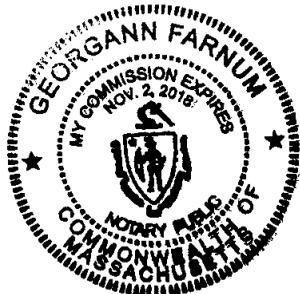
WITNESS my hand and seal this 14 day of Feb, 2013

Peter S. Barrett
Peter S. Barrett

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss. February 14, 2013

On this 14th day of February, 2013, before me, the undersigned notary public, personally appeared Peter S. Barrett, and proveyed to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Georgann Farnum
Notary Public
My commission expires: 11/2/18

WITNESS my hand and seal this 12th day of FEBRUARY, 2013

Benjamin C. Barrett
Benjamin C. Barrett

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss. February 12, 2013

On this 12 day of February, 2013, before me, the undersigned notary public, personally appeared Benjamin C. Barrett, and proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Georgann Farnum
Notary Public
My commission expires: 11/2/18

FR: Sparkboro Corporation and Prestige Worldwide LLC

RE: Sparkboro Corporation, Marijuana Establishment, 17 Sky Farm Road, Egremont, Mass.
Assessor Map 2, Block 0, Lot 874.4

TO: Town of Egremont

Please be advised that Prestige Worldwide LLC has entered into a purchase and sale agreement for the property at 17 Sky Farm Road, Egremont, owned by Benjamin Barrett, for the purpose of planning, permitting, constructing, operating and maintaining a marijuana establishment by Sparkboro Corporation and affiliates.

Mensing Group LLC, Foresight Land Services and Anderson-Porter Architects, and their employees and agents, are authorized to apply-for, pursue and obtain any and all permits, approvals licenses, zoning relief and any other decisions or approvals that may be required by any municipal, county, state entity in connection with this project.

A copy of this authorization letter shall be regarded as having the same effect as the original.

Sincerely,

Steven Pennisi

Signature: 

Date: 6/24/2020

Office of the Board of Assessors
Town of Egremont
P.O. Box 368
South Egremont, Massachusetts 01258-0368
Email: assessors@egremont-ma.gov
413-528-0182 Ext. 14

Robin Goldberg, Member
Francine Groener, Member
Susan Turner, Member
Harald M. Scheid, Regional Tax Assessor

21 May 2020

The Mensing Group, LLC
135 Adams Street
Holliston, MA 01746

The following are abutters within 300 feet of 17 Sky Farm Road, Egremont, MA (Map 2 Parcel 874.4), as requested.

Map 1, Parcel 760.E
0 Pumpkin Hollow Road

Berkshire Natural Resources Council
20 Bank Row
Pittsfield, MA 01201

Map 2, Parcel 778.B
196 Egremont Plain Road
Map 2, Parcel 874.5
0 Sky Farm Road

Kifar Zaydee Corp
196 Egremont Plain Road
Great Barrington, MA 01230

Map 2, Parcel 874.2
9 Sky Farm Road

Barrett, William F III, et als
40 Locust Hill Road
Great Barrington, MA 01230

Map 2, Parcel 874.3
15 Sky Farm Road

Old Hickory Buildings LLC
900 Capt. Joe Fulgham Drive
Murfreesboro, TN 37129

Map 2, Parcel 874.6
12 Sky Farm Road
Map 2, Parcel 874.7
10 Sky Farm Road

Barrett, Margery, et als
POB 31
Patagonia, AZ 85624

Map 2, Parcel 874.C
0 Pumpkin Hollow Road

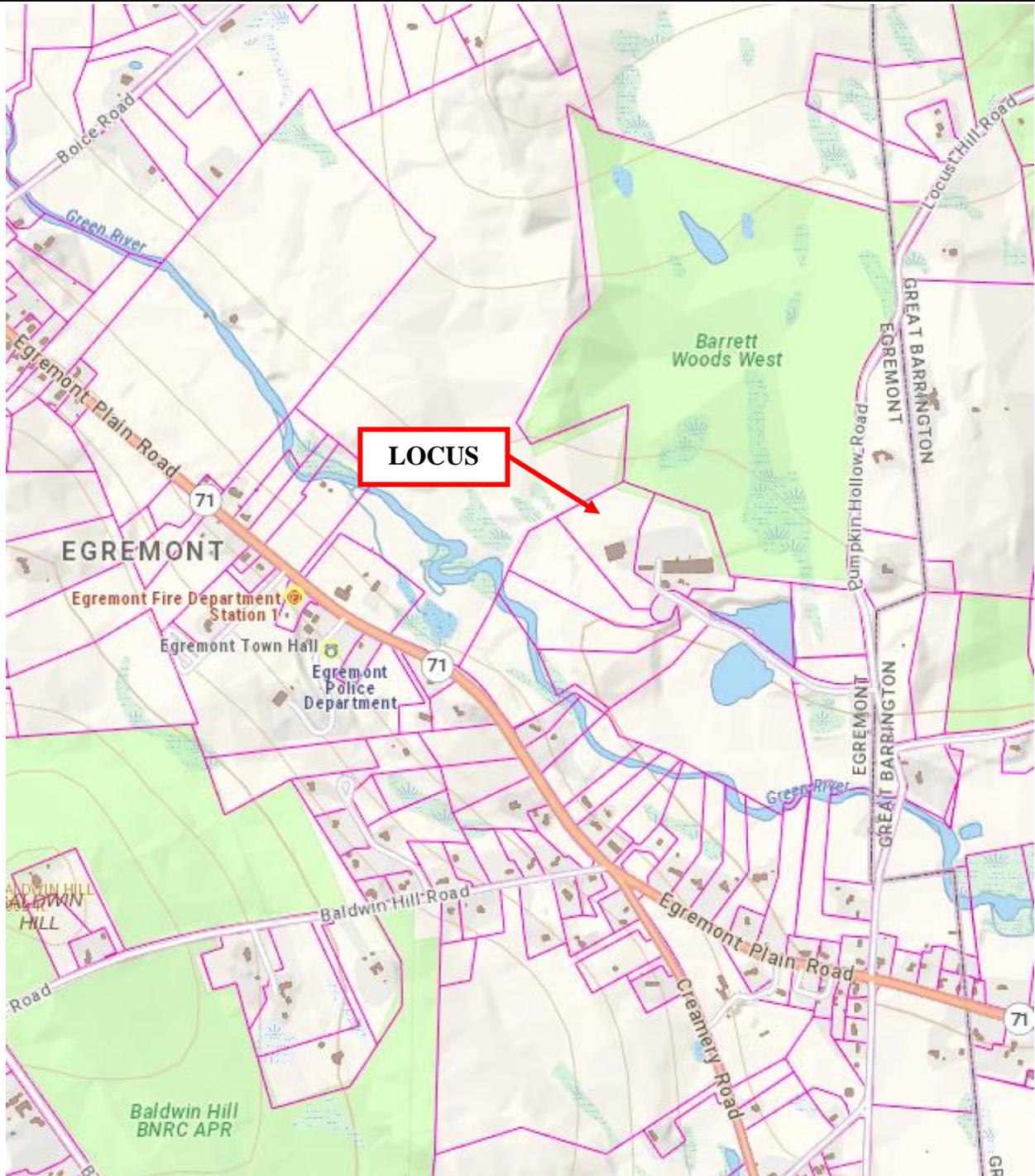
Riverbend Realty Trust
40 Locust Hill Road
Great Barrington, MA 01230

These remain the same abutters as certified in February.

Respectfully Submitted,


Egremont Board of Assessors

LOCUS MAP



Approximate Scale: 1" ~ 1000 Feet

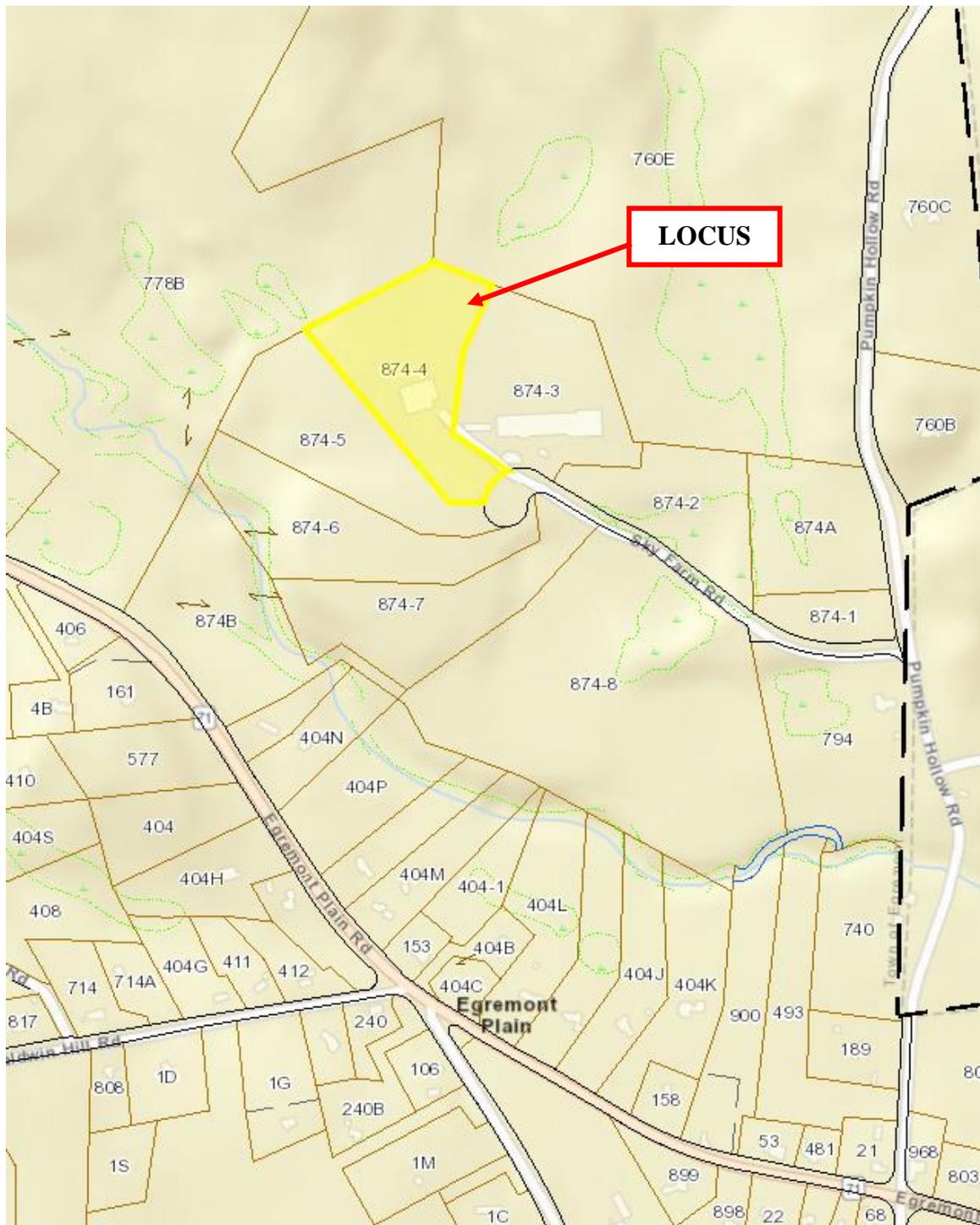
FORESIGHT LAND SERVICES, INC.
ENGINEERING • SURVEYING • PLANNING
1496 West Housatonic Street
Pittsfield, MA 01201

FLS Project #S3024

Exhibit A-1
Source: MassGIS

17 Sky Farm Road
Egremont, MA

ASSESSOR'S MAP



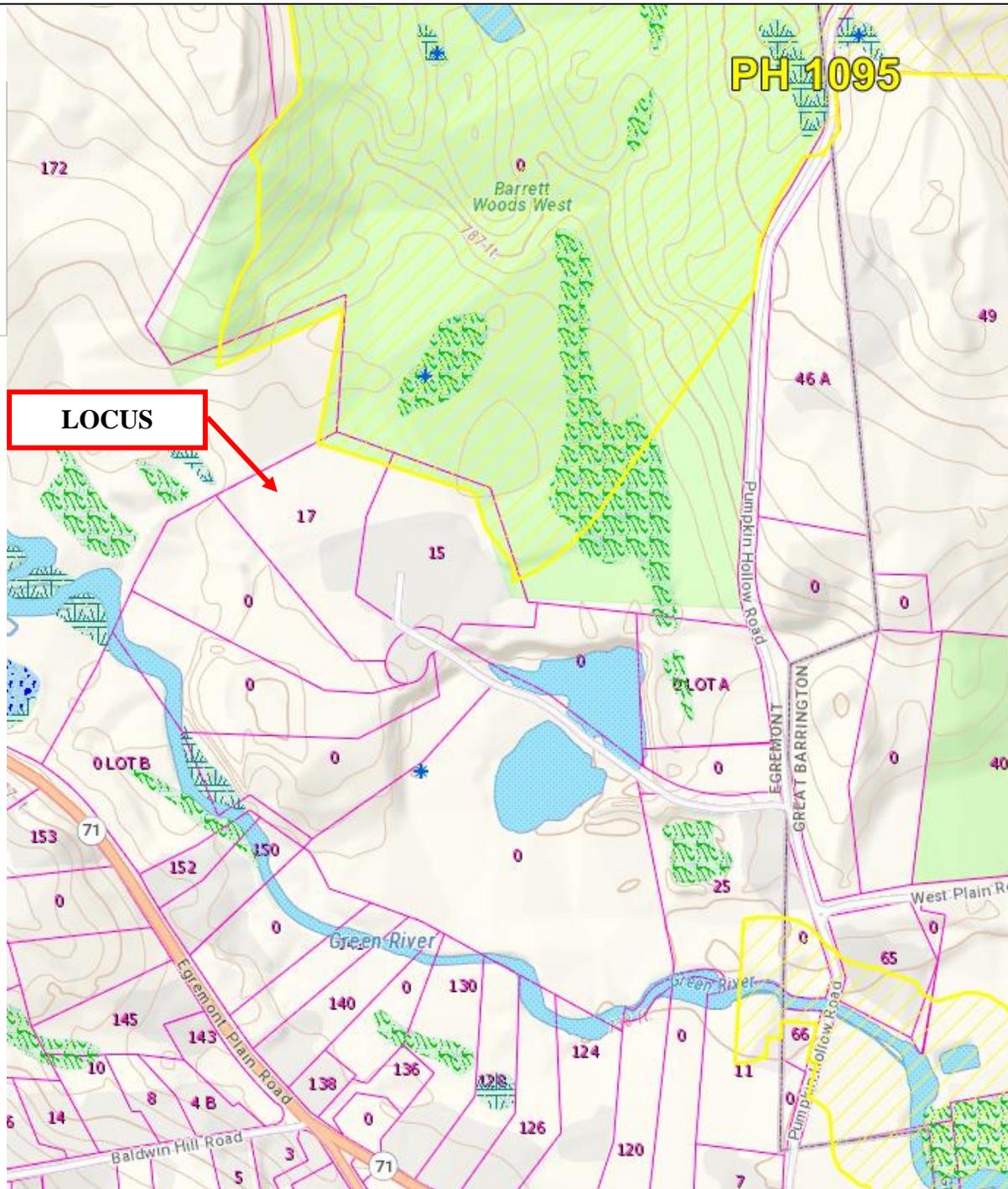
Not to Scale

FORESIGHT LAND SERVICES, INC.
ENGINEERING • SURVEYING • PLANNING
1496 West Housatonic Street
Pittsfield, MA 01201
FLS Project #S3024

Exhibit A-2
Source: Town of Egremont Assessor's Map
www.axisgis.com/egremontma

17 Sky Farm Road
Egremont, MA

NHESP PRIORITY HABITAT MAP



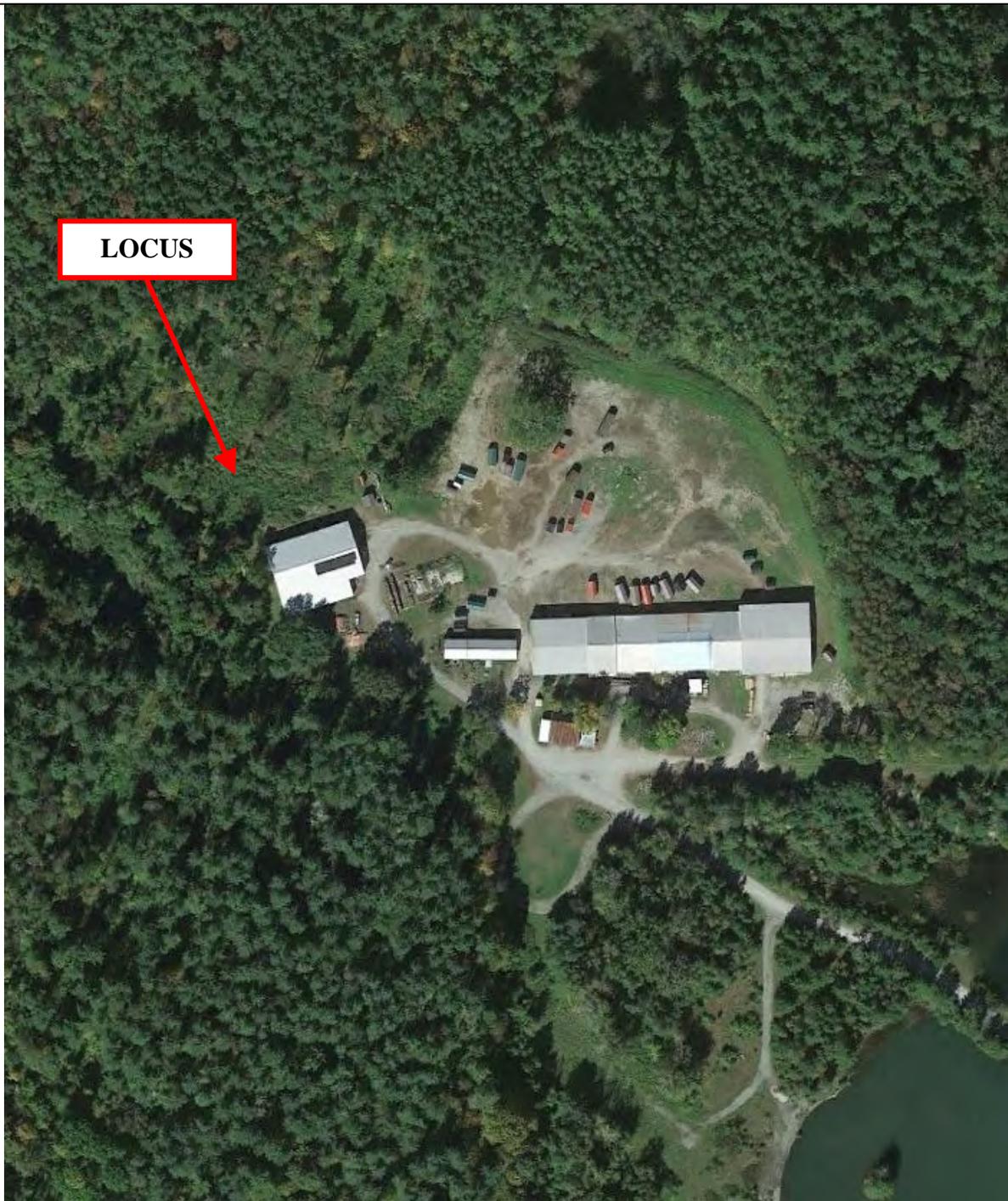
Approximate Scale: 1" ~ 500 Feet

FORESIGHT LAND SERVICES, INC.
ENGINEERING • SURVEYING • PLANNING
1496 West Housatonic Street
Pittsfield, MA 01201
FLS Project #S3024

Exhibit A-3
Source: MassGIS - NHESP Priority Habitat

17 Sky Farm Road
Egremont, MA

AERIAL PHOTOGRAPH



Approximate Scale: 1" ~ 200 Feet

FORESIGHT LAND SERVICES, INC.
ENGINEERING • SURVEYING • PLANNING
1496 West Housatonic Street
Pittsfield, MA 01201

FLS Project #S3024

Exhibit A-4
Source: Google Earth
Image Date 10/4/2018

17 Sky Farm Road
Egremont, MA

SPARKBORO CORPORATION SPECIAL PERMIT

17 Sky Farm Road
Egremont, MA 01230

SPECIAL PERMIT

REVISIONS

No.	Description	Date

<p>LIST OF SYMBOLS</p>	<p>ABBREVIATIONS</p> <p>AFF ABOVE FINISHED FLOOR CJ CONTROL JOINT CLG CEILING CLR CLEAR CO CLEAN OUT COL COLUMN CONC CONCRETE CONT CONTINUOUS DN DOWN EJ EXPANSION JOINT EL ELEVATION ELEC ELECTRICAL EQ EQUAL EXIST EXISTING FC FURRING CHANNEL FD FLOOR DRAIN FIN FINISH FL FLOOR GL GLASS GWB GYPSUM WALLBOARD HT HEIGHT HDWD HARDWOOD HVAC HEATING, VENTILATION AND AIR CONDITIONING INSUL INSULATION MAX MAXIMUM MFR MANUFACTURER MIN MINIMUM MO MASONRY OPENING MTL METAL NIC NOT IN CONTRACT NTS NOT TO SCALE OC ON CENTER PLAM PLASTIC LAMINATE PLYWD PLYWOOD PTD PAINTED REQD REQUIRED RL RAIN LEADER STL STEEL STRL STRUCTURE/STRUCTURAL TYP TYPICAL UNO UNLESS NOTED OTHERWISE VCT VINYL COMPOSITION TILE WD WOOD W/ WITH WNDW WINDOW</p>	<p>SITE LOCATION</p> <p>CONTACT</p> <p>ARCHITECT ANDERSON PORTER DESIGN 875 MAIN STREET CAMBRIDGE, MA 02139</p> <p>CIVIL HILL - ENGINEERS, ARCHITECTS, PLANNERS, INC. 50 DEPOT STREET DALTON, MA 01226</p> <p>SECURITY AMERICAN ALARM & COMMUNICATION, INC. 489 WASHINGTON STREET AUBURN, MA 01501</p>	<p>DRAWING LIST</p> <p>GENERAL</p> <p>G0.1 COVER SHEET</p> <p>CIVIL</p> <p>C-0 EXISTING CONDITIONS PLAN AND GENERAL NOTES C-1 PROPOSED SITE PLAN C-2 PROPOSED SITE UTILITY PLAN C-3 PROPOSED SITE GRADING, DRAINAGE & EROSION CONTROL PLAN C-4.0 SITE DETAILS - SHEET 1 C-4.1 SITE DETAILS - SHEET 2</p> <p>ARCHITECTURAL</p> <p>A1.1 PROPOSED FLOOR PLAN - BUILDING 1 (PHASE 1) A1.2 PROPOSED FLOOR PLAN - BUILDING 2 (PHASE 2) A1.3 PROPOSED FLOOR PLAN - BUILDING 2 (PHASE 2) A2.1 PROPOSED ELEVATIONS</p> <p>LIGHTING</p> <p>1 OF 1 PHOTOMETRIC PLAN</p>
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AndersonPorterDesign
875 Main Street Cambridge, MA 02139
Tel. 617.354.2501 Fax. 617.354.2509

Project: SPARKBORO CORP
Address: 17 SKY FARM ROAD
EGREMONT, MA 01230
Title: COVER PAGE

Drawing Issued By: ANDERSON PORTER DESIGN

Proj. #	1927.02	Drawing No.	G0.1	
Date	06/12/2020	Drawn By		DB
Scale	AS NOTED			
Drawn By	DB			

LEGEND

- IRON PIPE FOUND
- BOUND FOUND
- IRON PIPE TO BE SET
- UTILITY POLE
- ANCHOR
- DRY HYDRANT
- FENCE POST
- GATE POST
- CONIFEROUS TREE
- DECIDUOUS TREE
- SIGN
- WETLAND FLAG
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- x FENCE
- OHW
- OVER HEAD WIRE
- PROPERTY LINE
- ABUTTING PROPERTY LINE
- EASEMENT LINE
- PROPERTY LINE SETBACK (ZONING)
- PROPERTY LINE SETBACK (ASSOCIATION)
- WETLAND BOUNDARY
- WETLAND BUFFER ZONE
- x FENCE
- E APPROX. UNDERGROUND ELECTRIC
- T APPROX. UNDERGROUND TELEPHONE
- G APPROX. UNDERGROUND GAS LINE
- W APPROX. UNDERGROUND WATER LINE
- S APPROX. UNDERGROUND SEWER LINE
- EXISTING BUILDING
- PROPOSED CRUSHED STONE UTILITY PAD
- PROPOSED CONCRETE UTILITY PAD

SEE SHEET C-2 FOR UTILITY PLAN AND SHEET C-3 FOR DRAINAGE, GRADING & EROSION CONTROL PLAN

Approximate 100' Buffer Zone BWV per MassGIS

Lot 3 N/F Old Hickory Buildings, LLC Book 2287 Page 331

PROPOSED TREE/SHRUB - TYP.

PROPOSED PHASE 2 DUMPSTER CONCRETE PAD W/ FENCE & LOCKED GATE 10'x30'

PROPOSED PHASE 2 CLEARING LIMIT ±

PROPOSED PHASE 2 SHIPPING & RECEIVING LOADING DOCK

PROPOSED PHASE 2 20' WIDE GRAVEL PERIMETER ACCESS & FIRE ROAD

PROPOSED PHASE 2 60,000 SF 2-STORY ADDITION FFE=763.2'

PHASE 2 MAIN BUILDING ACCESS

PROPOSED PHASE 2 STORMWATER INFILTRATION BASIN - TYP.

PROPOSED VEGETATED LANDSCAPE ISLAND (RESERVED FOR ADDITIONAL PARKING IF REQUIRED IN FUTURE) - TYP.

ADDITIONAL PARKING IF REQUIRED IN FUTURE

REMOVE TREE - TYP.

PROPOSED PHASE 2 GRAVEL PARKING 53 SPACES TOTAL (90 TOTAL IF REQUIRED) INCLUDING 4 ADA SPACES

PROPOSED PHASE 2 6' WIDE CONCRETE SIDEWALK

PROPOSED PHASE 2 BOLLARD - TYP.

PROPOSED SECURITY CAMERA & LIGHTS BY OTHERS

EXISTING SHIPPING & RECEIVING TO REMAIN

EXISTING MAIN BUILDING ACCESS TO REMAIN

PROPOSED PHASE 1 GRAVEL PARKING 18 SPACES TOTAL INCLUDING 2 ADA SPACES

PROPOSED SITE SIGN ± 5'x3'

PROTECT TREE

PROPOSED PHASE 1 6' WIDE CONCRETE SIDEWALK

PROPOSED PHASE 1 WATER QUALITY SWALE

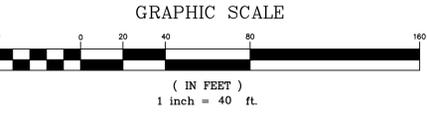
PROPOSED SITE LIGHTING BY OTHERS, SHIELDED LED FIXTURE ON 20' POLE - TYP.

PROPOSED PHASE 2 SECURED FENCE

PROPOSED PHASE 2 CRUSHED STONE AND CONCRETE EQUIPMENT PADS - SEE UTILITY PLAN

PROPOSED PHASE 1 DUMPSTER CONCRETE PAD W/ FENCE & LOCKED GATE, 10'x24', RELOCATE FOR PHASE 2 ACCESS DRIVE

PROPOSED PHASE 1 CONCRETE EQUIPMENT PAD - SEE UTILITY PLAN



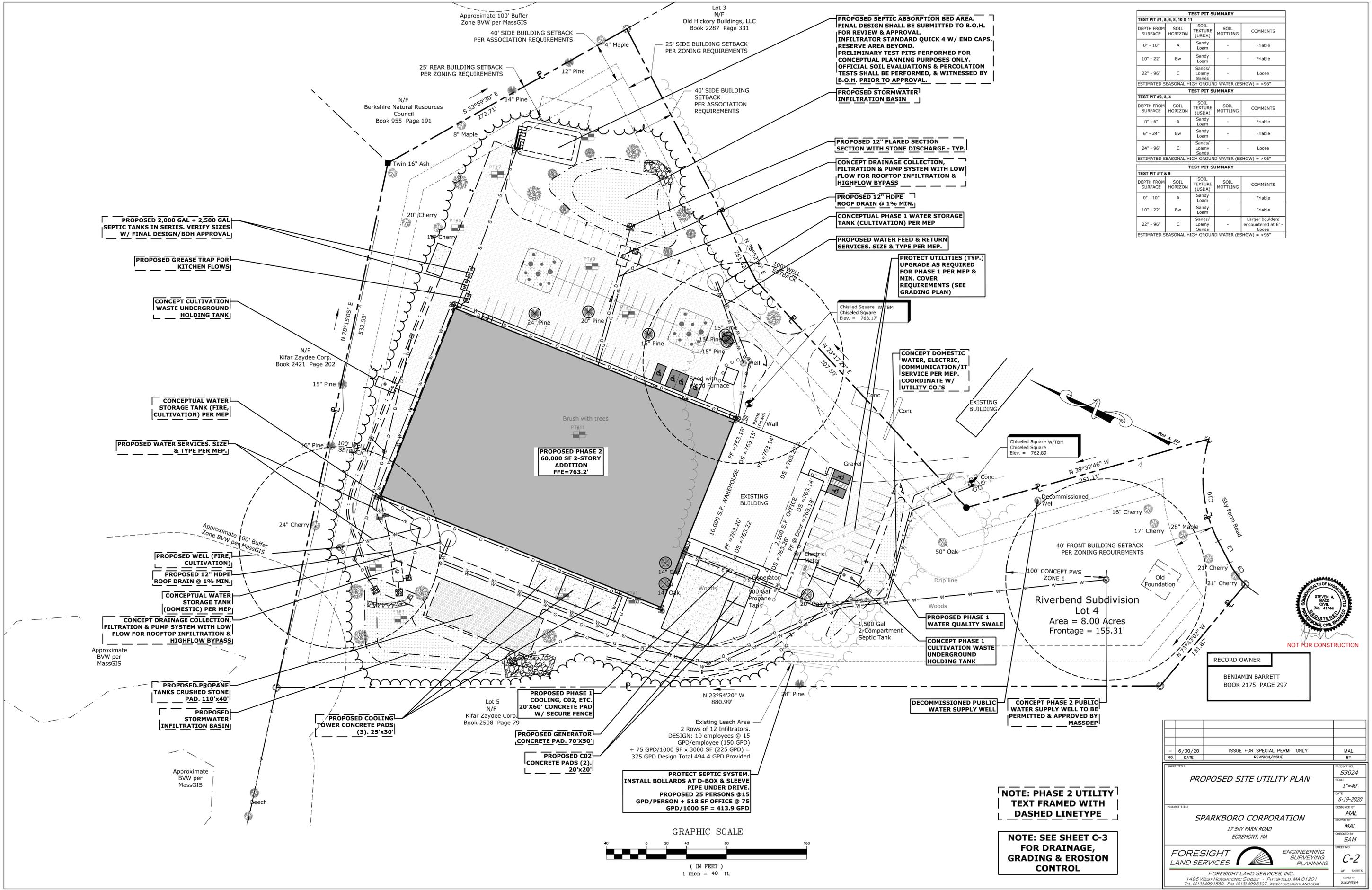
Riverbend Subdivision Lot 4 Area = 8.00 Acres Frontage = 155.31'

RECORD OWNER
BENJAMIN BARRETT
BOOK 2175 PAGE 297



NOT FOR CONSTRUCTION

NO.	DATE	REVISION/ISSUE	MAL	BY
6/30/20		ISSUE FOR SPECIAL PERMIT ONLY	MAL	
SHEET TITLE PROPOSED SITE PLAN				
PROJECT TITLE SPARKBORO CORPORATION 17 SKY FARM ROAD EGREMONT, MA				
PROJECT NO. S3024				
SCALE 1"=40'				
DATE 6-19-2020				
DESIGNED BY MAL				
DRAWN BY MAL				
CHECKED BY SAM				
SHEET NO. C-1				
OF SHEETS 3/30/204				
FORESIGHT LAND SERVICES, INC. 1496 WEST HOUSTONIC STREET - PITTSFIELD, MA 01201 TEL: (413) 499-1560 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM				



PROPOSED SEPTIC ABSORPTION BED AREA. FINAL DESIGN SHALL BE SUBMITTED TO B.O.H. FOR REVIEW & APPROVAL. INFILTRATOR STANDARD QUICK 4 W/ END CAPS. RESERVE AREA BEYOND. PRELIMINARY TEST PITS PERFORMED FOR CONCEPTUAL PLANNING PURPOSES ONLY. OFFICIAL SOIL EVALUATIONS & PERCOLATION TESTS SHALL BE PERFORMED, & WITNESSED BY B.O.H. PRIOR TO APPROVAL.

PROPOSED STORMWATER INFILTRATION BASIN

PROPOSED 12" FLARED SECTION SECTION WITH STONE DISCHARGE - TYP.

CONCEPT DRAINAGE COLLECTION, FILTRATION & PUMP SYSTEM WITH LOW FLOW FOR ROOFTOP INFILTRATION & HIGHFLOW BYPASS

PROPOSED 12" HDPE ROOF DRAIN @ 1% MIN.

CONCEPTUAL PHASE 1 WATER STORAGE TANK (CULTIVATION) PER MEP

PROPOSED WATER FEED & RETURN SERVICES. SIZE & TYPE PER MEP.

PROTECT UTILITIES (TYP.) UPGRADE AS REQUIRED FOR PHASE 1 PER MEP & MIN. COVER REQUIREMENTS (SEE GRADING PLAN)

CONCEPT DOMESTIC WATER, ELECTRIC, COMMUNICATION/IT SERVICE PER MEP. COORDINATE W/ UTILITY CO.'S

PROPOSED PHASE 1 WATER QUALITY SWALE

CONCEPT PHASE 1 CULTIVATION WASTE UNDERGROUND HOLDING TANK

DECOMMISSIONED PUBLIC WATER SUPPLY WELL

CONCEPT PHASE 2 PUBLIC WATER SUPPLY WELL TO BE PERMITTED & APPROVED BY MASSDEP

NOTE: PHASE 2 UTILITY TEXT FRAMED WITH DASHED LINETYPE

NOTE: SEE SHEET C-3 FOR DRAINAGE, GRADING & EROSION CONTROL

TEST PIT SUMMARY				
DEPTH FROM SURFACE	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL MOTTLING	COMMENTS
0" - 10"	A	Sandy Loam	-	Friable
10" - 22"	Bw	Sandy Loam	-	Friable
22" - 96"	C	Sandy/Loamy Sands	-	Loose

TEST PIT #2, 3, 4				
DEPTH FROM SURFACE	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL MOTTLING	COMMENTS
0" - 6"	A	Sandy Loam	-	Friable
6" - 24"	Bw	Sandy Loam	-	Friable
24" - 96"	C	Sandy/Loamy Sands	-	Loose

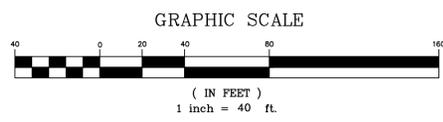
TEST PIT #7 & 9				
DEPTH FROM SURFACE	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL MOTTLING	COMMENTS
0" - 10"	A	Sandy Loam	-	Friable
10" - 22"	Bw	Sandy Loam	-	Friable
22" - 96"	C	Sandy/Loamy Sands	-	Larger boulders encountered at 6' - Loose

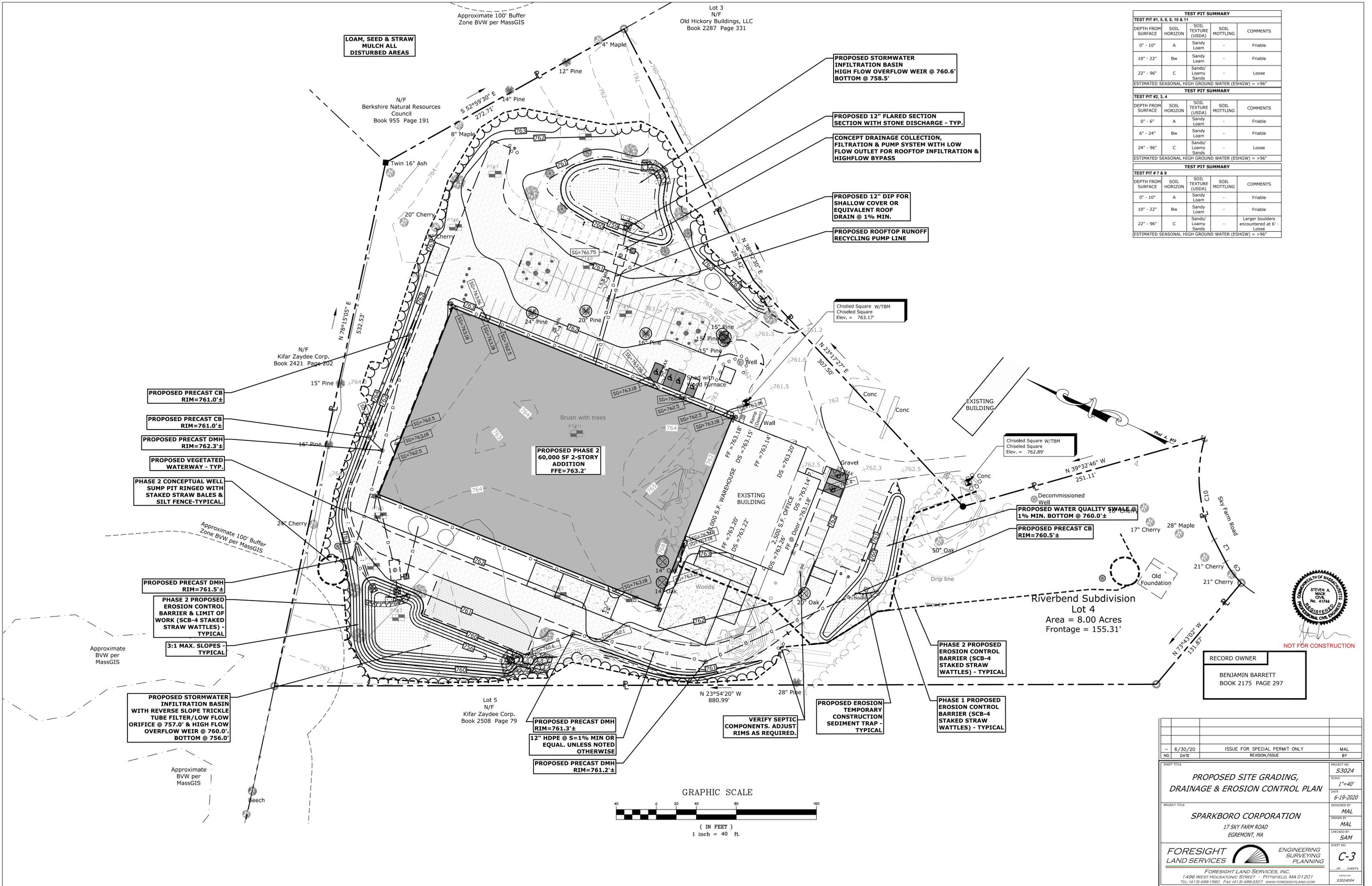


NOT FOR CONSTRUCTION

RECORD OWNER
BENJAMIN BARRETT
BOOK 2175 PAGE 297

NO. DATE		ISSUE FOR SPECIAL PERMIT ONLY		MAL
6/30/20		REVISION/ISSUE		BY
SHEET TITLE PROPOSED SITE UTILITY PLAN				
PROJECT TITLE SPARKBORO CORPORATION				
17 SKY FARM ROAD EGREMONT, MA				
DESIGNED BY: MAL DRAWN BY: MAL CHECKED BY: SAM				
SHEET NO. C-2				
OF SHEETS				
FORESIGHT LAND SERVICES, INC. ENGINEERING SURVEYING PLANNING 1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201 TEL: (413) 499-1560 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM				





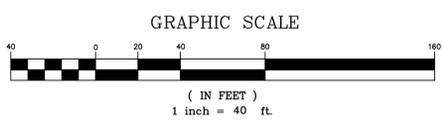
TEST PIT #1, 5, 6, 8, 10 & 11				
DEPTH FROM SURFACE	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL MOTTLING	COMMENTS
0" - 10"	A	Sandy Loam	-	Friable
10" - 22"	Bw	Sandy Loam	-	Friable
22" - 96"	C	Sands/Loamy Sands	-	Loose
ESTIMATED SEASONAL HIGH GROUND WATER (ESHGW) = >96"				
TEST PIT #2, 3, 4				
DEPTH FROM SURFACE	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL MOTTLING	COMMENTS
0" - 6"	A	Sandy Loam	-	Friable
6" - 24"	Bw	Sandy Loam	-	Friable
24" - 96"	C	Sands/Loamy Sands	-	Loose
ESTIMATED SEASONAL HIGH GROUND WATER (ESHGW) = >96"				
TEST PIT #7 & 9				
DEPTH FROM SURFACE	SOIL HORIZON	SOIL TEXTURE (USDA)	SOIL MOTTLING	COMMENTS
0" - 10"	A	Sandy Loam	-	Friable
10" - 22"	Bw	Sandy Loam	-	Friable
22" - 96"	C	Sands/Loamy Sands	-	Larger boulders encountered at 6' - Loose
ESTIMATED SEASONAL HIGH GROUND WATER (ESHGW) = >96"				

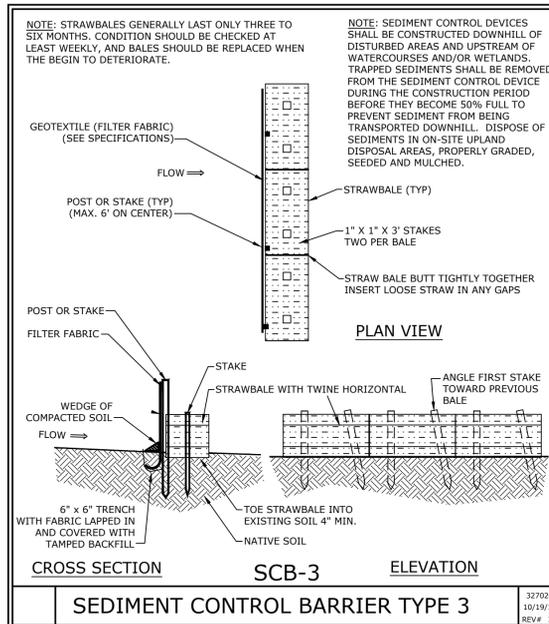


NOT FOR CONSTRUCTION

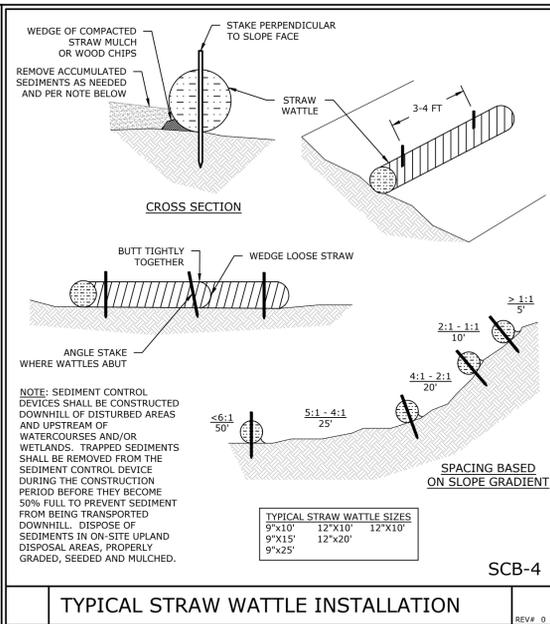
RECORD OWNER
BENJAMIN BARRETT
BOOK 2175 PAGE 297

NO.	DATE	ISSUE FOR SPECIAL PERMIT ONLY	MAL
		REVISION/ISSUE	BY
SHEET TITLE		PROJECT NO.	SHEET NO.
PROPOSED SITE GRADING, DRAINAGE & EROSION CONTROL PLAN		S3024	C-3
PROJECT TITLE		SCALE	DATE
SPARKBORO CORPORATION		1"=40'	6-19-2020
17 SKY FARM ROAD EGREMONT, MA		DESIGNED BY	DRAWN BY
		MAL	MAL
		CHECKED BY	
		SAM	
FORESIGHT LAND SERVICES		ENGINEERING SURVEYING PLANNING	OF SHEETS
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201		FORESIGHT LAND SERVICES, INC.	OF SHEETS
TEL: (413) 499-1560 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM			

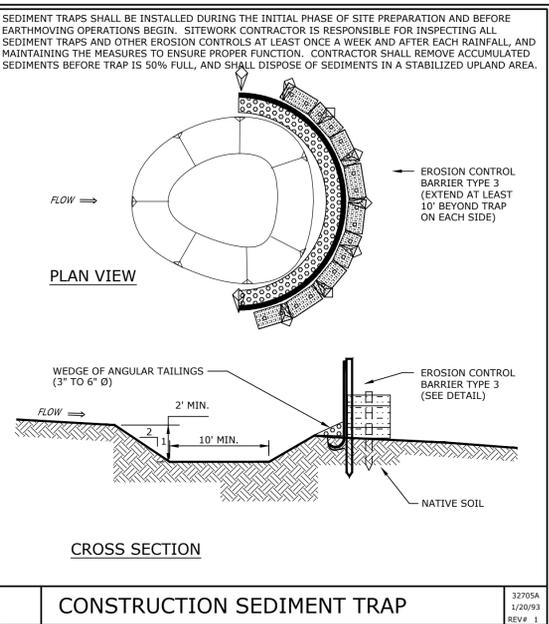




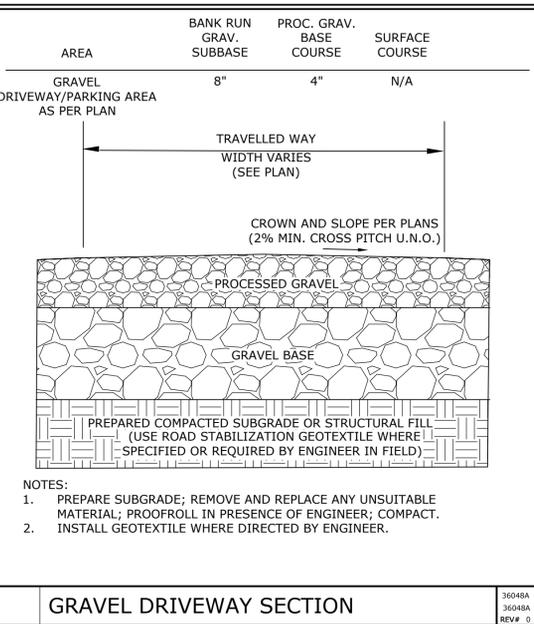
SEDIMENT CONTROL BARRIER TYPE 3 32702C 10/19/15 REV# 1



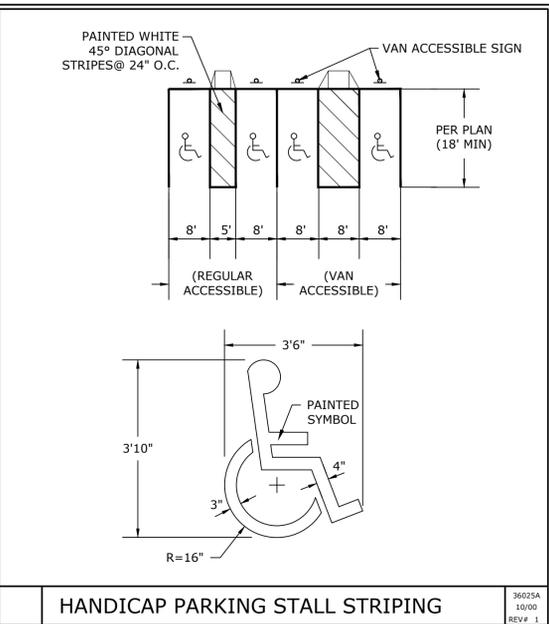
TYPICAL STRAW WATTLE INSTALLATION 32705A 1/20/09 REV# 1



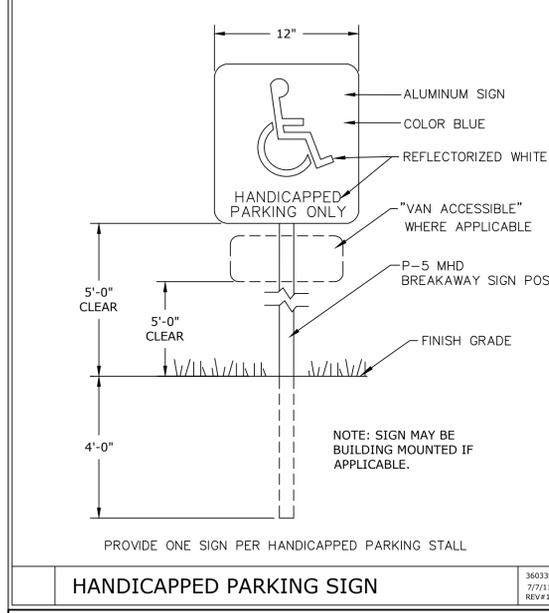
CONSTRUCTION SEDIMENT TRAP 32705A 1/20/09 REV# 1



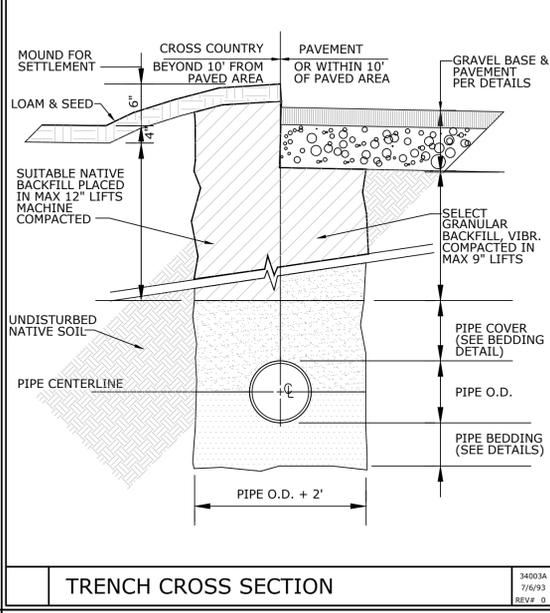
GRAVEL DRIVEWAY SECTION 36048A 3/20/04 REV# 0



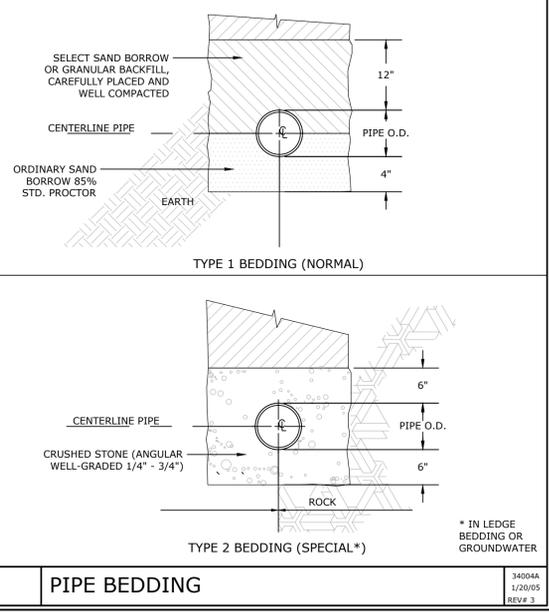
HANDICAP PARKING STALL STRIPING 36025A 10/00 REV# 1



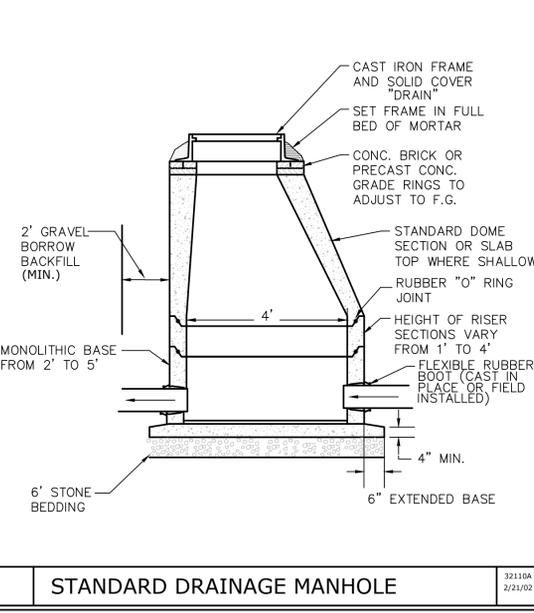
HANDICAPPED PARKING SIGN 36033B 7/7/11 REV# 1



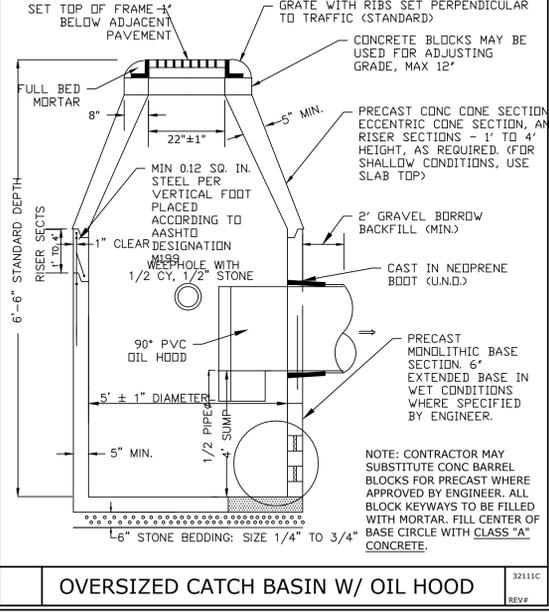
TRENCH CROSS SECTION 34003A 7/6/93 REV# 0



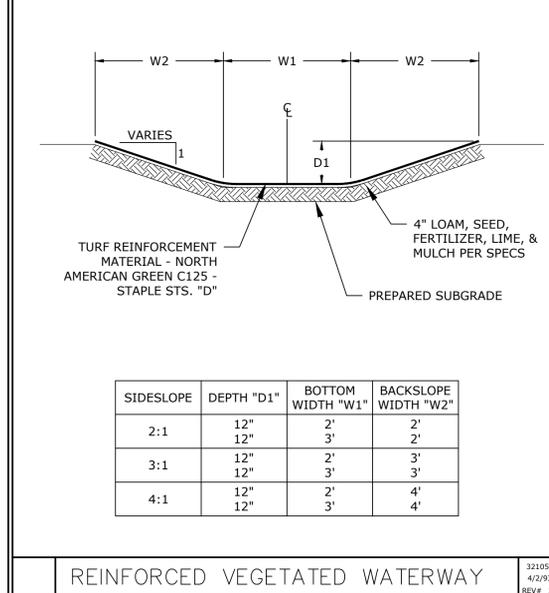
PIPE BEDDING 34004A 1/20/05 REV# 3



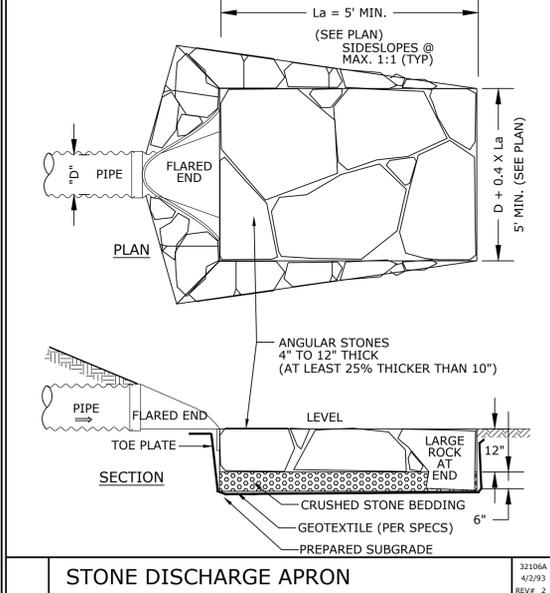
STANDARD DRAINAGE MANHOLE 32110A 2/21/02



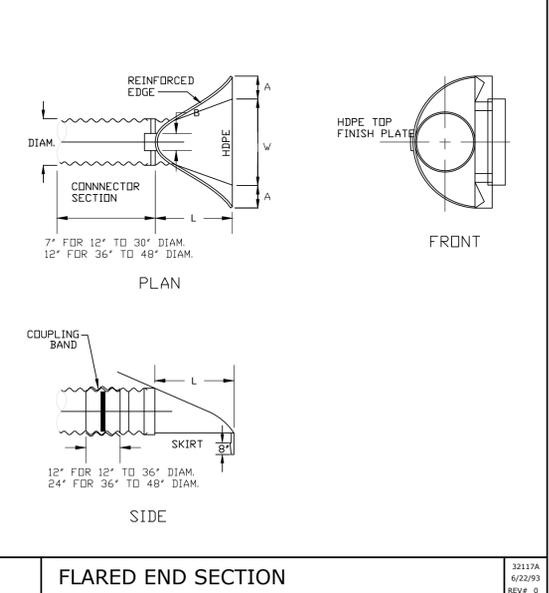
OVERSIZED CATCH BASIN W/ OIL HOOD 32111C 8/19/03 REV# 0



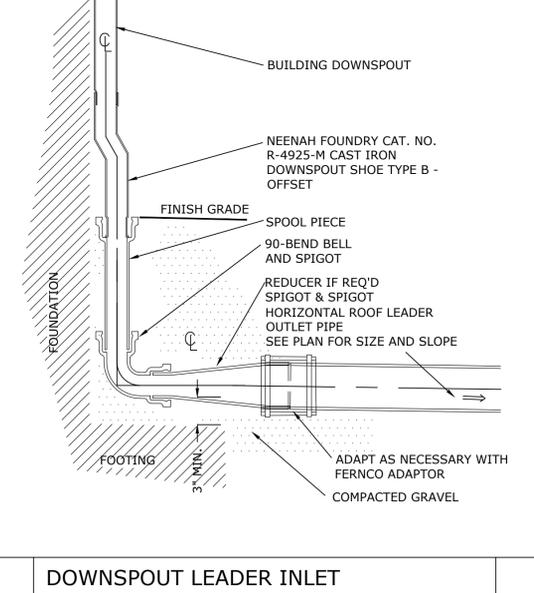
REINFORCED VEGETATED WATERWAY 32105E 4/2/93 REV# 1



STONE DISCHARGE APRON 32106A 6/22/93 REV# 2



FLARED END SECTION 32117A 6/22/93 REV# 0



DOWNSPOUT LEADER INLET 32118A 6/22/93 REV# 0

NO.	DATE	ISSUE FOR SPECIAL PERMIT ONLY	MAL
6/30/20		REVISION/ISSUE	BY

SHEET TITLE

SITE DETAILS

SHEET 1

PROJECT TITLE

SPARKBORO CORPORATION

17 SKY FARM ROAD
EGREMONT, MA

DESIGNED BY: MAL
DRAWN BY: MAL
CHECKED BY: SAM

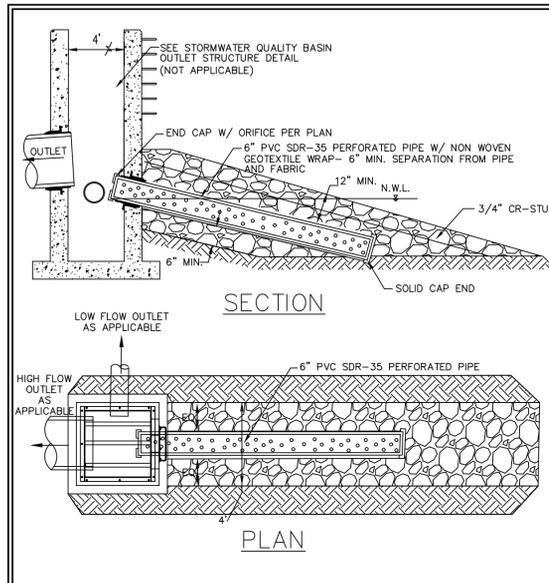
PROJECT NO. S3024
SCALE: 1"=40'
DATE: 6-19-2020

ENGINEERING SURVEYING PLANNING

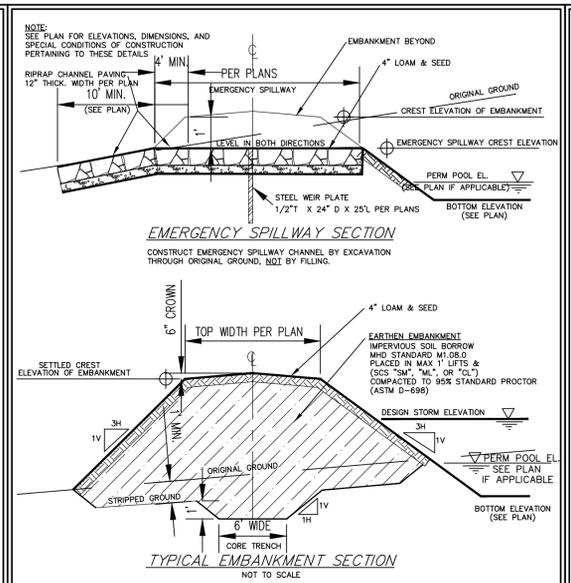
FORESIGHT LAND SERVICES

FORESIGHT LAND SERVICES, INC.
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201
TEL: (413) 499-1560 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM

C-4.0

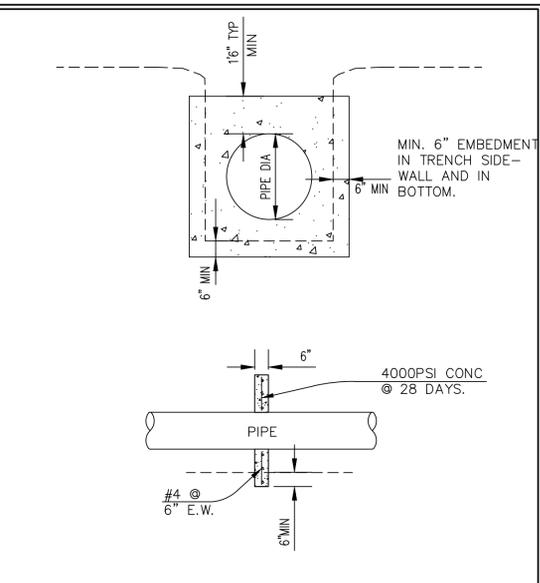


DET. BASIN REVERSE SLOPE TRICKLE FILTER



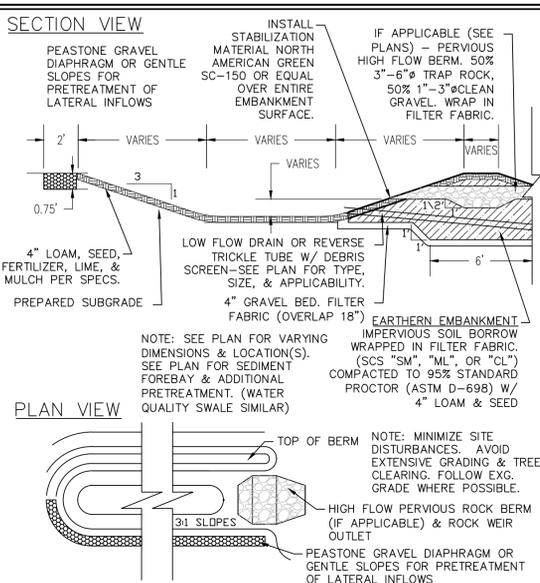
STORMWATER BASIN EMBANKMENT

32115A
9/26/95
REV. 0



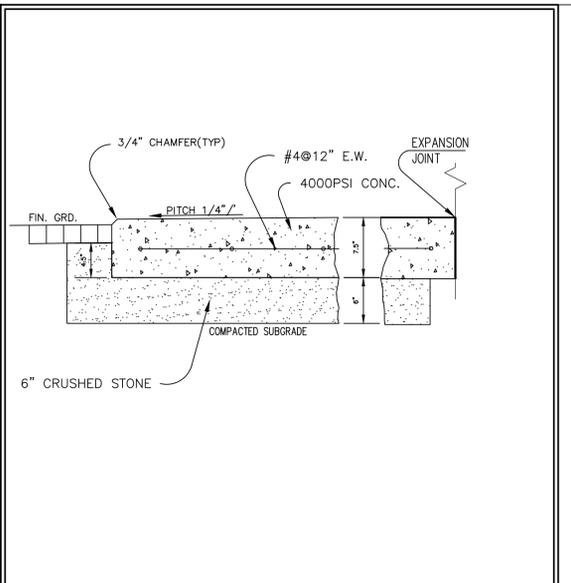
ANTI-SEEP COLLAR

32130B
3/6/97
REV. 0



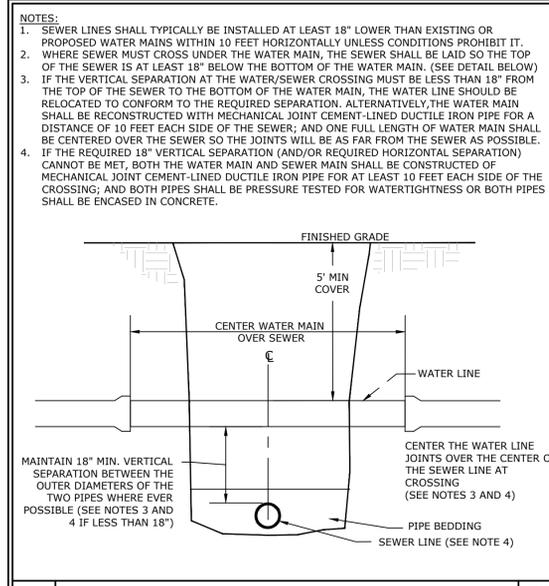
INFILTRATION BASIN

32105B
4/2/93
REV. 0



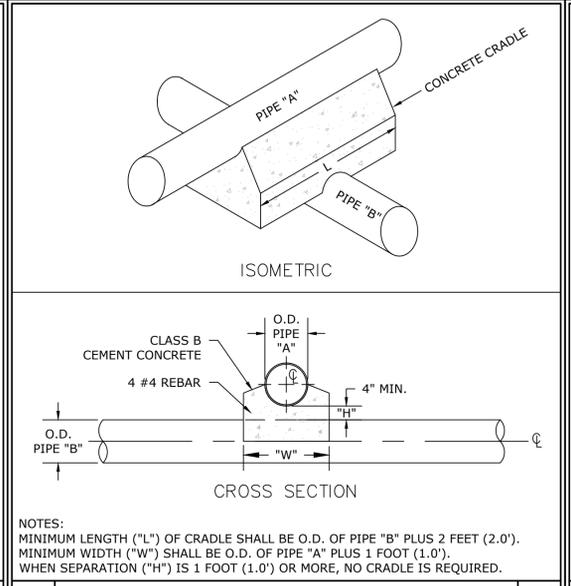
CONCRETE DUMPSTER PAD

36031A
3/6/97
REV. 0



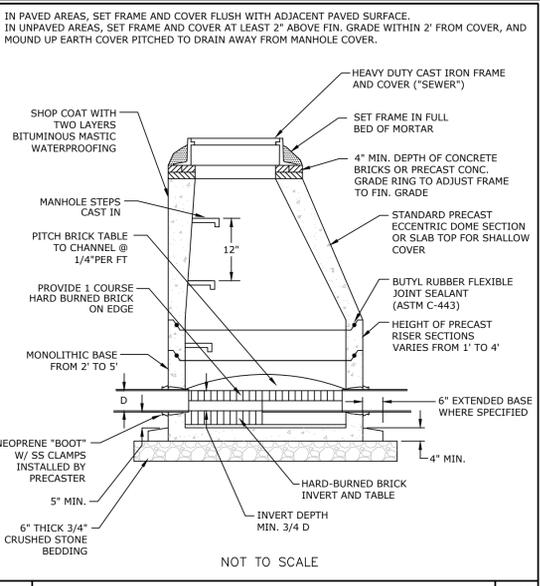
SEWER/WATER CROSSING DETAIL

33011B
4/13/08
REV. 2



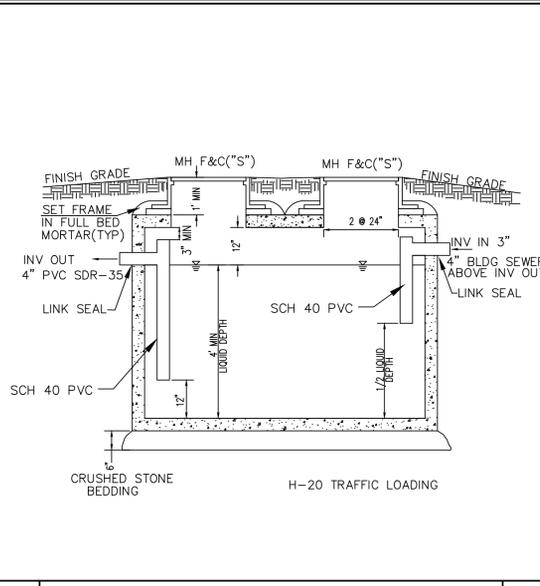
PIPE CRADLE

34005A
7/6/93
REV. 0



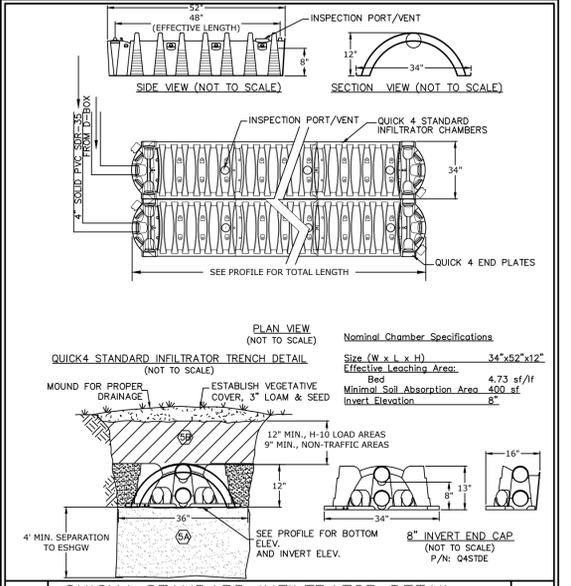
STANDARD PRECAST SEWER MANHOLE

33005A
10/00
REV. 1



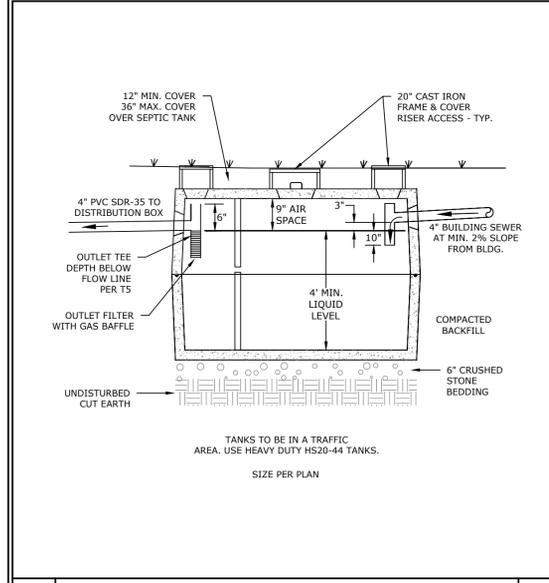
GREASE TRAP- SIZE PER PLAN

REV. 0



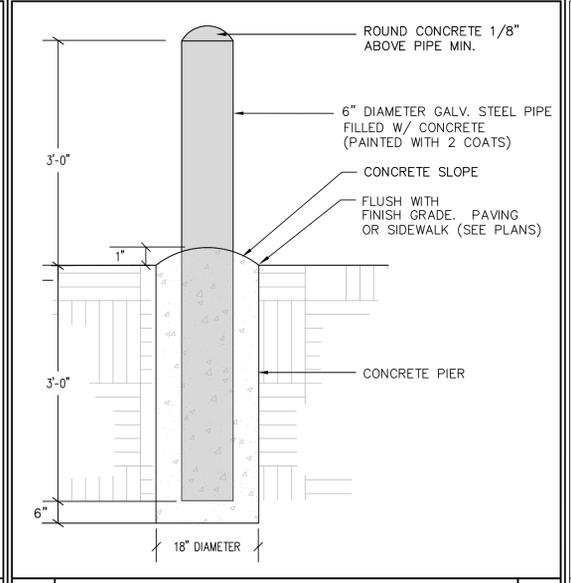
QUICK4 STANDARD INFILTRATOR TRENCH DETAIL - GRAVITY BED CONFIGURATION

REV. 0



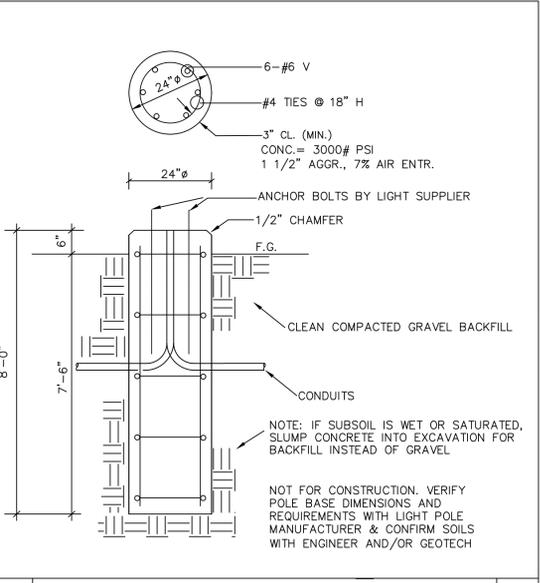
TWO COMPARTMENT SEPTIC TANK

REV. 0



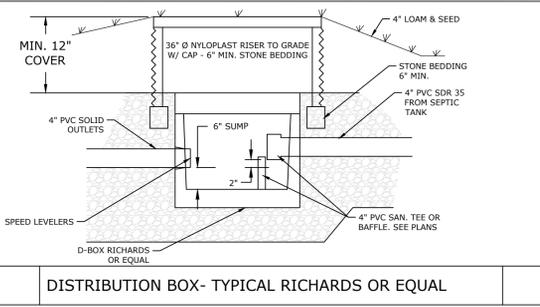
BOLLARD DETAIL

36035A
5/22/98
REV. 0

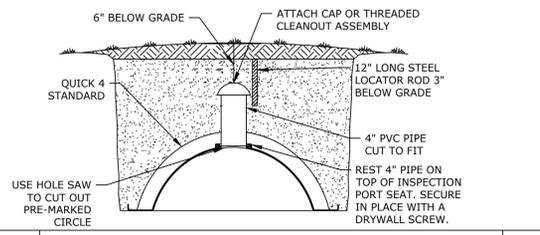


LIGHT POLE BASE-8'x24" DIAM.

36044A
REV. 1

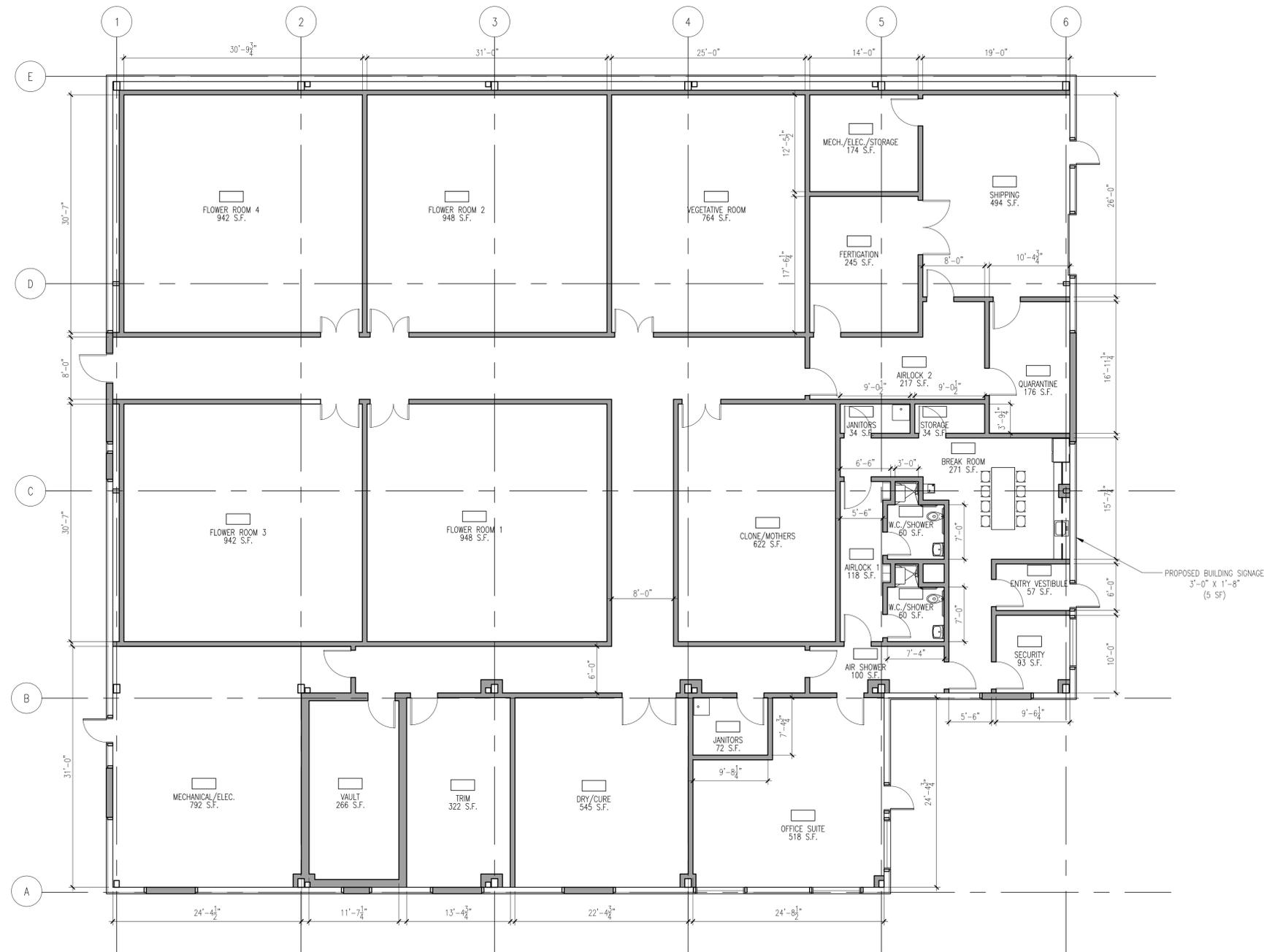


DISTRIBUTION BOX- TYPICAL RICHARDS OR EQUAL



QUICK 4 CHAMBER INSPECTION PORT

NO.	DATE	ISSUE FOR SPECIAL PERMIT ONLY	MAL
6/30/20			
SHEET TITLE		PROJECT NO.	S3024
SITE DETAILS		SCALE	1"=40'
SHEET 2		DATE	6-19-2020
PROJECT TITLE		DESIGNED BY	MAL
SPARKBORO CORPORATION		DRAWN BY	MAL
17 SKY FARM ROAD		CHECKED BY	SAM
EGREMONT, MA		SHEET NO.	C-4.1
FORESIGHT LAND SERVICES		OF SHEETS	
ENGINEERING SURVEYING PLANNING			
FORESIGHT LAND SERVICES, INC. 1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201 TEL: (413) 499-1560 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM			



SPECIAL PERMIT

REVISIONS

No.	Description	Date

AndersonPorterDesign
 875 Main Street Cambridge, MA 02139
 Tel. 617.354.2501 Fax. 617.354.2509

Project: SPARKBORO CORP
 Address: 17 SKY FARM ROAD
 EGREMONT, MA 01230

PROPOSED FLOOR PLAN - BLDG 1

Drawing Issued By: ANDERSON PORTER DESIGN	
Fig. # 1927.01	Drawing No.
Date: 06/12/2020	
Scale: AS NOTED	
Drawn By: DB	

A1.1





1 PROPOSED FIRST FLOOR PLAN - BUILDING 2 (PHASE 2)
 A1.2 Scale 1/16" = 1'-0"

SPECIAL PERMIT

REVISIONS		
No.	Description	Date

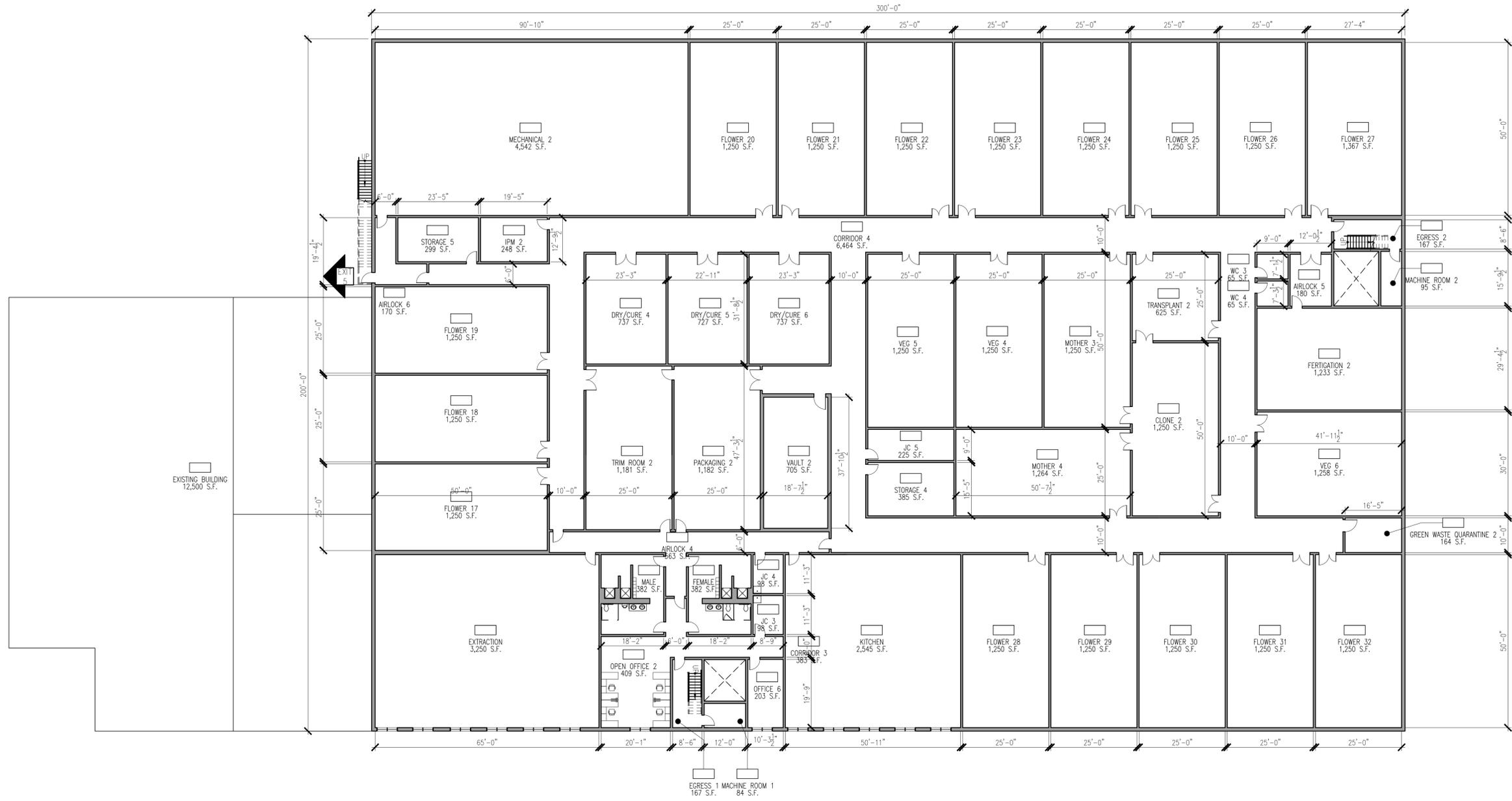
AndersonPorterDesign
 875 Main Street Cambridge, MA 02139
 Tel. 617.354.2501 Fax. 617.354.2509

Project: SPARKBORO CORP
 Address: 17 SKY FARM ROAD
 EGREMONT, MA 01230

PROPOSED FLOOR PLAN - BLDG 2

Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. # 1927.02	Drawing No.
Date: 06/12/2020	
Scale: AS NOTED	A1.2
Drawn By: DB	





1 PROPOSED SECOND FLOOR PLAN - BUILDING 2 (PHASE 2)
 A1.3 Scale 1/16" = 1'-0"



SPECIAL PERMIT

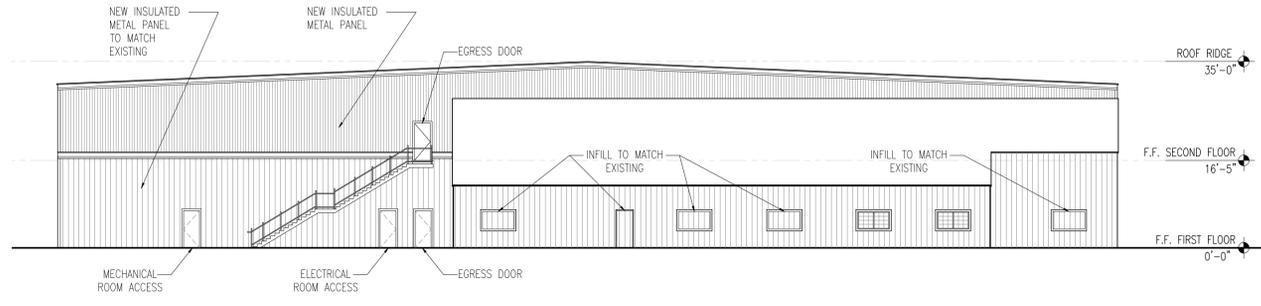
REVISIONS		
No.	Description	Date

AndersonPorterDesign
 875 Main Street Cambridge, MA 02139
 Tel. 617.354.2501 Fax. 617.354.2509

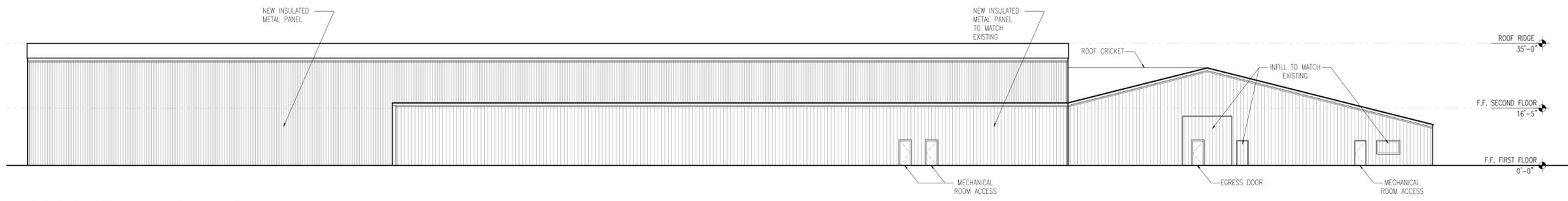
Project: SPARKBORO CORP
 Address: 17 SKY FARM ROAD
 EGREMONT, MA 01230

PROPOSED FLOOR PLAN - BLDG 2

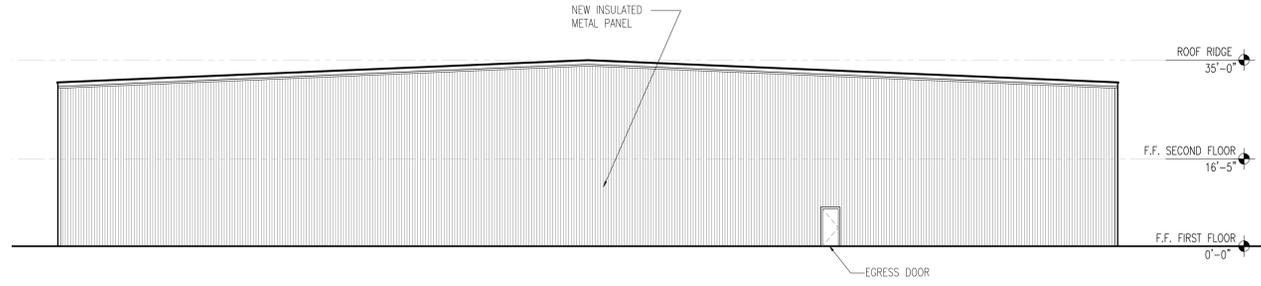
Drawing Issued By: ANDERSON PORTER DESIGN	
Fig. # 1927.02	Drawing No.
Date: 06/12/2020	
Scale: AS NOTED	A1.3
Drawn By: DB	



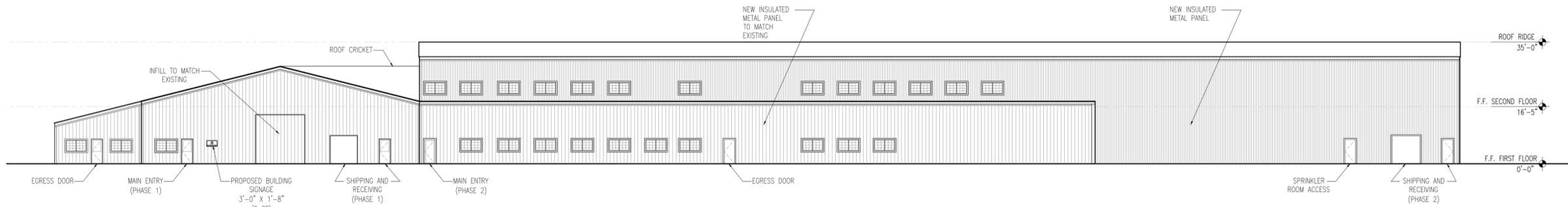
4 PROPOSED WEST ELEVATION - BUILDING 2
 A2.1 Scale 1/16" = 1'-0"



3 PROPOSED NORTH ELEVATION - BUILDING 2
 A2.1 Scale 1/16" = 1'-0"



2 PROPOSED EAST ELEVATION - BUILDING 2
 A2.1 Scale 1/16" = 1'-0"



1 PROPOSED SOUTH ELEVATION - BUILDING 2
 A2.1 Scale 1/16" = 1'-0"

SPECIAL PERMIT

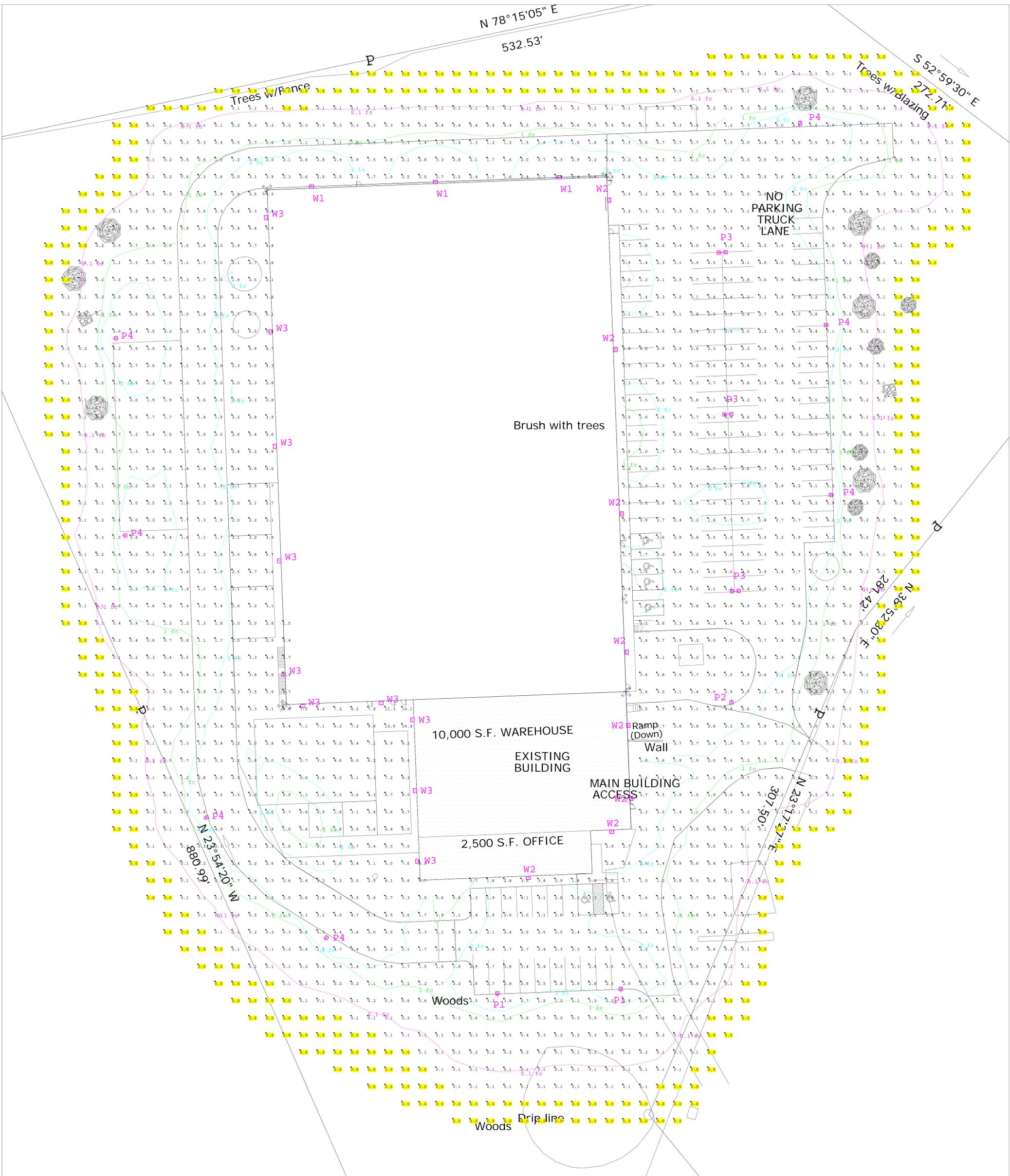
REVISIONS		
No.	Description	Date

AndersonPorterDesign
 875 Main Street Cambridge, MA 02139
 Tel. 617.354.2501 Fax. 617.354.2509

Project: SPARKBORO CORP
 Address: 17 SKY FARM ROAD
 EGREMONT, MA 01230

PROPOSED ELEVATIONS - BLDG 2

Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. # 1927.02	Drawing No. A2.1
Date: 06/12/2020	Scale: AS NOTED
Drawn By: DB	



Qty	Symbol	Label	Arrangement	Description	Lum. Lumens	Lum. Watts	LLF
2		P1	SINGLE	MCGRAW: GLEON-AF-02-LED-E1-T4FT-(FINISH) 20' POLE	12533	113	0.900
1		P2	SINGLE	MCGRAW: GLEON-AF-02-LED-E1-SMQ-(FINISH) 20' POLE	13087	113	0.900
3		P3	BACK-BACK	MCGRAW: GLEON-AF-02-LED-E1-SMQ-(FINISH) 20' POLE	13087	113	0.900
7		P4	SINGLE	MCGRAW: GLEON-AF-02-LED-E1-SL3-(FINISH) 20' POLE	12460	113	0.900
3		W1	SINGLE	MCGRAW: GWC-AF-01-LED-E1-T3-(FINISH) 15' WALL MOUNTING	6505	59	0.900
8		W2	SINGLE	MCGRAW: GWC-AF-01-LED-E1-T4FT-(FINISH) 15' WALL MOUNTING	6542	59	0.900
10		W3	SINGLE	MCGRAW: GWC-AF-02-LED-E1-T4FT-(FINISH) 15' WALL MOUNTING	12784	113	0.900

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE (ALL POINTS)	Fc	1.59	12.9	0.0	N.A.	N.A.
PARKING LOT- LARGE MAIN LOT	Fc	2.90	7.1	0.6	4.83	11.83
PARKING LOT- SMALL (@ WAREHOUSE)	Fc	2.26	4.1	0.7	3.23	5.86
REAR OF BUILDING DRIVE	Fc	2.10	4.9	0.9	2.33	5.44



SPARKBORO CORPORATION
PROPOSED SITE LIGHTING (REVISED)

Drawn By: A.M.
 Checked By:
 Date: 6/15/2020
 Specifier:
 Scale: NTS

#	Date	Comments
X	XX/XX	XXXXXXXXXX