

To: Granby Solid Waste Committee – (GSWC)

Thru: Joe Furnia

Subject: Tilley Street, Ludlow, MA. Area

1. PURPOSE: Visit the Tilley Street, Ludlow, MA. Area for Data and photos to be considered for Granby's Transfer Station (TS) Requirements by Granby's Solid Waste Committee

2. TRAVELER: Jay Joyce, Joe Furnia, Marty Conway, Arlene Miller (MA-DEP) & Don Hall (MA-DEP)

3. ITINEARY: 4 September 2014

4. DISCUSSION:

A. The purpose of this visit is to have the representatives of the MA-DEP to view this property for determining if this property would meet the requirements of a Transfer Station

B. Tilley Street, Ludlow, MA. Area is owned by the FAA and is managed by the Westover Metropolitan District Commission (WMDC)

C. Tilley Street, Ludlow, MA. Area is located in a non-residential area and designated in an Aircraft Crash Zone/Noise Abatement Area

D. Current photos are available since this lot has been cleared – it is now overgrown by vegetation

E. This site still has a paved road, overhead electrical power (including street lights), active wells and septic systems

F. Since these Lots have active water wells, a 500 ft. setback from the active wells is required in addition to a 100 ft. setback to the wetlands. **Note:** If some of the wells were deactivated, the 500 ft. active well setback would no longer be required but the 100 ft. wetland setback would remain

G. Since this area is so improved, the cost of purchasing a lot in this area would be higher than other unimproved areas reviewed

H. According to WMDC, a number of entities (i.e. Solar Farms, Ludlow Cemetery, etc.) are interested in this area because it is so improved.

I. If Granby decided to select a site that was located in Ludlow, Granby would have less control of the site because they would have to be responsible to Ludlow Offices such as Ludlow's Board of Health, etc.

5. CONCLUSIONS/RECOMMENDATIONS:

A. WMDC and the FAA has approved this site for the Granby Solid Waste Transfer and/or Recycling Center

B. This site is available to the Town of Granby by Lease or Sale. If this site is selected, the details would be negotiated

C. The GSWC on trip believes it would be more productive for the town if this land was purchased vs. leased if this site is selected for the future Granby Solid Waste Transfer Station

D. If this site is selected, it will have to pass a number of tests to qualify for a MA DEP Permit

E. GSWC on trip believes the Granby Transfer Station or Recycling Station should reside within the town of Granby

In addition to this Trip Report, photos are available of the Tilley Street, Ludlow, MA. Area.

Prepared by: Jay Joyce