



ENVIRONMENTAL PROTECTION DIVISION

Jeffrey W. Cown, Director

Land Protection Branch

4244 International Parkway
Suite 104
Atlanta, Georgia 30354
404-362-2537

Date: Jun 03, 2025

Mr. Benjamin Cooper
Senior Development Manager
133 Boston Post Road
Weston, MA 02493

SUBJECT: Site Suitability Notice and Site Limitations
Chatsworth AD 1
Berry Bennett Road
Murray County, Chatsworth, GA 30700
GEOS Submittal ID No. 902305

Dear Mr. Cooper:

The Recovered Materials and Abatement Program of the Environmental Protection Division (EPD) has completed the review of the *Stantec Limited Site Suitability Report, Chatsworth AD 1 Murray County, Chatsworth Georgia, January 2025, revised April 2025*. Based on data submitted in addition to your application, the EPD has determined that the applicable siting standards can be met in accordance with Chapter 391-3-4-.05(1), provided the attached "Site Limitations" are met. This determination is based on information provided to date for EPD review and is subject to revision prior to permit issuance should errors be found in the submitted information or new information be provided relevant to this determination. This letter denotes only the demonstration of the ability to comply with siting standards for the proposed site and does not constitute approval to begin construction or operation of the proposed facility.

This letter does not constitute a permit for the proposed facility.

Before a permit may be issued for the proposed solid waste handling facility, a Design and Operational Plan (D&O Plan), prepared in accordance with Chapters 391-3-4-.09 and 391-3-4-.16, must be submitted for consideration by the EPD. Additionally, the appropriate governing authority must hold a public hearing regarding the proposed solid waste handling facility no less than two weeks prior to the issuance of any permit. At least 30 days prior to the public hearing, notices of the public hearing must be posted at the proposed site and advertised in the legal organ of the county in which the proposed solid waste handling facility will be located. A transcript of the public hearing proceedings and a reaffirmation of zoning consistency and solid waste management plan consistency must be submitted to EPD prior to a final decision regarding the issuance of a permit for the proposed solid waste handling facility.

After our review and evaluation of the D&O Plan and other required submittals, a Solid Waste Handling Permit will be issued or denied. This Site Suitability Notice shall terminate upon a final decision to issue or deny the requested permit. Failure to submit to EPD an approvable D&O Plan within one year from the date of this notice may result in permit denial or termination of the permit application. Please feel free to contact Lena Sassone at 470-251-8097 if you have any questions.

Sincerely,

Jeffrey W. Cown
Director
Environmental Protection Division

cc: Lena Sassone, Sarah Knapp, Mountain District Atlanta EPD

Site Limitations

Chatsworth AD 1 Anaerobic Digester Proposed Solid Waste Handling Facility

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1. The area considered for acceptability includes only the approximate 15-acre parcel shown on Figure 3-Adjacent Wells Map, *Stantec Limited Site Suitability Report, Chatsworth AD 1 Murray County, Chatsworth Georgia, January 2025, revised April 2025*.
2. Solid waste handling operations shall not be conducted in any wetlands, as defined by the U.S. Army Corps of Engineers, unless evidence is provided to the Director, by the applicant, that use of such wetlands has been permitted or otherwise authorized under all other applicable state and federal law and rules. A statement certifying that wetlands will not be impacted because of construction activities at the site shall be submitted. This statement shall be signed and stamped by the professional engineer responsible for the Design and Operational Plan for the subject site. Wetland areas shall be delineated on the Design and Operational Plan.
3. Solid waste handling operations at the Chatsworth AD 1 Anaerobic Digester (AD) Facility shall not restrict the flow of the 100-year flood, reduce the temporary water storage capacity of the floodplain, or result in a washout of solid waste or material so as to pose a hazard to human health and the environment. Solid waste handling activities shall not be performed in areas of the property considered to be within the 100-year floodplain.
4. Solid waste handling operations at the Chatsworth AD 1 Facility shall conform to the Erosion and Sedimentation Control Act and be protective of the State of Georgia waters.
5. A minimum 100-foot undisturbed buffer shall be maintained between the solid waste handling operations and the facility permit boundary.
6. A minimum 500-foot buffer shall be maintained between the solid waste handling operations and any adjacent residences and/or water supply wells.
7. A minimum 50-foot undisturbed buffer shall be maintained between the solid waste handling operations and all streams and wetlands.