

Application for Site Plan Review

WINCHENDON COMMUNITY PARK LIFE-LONG PERFORMING ARTS CENTER

**86 Ingleside Drive
Winchendon, Massachusetts**



Prepared for:
**Town of Winchendon
109 Front Street, Dept 11
Winchendon, MA 01475**

Prepared by:



***Submitted in Compliance with the Winchendon,
Massachusetts Zoning Bylaw, the Rules and
Regulations for the Review and Approval of
Site Plans and Site Development in
Winchendon, Massachusetts***

July 1, 2021



July 1, 2021

Guy Corbosiero, Chair
Winchendon Planning Board
109 Front Street
Winchendon, MA 01475

via: FedEx and Email to amanugian@townofwinchendon.com

Reference: Application for Site Plan Review
Winchendon Community Park Life-Long Performing Arts Center
86 Ingleside Drive
Winchendon, Massachusetts
B+T Project No. 3157.02

Dear Members of the Board:

On behalf of the applicant, the Town of Winchendon, Beals and Thomas, Inc. respectfully submits this Application for Site Plan Review related to construction of a new amphitheater and associated site improvements at Winchendon Community Park on Ingleside Drive in Winchendon, Massachusetts. This filing is submitted in accordance with the Winchendon, Massachusetts Zoning Bylaw (the Zoning Bylaw) and the Rules and Regulations for the Review and Approval of Site Plans and Site Development in Winchendon, Massachusetts (the Site Plan Regulations).

As required, enclosed is one copy plus the original of the Site Plan Review submission package, as well as an electronic copy. The following information is included for your review:

Section 1.0: Site Plan Review Forms;
Section 2.0: Project Narrative;
Section 3.0: Parties in Interest;
Section 4.0: Stormwater Management Information
Section 5.0: Proof of Owner's Title to Property
Section 6.0: Plans.

Guy Corbosiero, Chair
Winchendon Planning Board
July 1, 2021
Page 2

Pursuant to requirements of the Bylaw, we understand that the Town will notify abutters within 300 feet of the subject property as well as the Planning Boards of other towns via certified mail. We further understand that the Town will place a legal advertisement in the Gardner News, for which the Gardner News will bill the Applicant directly.

As the Applicant is a municipality of the Commonwealth, the Applicant is exempt from filing fees under Section 2.10: Fee Waivers of the Regulations for Application Fees and Consultant Review Deposits for Matters Submitted to the Planning Board.

Should you have any questions regarding this matter or require additional information, please contact us at (508) 366-0560. We thank you for your consideration of this Site Plan Review application and look forward to meeting with the Board at the next available public hearing.

Very truly yours,

BEALS AND THOMAS, INC.



David J. LaPointe, RLA, LEED AP
Principal

Enclosures

cc: Winchendon Town Clerk (1 copy via email)
Mr. David Pollak, Abacus Architects + Planners (via email)

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Section 1.0
Site Plan Approval Forms

Application for Site Plan Approval

Planning Decision Petition

TOWN OF WINCHENDON

Planning Board



Telephone (978) 297-0085

Facsimile (978) 297-1616

109 Front Street
Winchendon, Massachusetts 01475-1758

Application for Site Plan Approval

Fee paid: Town of Winchendon \$ N/A - Fee Exempt Winchendon Courier \$ N/A - Fee Exempt

Pursuant to the provisions of Massachusetts General Law Chapter 40, Section 57, the Town Bylaw, Licenses and Permits of Delinquent Taxpayers, Section 2 L 1: 'Any Board ... shall deny the application ... for any person, corporation, or business enterprise who has neglected or refused to pay any local taxes, fees, assessments, betterments, or any other municipal charge.' **Certification must be obtained from the Town Treasurer on this form before it is submitted to the Planning Board. The Town Treasurer has up to ten (10) days to complete certification.**

I hereby certify that no debt is owed to the Town by the applicant or the owner of record for a period of time greater than twelve (12) months.

Town Treasurer

Date

PB # _____ Rec'd by Planning Board _____

APPLICANT name Town of Winchendon

Address 109 Front Street, Winchendon, MA, 01475 Tel. # _____

LANDOWNER name Town of Winchendon

Address 109 Front Street, Winchendon, MA, 01475 Tel. # _____

LOCATION OF LAND 86 Ingleside Drive

TITLE OF PLAN Winchendon Community Park, 86 Ingleside Drive, Winchendon, MA

Property is to be used for community-operated learning space and recreation area

under Article 3.2 of the Schedule of Use Regulations of the Town of Winchendon

Deed to the property, as recorded in the Worcester District Registry of Deeds

Book 56279 Page 26 and is shown on

Assessors Map 5A3 Parcel 348 Zoning R-10

Lot size 43.1± ac

The undersigned hereby request approval of a site plan under Section 5.2 of the Winchendon Zoning Bylaws and further certify that all information provided in this application and site plan is true.

OWNER signature _____ Original signatures on file with Planning Board

APPLICANT signature _____

Original of this application must be submitted to the Town Clerk.

Date _____

Section 2.0

Project Narrative

2.0 PROJECT NARRATIVE

2.1 Introduction

The Project consists of the construction of a new amphitheater and associated site improvements off Ingleside Drive in Winchendon, Massachusetts (the Property). The Town acquired the Property in 2016 through a land swap with The Winchendon School to create Winchendon Community Park. The goal of the development of this park is to create a community-operated learning space and recreation area that will provide public access to nature and promote community pride. The proposed amphitheater will provide seating overlooking the scenic lakefront for events such as outdoor music performances.

The Property is located in the R-10 Neighborhood Residential zoning district. Due to the nature of the construction meeting the requirements of Section 12.2.1.A and D of the Zoning Bylaws, the Project requires Site Plan Review by the Planning Board. We further understand based on coordination with the Zoning Enforcement Officer that the proposed use requires Special Permits from the Zoning Board of Appeals, an application for which has been submitted concurrently.

2.2 Existing Conditions

Winchendon Community Park is located on an approximately 43-acre parcel located to the south of Maple Street/Route 202 and to the north of Whitney Pond, an impoundment created by the Whitney Pond Dam. The Property can be further identified as Assessor's Map 5A3 Lot 348, owned by the Town of Winchendon. The Property is bisected in a north-south direction by Ingleside Drive, a bituminous concrete driveway off of Maple Street. The driveway leads to three structures: a barn, a cottage, and garage. The remainder of the Property is generally forested by a mix of deciduous and evergreen trees, with open field and grassed areas mainly located off of the driveway. Several walking trails are located throughout the Property.

Wetland resource areas on the Property include Whitney Pond, three vegetated wetlands bordering on Whitney Pond, and an intermittent stream that conveys flow beneath Ingleside Drive to one of the Bordering Vegetated Wetlands. According to the Flood Insurance Rate Map (FIRM) Community Panel Number 2503480016B, dated June 15, 1982, an area of 100-year flood is located adjacent to Whitney Pond at elevation 974 feet. However, no work is proposed in this area.

Refer to Section 2.0 Pre-Development Conditions of the Stormwater Management Report included in Section 4 of this Application for detailed topographic and soils information.

2.3 Proposed Conditions

The Project consists of the construction of a stage, amphitheater lawn with stone seat-walls, bituminous concrete parking area, and associated appurtenances in support of the activation of Winchendon Community Park.

Site preparation includes the razing of the existing one-story house, and the loaming and seeding of the former foundation area. The existing barn and garage are proposed to remain at this time. Temporary construction laydown areas will be located on both sides of Ingleside Drive to the south of the proposed parking area. Erosion and sedimentation controls will be installed along the limits of work near sensitive resource areas and/or significant slopes to prevent downgradient migration of sediment.

Site access will be obtained through reuse of existing curb cuts off Route 202 onto Ingleside Drive. Ingleside Drive will provide one-way access to the proposed parking lot. An existing spur off Ingleside Drive, providing secondary access with improved sight distances, is proposed to be milled and repaved for use by exiting traffic. A police detail is anticipated to be engaged as needed during events to coordinate traffic entering and exiting the site.

A 50-space bituminous concrete parking lot is proposed to the west of the existing driveway, south of the culvert conveying the intermittent stream beneath Ingleside Drive. The parking lot will have two entrances onto Ingleside Drive, which will be striped with pedestrian crosswalks. Consistent with prior events held at the Park, the existing soccer field is proposed to be used as overflow parking during events if necessary. Pedestrian access from both parking areas to the proposed amphitheater will proceed along a sidewalk located on the western side of Ingleside Drive.

The proposed amphitheater will be graded to step down in six levels each bounded by stone seat-walls, providing informal seating for spectators. Significant efforts have been made to design the amphitheater with minimal impacts to existing mature vegetation, and the amphitheater has been designed to be nestled within the existing forest. The area will be vegetated by a native grass mix, with supplemental shade trees interspersed as depicted on the enclosed plans. A set of stairs will be located along the eastern boundary of the seating area, with a cast-in-place concrete walkway providing accessible access to the top row of seating. An emergency access drive from the existing vehicle turnaround to the stage has been designed with appropriate turning radii to accommodate emergency vehicles, and also provides a low-slope walkway to the front of the amphitheater and onto the stage.

The proposed stage will be constructed on a concrete slab-on-grade foundation. The stage has a two-level roof that is generally of hollow structural steel with plywood. There is a 13-foot by 17-foot concrete masonry storage structure on the east side of the stage and supporting that side of the roofs.

The parking lot will be pitched to convey runoff towards water quality treatment units, which discharge eventually to a basin located along the eastern side of Ingleside Drive. Refer to Section 3.0 Post-Development Conditions of the Stormwater Management Report included in Section 4.0 of this Application for information on existing and proposed hydrology and compliance with the MassDEP Stormwater Management Policy.

2.4 Site Plan Evaluation

The Project meets the criteria for Site Plan Evaluation in the Zoning Bylaw and Rules and Regulations as outlined below:

2.4.1 Adequacy of Traffic Access

Access to the project will be provided via the reuse of two existing curb cuts off Route 202 onto Ingleside Drive, the existing site driveway. An existing spur off Ingleside Drive will provide improved sight distances for exiting vehicles. Additionally, the Town has submitted an application for a Complete Streets grant to install flashing pedestrian crossing beacons at the intersection of Ingleside Drive and Maple Street. These pedestrian signals are not part of the Project at this time, and implementation is subject to award of the grant.

2.4.2 Adequacy of Traffic Circulation and Parking

Traffic will proceed into and out of the proposed parking areas through the reuse of Ingleside Drive, an existing driveway. The proposed parking area provides spaces for 50 cars. The existing soccer field to the south of Route 202 will be used for overflow parking as necessary.

2.4.3 Efficient and Effective Circulation

Ingleside Drive is proposed to provide one-way access to and from the parking areas. Separate curb cuts onto Route 202 for entering and exiting cars are proposed to be reused. During events, a police detail is anticipated to be engaged as needed to coordinate traffic entering and exiting the site. Additionally, parking attendants will be on-site as needed based on the size of events to direct vehicles to parking and drop-off areas.

2.4.4 Landscaping and Screening

The planting strategy at Winchendon Community Park Performing Arts Center consists of a three-pronged approach. In heavily trafficked areas such as the Amphitheatre there will be a grass lawn with newly planted native shade trees such as Tulip trees, Oaks and Maples. In areas where trees have been removed for regrading, new juvenile (1- 1.5" caliper) native trees, such as Gray Birch, American Beech and Sassafras, will be replanted. Finally, a native 'Wood's Edge' seed mix will be spread in these reforestation areas as well as other newly disturbed areas. The Wood's Edge seed mix consists of 35 native species that do well in a mix of sun and shade, typical to those conditions found at wooded edges and in openings in the woods.

2.4.5 Exterior and Parking Lot Lighting

Pole-mounted LED lighting has been specified for the lighting of the roadways (Type II – linear distribution) and parking lot (Type III – forward throw), and the light distribution is intended to provide light only on the paved surfaces with no uplight. Pathways are lighted with pole-mounted pedestrian lanterns (Type II Linear distribution) with excellent glare control and no uplight to provide safe navigation of pathways. Low-level steplights and marker lights guide visitors along stairs and to seating. The Pavilion lighting consists of adjustable downlights to light the stage, a linear uplight the lower Pavilion ceiling to enhance the performances, two theatrical spotlights to be used during performances, and pole-mounted shielded floodlights for emergency egress requirements. All fixtures are dimmable and performance lighting will be only on during events.

2.4.6 Minimize Light Intrusion

The design intent for this project is to provide only sufficient light for safe navigation of paths and roadways and to enhance the unique experience of the outdoor nighttime events. All lighting fixtures specified for this project have been selected for the photometric performance to direct light downward to roadways and pathways without glare, and are being coordinated with existing vegetation to minimize view to the fixtures without obstruction of light output. All specified fixtures are dimmable to reduce light output and can reduce energy usage when lower light levels are desired. All fixtures are located far from the project's boundaries and will not deliver light beyond the project's boundaries nor create any distracting brightness.

2.4.7 Use of Renewable Energy Resources

Renewable energy resources are not proposed as part of the Project.

2.4.8 Relate Development to Its Environment

The Project's proposed use as a community event space will promote the Property's existing use as a public park, and enhance the enjoyment of onsite wetland resource areas through improved access to diverse recreational opportunities.

2.4.9 Preserve the Landscape

The Project limits the amount of earthwork and grading to the extent feasible, and preserves much of the existing mature vegetation to continue the Property's existing use as open space.

2.4.10 Provide Open Space

The Project consists of improvements that will enhance and promote the existing recreational uses of the Property and create a community gathering space with access to nature.

2.4.11 Provide for Nature's Events

The proposed stormwater infiltration basins were designed to manage the 100-year storm, and comply with the Massachusetts Stormwater Handbook as outlined in Section 4.0.

2.4.12 Make Advertising Features Understandable

No advertising features are proposed for this Project.

2.4.13 Integrate Special Features with the Design

The amphitheater design is fully integrated with vehicular and handicap-accessible pedestrian access, lighting, storage and utilities part of the complete design. The accessible path to from drop-off to stage is sloped and curved for wheelchairs, emergency vehicles, and loading/unloading. The stage and amphitheater are 100 feet from the possible high-water mark of the pond, and more than 1,000 feet from Maple Street. The stage is oriented to face northeast, into the heart of the wooded property and away from properties across Whitney Pond to the south and west.

2.4.14 Make Spaces Secure and Safe

Fencing and gates are not proposed in order to promote the Property's use as a public park. We understand that the Winchendon Police Department will conduct regular patrols within the Project site to assure community safety.

2.4.15 Protect Winchendon's Heritage

Based on a search of the Massachusetts Cultural Resource Information System (MACRIS) database maintained by the Massachusetts Historic Commission (MHC) performed on April 23, 2021, no historic site or districts are located in the vicinity of the Site. Certain existing structures on the Property will remain and may be reused in future phases of the Project.

2.4.16 Consider the Microclimate

The Project does not propose machinery that will generate air quality impacts. Existing mature vegetation will be allowed to remain along the Property frontage, as well as adjacent to abutting properties, such that light impacts on adjacent properties is not anticipated.

The proposed parking area incorporates landscaping to minimize the heat island effect. The increase in impervious area will be mitigated by conveying runoff to an infiltration basin in order to promote groundwater recharge. Runoff from the proposed parking area and sidewalks is proposed to be pretreated with water quality structures as depicted on the plans enclosed herein. Accordingly, water quality impacts are not anticipated.

2.4.17 Consider Winchendon's Resources

The Project will not place demands on local infrastructure or schools. Municipal services such as police will be utilized during events only.

2.4.18 Achieve Design Excellence

The amphitheater and stage structure are conceived as an outdoor room surrounded by trees, a place to be discovered within the wooded park. The amphitheater is designed to be enjoyed throughout the year by a single snowshoer on a winter morning or by larger groups of community members coming together on a summer evening.

The forms are simple:

- stone seat walls with grass seating, and a concrete stage - both integrated into the natural slope
- a two-part rain cover with a wood ceiling supported by simple galvanized steel trusses
- a storage structure supporting the roof at one side of the stage, built of ground-face block with a color that blends in with the surrounding tree trunks and pine-needle ground-cover.

Section 3.0

Parties in Interest

List of Abutting Town Planning Boards

Certified List of Abutters

3.0 PARTIES IN INTEREST

In accordance with the requirements of M.G.L. Chapter 40A, a list of the addresses of planning boards in towns that abut Winchendon is as follows:

Town of Ashburnham Planning Board
32 Main Street
Ashburnham, MA 01430

Town of Fitzwilliam Planning Board
Fitzwilliam Town Hall
13 Templeton Turnpike
PO Box 725
Fitzwilliam, NH 03447

Town of Gardner Planning Board
115 Pleasant Street – Room 201
Gardner, MA 01440

Town of Rindge Planning Board
Rindge Town Office
30 Payson Hill Road
Rindge, NH 03461

Town of Royalston Planning Board
Royalston Town Hall
13 The Common Po Box 125
Royalston, MA 01368

Town of Templeton Planning Board
Town Hall - Land Use Office
160 Patriots Road
PO Box 620
Templeton, MA 01438



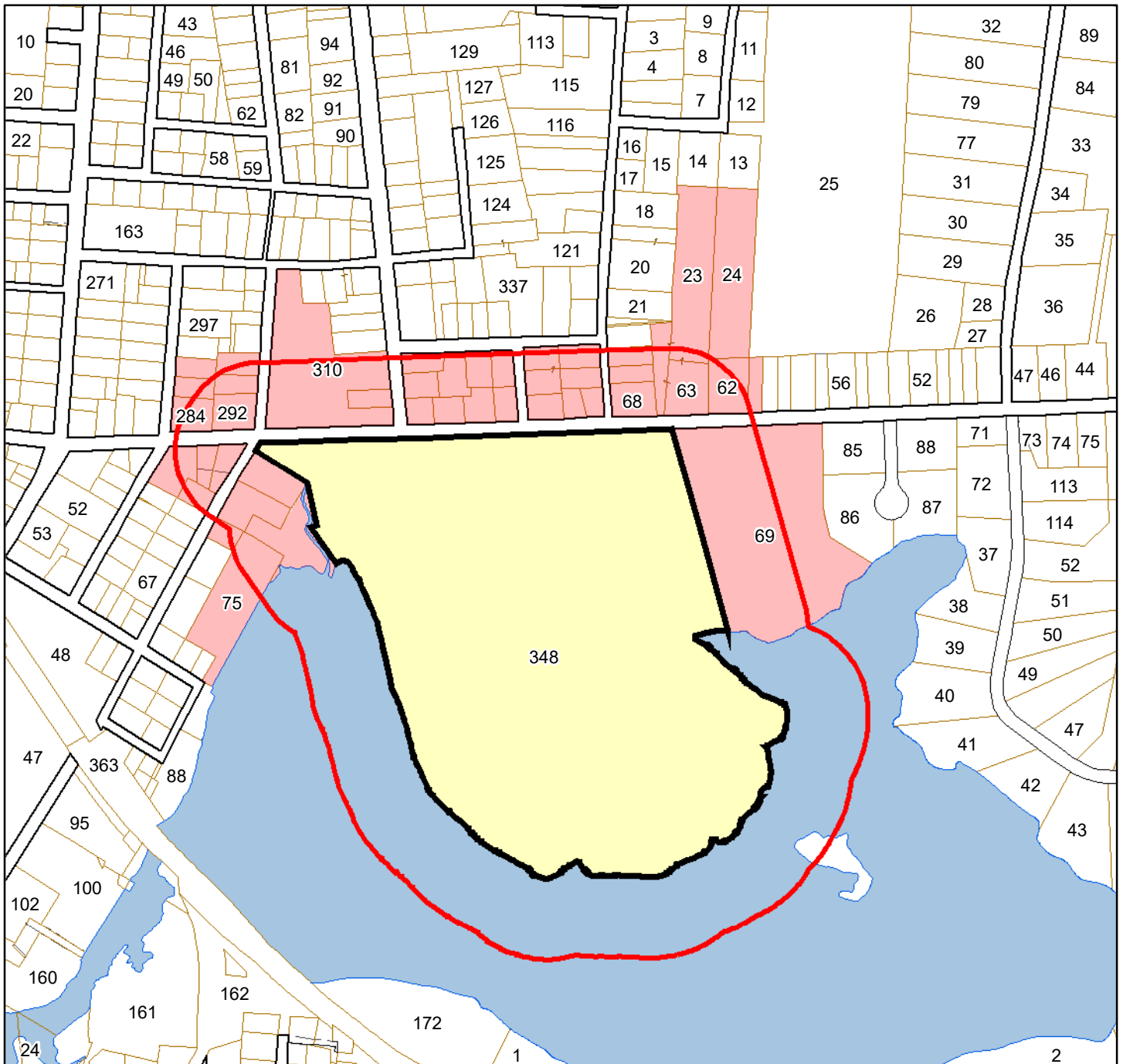
Winchendon, MA



May 18, 2021

1 inch = 553 Feet

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PWater	Private Road ROW	Property Hook
Private Road	Right of Way	Water-poly
Property Line	Tract Line	
Public Road	PropNotPar	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



300 foot Abutters List Report

Winchendon, MA

May 18, 2021

Subject Property:

Parcel Number: 5A3-0-348
CAMA Number: 5A3-0-348
Property Address: 86 INGLESIDE DR

Mailing Address: TOWN OF WINCHENDON
109 FRONT ST
WINCHENDON, MA 01475

Abutters:

Parcel Number: 5A3-0-284
CAMA Number: 5A3-0-284
Property Address: 92 MAPLE ST

Mailing Address: LILAC HOMES, LLC.
242 RANDALL ROAD
BERLIN, MA 01503

Parcel Number: 5A3-0-285
CAMA Number: 5A3-0-285
Property Address: 91 MAPLE ST

Mailing Address: CONROY, PAUL M.
91 MAPLE STREET
WINCHENDON, MA 01475

Parcel Number: 5A3-0-288
CAMA Number: 5A3-0-288
Property Address: 136 ELM ST

Mailing Address: SNOW, GEORGE H. WILSON,
ELIZABETH R.
136 ELM STREET
WINCHENDON, MA 01475

Parcel Number: 5A3-0-289
CAMA Number: 5A3-0-289
Property Address: 149 ELM ST

Mailing Address: DODIER, SUSAN M. DODIER, DANIEL L.
2 MONTANA COURT
LEOMINSTER, MA 01453

Parcel Number: 5A3-0-290
CAMA Number: 5A3-0-290
Property Address: 148 ELM ST

Mailing Address: BOUTELLE, WESLEY R. SR. BOUTELLE,
DOROTHY A.
201 HIGH STREET
WINCHENDON, MA 01475

Parcel Number: 5A3-0-291
CAMA Number: 5A3-0-291
Property Address: 103 MAPLE ST

Mailing Address: ROBICHAUD, MARK A. ROBICHAUD,
ELAINE M.
103 MAPLE STREET
WINCHENDON, MA 01475

Parcel Number: 5A3-0-292
CAMA Number: 5A3-0-292
Property Address: 116 MAPLE ST

Mailing Address: RICHARDSON, LURAY F., TRUSTEE OF
THE MAPLE REALTY TRUST
70 ROBBINS RD
WINCHENDON, MA 01475

Parcel Number: 5A3-0-293
CAMA Number: 5A3-0-293
Property Address: 73 LINDEN ST

Mailing Address: CLINKSCALE, THOMAS W CLINKSCALE,
SHANNON L
73 LINDEN STREET
WINCHENDON, MA 01475

Parcel Number: 5A3-0-294
CAMA Number: 5A3-0-294
Property Address: 81 LINDEN ST

Mailing Address: MORD, TUOMAS E. MORD, JILLIAN N.
81 LINDEN STREET
WINCHENDON, MA 01475

Parcel Number: 5A3-0-307
CAMA Number: 5A3-0-307
Property Address: 172 ELM ST

Mailing Address: COTE, DAVID M. COTE, MAUREEN N.
172 ELM STREET
WINCHENDON, MA 01475



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300 foot Abutters List Report

Winchendon, MA

May 18, 2021

Parcel Number: 5A3-0-308
CAMA Number: 5A3-0-308
Property Address: 168 ELM ST

Mailing Address: DESMARAIS, NORMAN P. DESMARAIS,
GLORIA B.
168 ELM STREET
WINCHENDON, MA 01475

Parcel Number: 5A3-0-310
CAMA Number: 5A3-0-310
Property Address: 128 MAPLE ST

Mailing Address: DIEHL, RALPH G. IV
128 MAPLE STREET
WINCHENDON, MA 01475

Parcel Number: 5A3-0-311
CAMA Number: 5A3-0-311
Property Address: 8 HIGHLAND ST

Mailing Address: CLARK, STUART F JR
8 HIGHLAND STREET
WINCHENDON, MA 01475

Parcel Number: 5A3-0-328
CAMA Number: 5A3-0-328
Property Address: 17 HIGHLAND ST

Mailing Address: LAURENT, PAUL E. LAURENT,
ELIZABETH D.
792 MAYHEW TURNPIKE
BRIDGEWATER, NH 03222

Parcel Number: 5A3-0-329
CAMA Number: 5A3-0-329
Property Address: 13 HIGHLAND ST

Mailing Address: JOHNSON, BRYAN K. FRENCH, LYNNE
D.
13 HIGHLAND STREET
WINCHENDON, MA 01475

Parcel Number: 5A3-0-330
CAMA Number: 5A3-0-330
Property Address: 3 HIGHLAND ST

Mailing Address: KAZMI INVESTMENTS, LLC.
1 KING ST UNIT 201
PEABODY, MA 01960

Parcel Number: 5A3-0-331
CAMA Number: 5A3-0-331
Property Address: 182 MAPLE ST

Mailing Address: GALLANT STEVEN L JR LAVENTURE
KRISTIN J
182 MAPLE STREET
WINCHENDON, MA 01475

Parcel Number: 5A3-0-332
CAMA Number: 5A3-0-332
Property Address: 190 MAPLE ST

Mailing Address: WINCHENDON HOUSING AUTHORITY
108 IPSWICH DRIVE
WINCHENDON, MA 01475

Parcel Number: 5A3-0-333
CAMA Number: 5A3-0-333
Property Address: 196 MAPLE ST

Mailing Address: GUTIERREZ JAIME L SEPULVEDA
196 MAPLE ST
WINCHENDON, MA 01475

Parcel Number: 5A3-0-334
CAMA Number: 5A3-0-334
Property Address: 21 CEDAR ST

Mailing Address: SCHULTZE, WILLIAM R. SCHULTZE,
MARY E.
21 CEDAR STREET
WINCHENDON, MA 01475

Parcel Number: 5A3-0-341
CAMA Number: 5A3-0-341
Property Address: 22 WOODLAWN ST

Mailing Address: US BANK TRUST C/O HUDSON HOMES
MANAGEMENT LL
3701 REGENT BLVD SUITE 200
IRVING, TX 75063

Parcel Number: 5A3-0-342
CAMA Number: 5A3-0-342
Property Address: 19 VINE ST

Mailing Address: GUEVIN, LISA
19 VINE STREET
WINCHENDON, MA 01475



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5/18/2021

Page 2 of 4



300 foot Abutters List Report

Winchendon, MA

May 18, 2021

Parcel Number: 5A3-0-344
CAMA Number: 5A3-0-344
Property Address: 12 WOODLAWN ST

Mailing Address: FLETCHER, WAYNE M. FLETCHER,
CHERYL A.
63 VAINE ST
WINCHENDON, MA 01475

Parcel Number: 5A3-0-345
CAMA Number: 5A3-0-345
Property Address: 230 MAPLE ST

Mailing Address: METALLIC, MICHAEL
230 MAPLE ST
WINCHENDON, MA 01475

Parcel Number: 5A3-0-346
CAMA Number: 5A3-0-346
Property Address: 220 MAPLE ST

Mailing Address: SIMONDS, MARCUS L. SIMONDS,
EDWARD H.
220 MAPLE STREET
WINCHENDON, MA 01475

Parcel Number: 5A3-0-347
CAMA Number: 5A3-0-347
Property Address: 212 MAPLE ST

Mailing Address: BEALS, BRIAN, S
394 MAPLE STREET
WINCHENDON, MA 01475

Parcel Number: 5A3-0-352
CAMA Number: 5A3-0-352
Property Address: VINE ST

Mailing Address: RHEAULT, JAMES
11 KIRALI COURT
WESTMINSTER, MA 01473

Parcel Number: 5A3-0-363
CAMA Number: 5A3-0-363
Property Address: 15 CEDAR ST

Mailing Address: MARTIN JEFFREY L
15 CEDAR ST
WINCHENDON, MA 01475

Parcel Number: 5A4-0-23
CAMA Number: 5A4-0-23
Property Address: MAPLE ST

Mailing Address: NORMANDIN, JEFFREY
254 MAPLE ST
WINCHENDON, MA 01475

Parcel Number: 5A4-0-24
CAMA Number: 5A4-0-24
Property Address: MAPLE ST

Mailing Address: FITZMAURICE, CURT, DANA, TODD &
CHAISSON, LISA
274 MAPLE ST
WINCHENDON, MA 01475

Parcel Number: 5A4-0-62
CAMA Number: 5A4-0-62
Property Address: 274 MAPLE ST

Mailing Address: FITZMAURICE, CURT J, DANA
FITZMAURICE, TODD & CHAISSON,
274 MAPLE ST
WINCHENDON, MA 01475

Parcel Number: 5A4-0-63
CAMA Number: 5A4-0-63
Property Address: MAPLE ST

Mailing Address: NORMANDIN, JEFFREY D
254 MAPLE ST
WINCHENDON, MA 01475

Parcel Number: 5A4-0-64
CAMA Number: 5A4-0-64
Property Address: 254 MAPLE ST

Mailing Address: NORMANDIN, JEFFREY D
254 MAPLE ST
WINCHENDON, MA 01475

Parcel Number: 5A4-0-66
CAMA Number: 5A4-0-66
Property Address: WOODLAWN ST

Mailing Address: GERMAINE, MICHAEL J. GERMAINE,
JERI ELLEN
P.O. BOX 153
WINCHENDON, MA 01475



www.cai-tech.com

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5/18/2021

Page 3 of 4



300 foot Abutters List Report

Winchendon, MA

May 18, 2021

Parcel Number: 5A4-0-67
CAMA Number: 5A4-0-67
Property Address: 13 WOODLAWN ST

Mailing Address: BROUILLET, CAMERON
13 WOODLAWN STREET
WINCHENDON, MA 01475

Parcel Number: 5A4-0-68
CAMA Number: 5A4-0-68
Property Address: 236 MAPLE ST

Mailing Address: LUCIER, RICHARD E. LUCIER, DALE K.
P.O. BOX 386
WINCHENDON, MA 01475

Parcel Number: 5A4-0-69
CAMA Number: 5A4-0-69
Property Address: MAPLE ST

Mailing Address: TOWN OF WINCHENDON
109 FRONT ST
WINCHENDON, MA 01475

Parcel Number: 5B3-0-70
CAMA Number: 5B3-0-70
Property Address: 139 ELM ST

Mailing Address: GAUTHIER, KEVIN A. GAUTHIER, LISA M.
139 ELM STREET
WINCHENDON, MA 01475

Parcel Number: 5B3-0-71
CAMA Number: 5B3-0-71
Property Address: ELM ST

Mailing Address: GAUTHIER, KEVIN A.
139 ELM STREET
WINCHENDON, MA 01475

Parcel Number: 5B3-0-72
CAMA Number: 5B3-0-72
Property Address: 127 ELM ST

Mailing Address: ARSENAULT, PETER H. ARSENAULT, CAROL
127 ELM STREET
WINCHENDON, MA 01475

Parcel Number: 5B3-0-75
CAMA Number: 5B3-0-75
Property Address: OFF POND ST

Mailing Address: GORECKI, WILLIAM H. GORECKI, JONI L.
123 ELM STREET
WINCHENDON, MA 01475

Chelsea Bourns

BOA 05.18.2021



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5/18/2021

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ARSENAULT, PETER H.
ARSENAULT, CAROL
127 ELM STREET
WINCHENDON, MA 01475

DODIER, SUSAN M.
DODIER, DANIEL L.
2 MONTANA COURT
LEOMINSTER, MA 01453

GUTIERREZ JAIME L SEPULVE
196 MAPLE ST
WINCHENDON, MA 01475

BEALS, BRIAN, S
394 MAPLE STREET
WINCHENDON, MA 01475

FITZMAURICE, CURT J, DANA
FITZMAURICE, TODD & CHAIS
274 MAPLE ST
WINCHENDON, MA 01475

JOHNSON, BRYAN K.
FRENCH, LYNNE D.
13 HIGHLAND STREET
WINCHENDON, MA 01475

BOUTELLE, WESLEY R. SR.
BOUTELLE, DOROTHY A.
201 HIGH STREET
WINCHENDON, MA 01475

FITZMAURICE, CURT, DANA,
TODD & CHAISSON, LISA
274 MAPLE ST
WINCHENDON, MA 01475

KAZMI INVESTMENTS, LLC.
1 KING ST
UNIT 201
PEABODY, MA 01960

BROUILLET, CAMERON
13 WOODLAWN STREET
WINCHENDON, MA 01475

FLETCHER, WAYNE M.
FLETCHER, CHERYL A.
63 VAINE ST
WINCHENDON, MA 01475

LAURENT, PAUL E.
LAURENT, ELIZABETH D.
792 MAYHEW TURNPIKE
BRIDGEWATER, NH 03222

CLARK, STUART F JR
8 HIGHLAND STREET
WINCHENDON, MA 01475

GALLANT STEVEN L JR
LAVENTURE KRISTIN J
182 MAPLE STREET
WINCHENDON, MA 01475

LILAC HOMES, LLC.
242 RANDALL ROAD
BERLIN, MA 01503

CLINKSCALE, THOMAS W
CLINKSCALE, SHANNON L
73 LINDEN STREET
WINCHENDON, MA 01475

GAUTHIER, KEVIN A.
GAUTHIER, LISA M.
139 ELM STREET
WINCHENDON, MA 01475

LUCIER, RICHARD E.
LUCIER, DALE K.
P.O. BOX 386
WINCHENDON, MA 01475

CONROY, PAUL M.
91 MAPLE STREET
WINCHENDON, MA 01475

GAUTHIER, KEVIN A.
139 ELM STREET
WINCHENDON, MA 01475

MARTIN JEFFREY L
15 CEDAR ST
WINCHENDON, MA 01475

COTE, DAVID M.
COTE, MAUREEN N.
172 ELM STREET
WINCHENDON, MA 01475

GERMAINE, MICHAEL J.
GERMAINE, JERI ELLEN
P.O. BOX 153
WINCHENDON, MA 01475

METALLIC, MICHAEL
230 MAPLE ST
WINCHENDON, MA 01475

DESMARAIS, NORMAN P.
DESMARAIS, GLORIA B.
168 ELM STREET
WINCHENDON, MA 01475

GORECKI, WILLIAM H.
GORECKI, JONI L.
123 ELM STREET
WINCHENDON, MA 01475

MORD, TUOMAS E.
MORD, JILLIAN N.
81 LINDEN STREET
WINCHENDON, MA 01475

DIEHL, RALPH G. IV
128 MAPLE STREET
WINCHENDON, MA 01475

GUEVIN, LISA
19 VINE STREET
WINCHENDON, MA 01475

NORMANDIN, JEFFREY
254 MAPLE ST
WINCHENDON, MA 01475

NORMANDIN, JEFFREY D
254 MAPLE ST
WINCHENDON, MA 01475

WINCHENDON HOUSING AUTHOR
108 IPSWICH DRIVE
WINCHENDON, MA 01475

NORMANDIN, JEFFREY D
254 MAPLE ST
WINCHENDON, MA 01475

RHEAULT, JAMES
11 KIRALI COURT
WESTMINSTER, MA 01473

RICHARDSON, LURAY F., TRU
OF THE MAPLE REALTY TRUST
70 ROBBINS RD
WINCHENDON, MA 01475

ROBICHAUD, MARK A.
ROBICHAUD, ELAINE M.
103 MAPLE STREET
WINCHENDON, MA 01475

SCHULTZE, WILLIAM R.
SCHULTZE, MARY E.
21 CEDAR STREET
WINCHENDON, MA 01475

SIMONDS, MARCUS L.
SIMONDS, EDWARD H.
220 MAPLE STREET
WINCHENDON, MA 01475

SNOW, GEORGE H.
WILSON, ELIZABETH R.
136 ELM STREET
WINCHENDON, MA 01475

TOWN OF WINCHENDON
109 FRONT ST
WINCHENDON, MA 01475

US BANK TRUST
C/O HUDSON HOMES MANAGEME
3701 REGENT BLVD
SUITE 200
IRVING, TX 75063

Section 4.0 **Stormwater Management Information**

Checklist for Stormwater Report

Stormwater Management Report

(under separate cover)

Section 5.0
Proof of Owner's Title to Property

Deed Book 56279 Page 26



2016 00129035

Bk: 56279 Pg: 36

Page: 1 of 7 11/09/2016 12:05 PM WD

QUITCLAIM DEED

THE WINCHENDON SCHOOL, INC., a corporation duly established under the laws of the Commonwealth of Massachusetts, having its usual place of business at 172 Ash Street, Winchendon, Worcester County, Massachusetts,

for full consideration paid of one dollar (\$1.00)

convey and grant to THE INHABITANTS OF THE TOWN OF WINCHENDON, a municipal corporation duly established under the laws of the Commonwealth of Massachusetts, having its usual place of business at 109 Front Street, Winchendon, Worcester County, Massachusetts,

with QUITCLAIM COVENANTS,

the land in said Winchendon, Worcester County, Massachusetts, situated on the southerly side of Maple Street and shown on a plan entitled "Plan of Land in Winchendon of Davis L. White, surveyed and drawn July 1964, by J. Franklin Eaton" recorded with the Worcester District Registry of Deeds in Plan Book 282, Plan 103, more particularly bounded and described as follows:

Beginning at the southeasterly corner of the intersection of Maple Street, so-called, and Elm Street, so-called, in said Winchendon; thence

Southwesterly, South 40° West, along the easterly line of said Elm Street, twenty-five (25) feet, more or less, to the southerly side of the drive leading to Ingleside; thence

Easterly, South 55° East, by the southerly side of the said drive two hundred forty-two (242) feet, more or less, to the easterly abutment of the bridge across the brook; thence

Southeasterly, South 01° East, along the easterly bank of the said brook, one hundred sixty-five (165) feet, more or less, to an angle; thence

Westerly, North 85° West, twenty-six (26) feet, more or less, to an angle; thence

86 Ingleside Dr, Winchendon

Southerly, South 17° East, still along the easterly bank of said brook, one hundred fifty-four (154) feet, more or less, to an iron pin at the shore of Lake Watatic, so-called; thence

Along the shore of said Lake Watatic, mostly in an easterly direction about three thousand six hundred fifty (3,650) feet, more or less, to an iron pin driven in the shore line of said Lake Watatic, said iron pin being about two hundred (200) feet southeast of a large pine tree and about ninety (90) feet southwest of another large pine tree; thence

Due North, eight hundred forty (840) feet, more or less, to an iron pin in the southerly line of said Maple Street; thence

North 78° West, five hundred fifty (550) feet, more or less, along the southerly line of said Maple Street to a Massachusetts Highway bound in the southerly line of said Maple Street; thence

Continuing in the same course along the southerly line of said Maple Street, nine hundred ninety-four (994) feet, more or less, to the southeasterly corner of the intersection of said Maple Street and said Elm Street to the place of beginning.

The above described premises are conveyed subject to any flowage rights or rights of way of record, if any there be.

Meaning and intending to convey and hereby conveying the same premises conveyed by deed of Davis L. White to The Winchendon School, Inc., dated August 8, 1964, recorded with the Worcester County Registry of Deeds in Book 4491, Page 30.

This conveyance is in the ordinary course of business and does not constitute a sale of all or substantially all of the assets of the corporation in the Commonwealth of Massachusetts.

IN WITNESS WHEREOF the said WINCHENDON SCHOOL, INC., has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by JOHN KERNEY, its HEAD OF SCHOOL, hereto duly authorized, this 4th day of November, 2016.

THE WINCHENDON SCHOOL, INC.

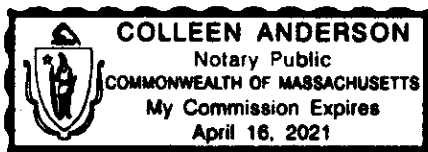
By:


JOHN KERNEY, HEAD OF SCHOOL

COMMONWEALTH OF MASSACHUSETTS

Worcester, s.s.

On this 4th day of November, 2016, before me, the undersigned notary public, personally appeared JOHN KERNEY proved to me through satisfactory evidence of identification, which was a Massachusetts Drivers License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as HEAD OF SCHOOL of THE WINCHENDON SCHOOL, INC., a corporation.



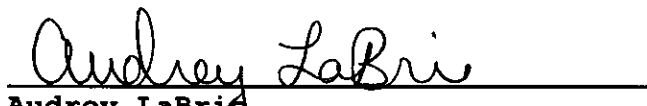

Notary Public
My commission expires:


ACCEPTANCE

Acceptance of the foregoing Deed from The Winchendon School to the Inhabitants of the Town of Winchendon, pursuant to a vote under Article 14 of the Annual Town Meeting held on May 16, 2016, by and through its duly elected and authorized Board of Selectmen is acknowledged this 7th day of November, 2016.


TOWN OF WINCHENDON
Board of Selectmen


Barbara Anderson


Audrey LaBrie


Michael Barbaro


Amy Salter


Austin Cyganiewicz

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

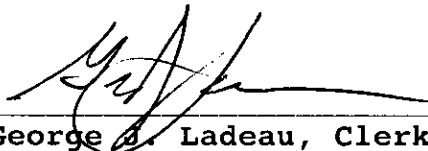
On this 7th day of November, 2016, before me, the undersigned Notary Public, personally appeared Barbara Anderson, Audrey LaBrie, Michael Barbaro, Amy Salter and Austin Cyganiewicz, who proved to me through satisfactory evidence of identification, which was my personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, as Selectmen of the Town of Winchendon.


_____, Notary Public
My Commission Expires: 5.5.2017

CLERK'S CERTIFICATE

I, George J. Ladeau, of the Winchendon School Board of Trustees, a corporation duly organized under the laws of the Commonwealth of Massachusetts, hereby certify, that at a Meeting of the Board of Trustees of the Corporation held on June 3, 2016 a quorum of the Trustees being present and voting, it was

VOTED: That the Corporation sell/transfer the premises known and numbered 86 Ingleside Drive, Winchendon, Worcester County, Massachusetts for less than \$1.00 and that either John Kerney, Head of School, or Karen Olivari, Finance Director, of the School are hereby authorized to sign any and all documents necessary to carry out the foregoing.

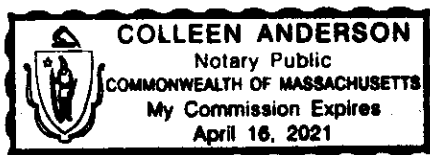


George J. Ladeau, Clerk
The Winchendon School Board of
Trustees

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss:

On this 7th day of November, 2016, before me, the undersigned notary public, personally appeared George J. Ladeau, proved to me through satisfactory evidence of identification, which was a Massachusetts Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Clerk of the Board of Trustees for The Winchendon School, Inc.



Colleen Anderson
, Notary Public
My commission expires: 4-16-21

TOWN OF WINCHENDON

Town Clerk



Telephone: 978-297-2766
Fax: 978-297-2769
clerk@town.winchendon.ma.us

109 Front Street, Dept. 3
Winchendon, Massachusetts, 01475-1758

I CERTIFY, at the Annual Town Meeting held on May 16, 2016 the following action was taken:

ARTICLE 14

To see if the Town will vote to authorize the Board of Selectmen to convey the Town-owned property located at 89 Ash Street, which property is commonly known as the Marvin School and shown as Assessors Map 5C3 Parcel 175, for such consideration, including acquisition of other land in addition to or in lieu of a cash payment, and upon such other terms and conditions as it deems appropriate, and to authorize said Board to acquire any such land by purchase, gift, or eminent domain for general municipal purposes and to take such additional action as may be needed to effectuate the purposes of this vote, including but not limited to execution of instruments; and further, to raise and appropriate, transfer or borrow a sum of money for such purposes; or act in relation thereto.

(submitted by the Town Manager)

BOARD OF SELECTMEN: 5-0 Recommend

FINANCE COMMITTEE: 7-0 Recommend

VOTE: Approved (two-thirds) as printed in this article.

ATTEST:

A handwritten signature in cursive script, reading "Judy A. LaJoie".

Judy A. LaJoie
Winchendon Town Clerk

ATTEST: WORC. Anthony J. Vigliotti, Register

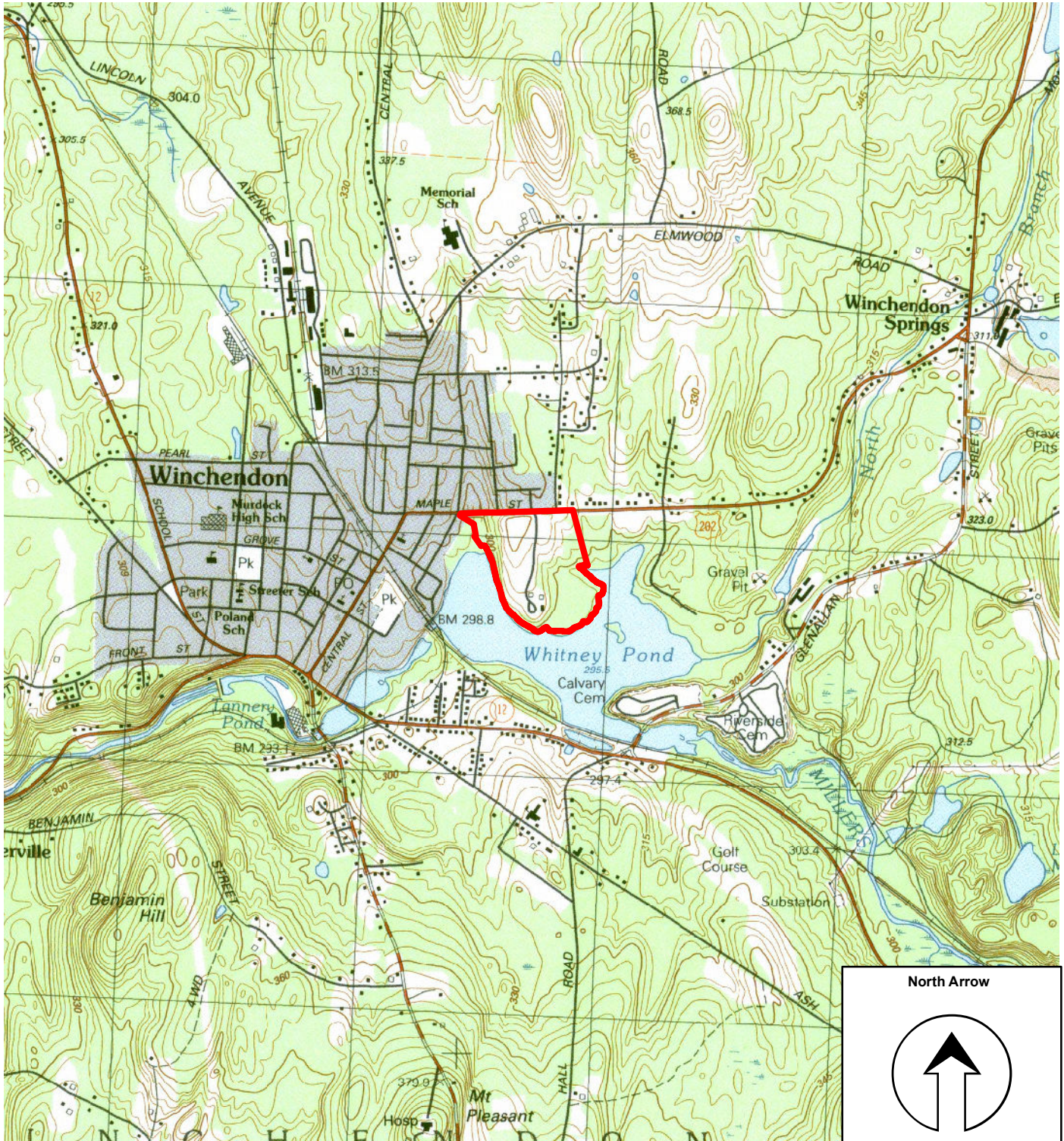
Section 6.0 Plans

Locus Map

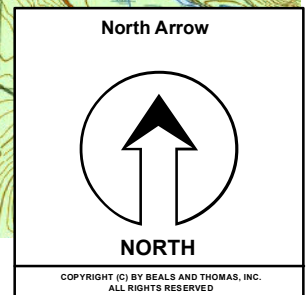
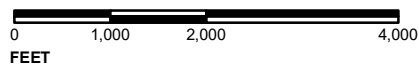
Aerial Map

Entitled “Winchendon Community Park, 86 Ingleside Drive, Winchendon, MA”

Dated June 30, 2021
(under separate cover)



Digital USGS Map of Winchendon, MA, dated 1988, provided by the Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.



PROJECT:

Winchendon Community Park

Winchendon, Massachusetts

PREPARED FOR:

Town of Winchendon

109 Front Street
Winchendon, MA 01475

Locus Map

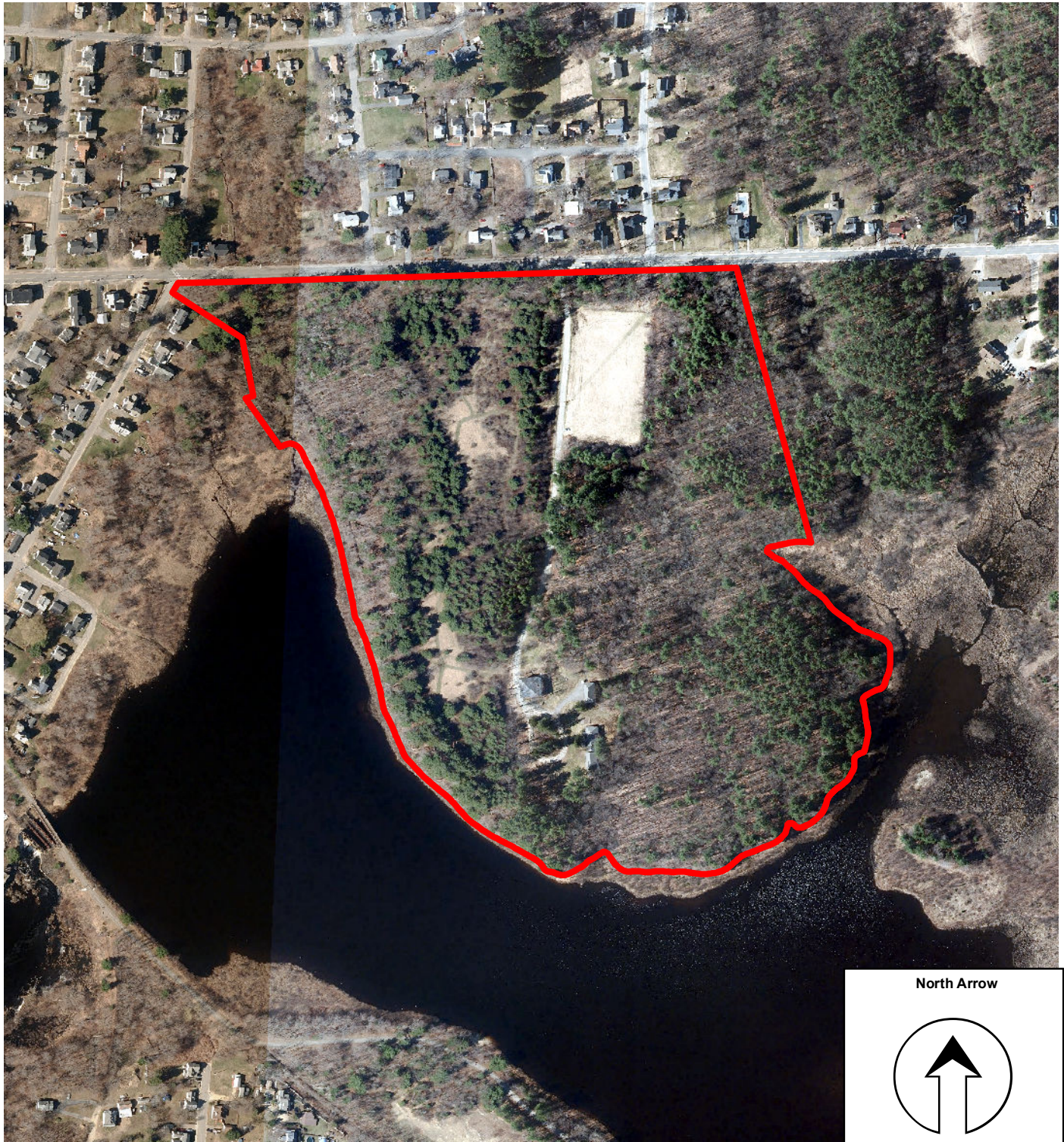
Figure 1

Scale: 1" = 2,000'

Date: 04/22/2021

Source File 315702P006A.mxd

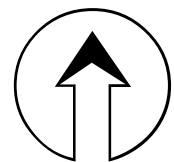
B+T Project No. 3157.02



Digital orthophotograph, dated 2019, provided by the Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.

0 200 400 800
FEET

North Arrow



NORTH

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PROJECT:

Winchendon Community Park

Winchendon, Massachusetts

PREPARED FOR:

Town of Winchendon

109 Front Street
Winchendon, MA 01475

Aerial Map

Figure 2

Scale: 1" = 400'

Date: 04/22/2021

Source File 315702P007A.mxd

B+T Project No. 3157.02