

American River Nutrition, Inc. plans to install four 1,000 gallon propane tanks at 333 Venture Way. Under MGL Chapter 148 Section 13, the Select Board must hold a public hearing before issuing a Land License for such storage facilities. The Fire Chief has reviewed the application and has provisionally approved the plan.

Abutters have been notified by registered mail.

Please hold a public hearing and take the appropriate vote.

PUBLIC HEARING

Notice is hereby given that the Select Board of the Town of Hadley will hold a public hearing on July 15, 2015, at 7:15 p.m. in the Hadley Senior Center, 46 Middle Street, on the application of American River Nutrition, Inc. for a license to install 4 – 1,000 gallon propane tanks at 333 Venture Way, Hadley, MA.

HERITAGE SURVEYS, INC.

Professional Surveyors and Engineers
241 College Hwy & Clark St, P O Box 1
Southampton, Massachusetts 01073-0001

Bruce A. Coombs, President
Professional Surveyor, MA, CT & VT
E-mail: bruce@heritagesurveys.com

Telephone (413) 527-3600
Facsimile (413) 527-8280
Website: heritagesurveys.com

May 18, 2015

Bridget S. Rodrigue, Administrative Assistant & Licensing Coordinator
Town of Hadley
100 Middle Street
Hadley, MA 01035

RE: Application for License – Propane Tanks
American River Nutrition, Inc.
333 Venture Way, Hadley, MA (10D-0007-0001)
HSI Job # 7237-140829

Dear Ms. Rodrigue:

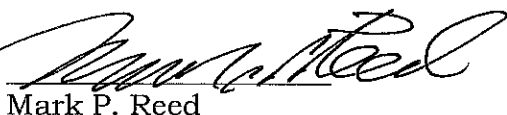
On behalf of our client, American River Nutrition, Inc., we are submitting the following plans and documents for a license to install 4 – 1,000 gallon propane tanks at 333 Venture Way, Hadley, MA (10D-0007-0001), as shown on enclosed plans referenced below.

The following documents are enclosed:

1. One (1) full size set of plans and one (1) 11x17 reduced set of plans entitled, Overall Plan of Proposed Propane Tanks, Sheet 1 of 2 and Plan of Proposed Propane Tanks, Sheet 2 of 2, American River Nutrition, Inc., Prepared for TwoThree27, LLC, 31 Campus Plaza Road, Hadley, MA, dated May 7, 2015.
2. One (1) original Application for License, Approval by the Fire Department dated May 7, 2015.
3. One (1) copy of Abutters List within 300 feet and Assessors Certification dated May 7, 2015.

We would appreciate your directing any correspondence regarding the above referenced project to American River Nutrition, Inc., attn., J. Bruce Boisture – Chief Operating Officer, 31 Campus Plaza Road, Hadley, MA 01035, with copies of the same to Heritage Surveys, Inc. at the address above.

Sincerely,



Mark P. Reed

cc: J. Bruce Boisture – Chief Operating Officer (w/enclosures)
Michael Spanknebel, Chief (Hadley Fire Department) (w/enclosures)



ORIGINAL

Commonwealth of Massachusetts

Town of Hadley

Application For License

Massachusetts General Law, Chapter 148 §13

New License Amended License

FP-002A
(Rev. 1.1.2015)

GIS Coordinates
42° 21' 56" N
LAT.
72° 32' 49" W
LONG.
License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: 333 Venture Way, Map & Parcel ID#10D-0007-0001
Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: TwoThree27, LLC

Address of Land Owner: 49 Northampton Road, Amherst, MA 01002

Use and Occupancy of Buildings and Structures: office, production & warehouse for American River Nutrition, Inc.

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments

Attach a copy of the current license

Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 1.00 Table 1.12.8.50; Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, cubic feet	CONTAINER UST, AST, IBC, drums

Total quantity of all flammable liquids to be stored: _____

Total quantity of all combustible liquids to be stored: _____

Total quantity of all flammable gases to be stored: _____

Total quantity of all flammable solids to be stored: _____

LP-gas (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers. (See 527 CMR 1.00 Table 1.12.8.50)

- ❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: 3,200 gallons

List sizes and capacities of all aboveground containers used for storage: 4 - 1,000 gallon propane tanks

- ❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: N/A

List sizes and capacities of all underground containers used for storage: _____

Total aggregate quantity of all LP-gas to be stored: 3,200 gallons

Fireworks (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

- ❖ Maximum amount (in pounds) of Class **1.3G**: _____ Type/class of magazine used for storage: _____

- ❖ Maximum amount (in pounds) of Class **1.4G**: _____ Type/class of magazine used for storage: _____

- ❖ Maximum amount (in pounds) of Class **1.4**: _____ Type/class of magazine used for storage: _____

Total aggregate quantity of all classes of fireworks to be stored: _____

Explosives (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

- ❖ Maximum amount (in pounds) of Class **1.1**: _____ Number of magazines used for storage: _____

- ❖ Maximum amount (in pounds) of Class **1.2**: _____ Number of magazines used for storage: _____

- ❖ Maximum amount (in pounds) of Class **1.3**: _____ Number of magazines used for storage: _____

- ❖ Maximum amount (in pounds) of Class **1.4**: _____ Number of magazines used for storage: _____

- ❖ Maximum amount (in pounds) of Class **1.5**: _____ Number of magazines used for storage: _____

- ❖ Maximum amount (in pounds) of Class **1.6**: _____ Number of magazines used for storage: _____

I, Barrie Tan, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature [Signature] Date 5/18/2015 Name Barrie Tan

Fire Department Use Only

I, MICHAEL SPANKNEBEL, Head of the HADLEY Fire Department endorse this application with my

Approval Disapproval

Signature of Head of the Fire Department [Signature]

Date 5/7/2015

Recommendations: _____

BOARD of ASSESSORS
Town of Hadley
100 Middle Street
Hadley, MA 01035
(413) 586-6320

ABUTTERS WITHIN 300 FEET

LOCATION OF PROPERTY : 333 VENTURE WAY MAP 10D PARCEL 7-1

DATE: MAY 7, 2015

I, Daniel H Zdonek Jr, the Assistant Assessor for the Town of Hadley, certify that the attached is a true list of the abutters for the above listed property as of this date.

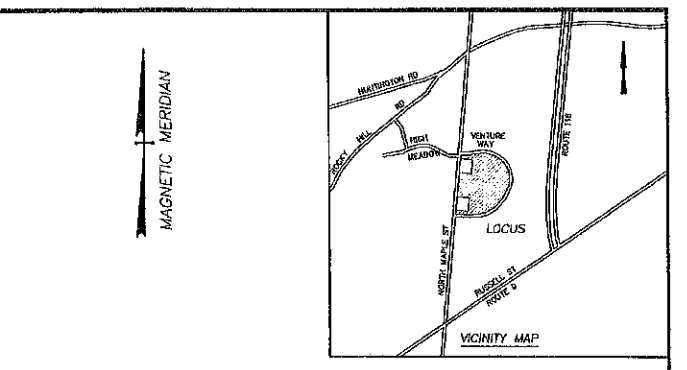
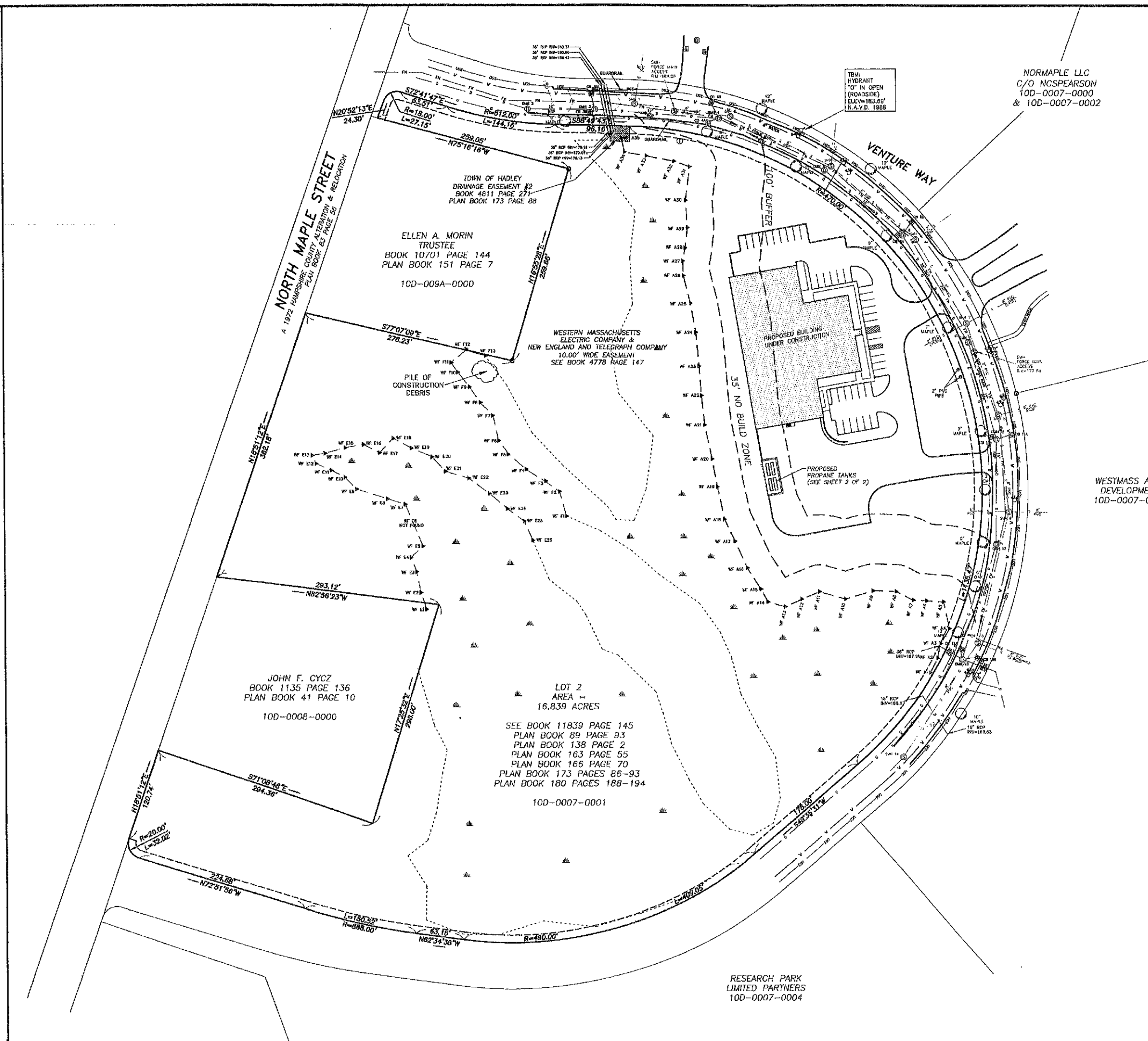
1 Page

20 Abutters

Daniel H Zdonek Jr
Asst. Assessor

**300 FOOT ABUTTERS LISTING FOR 333 VENTURE WAY MAP 10D PARCEL 7-1
HADLEY, MA**

Map	Block	Lot	Unit	Owner's Name	Co_Owner's Name	Address	City	ST Zip	Parcel Location
10	C	60		LEES ALBERT C & THOMAS A LEES		409 SCOTICUT NECK RD	FAIRHAVEN	MA 02719	NORTH MAPLE ST OFF
10	C	61	B	MAY INSTITUTE INC THE		14 FACELLA PARK DR	RANDOLPH	MA 02368	28 NORTH MAPLE ST
10	D	3	F	HADLEY MAPLE CORPORATION		733 YONKERS AVE SUITE 500	YONKERS	NY 10704	RUSSELL ST
10	D	6		BRK JOSEPH & STACIA	LIFE ESTATE	27 NO MAPLE ST	HADLEY,	MA 01035	27 NORTH MAPLE ST
10	D	7		NORMAPLE LLC	C/O MCS PEARSON	5601 GREEN VALLEY DR	BLOOMINGTON	MN 55347-1099	300 VENTURE WAY
10	D	7	2	NORMAPLE LLC	C/O MCS PEARSON	5601 GREEN VALLEY DR	BLOOMINGTON	MN 55347-1099	400 VENTURE WAY
10	D	7	4	RESEARCH PARK LIMITED PARTNERS		480 HAMEDEN ST	HOLYOKE	MA 01040	100 VENTURE WAY
10	D	7	4	WESTMASS AREA DEVELOPMENT CORP		255 PADGET ST SUITE 1	CHICOPEE	MA 01022-1308	200 VENTURE WAY
10	D	8		CYCZ JOHN F	CYCZ DOROTHY	35 NO MAPLE ST	HADLEY	MA 01035	35 NORTH MAPLE ST
10	D	9	A	MORIN ELLEN A TRUSTEE	ELLEN A MORIN REVOCABLE TRUST	118 MISTY MEADOW RD UNIT	NO CHATHAM	MA 02650	45 NORTH MAPLE ST
10	D	10		SZABORSKI ROSALINE M TRUSTRS	SARKOWSKI FAMILY TRUST	30 NORTH MAPLE ST	HADLEY	MA 01035	30 NORTH MAPLE ST
10	D	11		TING AGNES C & JAMES C	TRUSTEES	32 NORTH MAPLE ST	HADLEY	MA 01035	32 NORTH MAPLE ST
10	D	12		WEBER MARILYN & RODNEY M	LIFE ESTATE	34 NORTH MAPLE ST	HADLEY	MA 01035	34 NORTH MAPLE ST
10	D	13		IGLEHART AUSTEN		36 NORTH MAPLE ST	HADLEY	MA 01035	36 NORTH MAPLE ST
10	D	14		REISER UNA Z		42 NORTH MAPLE ST	HADLEY	MA 01035	42 NORTH MAPLE ST
10	D	15		HAUGHTON GREGORY R	HAUGHTON KATHLEEN A	44 NORTH MAPLE ST	HADLEY	MA 01035	44 NORTH MAPLE ST
10	D	16	1	JACQUES BETHANY L & DANIEL J		2 HIGH MEADOW RD	HADLEY	MA 01035	2 HIGH MEADOW RD
10	D	16	18	CIL REALTY OF MASSACHUSETTS INC	C/O ASSOC FOR COMMUNITY LIVING IRS	220 BROOKDALE DR	SPRINGFIELD	MA 01104	1 HIGH MEADOW RD
10	D	16	19	GUNDERSHEIM JULIUS	GUNDERSHEIM MARILYN	3 HIGH MEADOW RD	HADLEY	MA 01035	3 HIGH MEADOW RD
10	D	16	2	RAPER BAYNARD G	RAPER KARLEEN NEILL	56 NORTH MAPLE ST	HADLEY	MA 01035	56 NORTH MAPLE ST



LEGEND

BOUND FOUND	⊠	LIGHT POLE	⊙
IRON PIPE FOUND	○	HYDRANT	⊗
IRON ROD FOUND	⊙	WATER GATE	⊙
IRON PIPE SET	●	GAS GATE	⊙
CATCH BASIN	⊠	SIGN	—
DRAINAGE MANHOLE	⊙	WETLAND FLAG	⊠
SANITARY MANHOLE	⊙	CONTOUR	---
TELEPHONE ACCESS	⊙	EDGE OF WOODS	⌋
UTILITY POLE	⊙		

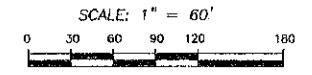
ASSESSORS PARCEL No. 10D-0007-0001

GAS LINE	— G — G —
WATER LINE	— V — V —
OVERHEAD WIRES	— OHW — OHW —
BURIED ELECTRIC	— UEL — UEL —
STORM WATER DRAIN	— S — S —
SANITARY SEWER	— S — S —
SANITARY FORCE MAIN	— FM — FM —
UNDERGROUND SERVICES	— UGS — UGS —

TOWN OF HADLEY ZONING REQUIREMENTS

ZONING DISTRICT	- IND INDUSTRIAL
MINIMUM LOT AREA	- 62,500 S.F.
MINIMUM LOT FRONTAGE	- 250'
FRONT YARD SETBACK	- 50'
SIDE YARD SETBACK	- 40'
REAR YARD SETBACK	- 40'
BUILDING HEIGHT	- 4 STY/50'

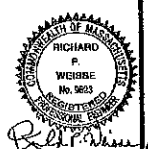

- NOTES:**
- FOR REFERENCE TO ENCLOSED PERIMETER SEE BOOK 11839 PAGE 145, AND PLAN BOOK 180 PAGES 188-194.
 - ELEVATIONS ARE BASED ON THE N.A.V.D. SYSTEM.
 - WETLAND DELINEATION BY NEW ENGLAND ENVIRONMENTAL, INC., DURING SEPTEMBER 2014. (LINE SHOWN WITH WETLAND FLAG DESIGNATIONS)
 - WETLAND AREA SHOWN WITHOUT FLAGGING DESIGNATIONS WAS DELINEATED BY VANASSE HANGEN BRUSTLIN, INC. DURING JUNE AND NOVEMBER OF 2004 AND FIELD LOCATED BY HERITAGE SURVEYS, INC. ON JUNE 18 & 19 AND DECEMBER 2, 2004.
 - UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE FEATURES AS LOCATED BY SURVEY AND AVAILABLE RECORD DATA, AND ARE APPROXIMATE. ACTUAL LOCATIONS SHOULD BE VERIFIED WITH THE APPROPRIATE UTILITY COMPANY AND/OR MUNICIPAL DEPARTMENT PRIOR TO FINAL DESIGN AND/OR CONSTRUCTION.



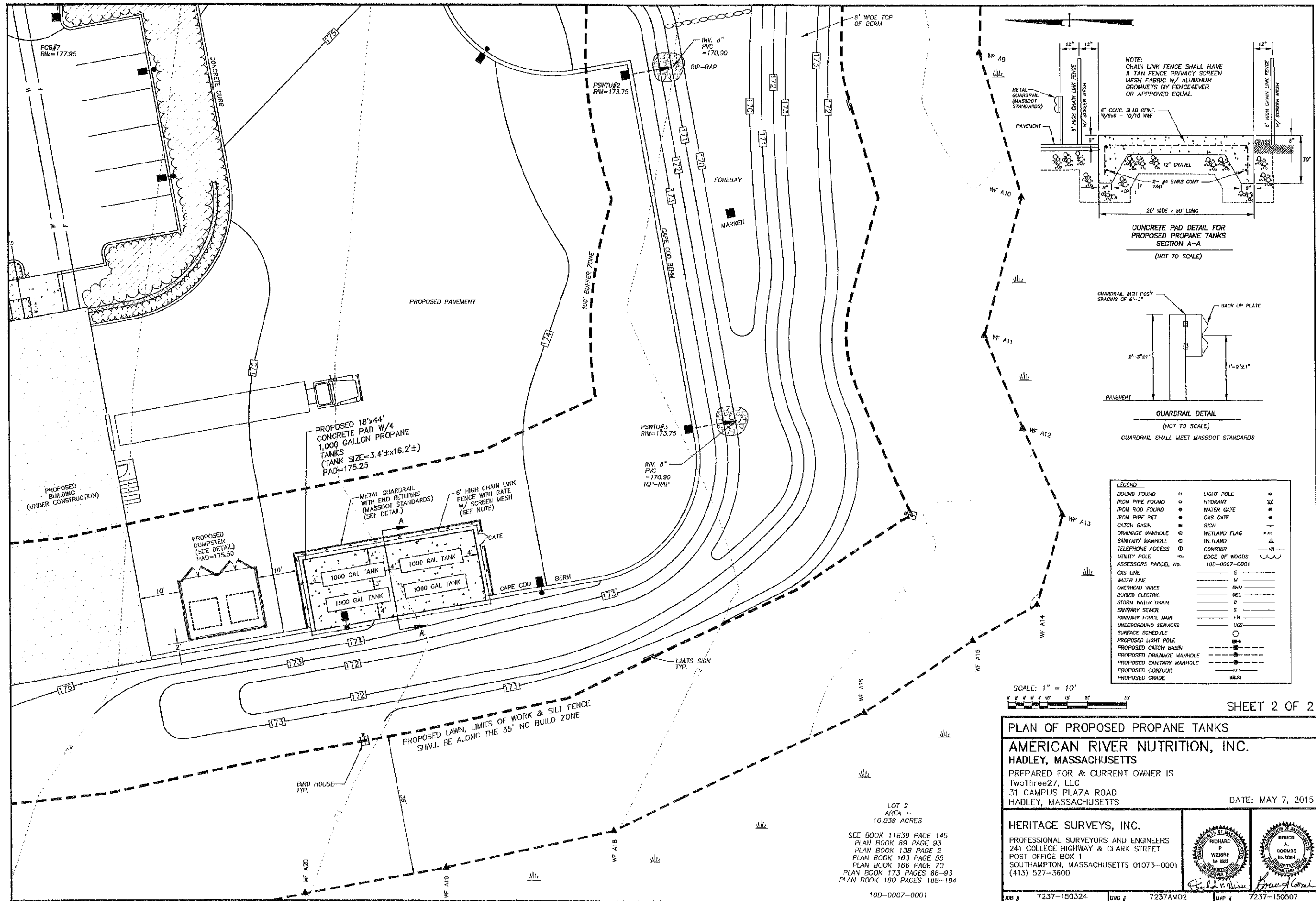
SHEET 1 OF 2

OVERALL PLAN OF PROPOSED PROPANE TANKS
AMERICAN RIVER NUTRITION, INC.
 HADLEY, MASSACHUSETTS
 PREPARED FOR & CURRENT OWNER IS
 TwoThree27, LLC
 31 CAMPUS PLAZA ROAD
 HADLEY, MASSACHUSETTS
 DATE: MAY 7, 2015

HERITAGE SURVEYS, INC.
 PROFESSIONAL SURVEYORS AND ENGINEERS
 241 COLLEGE HIGHWAY & CLARK STREET
 POST OFFICE BOX 1
 SOUTHAMPTON, MASSACHUSETTS 01073-0001
 (413) 527-3600

Richard P. Weisbe



SHEET 2 OF 2

PLAN OF PROPOSED PROPANE TANKS
AMERICAN RIVER NUTRITION, INC.
 HADLEY, MASSACHUSETTS
 PREPARED FOR & CURRENT OWNER IS
 TwoThree27, LLC
 31 CAMPUS PLAZA ROAD
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 241 COLLEGE HIGHWAY & CLARK STREET
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 (413) 527-3600

RICHARD P. WEBER
 No. 9623
 REGISTERED PROFESSIONAL SURVEYOR

BRUCE A. COOMBS
 No. 2284
 REGISTERED PROFESSIONAL SURVEYOR

7237-150324 DWG # 7237AM02 MAP # 7237-150507