



# DENNIS COLWELL

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# ARCHITECTS

September 16, 2020

**Project:**

*Community Gardens  
500 School Street, Mansfield, MA 02048*

**Architect:**

*Dennis Colwell Architects, Inc.  
132 Central Street, Suite 203, Foxborough, MA 02035*

Dear Building Commissioner,

I would like to provide this supplemental narrative to address some of the points set forth by the town after our special permit hearing on June 24<sup>th</sup>, 2020.

**1. Address Mr. Alves' comments**

- a. All comments were provided to us the afternoon of June 24<sup>th</sup> prior to the special permit hearing. Those comments have since been reviewed and thoroughly revised in the updated site plan drawings provided by Spruhan Engineering

**2. Provide air filtration company contact info**

- a. Chris Tenaglia of Valiant- America. He can be reached at 774-202-6462
- b. Kyle Baker of Ecobuds. He can be reached at [kyle@ecobuds.net](mailto:kyle@ecobuds.net)
- c. Frank Zaino, he can be reached at [fzaino@gmail.com](mailto:fzaino@gmail.com)

**3. Verify adequate water capacity**

- a. After consulting the department of public works, Mr. Gaffney has supplied us a written letter that the town will be able to supply our estimate of 5,400 - 6,000 gallons per day

**4. Break up front of building with landscaping, trellis, canopy**

- a. These comments have been incorporated into the updated rendering included with this submission

**5. Resolve fence/gate issue and talk to Chief Sellon about his preference**

- a. Our client has reached out to Chief Sellon and he recommended that the fence remain as shown in the rendering. Sight distance has also been reviewed and a letter by Kenneth Cram of Bayside Engineering has been provided that certifies that we will meet all requirements.

**6. Verify Chief Sellon and the Police Department are comfortable with the security plan**

- a. Our client has reached out to Chief Sellon and he has not expressed any concerns with any of the security measures. This includes a preliminary camera plan, security intrusion plan, as well as response narrative.

**7. Show tie-in to 12" water main**



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- a. This comment has been addressed in the updated site plan drawings provided by Spruhan Engineering
- 8. Show force main tied into School Street**
  - a. This comment has been shifted to approval in the final technical review by both Lee Day and Rick Alves
- 9. Show dumpster location – must be on concrete pad and be screened with closable doors**
  - a. This comment has been addressed in the updated site plan drawings provided by Spruhan Engineering. The dumpster will be located behind the building on the East side of the plan
- 10. Show snow storage areas**
  - a. This comment has been addressed in the updated site plan drawings provided by Spruhan Engineering. Snow storage will be located on the East side of the site beyond the retaining wall
- 11. Show tight tank location**
  - a. This comment has been addressed in the updated site plan drawings provided by Spruhan Engineering. Tight tank location will be located on the East side of the plan in the front of the building.
- 12. Show generator location**
  - a. This comment has been addressed in the updated site plan drawings provided by Spruhan Engineering. Generators will be located on the East side of the site beyond the retaining wall
- 13. Consider renewable energy options**
  - a. This facility will be using LED lights for growing purposes which is far more efficient than typical high pressure sodium (HPS), metal halide (MH) or fluorescent tube lights (T5) found in many other facilities. This cultivation facility also recycles and reclaims 50% of water used rather than getting full supply from the town's facilities. Since this is a new construction building, it will adhere to the current International Energy Conservation Code and be a well-sealed building. This building will also have spray foam insulation throughout the facility, which will only increase the weather tight nature of the new build.
- 14. Solar Panels**
  - a. Solar panels are too expensive to include for the opening of the facility, but we will design the roof structure to be "solar ready". The roof structure will be strengthened to be able to support the load of the panels to potentially be installed at a later date
- 15. Effects of high-speed train on air column**
  - a. The train behind the site should have little to no impact on the odor mitigation system
- 16. Means of measuring odor emissions**
  - a. There is no metric to measure odor, it is entirely subjective



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**17. Recycle water – green building**

- a. The facility will be recycling approximately 50% of the water used in the facility for reuse

**18. External tanks – CO2, etc**

- a. There will be a CO2 tank behind the building on the left side. This should not be visible to passerby on School Street

**19. Next meeting – tell us what you heard and your response to each concern**

- a. The overwhelming majority of all comments and concerns were relating to the potential odor of the facility. In the past several months, we have hired additional consultants for research, review, and future implementation of odor mitigation systems. Our response to these comments is providing several new documents and examples of the odor mitigation systems discussed previously, culminating into a thorough biosecurity and odor mitigation plan.

**20. Odor control plan – design, operation, maintenance, reporting/texting, complaint tracking system**

- a. We have coordinated with Kyle Baker of Ecobuds as well as our engineering team to provide you with further documentation of existing odor mitigation systems, their general working conditions, and typical operations. Included in this submission is a thorough biosecurity and odor mitigation plan for review

**21. Not Applicable**

**22. Need to see high plume exhaust fan(s) on roof of building – screening?**

- a. There are new updated renderings that give an idea of the quantity and size of equipment that will be needed. This includes air handler units, make up air units, as well as a high plume fan that has been placed as far from residential areas as possible on the roof.

**23. Need to see detail of proposed exhaust fan system – how tall?**

- a. Please refer to the renderings and the Greenheck Vektor air plume fan cut sheets for a rough estimate on the size and general mechanisms of the high plume fans

**24. Need P.E. to certify odor mitigation proposed – how many total? If one goes down, is there a cascading effect on other devices?**

- a. There are multiple redundancies to the door mitigation systems of the facility. Spray foam insulation and the isolations of each VFU is the first part that will not fail nor cause cascading effects. The second part is that all these devices will be connected to the emergency generator to ensure continual connection.

**25. Noise associated with high plume exhaust fans – both motor and fan and rush of air?**

- a. The high plume exhaust fan is a standard exhaust feature that is used throughout the country and there are several in use currently in the town of Mansfield. Noise has never been an issue in those existing facilities and we don't anticipate any noise issues with the proposed facility.



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## 26. What is air plume height?

- a. Please refer to the Greenheck Vektor air plume fan cut sheets for further information about the high plume fan and all related information

Please feel free to contact me with any further questions.

Sincerely,

Dennis M. Colwell, Jr, RA

