

Neo Organics LLC
4 Marc Road, Medway

**Project Description – Special Permit:
Groundwater Protection District**

This narrative has been prepared in conjunction with the requirements set forth in Section 3.4 (Special Permit) and 5.6.3 (Groundwater Protection District) of the Town of Medway Zoning Bylaw. More detailed information with regards to the proposed development is included in the attached Site Plans and Stormwater Management Design and Runoff Calculation Report.

Applicability per Section 5.6.3.C & 5.6.3.E.3.e. of the Town of Medway Zoning Bylaw

A portion of the site at the northeast and east of the site is located within the Groundwater Protection District (this district coincides with the portion of the lot located within a Zone II Wellhead Protection Area, which is a Critical Area per the Massachusetts Stormwater Regulations). Also, the existing site contains 68,012± square feet (23.3%) of impervious surface and the proposed site contains 71,012± (24.4%) square feet of impervious surface. Therefore, because a portion of the site is located within the Groundwater Protection District and more than fifteen percent (15%) is covered by impervious surface, a Special Permit is required for the proposed development.

Proposed Site Development

The proposed project includes the change of use from industrial / manufacturing to a recreational marijuana cultivation and manufacturing use. This use is allowed by special permit under section 8.10 of the Bylaw in the East Industrial (EI) overlying zoning district, which is where the parcel is located (note: a special permit for this use has been filed as part of the full application package.)

The proposed site work for the project includes the following:

- Interior renovations to the existing industrial building.
- Construction of a 3,000 square foot concrete mechanical pad to house the odor pollution control equipment, some HVAC equipment, and other mechanical equipment.
- Construction of a concrete dumpster pad with associated fencing.
- Construction of several stormwater Best Management Practices (BMPs) including a one (1) recharge (infiltration) system and three (3) proprietary stormwater treatment units (CDS Technologies – referred to as Water Quality Units (WQU) in this report). The BMP treatment trains are designed to provide water quality improvements and to provide groundwater recharge.
- Installation of oil and debris traps in all existing catch basins on-site.
- The performance of maintenance excavation in the existing manmade drainage ditch (approximately 160 linear feet), to promote drainage flow, as well as the performance of general clean up in and around the drainage ditch to restore a more natural and clean landscape in the area of proposed work. This work is to include the installation of a rip-rap plunge pool at the existing outfall from the existing site drainage infrastructure to the drainage ditch.
- Installation of construction period erosion and sedimentation controls.

All proposed work will in no way, during construction or thereafter, adversely affect the existing or potential quality or quantity of water that is available in the Groundwater Protection District. The proposed stormwater management system, for the new construction portion of the development, has been designed to provide water quality and recharge volumes which exceed the design criteria outlined in the Massachusetts Stormwater Handbook for new construction within a Zone II. Also, as mentioned above, modifications to the existing drainage network and on-site drainage ditch have also been incorporated into the overall development plan in an effort to improve the existing site condition.

A Long Term Pollution Prevention Plan and Stormwater Operation and Maintenance Plan have been prepared, and are included in the Stormwater Management Design and Runoff Calculation Report (Appendices 2 & 5 respectively). These documents are intended to help the site contractor during the construction phase of the project, and property owner / manager after the construction is completed, with the maintenance of the site, as well as with its drainage network.

An Erosion and Sediment Control Plan with notes and details has also been prepared and is included in the Site Plan Set to help minimize erosion and the disturbance of soils.

Minimal vegetation and topographic modifications are proposed as part of the development.