

TOWN OF WINCHENDON



NOTICE OF MEETING

Pursuant to the provisions of Chapter 30A, Sections 18-25 of the General Laws, as amended, notice is hereby given that a meeting of the following board, committee, or commission will be held on the date and time specified below. Said meeting will be open to the public and press and will be recorded.

BOARD/COMMITTEE: **Planning Board – Regular Meeting &
PUBLIC HEARING - Continued**

DATE: **April 16, 2019**

TIME: **6:30 p.m.**

LOCATION: **Town Hall – 2nd Floor Auditorium
109 Front Street Winchendon MA 01475**

Agenda

1. Call to Order
 - Pledge of Allegiance
2. Announcements
3. Public Comment
4. New Business:
 - A. **6:35 pm - PUBLIC HEARING CONTINUED** - Site plan application for a 3.135 MW DC Ground-Mount Solar Development on property located at 185 Baldwinville Rd., (Map 13 Parcel 04). PAGE 2
 - B. **6:45 pm – PUBLIC HEARING** - West Street 1 Solar (east side of West Street) – Application for Amendment – Request to add a battery storage system on property shown on Map 2 Parcel 109. PAGE 16
 - C. **6:50 pm – PUBLIC HEARING** - West Street 2 Solar (west side of West Street) – Application for Amendment – Request to add a battery storage system on property shown on Map 1 Parcel 99. PAGE 44
 - D. **Consider Request for Extension** of time to complete the proposed project at 504 School Street for Gagnon Equipment and Parts. PAGE 70
5. Meeting Updates - NONE
6. Minutes – Review & Approval PAGE 72
 - a. March 5th 2019
 - b. December 18, 2018
7. Registry of Deeds requested Planning Board membership update (signatures req'd)
8. Correspondence PAGE 77
9. Adjourn

Notice- The above topics do not prohibit additional last-minute or unforeseen matters.

TOWN OF WINCHENDON.

RECEIVED

JAN 17 2019

Telephone (978) 297-5410
WINCHENDON TOWN CLERK

Planning Board



109 Front Street
Winchendon, Massachusetts 01475-1758

Notice is hereby given that the Winchendon Planning Board will consider the site plan application for a 3.135 MW DC Ground-Mount Solar Development submitted by Sunpin Solar Development, LLC 3 Corporate Park, suite 168 Irvine CA on property located at 185 Baldwinville Rd., Winchendon, MA 01475 identified as Winchendon Assessors Map 13 Parcel 04 owned by Kevin A. Doyle of PO Box 113 Winchendon MA 01475 at their regularly scheduled meeting on **Tuesday, February 5, 2019 at 6:35pm** in the Town Hall Aud., 2nd Fl., 109 Front St., Winchendon, MA 01475. Said property is located in the R80 – Rural Residential zone. A copy of the application is available at the Dept. of P&D, Winchendon Town Hall. All interested persons should plan to attend.

BY: Guy C. Corbosiero, Chair
Winchendon Planning Board

Jan 22 & Jan 29

This project is awaiting completion of the Conservation Commission review process.

An opening and continuation of the public hearing is anticipated to be the action for 4/16/19.

CHK # 737129

RECEIVED

7/23/02

JAN 03 2019

DJH
4.05

WINCHENDON TOWN CLERK

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 \$ 1,025 Gardner News
Winchendon Courier \$ TBD

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.

Kelley Wood Teles _____ Date 1-3-19
Town Treasurer

PB # 2019-0103 Rec'd by Planning Board 1/3/19 tm

APPLICANT name Sunpin Solar Development, LLC
Address 3 Corporate Park, Suite 168; Irvine, CA Tel. # (201) 774-7996

LANDOWNER name Kevin A. Doyle
Address P.O. Box 113 Tel. # _____
LOCATION OF LAND 185 Baldwinville Road
TITLE OF PLAN 3.135 MW DC Ground-Mount
Property is to be used for Solar PV Development

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 47372 Page 168 and is shown on
Assessors Map 13 Parcel 04 Zoning R80
Lot size 51.182 acres

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 Kevin A. Doyle
APPLICANT signature Marsel Kamberaj

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

ATTACHMENT D

W-1157-055
January 28, 2019

Tracy Murphy, Director of Development
Town of Winchendon
109 Front Street
Winchendon, MA 01475

Re: **Sunpin Baldwinville Road Solar Project – Peer Review**

Dear Tracy and Members of the Planning Board:

Tighe & Bond has been retained by the Town of Winchendon to provide Peer Review Services to the Planning Board in their review of the Site Plan Review and Low Impact Design Permit Applications for the construction of a 3.135 MW photovoltaic solar array (the Project). The Project is located on an approximately 51.182-acre parcel of land located at 185 Baldwinville Road in the Town of Winchendon, Massachusetts. The property is located within the Rural Residential (R-80) zoning district, according to the latest Zoning Map, dated November 2, 2009. The Applicant, Sunpin Solar Development, LLC, has provided the following documents for review:

- Site Plan Review Application prepared by AMEC Massachusetts, Inc. dated December 17, 2018
- Site Plans entitled "Sunpin Solar Development, LLC 3.135 MW DC Ground-Mount Solar PV Development", prepared by AMEC Massachusetts, Inc. dated December 17, 2018
- Application for Low Impact Development Permit prepared by AMEC Massachusetts, Inc. dated November 2018

According to the application, there are no known MHC or NHESP characteristics on the property. An area of 500-year flooding is located in the southwestern part of the site, outside the area proposed for development. State-regulated wetland resources are located on site and are avoided in the site plan. The application also states that the only listed species potentially present at the project site is threatened Northern long-eared bat (NLEB) (*Myotis septentrionalis*), which is listed statewide.

The documents were reviewed for compliance with general engineering practices, Winchendon Zoning Bylaw, Low Impact Development (LID) Bylaw, Site Plan Design Guidelines of Massachusetts, and the Massachusetts Stormwater Management Standards. We offer the following comments for the Board's consideration:

1. The following requirements under Section 3.3.3 Form and Contents of Site Plan of the Site Plan Regulations were not included on the Site Plans:
 - a. The layout plans are not shown at a scale of 1" equals 40'. However, the scale of the sheets is sufficiently large enough to show the information required. No action by the Applicant is recommended.
 - b. A Utility, Grading, and Drainage Plan has not been provided. The layout plans show all proposed electric utilities, no other utilities are required for the project. The Applicant should confirm there is no proposed grading. The Board should determine if a landscape buffer on the subject property is required to protect traffic and abutters from visibility impacts.

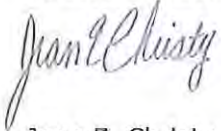
- c. Provisions for maintenance of the access drive are not provided in the Operation & Maintenance plans. Regular observation and maintenance should occur to maintain the roadway surface in a passable condition.
 - d. The Winchendon Fire Department should be consulted to opine on emergency vehicle accessibility throughout the project area.
 - e. The fire department should be consulted to determine if redundant access is required as the subject parcel is large.
2. The following requirements under Section 3.3.4 Supplemental Plan Information Required and Section 3.3.5 Impact Statement of the Site Plan Regulations of the Site Plan Regulations were not included in the Project Narrative:
 - a. The volume of earth to be removed, if applicable, or a statement indicating that "no earth is to be removed" was not provided. The Applicant should provide calculations for determining the amount of earth to be removed and/or the amount of fill to be brought to the site. The calculations shall be prepared by a Massachusetts Registered Engineer.
 - b. An estimate of proposed cut and fill volumes were not provided to satisfy the Construction Element section. Additionally, schedules for bringing fill on and off the site and the source(s) of purchased fill were not provided. The Applicant should provide the omitted information to satisfy the requirements of the Site Plan Regulations or indicate that "no earth is to be removed".
 - c. There are no easements, covenants or restrictions identified on the Site Plans. The Applicant should identify any easements, covenants, or restrictions or a statement declaring there are none.
3. The following requirements under Section 6.11.6 of the Winchendon Zoning Bylaws (Solar Energy Collection Systems) were not included in the final deliverable:
 - a. There is no certified acoustical assessment provided. The Applicant has requested a variance from this requirement. The Board should determine whether an acoustical assessment is required for this project.
 - b. The operation and maintenance plan references the maintenance of a rip-rap swale and earthen berms. If such features exist or are proposed, the Applicant should identify them in the site plans and discuss how they will be impacted and/or used under the proposed conditions. If these features are not existing nor proposed, the reference to them should be removed.
4. While the current Site Plans do not indicate stormwater management controls, the Board should determine if a Stormwater Inspection and Maintenance Agreement is necessary.
5. The project must be designed to meet the intent of the Massachusetts Stormwater Management Standards (Standards) and the Winchendon LID Bylaw. We offer the following comments which pertain to the contents of the Stormwater Management Report and design:
 - a. There is no source listed for the precipitation depths used in the stormwater analysis. As weather patterns have changed since the issuance of standard stormwater hydrologic references, it is recommended the Applicant utilize Atlas 14/NOAA for current precipitation values.
 - b. There is no narrative addressing the Massachusetts Stormwater Standards or Winchendon LID Design Criteria. The Applicant should describe the applicability of and compliance with each of the performance standards.

- c. The Massachusetts Department of Environmental Protection Checklist for Stormwater Report is not provided. The Applicant should provide the Checklist in their application.
 - d. The proposed gravel road is proposed to act also as an infiltration trench. The following items should be considered for this design.
 - i. The woven geotextile proposed beneath the road may not allow for adequate infiltration rates. The Applicant should consider alternative fabric materials for this application.
 - ii. The proposed dense-graded crushed stone will not allow for adequate infiltration rates. The Applicant should provide a roadway material allowing infiltration or consider alternative infiltration practices such as a roadside infiltration trench.
 - e. The proposed roadway, acting as an infiltration trench, is not listed in the Operation and Maintenance Plan and Long-Term Pollution Prevention Plan. The document should be revised to include language describing how the infiltration capacity will be maintained and repaired in the event of clogging to maintain functionality of the system.
 - f. There is no illicit discharge statement provided. A signed illicit discharge statement should be provided to the Board prior to stormwater management system construction.
 - g. The hydrologic analysis indicates "woods" as the pre-development condition of the project; however, the Impact Statement indicates the project area is "extensively logged". The pre-development conditions of the site should be confirmed and clarified by the Applicant.
6. The following comments pertain to the Site Plans:
- a. The proposed roadway does not include grading. The existing topography appears to be as steep as 20% in some areas where the road is proposed. The Applicant should confirm this slope is suitable to emergency and maintenance vehicle access or adjust the plans as necessary to provide grading information.
 - b. There is no proposed gate shown for the proposed gravel access road. The Applicant should include the location of the gate on the drawings and a detail for the gate described in the site plan review application narrative.
 - c. There is no detail for the proposed fence. The Applicant should include a detail of the proposed fence. It is recommended to provide 6" clear below the bottom of the fence to promote small wildlife passage.
 - d. The project does not specify a limit of clearing. The Applicant should clarify the limits to which the existing trees and/or stumps will be cleared. Vegetation should be cleared in a manner that does not cause shading of the proposed array. The limit of clearing can be used to inform the Board's decision about the need for vegetative screening.
 - e. The Applicant should confirm the turning radii of the proposed access road are adequate for emergency vehicle access and maintenance access.

We trust this information will be satisfactory for the Board in your review of the Sunpin Baldwinville Road Solar Project Site Plan Review and LID Permit Applications. Please do not hesitate to contact me should you have any questions or need additional information at 413.572.3238 or jechristy@tighebond.com.

Very truly yours,

TIGHE & BOND, INC.



Jean E. Christy, P.E.
Senior Engineer

\\tighebond.com\data\Data\Projects\W\W1157 Winchendon\Task 055 - Sunpin Solar Baldwinville Peer Review\Sunpin Solar Peer Review Letter 1.docx

Tracy Murphy

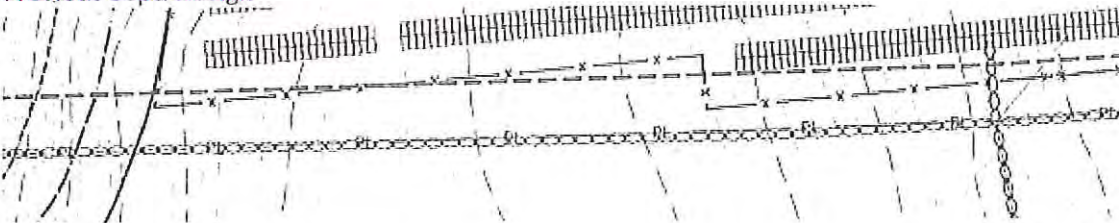
From: Vardakis, Andrew <andrew.vardakis@woodplc.com>
Sent: Wednesday, January 09, 2019 1:10 PM
To: Tracy Murphy
Cc: mkamberaj@sunpinsolar.us; Bill Behling; Jamie Boyd
Subject: RE: 185 Baldwinville Rd
Attachments: 4 - 3652180165 - L-501.pdf

Hi Tracy,

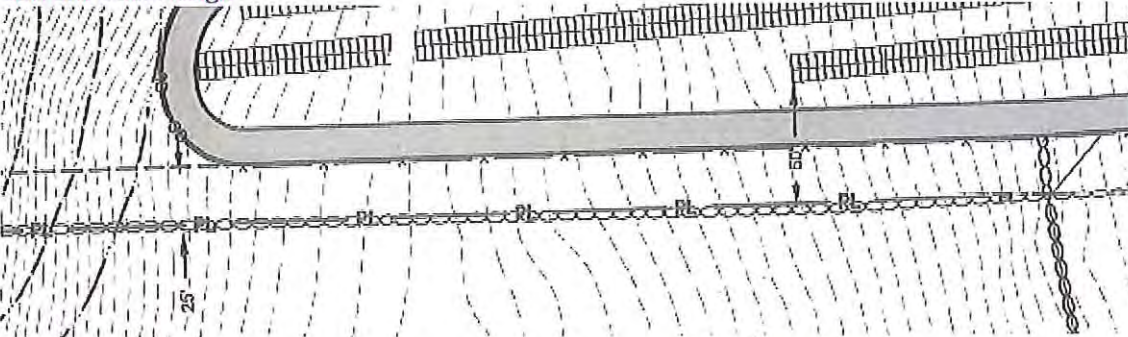
Following up on our phone call today, we are currently finalizing the ANRAD and will work directly with David and the ConCom for that filing.

Regarding the southern buffer you mentioned, on the design review plan the panels originally went right up to the 25-foot buffer line (with the fence less than 25' from the property line). As shown on the 12/17 submittal drawing, the perimeter road was added, and panels pushed back to 50' from the property line. See screenshots below:

Previous Sept. Design



Current Dec. Design

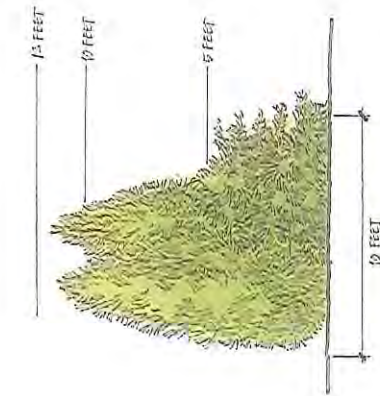


I am attaching an example of previous landscape screenings proposed for another project in North Brookfield. As of now there is nothing proposed on the plans submitted in the 12/17 application for this project.

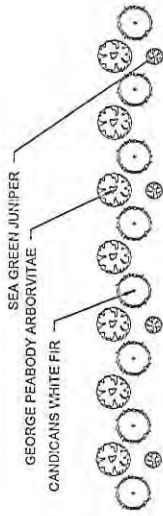
Feel free to contact us with any other questions.

Thanks,
Drew

Andrew P. Vardakis, P.E.
Senior Engineer
Environment & Infrastructure Solutions
271 Mill Road, Chelmsford, MA 01824
Direct: + (978) 392 5341

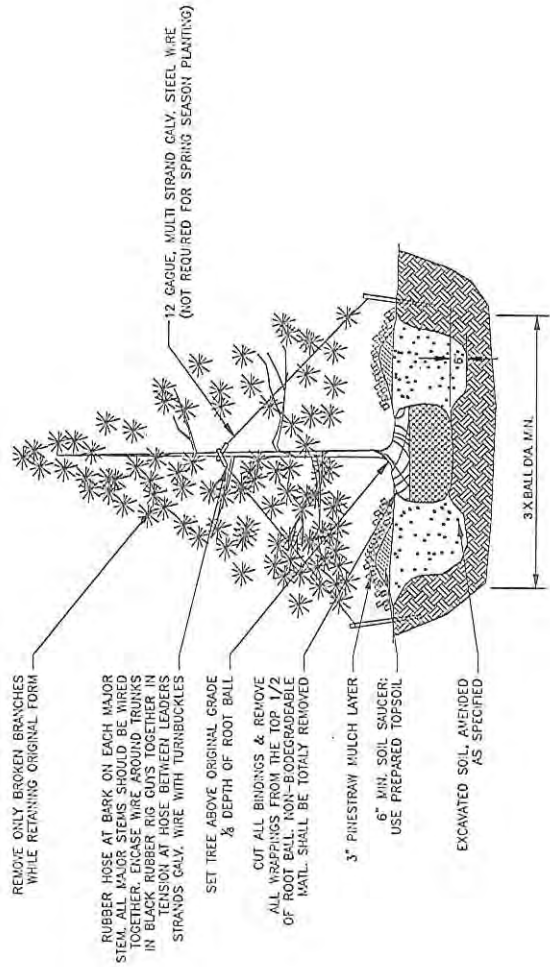


1 SECTION THROUGH LANDSCAPE SCREEN
SCALE: N.T.S.

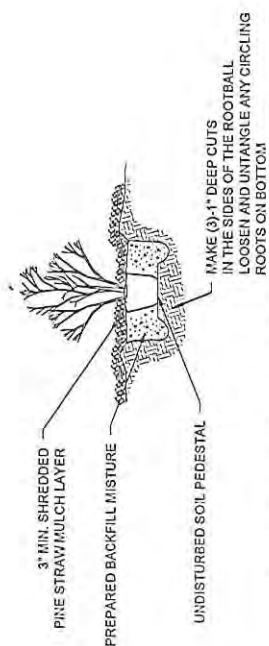


2 LANDSCAPE SCREENING DETAIL
SCALE: N.T.S.

NOTE: PROPOSED VEGETATION SCREENING SHALL CONSIST OF 8 EVERGREEN TREES AND 2 LOW SHRUBS PER 40 HORIZONTAL FEET. TREES SHALL BE EVERGREEN (TRUJA OCCIDENTALIS, 'GEORGE PEABODY', ABIES CONCOLOR, 'CANDICANS' OR EQUALS) OF MINIMUM 6-8 FEET IN HEIGHT AND SPACED APPROXIMATELY 6 FEET ON CENTER AS SHOWN ON THE PLAN. LOW SHRUBS SHALL BE EVERGREEN (JUNIPERUS X PRITZERIANA 'SEA GREEN JR. EQUALS) OF MINIMUM 4 FEET IN HEIGHT AND SPACED APPROXIMATELY 20 FEET ON CENTER AS SHOWN ON THE PLAN.



3 CONTAINER SHRUB PLANTING DETAIL
SCALE: N.T.S.



4 TYPICAL EVERGREEN TREE PLANTING - STAKING
SCALE: N.T.S.

LANDSCAPING LEGEND						
SYMBOL	COMMON NAME	SCIENTIFIC NAME	UNIT	HEIGHT/SPACING	ROOT	
	GEORGE PEABODY ARBORVITAE	Thuja occidentalis 'George Peabody'	TBD	6'-3" 6'	3-4" CAL.	B&B
	CANDICANS WHITE FIR	Abies concolor 'Candicans'	TBD	6'-10" 6'	3-4" CAL.	B&B
	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	TBD	4'-5" 20'	7 GAL	C&T&R

EXAMPLE -

POLICE DEPT COMMENTS

Tracy Murphy

From: Tracy Murphy
Sent: Wednesday, January 23, 2019 8:10 AM
To: Dave Walsh
Subject: RE: 185 Baldwinville Rd. Solar Array

Good Morning-

Thank you for this input. I will recommend that the Board consider including conditions requiring an "off street" staging area during the construction phase from here on out. The Board can also include language that the applicant is responsible for hiring and paying for details should the need arise. (stronger language will be necessary to outline what constitutes "need arise") I may reach out for input from you on this.

Thanks again,
Tracy

From: Dave Walsh
Sent: Wednesday, January 23, 2019 7:49 AM
To: Tracy Murphy
Subject: RE: 185 Baldwinville Rd. Solar Array

Tracy,

I have the normal concerns with access of the perimeter and security. Additionally, I am going to suggest from this point forward that an area be set up off road for the delivery and removal of equipment and material. At the ongoing project on Ash St there have been constant issues with trailer trucks parked in the roadway creating hazards and inexperienced and unqualified workers attempting to direct traffic. I can foresee the same issue on this project. To be consistent I will be recommending the same for all projects in the future. If police details are needed while the off road area is cleared then they should be hired.

David P. Walsh
Chief of Police
Winchendon Police Department
80 Central Street
Winchendon, Ma. 01475
Direct 978-297-5406
Fax 978-297-4945

From: Tracy Murphy
Sent: Tuesday, January 22, 2019 1:28 PM
To: Al Gallant <agallant@townofwinchendon.com>; Geoff Newton <GNewton@townofwinchendon.com>; David Koonce <dkoonce@townofwinchendon.com>; Jim Abare <jabare@townofwinchendon.com>; Tom Smith <tsmith@townofwinchendon.com>; Dave Walsh <dwalsh@townofwinchendon.com>
Cc: Nicole Roberts <NRoberts@townofwinchendon.com>
Subject: 185 Baldwinville Rd. Solar Array
Importance: High

Tracy Murphy

From: Al Gallant
Sent: Tuesday, January 22, 2019 1:46 PM
To: Tracy Murphy
Subject: RE: 185 Baldwinville Rd. Solar Array

Hi Tracy

I'm good

Al

Albert C. Gallant

Public Works Director

Town of Winchendon

Tel. -- 978-297-0170

Fax -- 978-297-5403



From: Tracy Murphy
Sent: Tuesday, January 22, 2019 1:28 PM
To: Al Gallant <agallant@townofwinchendon.com>; Geoff Newton <GNewton@townofwinchendon.com>; David Koonce <dkoonce@townofwinchendon.com>; Jim Abare <jabare@townofwinchendon.com>; Tom Smith <tsmith@townofwinchendon.com>; Dave Walsh <dwalsh@townofwinchendon.com>
Cc: Nicole Roberts <NRoberts@townofwinchendon.com>
Subject: 185 Baldwinville Rd. Solar Array
Importance: High

Good Afternoon-

I have attached the proposed site plan for a solar array at 185 Baldwinville Rd. The proposed site plan is on page 3 of the plan set. I'm not sure how many remember, but we had a design review meeting for this proposal several months ago. The Public Hearing on this application is Tuesday February 5, 2019. Please forward any comments, questions or concerns regarding this proposal as soon as possible. If you **have no concerns**, kindly forward a quick email to me stating such as I need to include all departmental comments in the meeting packets.

Thank you,
Tracy

Tracy Murphy
Director Of Planning and Development
Town of Winchendon
978-297-5414

Tracy Murphy

CONSERVATION COMMENTS

From: David Koonce
Sent: Wednesday, January 30, 2019 2:52 PM
To: Tracy Murphy; Geoff Newton; Tom Smith
Subject: RE: 185 Baldwinville Rd. Solar Array

Hi Tracy,

The plans do not show any work in the Conservation Commission's jurisdiction, and the Applicant is filing an ANRAD with the Commission for formal approval of the wetland delineation. Assuming that the project itself does not require approval from the Commission, the Commission would like the Planning Board to require that the 100-foot buffer zone be staked and delineated with erosion control barriers prior to the start of site work in order to deter accidental encroachments into the Commission's jurisdiction.

Thanks,
Dave K.

From: Tracy Murphy
Sent: Tuesday, January 29, 2019 9:18 AM
To: Geoff Newton; David Koonce; Tom Smith
Subject: FW: 185 Baldwinville Rd. Solar Array

Good Morning-

I am forwarding the proposed Site Plan for a solar array at 185 Baldwinville RD again. The Planning Board opens this hearing next Tuesday. I am compiling packets to send out this Thursday and need any comments/concerns you have regarding this proposal as soon as possible to include in the packet. If you have NO concerns please forward an email stating such so that the Planning Board knows that you are aware of the project.

Thank you,
Tracy

From: Tracy Murphy
Sent: Tuesday, January 22, 2019 1:28 PM
To: Al Gallant; Geoff Newton; David Koonce; Jim Abare; Tom Smith; Dave Walsh
Cc: Nicole Roberts
Subject: 185 Baldwinville Rd. Solar Array
Importance: High

Good Afternoon-

I have attached the proposed site plan for a solar array at 185 Baldwinville Rd. The proposed site plan is on page 3 of the plan set. I'm not sure how many remember, but we had a design review meeting for this proposal several months ago. The Public Hearing on this application is Tuesday February 5, 2019. Please forward any comments, questions or concerns regarding this proposal as soon as possible. If you *have no concerns*, kindly forward a quick email to me stating such as I need to include all departmental comments in the meeting packets.

Thank you,
Tracy

FIRE DEPT COMMENTS

Tracy Murphy

From: Tom Smith
Sent: Thursday, February 21, 2019 11:42 AM
To: Tracy Murphy
Subject: Baldwinville Rd Solar Project

Tracy,

These are the requests that I made of the previous solar arrays here in town. So I figured I would keep it consistent.

- A "Knox" box and key access to the entry gate for the department. (Marked with red "K" on the plot plan)
- Provision for a fire department orientation at the site once the project is complete showing the location of the disconnects and other equipment.
- Adequate entry access to the site and around the outer sections of the project for a brush truck. This access around the project only needs to be hard packed enough for a brush truck. (It is understood that due to the elevations it would not be possible completely around the project. Instead the fire department would be comfortable with there being two turnarounds in the area of the "red circles" on the plot plan.)
- Ability to turn an ambulance around within the site.
- Appropriate ongoing maintenance of brush/grass in the proximity of the solar array.
- Accurate contact information throughout the project.

If there is any questions please feel free to contact me.

Tom



NO.	DATE	DESCRIPTION
1	11/21/17	DESIGN FOR PERMITTING NOT FOR CONSTRUCTION
2	11/21/17	DESIGN FOR PERMITTING NOT FOR CONSTRUCTION

PROPOSED SITE PLAN
 3.135 MW DC GROUND-MOUNT SOLAR PV DEVELOPMENT
 185 BALDWINVILLE RD
 WINDHAM, MASSACHUSETTS

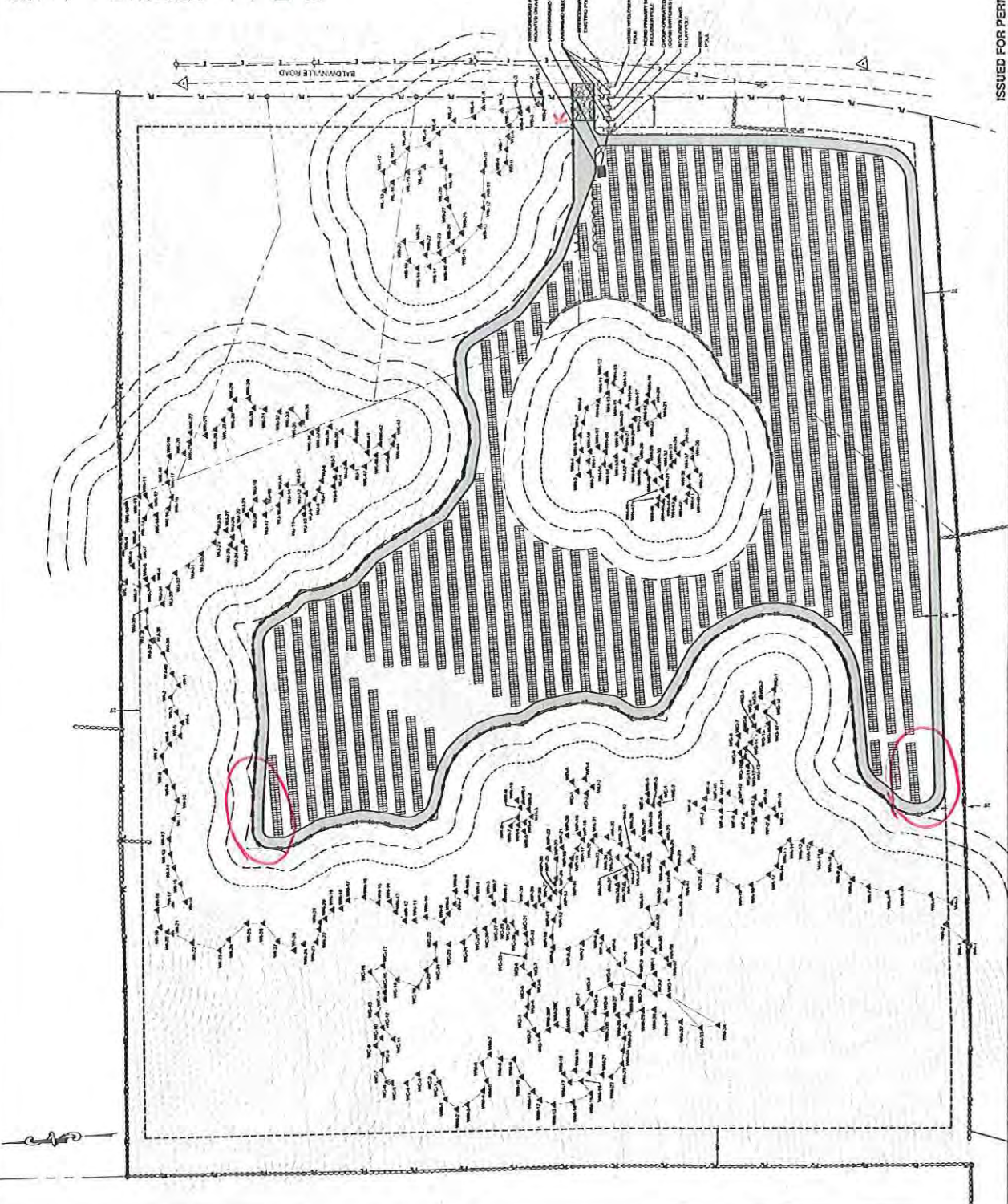
SUNPIN
 DEVELOPMENT, LLC

PROJECT NUMBER: C-101
 SHEET NUMBER: 2 OF 3
 PROJECT LOCATION: WINDHAM, MASSACHUSETTS

- LEGEND:**
- PROPERTY LINE
 - ADJUTERS PROPERTY LINE
 - ADJUTERS PROPERTY LINE (SEE NOTE 8)
 - ZONING YARD SETBACK
 - SETBACK
 - MINOR CONTOUR
 - WETLAND LINE
 - WETLAND FLAG WITH IDENTIFIER
 - WETLAND AREA
 - 50' DISTURB BUFFER
 - 10' WETLAND BUFFER
 - STONEWALL
 - TREELINE
 - SITE ENTRANCE
 - PROPOSED
 - SOLAR PV PANEL
 - FENCE
 - STREAM WATTLE
 - GRAVEL ACCESS ROAD
 - CONSTRUCTION ENTRANCE

NOTES:

- ELECTRICAL SERVICES INCLUDING ALL FEEDS, WIRING AND CONDUIT SHALL BE PROVIDED BY THE OWNER TO THE SUBSTATION. ALL ELECTRICAL SERVICES SHALL BE PROVIDED BY THE OWNER TO THE SUBSTATION. ALL ELECTRICAL SERVICES SHALL BE PROVIDED BY THE OWNER TO THE SUBSTATION.



ISSUED FOR PERMITTING NOT FOR CONSTRUCTION

CONSCOM UPDATE

Tracy Murphy

From: David Koonce
Sent: Wednesday, February 27, 2019 9:55 AM
To: Tracy Murphy
Subject: RE: Sunpin - Baldwinville Solar

Hi Tracy,

Thanks for the update. The ANRAD is still waiting for the snowcover to diminish enough that the peer review of the wetland delineation can begin. Given that more snow is expected tonight and the cold weather to continue indefinitely, it could be a rather long wait.

Dave K.

From: Tracy Murphy
Sent: Wednesday, February 27, 2019 8:50 AM
To: David Koonce
Subject: Sunpin - Baldwinville Solar

Good Morning Dave-

The Panning Board continued their hearing on the Baldwinville Rd (Sunpin) solar application to March 5. Can you provide me with an update for them regarding Sunpin's application before the CONSCOM?

Thank you,
Tracy

Tracy Murphy
Director Of Planning and Development
Town of Winchendon
978-297-5414

E-mail sent or received via the Town of Winchendon network are subject to disclosure under the Massachusetts Public Records Law (M.G.L. Chapter 66, Section 10) and the Federal Freedom of Information Act.

TOWN OF WINCHENDON



Telephone (978) 297-5410

Planning Board

109 Front Street
Winchendon, Massachusetts 01475-1758

Notice is hereby given that at their regularly scheduled meeting of **Tuesday, April 16, 2019 at 6:45pm** in the Town Hall Aud., 2nd Fl., 109 Front St., Winchendon, MA 01475 the Winchendon Planning Board will consider the application for amendment to the approved site plan for addition of battery storage systems to the approved 1.3 MW DC Ground-Mount Solar Array located on the east (System 1) side of West Street. The application for amendment has been submitted by West Street 1 Solar, LLC of 4 Liberty Square, Boston, MA 02109 for property identified as Winchendon Assessors Map 2 Parcel 109. Said property is located in the R80 – Rural Residential zone within the Golf Residential Overlay. A copy of the application is available at the Dept. of P&D, Winchendon Town Hall. All interested persons should plan to attend.

BY: Guy C. Corbosiero, Chair
Winchendon Planning Board

April 2 and 9

APPLICATION FOR AMENDMENT TO APPROVED SITE PLAN

WEST STREET 1 SOLAR

**West Street (East Side)
Winchendon, Massachusetts**

Prepared for:

**West Street 1 Solar, LLC
4 Liberty Square
Boston MA 02109**

Prepared by:



BEALS + THOMAS

BEALS AND THOMAS, INC.
Reservoir Corporate Center
144 Turnpike Road
Southborough, MA 01772-2104

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

March 14, 2019

March 14, 2019

Guy Corbosiero, Chairman
Winchendon Planning Board
c/o Tracy Murphy, Director of Development
109 Front Street
Winchendon, Massachusetts

Via: FedEx and email to TMurphy@townofwinchendon.com and
NRoberts@townofwinchendon.com

Reference: Application for Amendment to Approved Site Plan
PB# 2017-0810
West Street 1 Solar
West Street (East Side)
Winchendon, Massachusetts
B+T Project No. 2896.07

Dear Chairperson Corbosiero and Members of the Board:

On behalf of the Applicant, West Street 1 Solar, LLC, Beals and Thomas, Inc. respectfully submits this Application for Amendment to the Approved Site Plan for the construction of a solar energy project (the Project) located on the east side of West Street (the Property) in Winchendon, Massachusetts. The proposed amendment is related to the addition of a 0.5 MW battery storage system to the approved Project. 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).

The Board originally approved the Project, consisting of a 1.3-MW solar array on an approximately 112-acre property in a Formal Site Plan Approval dated October 24, 2017. The Board subsequently issued an Amendment to the Approved Site Plan for the subdivision of the Property in June 2018, as well as a related Approval Not Required plan.

The Applicant currently proposes to add a battery storage system to the Project in an effort to more efficiently provide power to the electric grid. The battery system is capable of delivering 0.5 MW of energy over two hours, which helps to meet peak energy demands later in the day as solar production diminishes. The battery storage system would be housed within a metal enclosure slightly elevated on concrete footings, and will contain a fire detection and suppression system. Please refer to the documentation of the battery storage system components included in Section 2.0 for system dimensions, as well as the revised site plans enclosed in Section 4.0.

The proposed battery storage system will be located along the west side of the approved equipment pad in the northern portion of the Property, directly adjacent to the array. It will be contained entirely within the previously-approved fenced area, outside of the 100-foot buffer zone to wetland resource areas. The battery storage system will be set back approximately 1,200 linear feet from West Street. Furthermore, approximately 900 linear feet of existing, mature trees are proposed to remain between the battery storage system and West Street, such that aesthetic impacts are not anticipated.

We have evaluated the proposed amendment relative to the approved stormwater management system for the Project. Our findings indicate that there will be no change in post-development runoff rates compared to the approved Project, and accordingly, no revisions to the stormwater management system are required. Please refer to the calculations enclosed in Section 3.0.

In addition to the proposed battery storage system, the Applicant proposes minor adjustment to the array layout, as well as the number and location of the interconnection utility poles along the access road, as depicted on the enclosed revised plans. The locations of these poles as currently depicted were specifically requested by National Grid, which will own and maintain the poles. The closest pole to adjacent wetlands is approximately 30 feet. Clearing beyond the approved tree line in the vicinity of the wetlands is not required to accommodate the adjusted pole locations. The minor adjustments to the pole number and location is not anticipated to increase visibility of the interconnection from West Street. As such, no new aesthetic impacts are anticipated.

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

- Section 1.0: Site Plan Review Form
- Section 2.0: Documentation of Major System Components
- Section 3.0: Supplemental Stormwater Management Calculation Summary
- Section 4.0: Plans

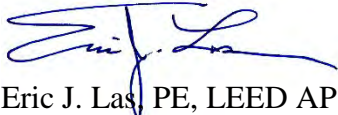
Additional submission requirements outlined in the Zoning Bylaw, such as required solar documentation and proof of Property ownership, were included with the original Application for Site Plan Review, and have not changed since the Board's approval.

Pursuant to requirements of the Bylaw, we understand that the Town will request a certified list of abutters, and notify abutters within 300 feet of the subject property, as well as the Planning Boards of abutting other towns via certified mail. We further understand that the Town will place the required legal advertisement(s) in a newspaper of local circulation, and that the Board will bill the Applicant directly for the cost of the legal advertisement and abutter notification. Enclosed is a check payable to the Town in the amount of for the \$550.00 fee as required by the Zoning Bylaw.

Based on the minor nature of the proposed changes, we respectfully request that the Board issue an Amended Site Plan Approval. 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 Application for Amendment and look forward to meeting with the Board at the next available public hearing.

Very truly yours,

BEALS AND THOMAS, INC.

A handwritten signature in blue ink, appearing to read "Eric J. Las".

Eric J. Las, PE, LEED AP
Principal

Enclosures

cc: David Koonce, Winchendon Conservation Commission (1 copy via Certified Mail)
Winchendon Ventures, LLC (1 copy via Certified Mail)
West Street 1 Solar, LLC (1 copy via U.S. Mail and email to aclapp@nexamp.com)

nex:amp

NEXAMP, INC.
101 Summer St. 2nd Floor
Boston, MA 02110



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11-8166/3210

3/6/2019

****550.00**

PAY TO THE ORDER OF Town of Winchendon

\$

Five hundred fifty and 00/100*****

DOLLARS

Winchendon Town Hall - Building Department
Town of Winchendon
109 Front Street
Winchendon MA 01475



VOID AFTER 90 DAYS
[Signature]
AUTHORIZED SIGNATURE

MEMO
04474 Winchendon West 1 - Amendment to approved si

⑈006898⑈ ⑆321081669⑆ 80003705266⑈

NEXAMP, INC.

6898

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Town of Winchendon

3/6/2019

Date	Description	Orig. Amt.	Amt. Due	Discount	Amount
3/4/2019	Bill #03082019-Chk 1	550.00	550.00		550.00

04474 Winchendon West 1 - Amendment to approved si

550.00

TABLE OF CONTENTS

1.0 SITE PLAN REVIEW FORM..... 1-1

2.0 DOCUMENTATION OF MAJOR SYSTEM COMPONENTS 2-1

3.0 SUPPLEMENTAL STORMWATER MANAGEMENT CALCULATION SUMMARY 3-1

4.0 PLANS 4-1

Section 1.0
Site Plan Review Form

Application for Amendment to Approved Site Plan

TOWN OF WINCHENDON



Planning Board

Telephone (978) 297-3308
Facsimile (978) 297-5411

109 Front Street
Winchendon, Massachusetts 01475-1758

Application for Amendment to Approved Site Plan

Fee paid: Town of Winchendon \$ 550.00 Advertising Fee \$ _____

Pursuant to the provisions of Massachusetts General Law Chapter 40, Section 57, the Town Bylaw, Licenses and Permits of Delinquent Taxpayers, Section 21.1: '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 # 2017-0810 Received by Planning Board _____

Property Address West Street _____

Assessors Map 2 Parcel 109 Zoning R80 Lot size 25.37 acres

Deed is recorded in Worcester South Registry of Deeds Book 33708 Page 356

Requested Amendment Addition of 0.5 MW battery storage system to approved solar array

Applicant Name West Street 1 Solar, LLC

Applicant Address 4 Liberty Square, 3rd Floor, Boston, MA Tel. # (617) 431-1440

Landowner Name Winchendon Ventures LLC, c/o Terry O'Reilly

Address PO Box 5522, 1 Atlantic Ave Salisbury, MA 01952 Tel. # _____

The undersigned hereby request approval of a site plan under Article 12 of the Winchendon Zoning Bylaws. I further certify that all information provided in this application and accompanying plans and documents is true.

APPLICANT signature Alan J. Clapp % West St 1 Solar

Owner's signature certifies that owner has no objection to this application.

OWNER signature (if different) [Signature] Manager Winchendon Ventures, LLC

A copy of this application must be submitted to the Town Clerk

NOTICE: A complete application requires additional documents. See Site Plan regulations.

Site Plan Amendment Application Revised July 2013

Section 2.0

Documentation of Major System Components

1 MW GSS[®]-MD Systems Description

1. 1 MW GSS[®]-MD Systems Overview

NEC Energy Solution's (NEC ES) Grid Storage Solution (GSS[®]) is a factory assembled, configured-to-order, modular, grid-interconnect AC-ready energy storage system. Each GSS is an integrated solution comprised of the Grid Battery Solution (GBS[®]) energy storage, power conversion options, and the AEROS[®] controls system. NEC Energy's flexible GSS-MD (Multi-Duration) battery technology economically supports a broad range of application use cases, including short-duration power-oriented applications and long-duration energy-oriented applications. The scalability of the GSS platform enables system implementations ranging from <1 MW to over 100 MW, with durations from under 30 minutes to multiple hours.

The paragraphs below describe specific, standardized GSS-MD system implementations configured to deliver 1 MW system rated power for 30 minutes, 1 hour, 2 hours, and 4 hours (i.e. 0.5 MWh, 1 MWh, 2 MWh, and 4 MWh of available energy capacity at a 1 MW discharge rate). These are representative GSS system configurations using standard container sizes and may be adapted to meet any specific project requirements. Please see *the GSS-MD Platform Description* for more information on the capabilities of the GSS platform.

2. GSS[®]-MD 1 MW Technical Description

Each GSS system described here includes the following components:

- A GBS - Grid Battery System, configured to deliver the rated power and energy described in section 3 below, including:
 - Standard, pre-configured, ISO container(s) (quantity and sizes per section 3 below)
 - Modular battery racks with embedded battery management systems
 - A local user interface for battery management and AEROS[®] controls
 - An auxiliary power panel for safe operation, internal lighting, and convenience outlets
 - Roof mounted HVAC systems to manage the temperature inside of the GBS[®] container
 - An integrated fire detection and suppression system
 - Manual DC isolation switches
- A Power Conversion System that includes:
 - PCS standard configuration offering 1.6 MVA of nameplate power
 - IP65 rated enclosures
 - Integrated cooling
 - Manual disconnect
- The AEROS controls systems, providing comprehensive applications, monitoring and controls.
- Standard power meter for monitoring grid conditions and AEROS control
- Grid, auxiliary power, and communications interconnection points:
 - 440V AC terminals in the PCS enclosure
 - Wired or optical Ethernet connection to AEROS control system located in the GBS container
 - Auxiliary power at each piece of NEC ES supplied equipment
- Standard production testing of all supplied equipment

NEC ES typically includes certain services with each GSS project for NEC ES supplied equipment, including program management, installation supervision, site testing, commissioning and startup, training, and preventative maintenance during the warranty period.

3. GSS®-MD Technical Characteristics: 1 MW System Rated Configurations

System Configuration: 1MW x		0.5MWh (30 min)	1MWh (1 hour)	2MWh (2 hour)	4MWh (4 hour)	Notes (see below)
		1C20-MD06-B302-1A	1C20-MD11-B302-1A	1C40-MD20-B312-1A	1C53-MD38-B312-1A	
System Power and Energy Characteristics						
Power Capability	System Rating (MW)	1.0 MW				Note 1
	Inverter Rating (MVA)	1.6 MVA				Note 2
Energy Capacity (MWh)	@ System Rated power	0.514	1.047	2.032	4.076	Beginning of Life (BOL)
	@ Nominal power	0.647	1.186	2.145	4.076	CP/4 rate, BOL
Duration (minutes)	@ System Rated power	30	62	121	244	BOL SOC: 100% to 0%
General Characteristics						
GBS® Container Quantity and Size		1 x 20' (6.1m)	1 x 20' (6.1m)	1 x 40' (12.2m)	1 x 53' (16.2m)	Note 3
Battery Type		Lithium-Ion, NMC				
Fire Suppression Agent		NOVEC™ 1230				
PCS Quantity and Power Rating		1 x 1.6 MVA				
PCS Characteristics		Four quadrant, Bi-directional				
System Performance						
Max Charge/Discharge Rate (MW)		1.0	1.6	1.6	1.6	Note 4
Round Trip Efficiency (%)		>85%				Note 5
Usable State of Charge (SOC) (%)		0% - 100%				
Interconnection Parameters						
Grid Interconnect	Voltage (V)	440 VAC				
	AC Frequency (Hz)	50 or 60 Hz				±5% - Programmable
	Compliance	UL1741-SA, CSA C22.2, CA Rule 21, CRE-3025, IEEE 1547, IEEE 519, G59/3, BDEW				Note 6
Environmental Parameters						
Ambient Operating Temperature (°C)		-20°C to 50°C				
Storage Temperature (°C)		-30°C to 50°C				Time limited
Relative Humidity (%)		0-100%				
Max Altitude (m)		1500				Derating above spec
Seismic Rating		IBC / CBC / IEEE 693				Note 6

Notes:

- 1) System Rated power refers to the GSS system-level capability to deliver the listed power and energy (duration), as measured at a medium voltage (MV) point of interconnection, including:
 - a) losses associated with an LV to MV transformer (even if not included in GSS system scope)
 - b) 0.95 power factor
 - c) PCS and wiring losses
- 2) The Inverter Rated power is the nameplate capability of the inverter/PCS (combined real and/or reactive power capability). Peak real power output subject to Maximum Charge/Discharge Rate listed.
- 3) Standard ISO containers. See separate layout diagrams for actual measurements and footprint
- 4) Between 0%-100% SOC, and Power Factor of 1.0
- 5) Round Trip Efficiency (RTE) at beginning of life, measured at LV AC point of interconnection
- 6) PCS specific compliance certifications dependent on actual PCS selected

4. GSS[®]-MD Representative Diagrams Overview

The Figure 1 illustrates a representative site layout. All equipment must have a minimum clearance of 1.5 meters (5 feet) for maintenance and service access unless it is noted otherwise. Final site layout can be determined to suit the needs of the project. Note the switch gear and transformers included in the illustrations are not included in the scope of this system description.

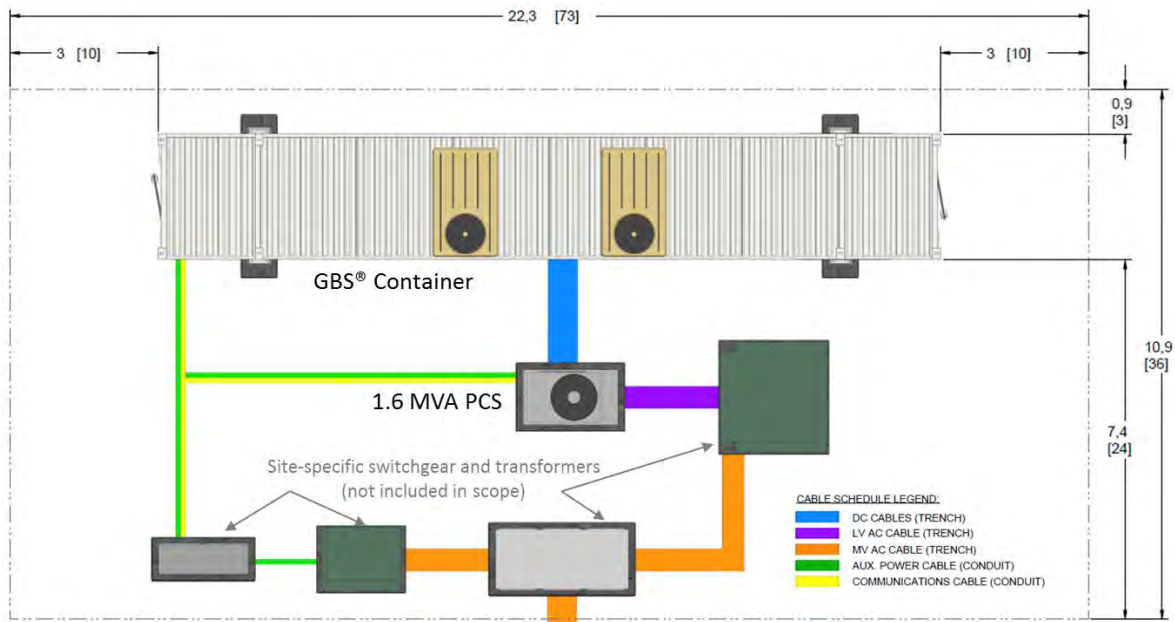


Figure 1 – Representative 1 MW GSS[®] System Layout, 53' Container

Figure 2 below illustrates a representative view of this same layout.

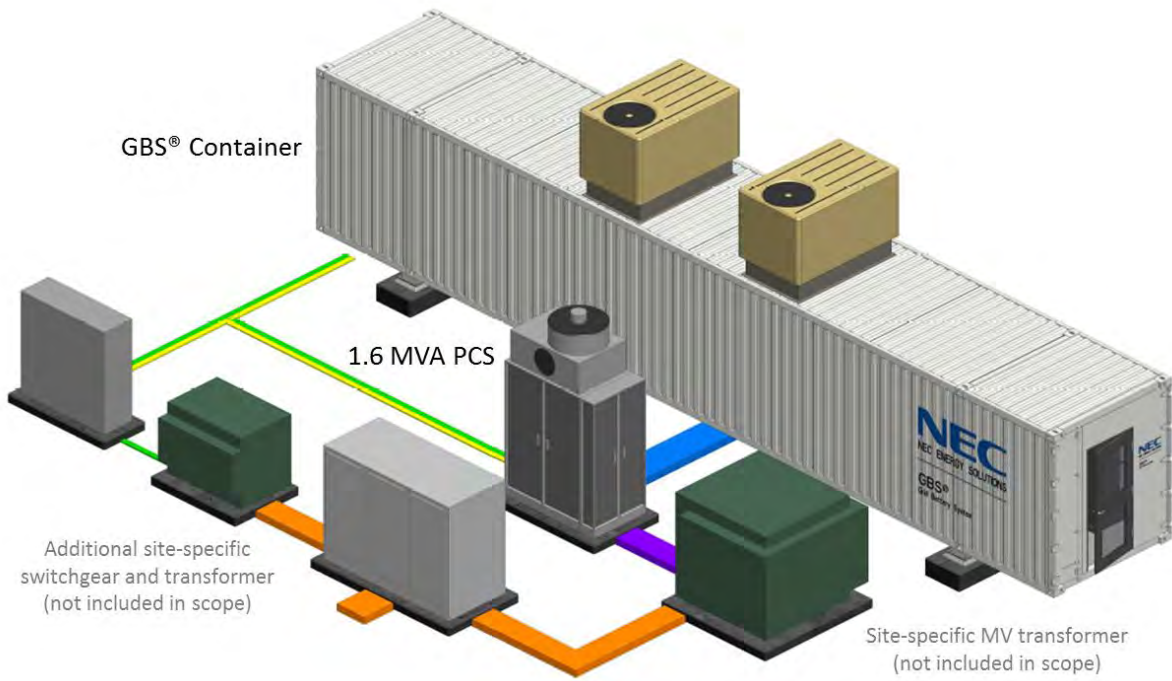
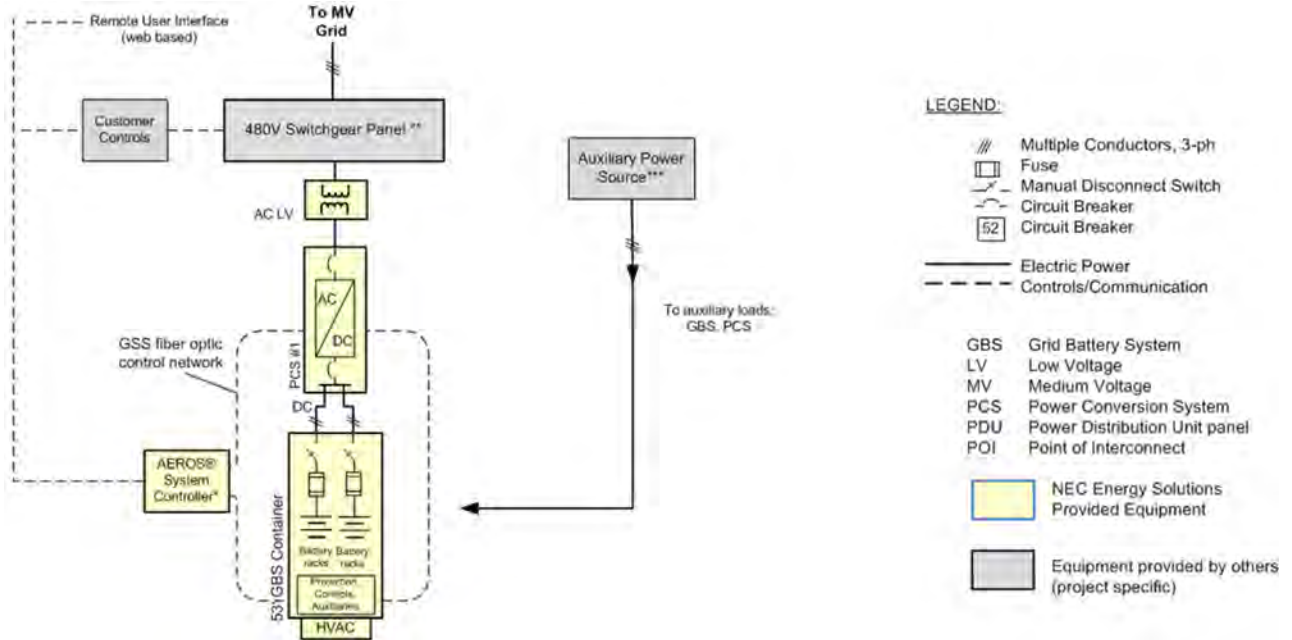


Figure 2 - Representative 1 MW GSS® System View, 53' Container

4.1. Electrical System One-Line Diagram

The representative electrical system single line diagram in the figure below shows the electrical configuration of the GBS, power conversion system, cooling system, AEROS controller, and medium voltage equipment and has been color coded to denote scope of supply per the associated legend provided.



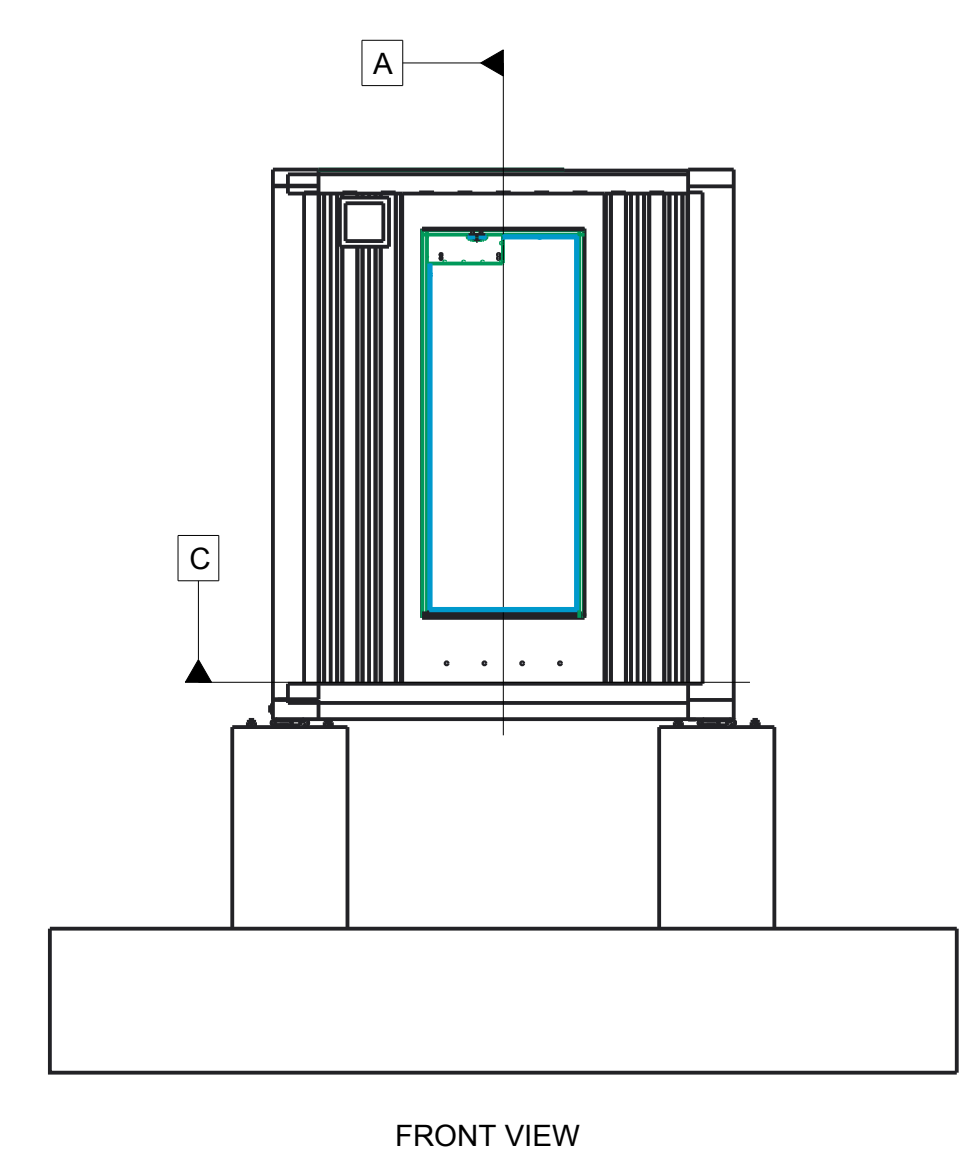
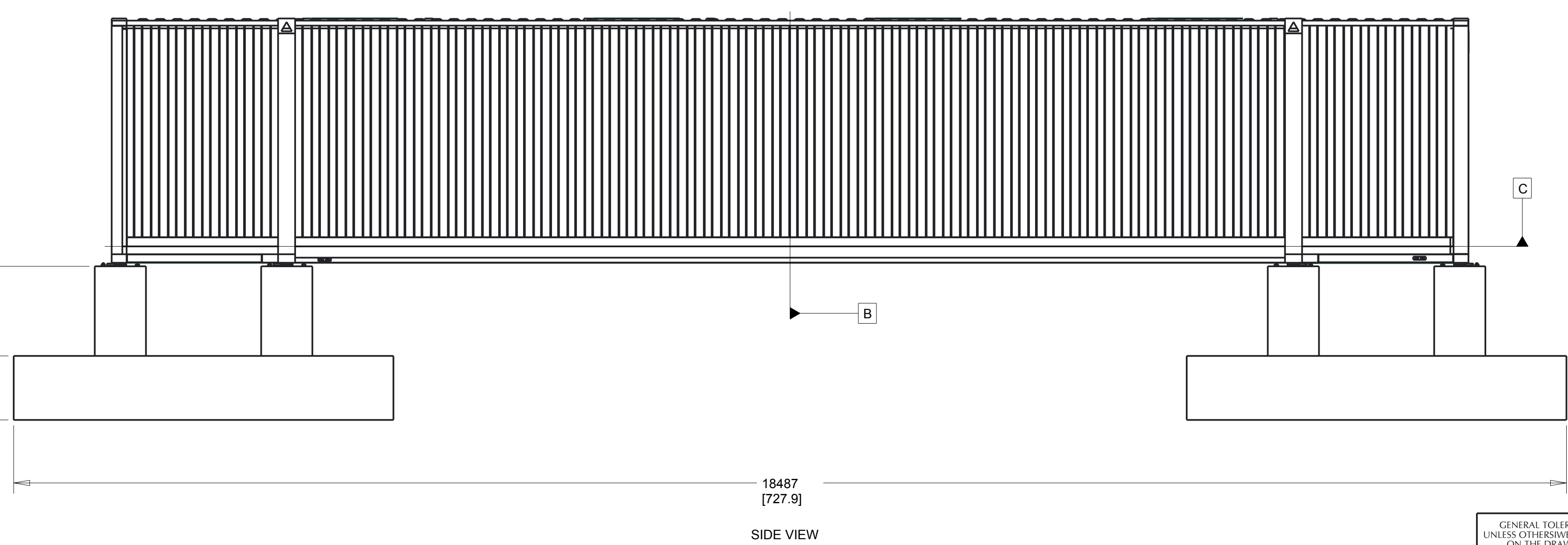
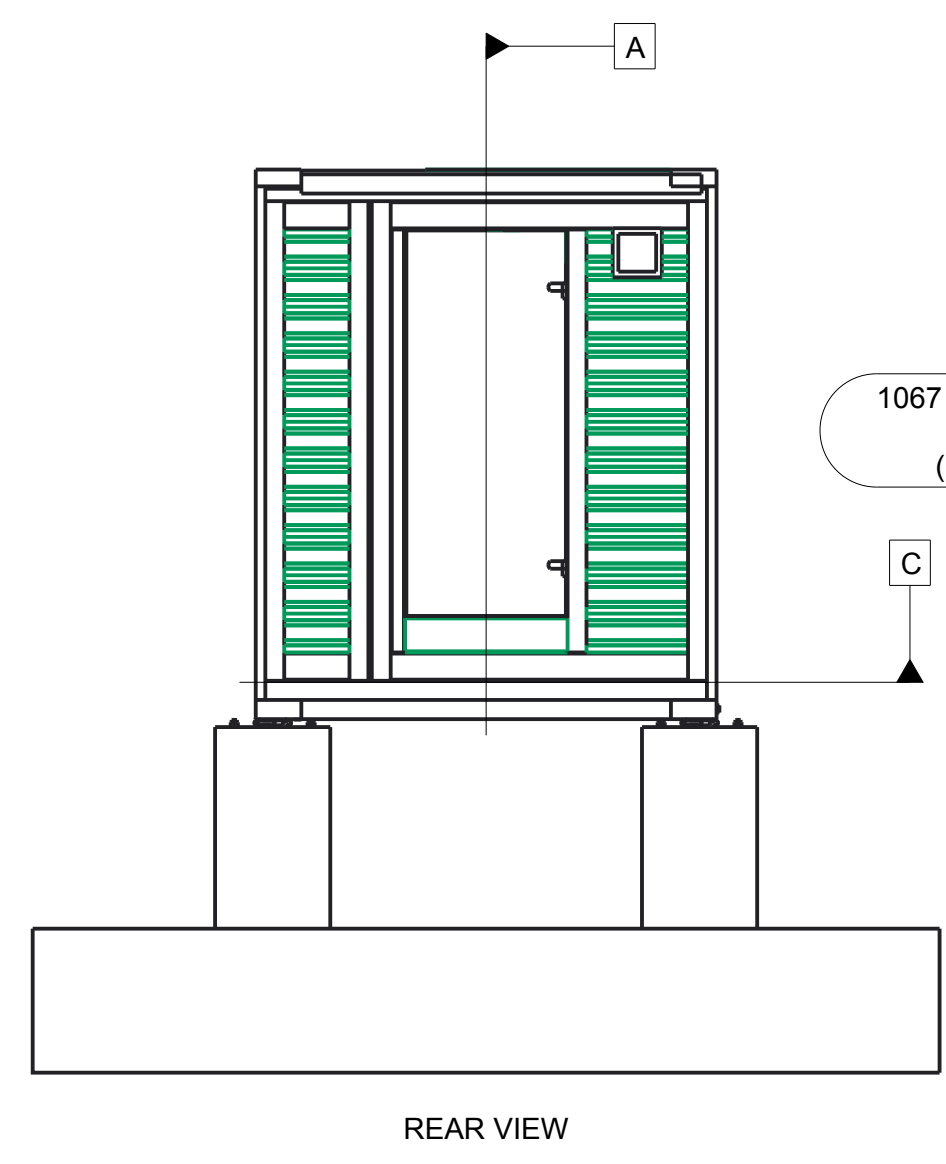
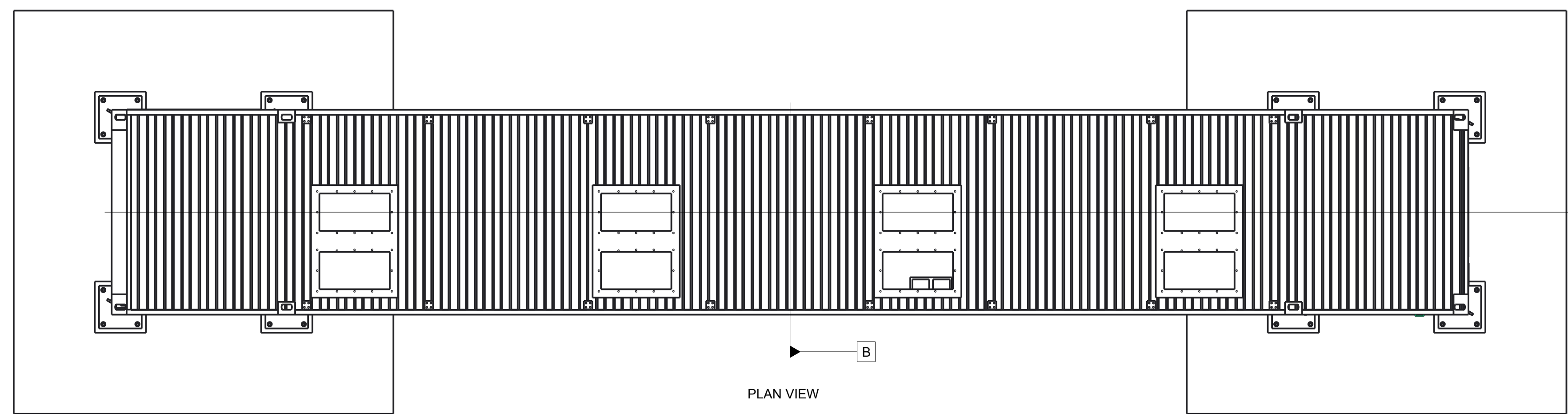
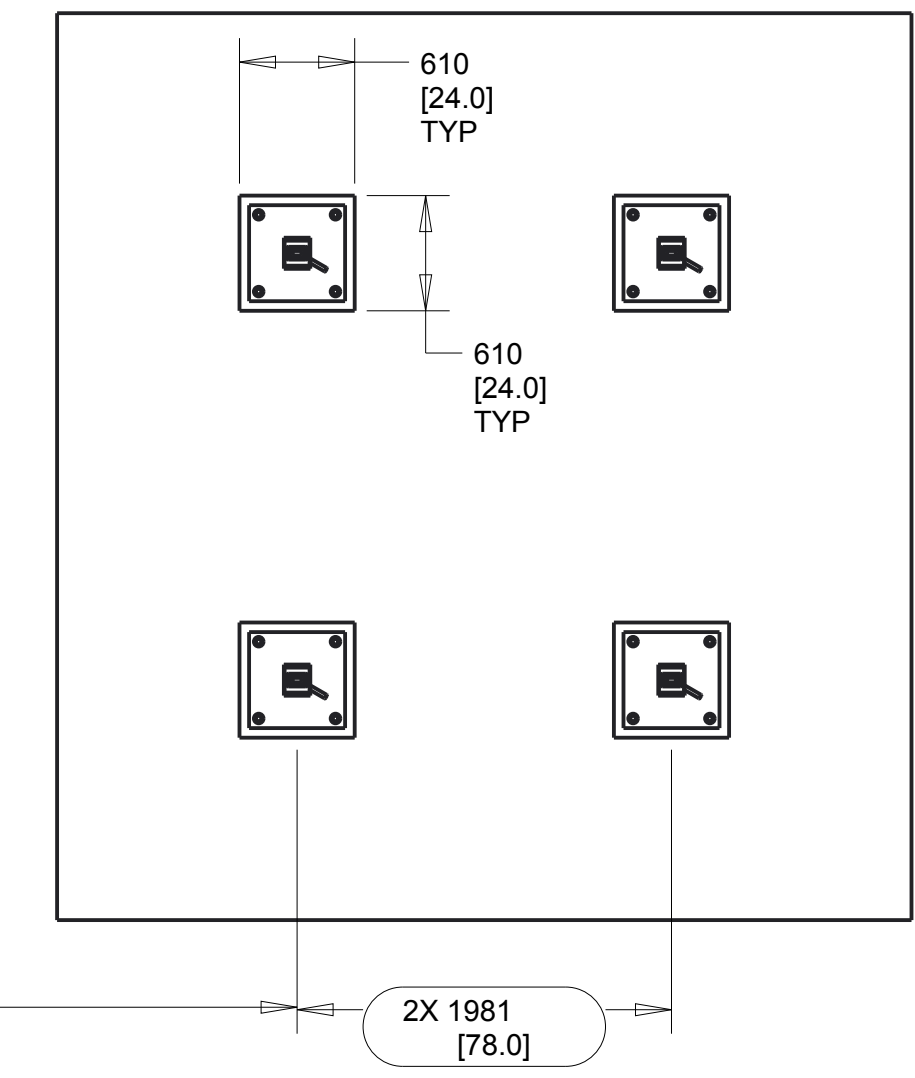
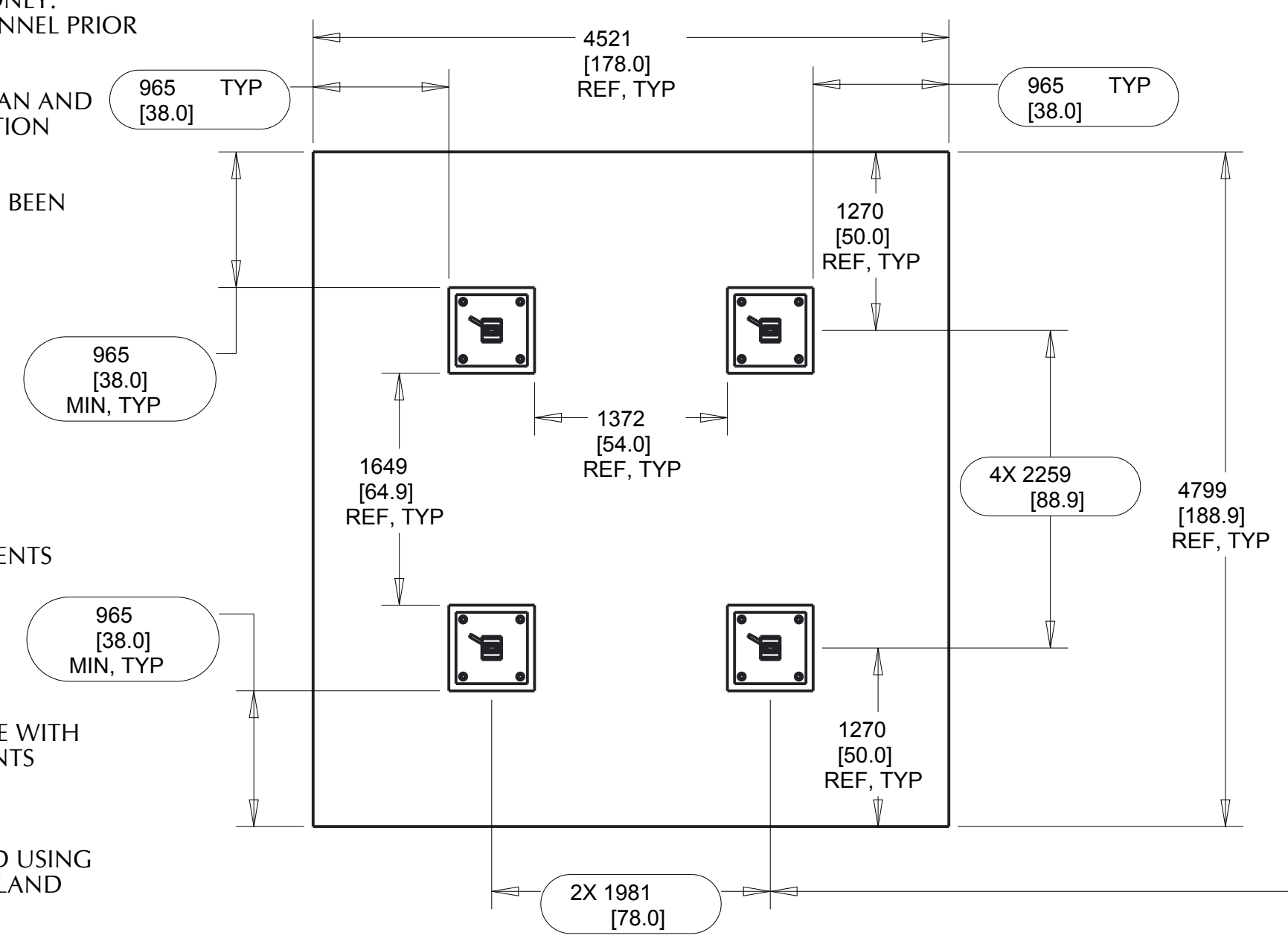
Notes:

- * AEROS® System Controller is installed into one of the battery containers. Alternately, it can be installed into customer control room
- ** 480V Switchgear configuration, Step-up Transformer and Feeder topology (radial, loop feed or combination) to be established based on customer requirements and project specifics
- *** Auxiliary Power Subsystem topology to be established based on customer requirements and project specifics

Figure 3 - Representative Electrical System Diagram, 1MW GSS® System

- NOTES:
- THIS DRAWING IS FOR PRELIMINARY PLANNING PURPOSES ONLY. INSTALLATION CONTRACTOR MUST CONTACT NECES PERSONNEL PRIOR TO FINAL DESIGN OF SITE PREPARATION.
 - NECES DOCUMENT RE300388, URS CORP "FOUNDATIONS PLAN AND SECTIONS" IS THE CONTROLLING DOCUMENT FOR FOUNDATION CONSTRUCTION.
 - WELD TWIST LOCKS TO PLATE ONLY AFTER CONTAINER HAS BEEN PLACED ON PEDESTAL AND SECURED.
 - ALL DIMENSIONS ARE IN MM [INCHES]
 - 53 FOOT HIGH CUBE CONTAINER, 15240L x 2438W x 2908H [53'-0" x 8' x 9'-6-1/2"]
 - SYSTEM WEIGHT FULLY LOADED CONFIGURATION IS 63503 KG [140,000 LBS] MAX WEIGHT
 - SEE TOP VIEW FOR MINIMUM UNOBSTRUCTED SERVICE AREA REQUIRED AROUND PERIMETER OF CONTAINER.
 - REFERENCE ISO STANDARD 668-1995 (E) AND NECES DOCUMENTS 402900-001 & 402900-002 FOR DECK MOUNT TWIST LOCKS AND LIFT / ANCHORING POSITIONS.
 - CONTAINER TO BE LEVEL WITHIN 12.7 [1/2"] BETWEEN ALL 8 PEDESTALS.
 - CHASSIS: BASED ON SYSTEM WEIGHT, MUST BE COMPATIBLE WITH 53 FOOT HIGH CUBE CONTAINER, ISO STANDARD LIFT POINTS
 - CONTAINERS MAY BE STACKED THREE HIGH MAX.
 - ALL CABLE EGRESS PATHS TO BE ENVIRONMENTALLY SEALED USING 407372-001 FOAM GAP FILLER. THEN REINSTALL EXSITING GLAND PLATES AFTER ELECTRICAL CONNECTIONS ARE COMPLETED.
 - HVAC SUPPLIES AND RETURNS SHOWN FOR REFERENCE ONLY. ACTUAL CONTAINER MAY HAVE DIFFERENT CONFIGURATIONS.

REVISIONS				
REV	DESCRIPTION	EC No.	APPROVAL	DATE
01	INITIAL RELEASE	115998	JST	2/10/17
02	NOTE UPDATE, PRODUCTION RELEASE	116103	JST	3/31/17



GENERAL TOLERANCES UNLESS OTHERWISE SPECIFIED ON THE DRAWING: SURFACES: 1.0 A B C TRIM EDGES: 1.0 A B C XXX ± 0.125 XX ± 0.25 X ± 0.75 ANG ± 1° UNLESS SPECIFIED ALL DIMENSIONS ARE IN MILLIMETERS THIRD ANGLE PROJECTION	DRAWN J. TELA	(Feb-08-17) NEC Energy Solutions, Inc. All rights reserved. This document contains the proprietary information of NEC Energy Solutions, Inc. ("NECES") and may not be modified, reproduced, retransmitted or redistributed, either in whole or in part, for any reason without NECES' prior written consent. WWW.NECES.COM	TITLE ASSY SPEC EQUIPMENT PAD DETAIL & MECH SITE PLANNING GBS-C53-MD	
	CHECKED J. TELA		ENGINEER J. TELA	
	DATE: Feb-08-17		SCALE: 0.010	REV 02
	UNLESS OTHERWISE SPECIFIED, INTERPRET THIS DRAWING PER ASME Y14.5-2009 / ASME Y14.100-2013		SCALE IS FOR REFERENCE ONLY	SHEET 1 of 3

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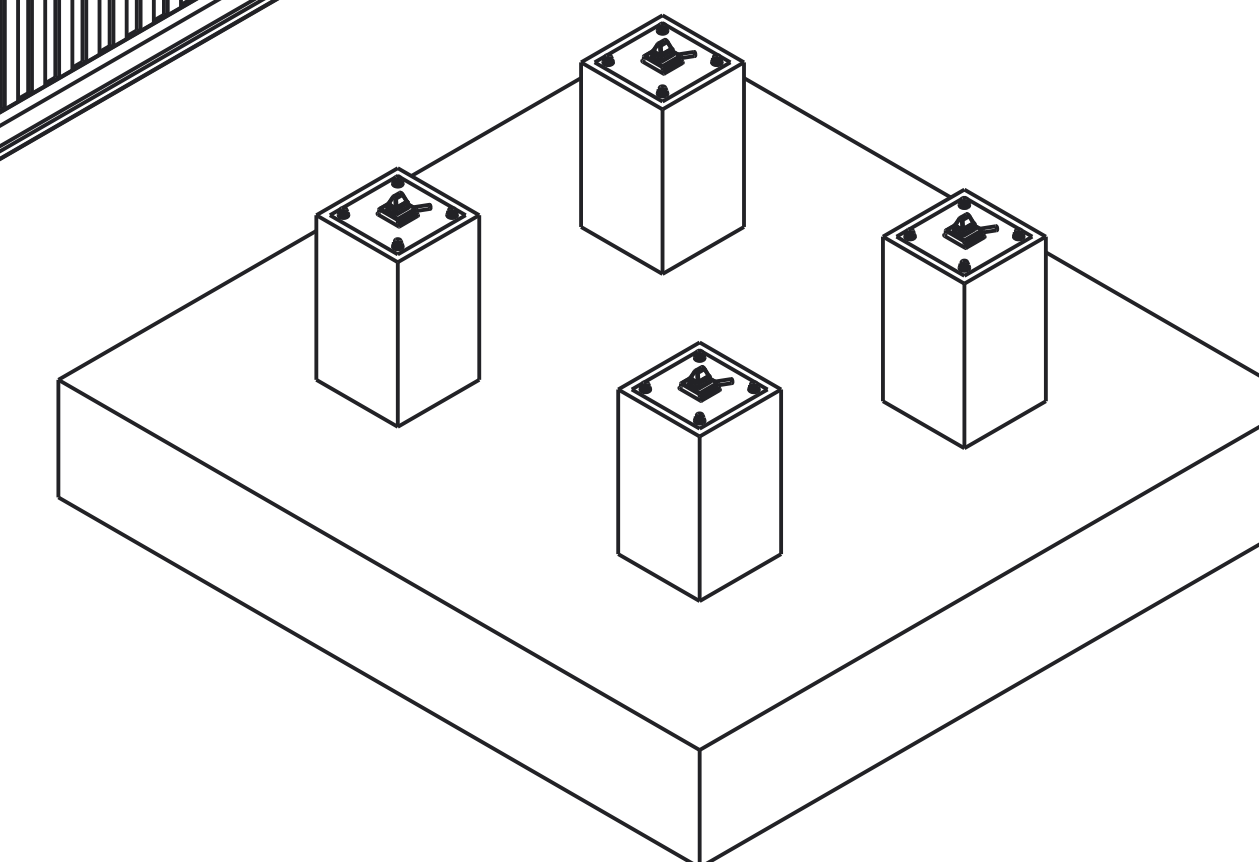
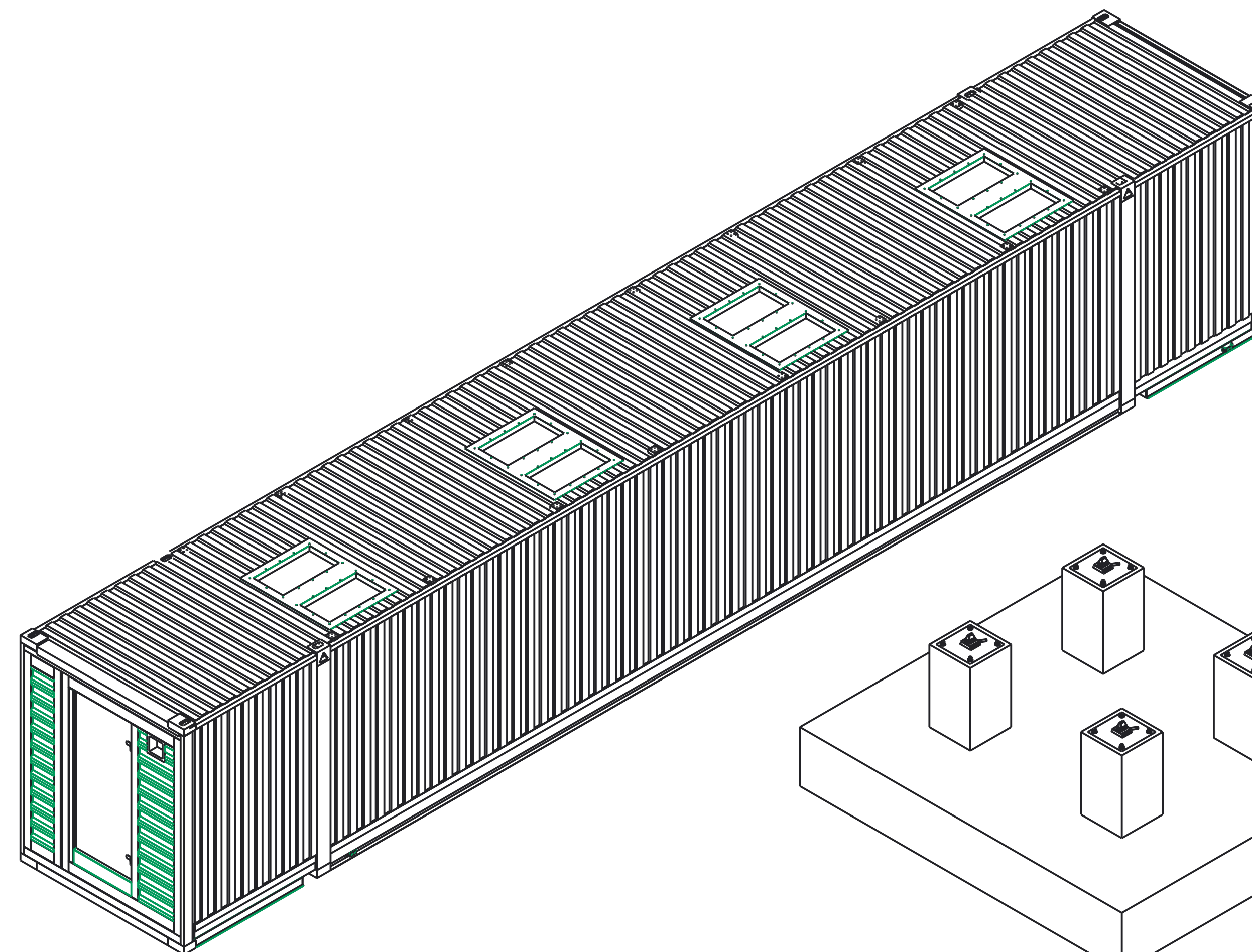
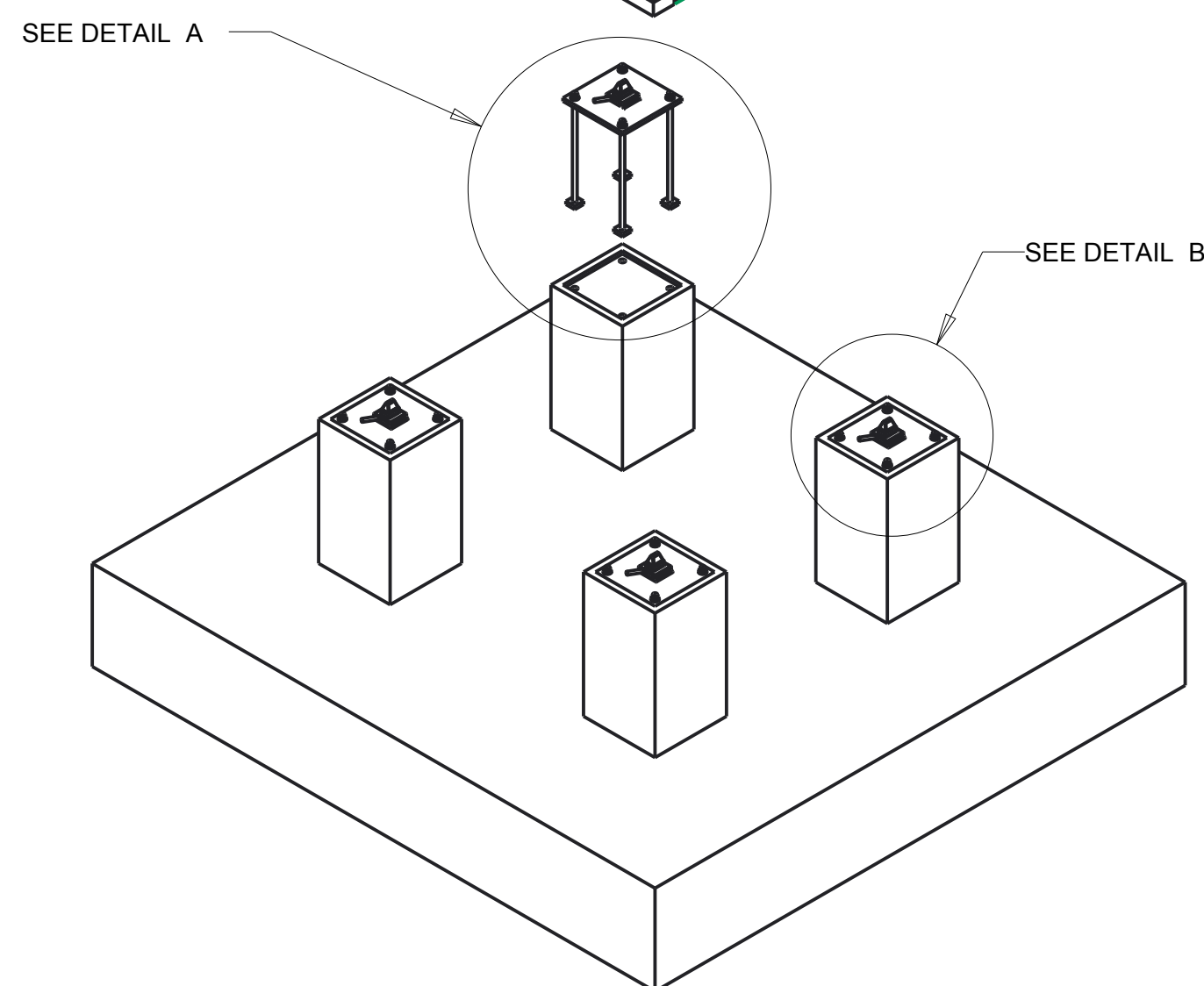
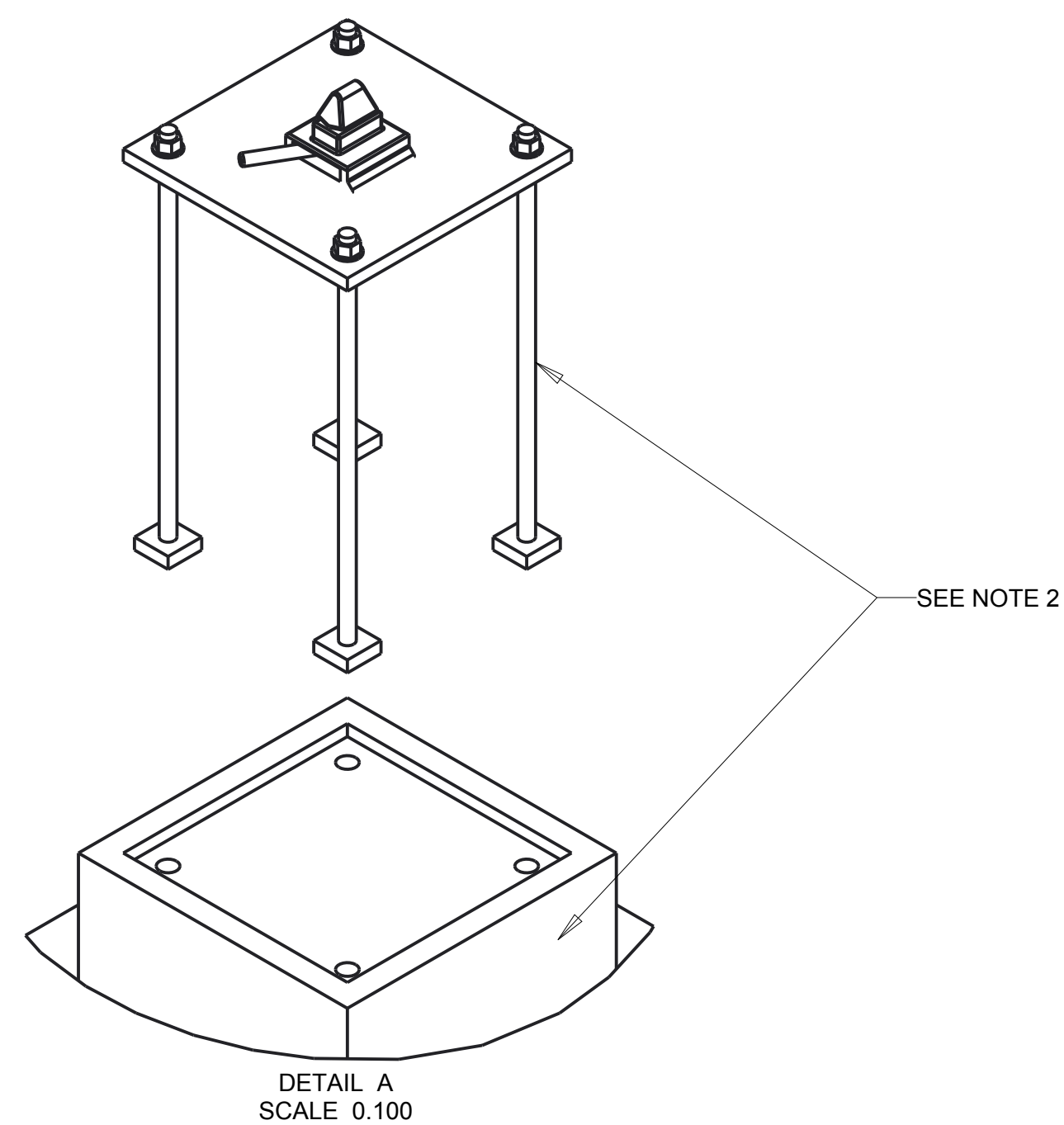
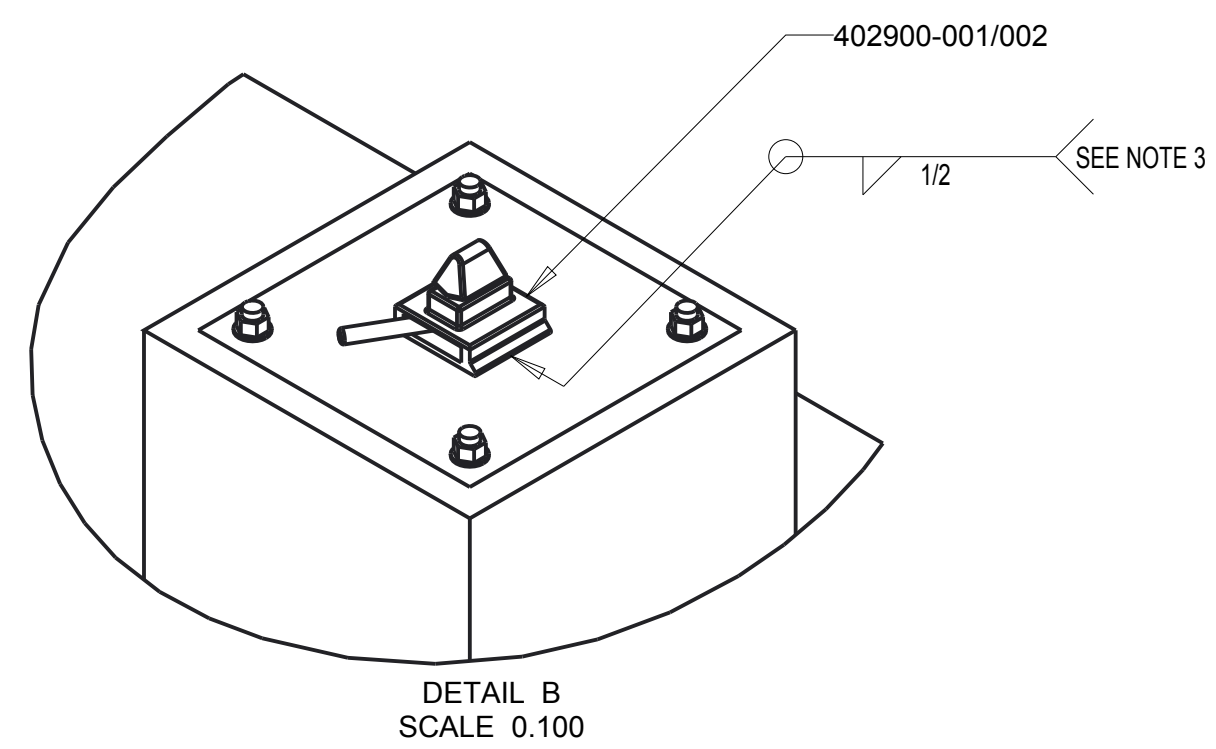
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ISO VIEW

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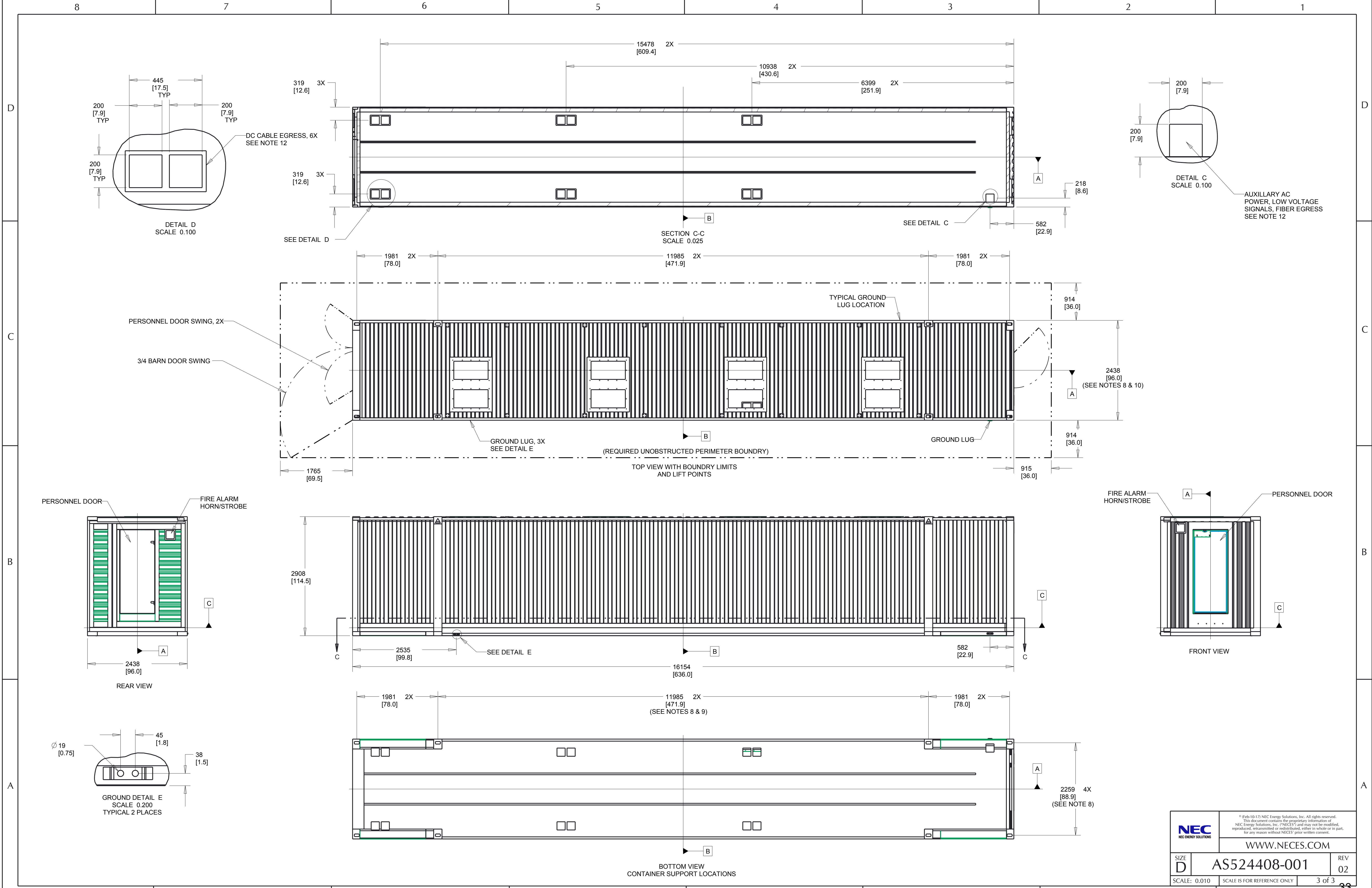
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SIZE D	SCALE: 0.010	SCALE IS FOR REFERENCE ONLY	3 of 3

Section 3.0

Supplemental Stormwater Management Calculation Summary



BEALS + THOMAS

BEALS AND THOMAS, INC.
 Reservoir Corporate Center
 144 Turnpike Road
 Southborough, MA 01772-2104

CALCULATION SUMMARY

T 508.366.0560
 F 508.366.4391
 www.bealsandthomas.com
 Regional Office: Plymouth, MA

<i>JOB NO./LOCATION:</i>	2896.07 Winchendon, MA
<i>CLIENT/PROJECT:</i>	West Street 1 Solar, LLC West Street 1 Solar Array
<i>SUBJECT/TITLE:</i>	Post-Development Hydrology Design
<i>OBJECTIVE OF CALCULATION:</i>	<ul style="list-style-type: none"> To determine the impact on post-development peak flow rates from the site due to the addition of the proposed battery storage system for the 2, 10, & 100-year storm events at the design point.
<i>CALCULATION METHOD(S):</i>	<ul style="list-style-type: none"> Runoff curve numbers (CN), time-of-concentration (Tc), and runoff rates were calculated based on TR-55 methodology. AutoCAD 2017 computer program was utilized for digitizing ground cover areas. Peak runoff rates were computed using HydroCAD version 10.00.
<i>ASSUMPTIONS:</i>	<ul style="list-style-type: none"> All assumptions are consistent with previously submitted and approved post-development hydrology design calculation. The concrete equipment pad and battery storage system were assumed to be impervious for modeling purposes.
<i>SOURCES OF DATA/EQUATIONS:</i>	<ul style="list-style-type: none"> All sources of data and equations are consistent with the post-development calculations approved by the Town of Winchendon Planning Board on 10/31/2017 and Conservation Commission on 10/26/2017.

REV	CALC. BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
0	CHS	08/08/2017	JRM	08/09/2017	JRM	08/09/17
1	JRM	09/05/2017	JRM	09/05/2017	JRM	09/05/2017
2	<i>N. Santangelo</i>	<i>3/14/2019</i>	<i>J. Murphy</i>	<i>3/14/19</i>	<i>E. LAS</i>	<i>3/14/19</i>

NPS/289607CS001





CONCLUSIONS:

- Pre-development conditions as approved by the Town of Winchendon Planning Board and Conservation Commission on 10/31/2017 and 10/26/2017 respectively.

Pre-development:

Storm Event	Peak Runoff Rates DP-1 (CFS)
2-Year	22.24
10-Year	52.01
100-Year	144.56

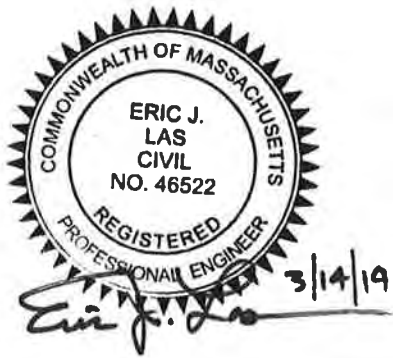
- Post-development conditions with the addition of the proposed battery storage system.

Post-development:

Storm Event	Peak Runoff Rates DP-1 (CFS)
2-Year	20.53
10-Year	48.20
100-Year	134.57

- Post-development peak runoff rates are less than pre-development rates in accordance with the Mass DEP Stormwater Handbook.

The addition of the proposed battery storage system creates a de minimus change in peak stormwater runoff rates and the previously approved stormwater management system will perform as designed without modification.



Eric J. Las, PE

REV	CALC. BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
0	CHS	08/08/2017	JRM	08/09/2017	JRM	08/09/17
1	JRM	09/05/2017	JRM	09/05/2017	JRM	09/05/2017
2	<i>N. Santangelo</i>	3/14/2019	<i>J. Murphy</i>	3/14/19	<i>E. Las</i>	3/14/19

NPS/289607CS001

Section 4.0
Plans

Figure 1: Red-line exhibit depicting amendments

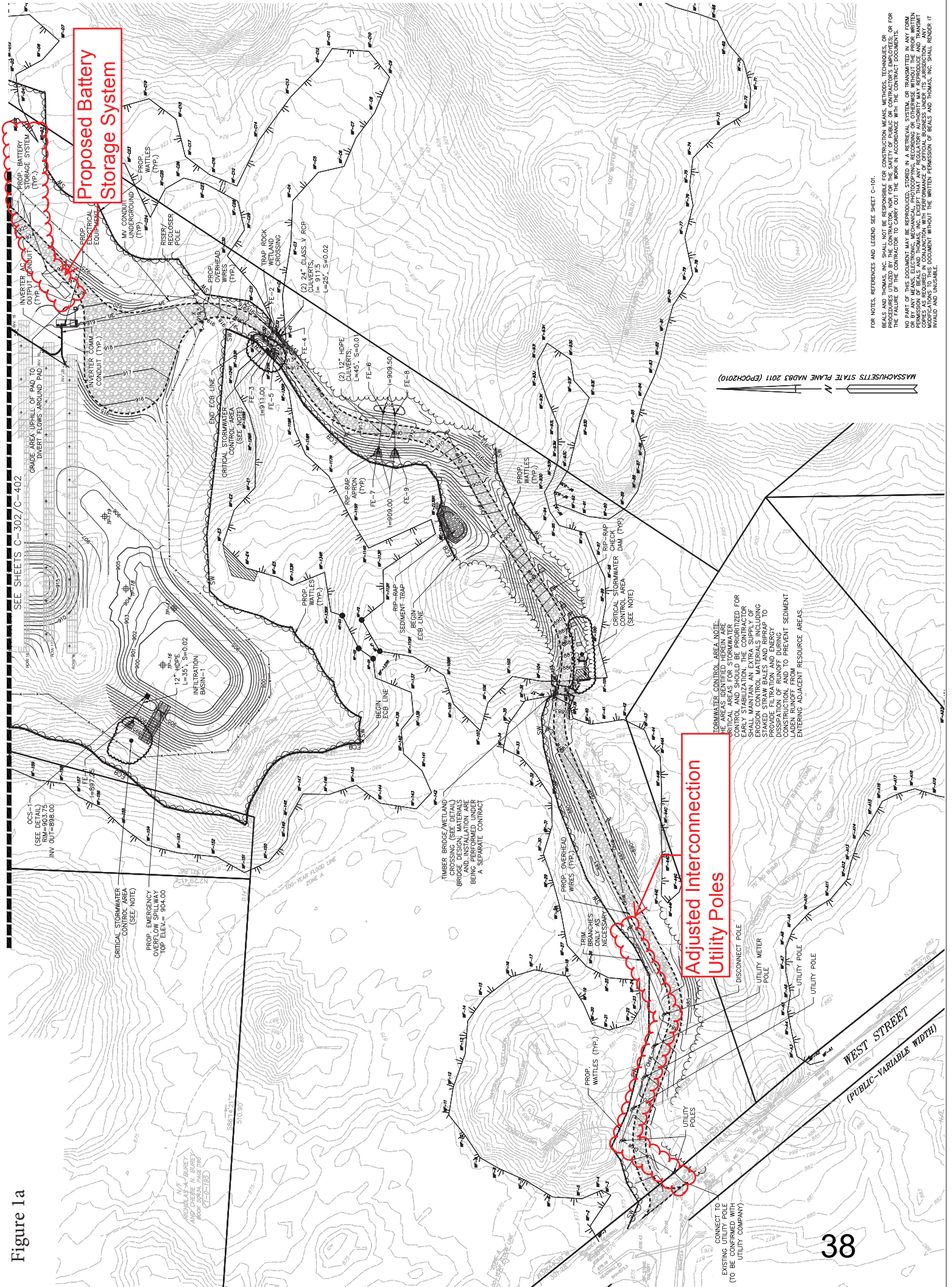
Entitled “West Street 1 Solar Array”

Prepared by Beals and Thomas, Inc.

In 2 Sheets

Dated March 14, 2019

Figure 1a



Proposed Battery Storage System

Adjusted Interconnection Utility Poles

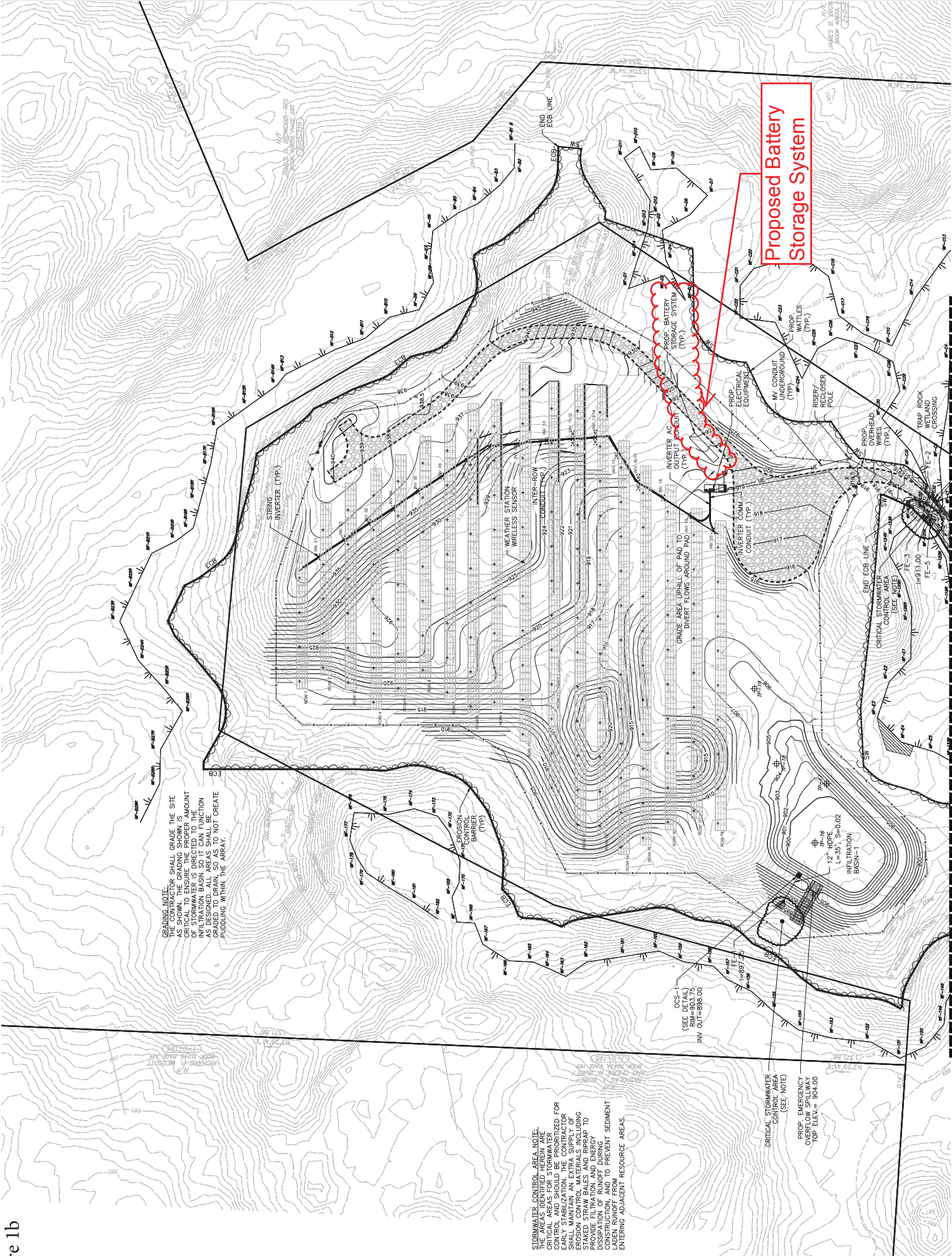
CONNECT TO EXISTING UTILITY POLE (TO BE CONFIRMED WITH UTILITY COMPANY)

STORMWATER CONTROL AREA NOTE: THE AREAS IDENTIFIED HEREIN ARE CONTROL AREAS AND SHOULD BE PRIORITIZED FOR EARLY STABILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EROSION CONTROL MATERIALS INCLUDING STAKED STRAW BALES AND RIPRAP TO PROVIDE FILTRATION AND ENERGY DISSIPATION TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING ADJACENT RESOURCE AREAS.

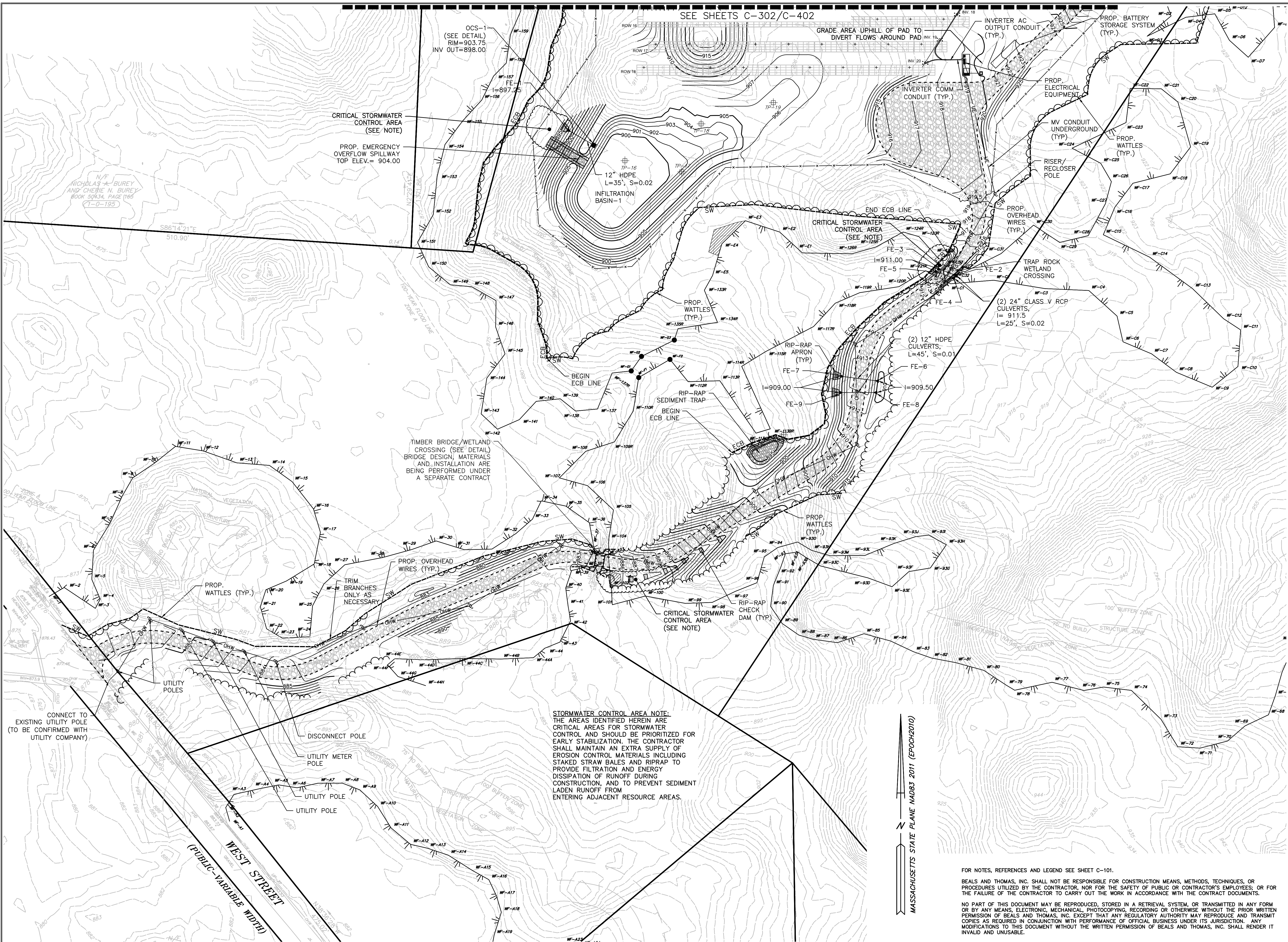
MASSACHUSETTS STATE PLANE NAD83 2011 (EPOCH2010)

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C-101. BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR ANY MECHANICAL, ELECTRICAL, OR MECHANICAL PHOTOGRAPHY, RECORDING OR OTHERWISE WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.

Figure 1b



SEE SHEETS C-301/C-401



PREPARED FOR:
**WEST STREET 1
 SOLAR, LLC**
 4 LIBERTY SQUARE
 3rd FLOOR
 BOSTON, MA 02109

RECORD OWNER:
**WINCHENDON
 VENTURES, LLC**
 34094/336

ERIC J. LAS
 CIVIL
 NO. 46522
 REGISTERED
 PROFESSIONAL ENGINEER
 3/14/19

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PREPARED BY:
BEALS + THOMAS
 Civil Engineers + Landscape Architects +
 Land Surveyors + Planners +
 Environmental Specialists

BEALS AND THOMAS, INC.
 Reservoir Corporate Center
 144 Turnpike Road
 Southborough, Massachusetts 01772-2104
 T 508.366.0560 | www.bealsandthomas.com

ISSUE DATE	DESCRIPTION
05/13/2019	FOR BATTERY STORAGE SYSTEM
09/20/2018	ISSUED FOR CONSTRUCTION
07/25/2018	FOR BUILDING PERMIT
05/09/2018	REVISED PROPERTY LINE
10/10/2017	REVISED ARRAY LAYOUT
08/09/2017	ISSUED FOR PERMITTING

DES	DWN	CHK'D	APP'D

PROJECT:
**WEST STREET 1
 SOLAR ARRAY**
 WINCHENDON, MA.
 (WORCESTER COUNTY)

SCALE: 1" = 50' DATE: AUGUST 9, 2017
 METERS
 0 10 25 40
 FEET
 0 25 50 100 150

**GRADING, DRAINAGE
 AND UTILITIES PLAN**

B+T JOB NO. 2896.00
 B+T PLAN NO. 289600P01E-006
C-401

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C-101.
 BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.

MASSACHUSETTS STATE PLANE NAD83 2011 (EPOCH2010)

GRADING NOTE:
 THE CONTRACTOR SHALL GRADE THE SITE AS SHOWN. THE GRADING SHOWN IS CRITICAL TO ENSURE THE PROPER AMOUNT OF STORMWATER IS DIRECTED TO THE INFILTRATION BASIN SO IT CAN FUNCTION AS DESIGNED. ALL AREAS SHALL BE GRADED TO DRAIN, SO AS TO NOT CREATE PUDDLING WITHIN THE ARRAY.

STORMWATER CONTROL AREA NOTE:
 THE AREAS IDENTIFIED HEREIN ARE CRITICAL AREAS FOR STORMWATER CONTROL AND SHOULD BE PRIORITIZED FOR EARLY STABILIZATION. THE CONTRACTOR SHALL MAINTAIN AN EXTRA SUPPLY OF EROSION CONTROL MATERIALS INCLUDING STAKED STRAW BALES AND RIPRAP TO PROVIDE FILTRATION AND ENERGY DISSIPATION OF RUNOFF DURING CONSTRUCTION, AND TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING ADJACENT RESOURCE AREAS.

CRITICAL STORMWATER CONTROL AREA (SEE NOTE)

PROP. EMERGENCY OVERFLOW SPILLWAY TOP ELEV. = 904.00

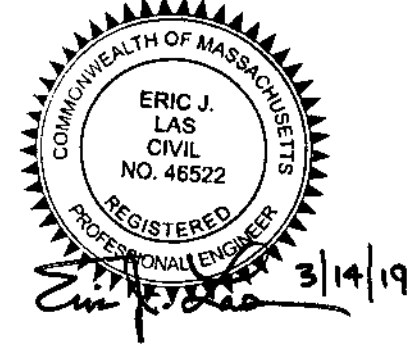
OCS-1 (SEE DETAIL) RIM=903.75 INV OUT=898.00

12" HDPE L=35', S=0.02 INFILTRATION BASIN-1

SEE SHEETS C-301/C-401

PREPARED FOR:
WEST STREET 1 SOLAR, LLC
 4 LIBERTY SQUARE
 3rd FLOOR
 BOSTON, MA 02109

RECORD OWNER:
WINCHENDON VENTURES, LLC
 34094/336



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ISSUE DATE	DESCRIPTION
5 03/14/2019	FOR BATTERY STORAGE SYSTEM
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2 05/09/2018	REVISED PROPERTY LINE
1 10/10/2017	REVISED ARRAY LAYOUT
0 08/09/2017	ISSUED FOR PERMITTING

PROJECT:
WEST STREET 1 SOLAR ARRAY
 WINCHENDON, MA.
 (WORCESTER COUNTY)

SCALE: 1" = 50' DATE: AUGUST 9, 2017
 METERS 0 10 25 40
 FEET 0 25 50 100 150

GRADING, DRAINAGE AND UTILITIES PLAN

B+T JOB NO. 2896.00
 B+T PLAN NO. 289600P01E-007 **C-402**

W-1157-036-01
April 8, 2019

Tracy Murphy, Director of Development
Town of Winchendon
109 Front Street
Winchendon, MA 01475

Re: **West Street 1 Solar Project – Peer Review**
Application for Amendment to Approved Site Plan

Dear Tracy and Members of the Planning Board:

Tighe & Bond was previously retained by the Town of Winchendon to provide Peer Review Services to the Planning Board in their review of the Site Plan Review and Low Impact Design Permit Application for the construction of a solar photovoltaic array on the east side of West Street (the Project). The Project is located on an approximately 120-acre property on the east side of West Street in Winchendon, Massachusetts. The property is located within the Rural Residential (R-80) and Golf/Residential Overlay (R-10) zoning district, according to the latest Zoning Map, dated November 2, 2009.

The project was initially presented at the September 19, 2017 Planning Board meeting. Revisions to the Site Plans and Stormwater Management design were made as a result of a third-party review of the wetland resource areas on site. Tighe & Bond issued final findings in a letter to the Board dated October 16, 2017. At that time, it is our understanding the Board approved the project. The Applicant, West Street 1 Solar, LLC, has requested an Amendment to Approved Site Plan through the Board to incorporate a battery energy storage system to help meet peak energy demands throughout the grid system. Battery storage systems are an increasingly common feature of solar energy generation facilities within the region. The inclusion of this system required minor changes to the Site Plans and stormwater management analysis.

The Town of Winchendon provided the Application for Amendment to Approved Site Plan, prepared by Beals and Thomas, Inc., dated March 14, 2019 for our review. The application was reviewed for compliance with general engineering practices, Winchendon Zoning Bylaw, Low Impact Development (LID) Bylaw, Site Plan Design Guidelines of Massachusetts, and the Massachusetts Stormwater Management Standards.

In general, the project has been designed in accordance with the Town's bylaws and requirements, including the Massachusetts Stormwater Standards. We note that the stormwater management approach has not changed from previous application documents. We concur that the inclusion of the battery storage system will not substantially alter stormwater flow patterns throughout the project, or off-site impacts. We note that the battery storage area drains toward the proposed infiltration basin. As such, the stormwater management system continues to comply with the application local and state regulations.

We note that the Site Plans include notation for Critical Stormwater Control Areas to further protect adjacent wetland resource areas. The increased attention to these areas will be important throughout construction. As such, the Board may wish to consider third-party monitoring during construction, specifically to document these areas.



We trust this information will be satisfactory for the Board in your review of the West Street 1 Solar Project Amendment to Approved Site Plan Application. Please do not hesitate to contact me should you have any questions or need additional information at 413.572.3238 or jechristy@tighebond.com.

Very truly yours,

TIGHE & BOND, INC.

A handwritten signature in blue ink that reads "Jean E. Christy". The signature is written in a cursive, flowing style.

Jean E. Christy, P.E.
Project Engineer

J:\W\W1157 Winchendon\Task 036 - West Street Solar Project Peer Review\Correspondence\West Street 1 Solar Peer Review 3.docx

TOWN OF WINCHENDON



Telephone (978) 297-5410

Planning Board

109 Front Street
Winchendon, Massachusetts 01475-1758

Notice is hereby given that at their regularly scheduled meeting of **Tuesday, April 16, 2019 at 6:50pm** in the Town Hall Aud., 2nd Fl., 109 Front St., Winchendon, MA 01475 the Winchendon Planning Board will consider the application for amendment to the approved site plan for addition of battery storage systems to the approved 1.3 MW DC Ground-Mount Solar Array located on the west (System 2) side of West Street. The application for amendment has been submitted by West Street 1 Solar, LLC of 4 Liberty Square, Boston, MA 02109 for property identified as Winchendon Assessors Map 1 Parcel 99. Said property is located in the R80 – Rural Residential zone within the Golf Residential Overlay. A copy of the application is available at the Dept. of P&D, Winchendon Town Hall. All interested persons should plan to attend.

BY: Guy C. Corbosiero, Chair
Winchendon Planning Board

April 2 and 9

APPLICATION FOR AMENDMENT TO APPROVED SITE PLAN

WEST STREET 2 SOLAR

**West Street (West Side)
Winchendon, Massachusetts**

Prepared for:

**West Street 2 Solar, LLC
4 Liberty Square
Boston MA 02109**

Prepared by:



BEALS + THOMAS

BEALS AND THOMAS, INC.
Reservoir Corporate Center
144 Turnpike Road
Southborough, MA 01772-2104

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

March 14, 2019

March 14, 2019

Guy Corbosiero, Chairman
Winchendon Planning Board
c/o Tracy Murphy, Director of Development
109 Front Street
Winchendon, Massachusetts

Via: FedEx and email to tmurphy@townofwinchendon.com

Reference: Application for Amendment to Approved Site Plan
PB# 2017-0809
West Street 2 Solar
West Street (West Side)
Winchendon, Massachusetts
B+T Project No. 2896.07

Dear Chairperson Corbosiero and Members of the Board:

On behalf of the Applicant, West Street 2 Solar, LLC, Beals and Thomas, Inc. respectfully submits this Application for Amendment to the Approved Site Plan for the construction of a solar energy project (the Project) located on the west side of West Street (the Property) in Winchendon, Massachusetts. The proposed amendment is related to the addition of a 0.5 MW battery storage system to the approved Project. 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).

The Board originally approved the Project, consisting of a 1.3-MW solar array on an approximately 56-acre property in a Formal Site Plan Approval dated October 24, 2017.

The Applicant currently proposes to add a battery storage system to the Project in an effort to more efficiently provide power to the electric grid. The battery system is capable of delivering 0.5 MW of energy over two hours, which helps to meet peak energy demands later in the day as solar production diminishes. The battery storage system would be housed within a metal enclosure slightly elevated on concrete footings, and will contain a fire detection and suppression system. Please refer to the documentation of the battery storage system components included in Section 2.0 for system dimensions, as well as the revised site plans enclosed in Section 4.0.

The proposed battery storage system will be located along the east side of the approved equipment pad in the central portion of the Property, directly adjacent to the array. It will be contained entirely within the previously-approved fenced area, outside of the 100-foot buffer zone to wetland resource areas. The battery storage system will be set back approximately 580 linear feet from West Street. The previously-approved screening along the northern and eastern boundaries of the array, consisting of 6- to 7-foot Eastern hemlock, will still provide screening such that additional aesthetic impacts are not anticipated.

We have evaluated the proposed amendment relative to the approved stormwater management system for the Project. Our findings indicate that there will be no change in post-development runoff rates compared to the approved Project, and accordingly, no revisions to the stormwater management system are required. Please refer to the calculations enclosed in Section 3.0.

In addition to the proposed battery storage system, the Applicant proposes minor adjustment to the array layout, as well as the number and location of the interconnection utility poles along the access road, as depicted on the enclosed revised plans. The locations of these poles as currently depicted were specifically requested by National Grid, which will own and maintain the poles. The poles are located no closer to wetland resource areas than their approved locations. The minor adjustments to the pole number and location is not anticipated to increase visibility of the interconnection from West Street. As such, no new aesthetic impacts are anticipated.

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

- Section 1.0: Site Plan Review Form
- Section 2.0: Documentation of Major System Components
- Section 3.0: Supplemental Stormwater Management Calculation Summary
- Section 4.0: Plans

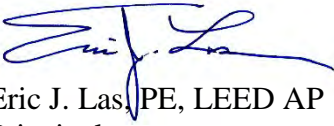
Additional submission requirements outlined in the Zoning Bylaw, such as required solar documentation and proof of Property ownership, were included with the original Application for Site Plan Review, and have not changed since the Board's approval.

Pursuant to requirements of the Bylaw, we understand that the Town will request a certified list of abutters, and notify abutters within 300 feet of the subject property, as well as the Planning Boards of abutting other towns via certified mail. We further understand that the Town will place the required legal advertisement(s) in a newspaper of local circulation, and that the Board will bill the Applicant directly for the cost of the legal advertisement and abutter notification. Enclosed is a check payable to the Town in the amount of for the \$550.00 fee as required by the Zoning Bylaw.

Based on the minor nature of the proposed changes, we respectfully request that the Board issue an Amended Site Plan Approval. 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 Application for Amendment and look forward to meeting with the Board at the next available public hearing.

Very truly yours,

BEALS AND THOMAS, INC.

A handwritten signature in blue ink, appearing to read "Eric J. Las".

Eric J. Las, PE, LEED AP
Principal

Enclosures

cc: David Koonce, Winchendon Conservation Commission (1 copy via Certified Mail)
Winchendon Ventures, LLC (1 copy via Certified Mail)
West Street 2 Solar, LLC (1 copy via U.S. Mail and email to aclapp@nexamp.com)

nexamp

NEXAMP, INC.
101 Summer St. 2nd Floor
Boston, MA 02110



FIRST REPUBLIC BANK

11-8166/3210

EZ-WriteSM Check Print
Protection for Business

3/6/2019

6899

PAY TO THE ORDER OF Town of Winchendon

**550.00

\$

Five hundred fifty and 00/100*****

DOLLARS

Winchendon Town Hall - Building Department
Town of Winchendon
109 Front Street
Winchendon MA 01475



VOID AFTER 90 DAYS

[Handwritten Signature]
AUTHORIZED SIGNATURE

MEMO
04474 Winchendon West 2 - Amendment to approved si

⑈006899⑈ ⑆321081669⑆ 80003705266⑈

NEXAMP, INC.

6899

6899

Town of Winchendon

3/6/2019

Date	Description	Orig. Amt.	Amt. Due	Discount	Amount
3/4/2019	Bill #03082019-Chk 2	550.00	550.00		550.00

04474 Winchendon West 2 - Amendment to approved si

550.00

TABLE OF CONTENTS

1.0 SITE PLAN REVIEW FORM..... 1-1

2.0 DOCUMENTATION OF MAJOR SYSTEM COMPONENTS 2-1

3.0 SUPPLEMENTAL STORMWATER MANAGEMENT CALCULATION SUMMARY 3-1

4.0 PLANS 4-1

Section 1.0
Site Plan Review Form

Application for Amendment to Approved Site Plan

TOWN OF WINCHENDON



Planning Board

Telephone (978) 297-3308
Facsimile (978) 297-5411

109 Front Street
Winchendon, Massachusetts 01475-1758

Application for Amendment to Approved Site Plan

Fee paid: Town of Winchendon \$ 550.00 Advertising Fee \$

Pursuant to the provisions of Massachusetts General Law Chapter 40, Section 57, the Town Bylaw, Licenses and Permits of Delinquent Taxpayers, Section 21.1: '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.'

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 # 2017-0809 Received by Planning Board

Property Address West Street
Assessors Map 1 Parcel 99 Zoning R80 Lot size 54.9 ac
Deed is recorded in Worcester South Registry of Deeds Book 33708 Page 356
Requested Amendment Addition of 0.5 MW battery storage system to approved solar array

Applicant Name West Street 2 Solar, LLC
Applicant Address 4 Liberty Square, 3rd Floor, Boston, MA Tel. # (617) 431-1440
Landowner Name Winchendon Ventures LLC, c/o Terry O'Reilly

Address PO Box 5522, 1 Atlantic Ave Salisbury, MA 01952 Tel. #
The undersigned hereby request approval of a site plan under Article 12 of the Winchendon Zoning Bylaws. I further certify that all information provided in this application and accompanying plans and documents is true.

APPLICANT signature Alan L. Clapp % West St 2 Solar
Owner's signature certifies that owner has no objection to this application.
OWNER signature (if different) Jeff DeWitt Manager Winchendon Ventures, LLC
A copy of this application must be submitted to the Town Clerk.

NOTICE: A complete application requires additional documents. See Site Plan regulations.
Site Plan Amendment Application Revised July 2013

Section 2.0

Documentation of Major System Components

1 MW GSS[®]-MD Systems Description

1. 1 MW GSS[®]-MD Systems Overview

NEC Energy Solution's (NEC ES) Grid Storage Solution (GSS[®]) is a factory assembled, configured-to-order, modular, grid-interconnect AC-ready energy storage system. Each GSS is an integrated solution comprised of the Grid Battery Solution (GBS[®]) energy storage, power conversion options, and the AEROS[®] controls system. NEC Energy's flexible GSS-MD (Multi-Duration) battery technology economically supports a broad range of application use cases, including short-duration power-oriented applications and long-duration energy-oriented applications. The scalability of the GSS platform enables system implementations ranging from <1 MW to over 100 MW, with durations from under 30 minutes to multiple hours.

The paragraphs below describe specific, standardized GSS-MD system implementations configured to deliver 1 MW system rated power for 30 minutes, 1 hour, 2 hours, and 4 hours (i.e. 0.5 MWh, 1 MWh, 2 MWh, and 4 MWh of available energy capacity at a 1 MW discharge rate). These are representative GSS system configurations using standard container sizes and may be adapted to meet any specific project requirements. Please see *the GSS-MD Platform Description* for more information on the capabilities of the GSS platform.

2. GSS[®]-MD 1 MW Technical Description

Each GSS system described here includes the following components:

- A GBS - Grid Battery System, configured to deliver the rated power and energy described in section 3 below, including:
 - Standard, pre-configured, ISO container(s) (quantity and sizes per section 3 below)
 - Modular battery racks with embedded battery management systems
 - A local user interface for battery management and AEROS[®] controls
 - An auxiliary power panel for safe operation, internal lighting, and convenience outlets
 - Roof mounted HVAC systems to manage the temperature inside of the GBS[®] container
 - An integrated fire detection and suppression system
 - Manual DC isolation switches
- A Power Conversion System that includes:
 - PCS standard configuration offering 1.6 MVA of nameplate power
 - IP65 rated enclosures
 - Integrated cooling
 - Manual disconnect
- The AEROS controls systems, providing comprehensive applications, monitoring and controls.
- Standard power meter for monitoring grid conditions and AEROS control
- Grid, auxiliary power, and communications interconnection points:
 - 440V AC terminals in the PCS enclosure
 - Wired or optical Ethernet connection to AEROS control system located in the GBS container
 - Auxiliary power at each piece of NEC ES supplied equipment
- Standard production testing of all supplied equipment

NEC ES typically includes certain services with each GSS project for NEC ES supplied equipment, including program management, installation supervision, site testing, commissioning and startup, training, and preventative maintenance during the warranty period.

3. GSS®-MD Technical Characteristics: 1 MW System Rated Configurations

System Configuration: 1MW x		0.5MWh (30 min)	1MWh (1 hour)	2MWh (2 hour)	4MWh (4 hour)	Notes (see below)
		1C20-MD06-B302-1A	1C20-MD11-B302-1A	1C40-MD20-B312-1A	1C53-MD38-B312-1A	
System Power and Energy Characteristics						
Power Capability	System Rating (MW)	1.0 MW				Note 1
	Inverter Rating (MVA)	1.6 MVA				Note 2
Energy Capacity (MWh)	@ System Rated power	0.514	1.047	2.032	4.076	Beginning of Life (BOL)
	@ Nominal power	0.647	1.186	2.145	4.076	CP/4 rate, BOL
Duration (minutes)	@ System Rated power	30	62	121	244	BOL SOC: 100% to 0%
General Characteristics						
GBS® Container Quantity and Size		1 x 20' (6.1m)	1 x 20' (6.1m)	1 x 40' (12.2m)	1 x 53' (16.2m)	Note 3
Battery Type		Lithium-Ion, NMC				
Fire Suppression Agent		NOVEC™ 1230				
PCS Quantity and Power Rating		1 x 1.6 MVA				
PCS Characteristics		Four quadrant, Bi-directional				
System Performance						
Max Charge/Discharge Rate (MW)		1.0	1.6	1.6	1.6	Note 4
Round Trip Efficiency (%)		>85%				Note 5
Usable State of Charge (SOC) (%)		0% - 100%				
Interconnection Parameters						
Grid Interconnect	Voltage (V)	440 VAC				
	AC Frequency (Hz)	50 or 60 Hz				±5% - Programmable
	Compliance	UL1741-SA, CSA C22.2, CA Rule 21, CRE-3025, IEEE 1547, IEEE 519, G59/3, BDEW				Note 6
Environmental Parameters						
Ambient Operating Temperature (°C)		-20°C to 50°C				
Storage Temperature (°C)		-30°C to 50°C				Time limited
Relative Humidity (%)		0-100%				
Max Altitude (m)		1500				Derating above spec
Seismic Rating		IBC / CBC / IEEE 693				Note 6

Notes:

- 1) System Rated power refers to the GSS system-level capability to deliver the listed power and energy (duration), as measured at a medium voltage (MV) point of interconnection, including:
 - a) losses associated with an LV to MV transformer (even if not included in GSS system scope)
 - b) 0.95 power factor
 - c) PCS and wiring losses
- 2) The Inverter Rated power is the nameplate capability of the inverter/PCS (combined real and/or reactive power capability). Peak real power output subject to Maximum Charge/Discharge Rate listed.
- 3) Standard ISO containers. See separate layout diagrams for actual measurements and footprint
- 4) Between 0%-100% SOC, and Power Factor of 1.0
- 5) Round Trip Efficiency (RTE) at beginning of life, measured at LV AC point of interconnection
- 6) PCS specific compliance certifications dependent on actual PCS selected

4. GSS[®]-MD Representative Diagrams Overview

The Figure 1 illustrates a representative site layout. All equipment must have a minimum clearance of 1.5 meters (5 feet) for maintenance and service access unless it is noted otherwise. Final site layout can be determined to suit the needs of the project. Note the switch gear and transformers included in the illustrations are not included in the scope of this system description.

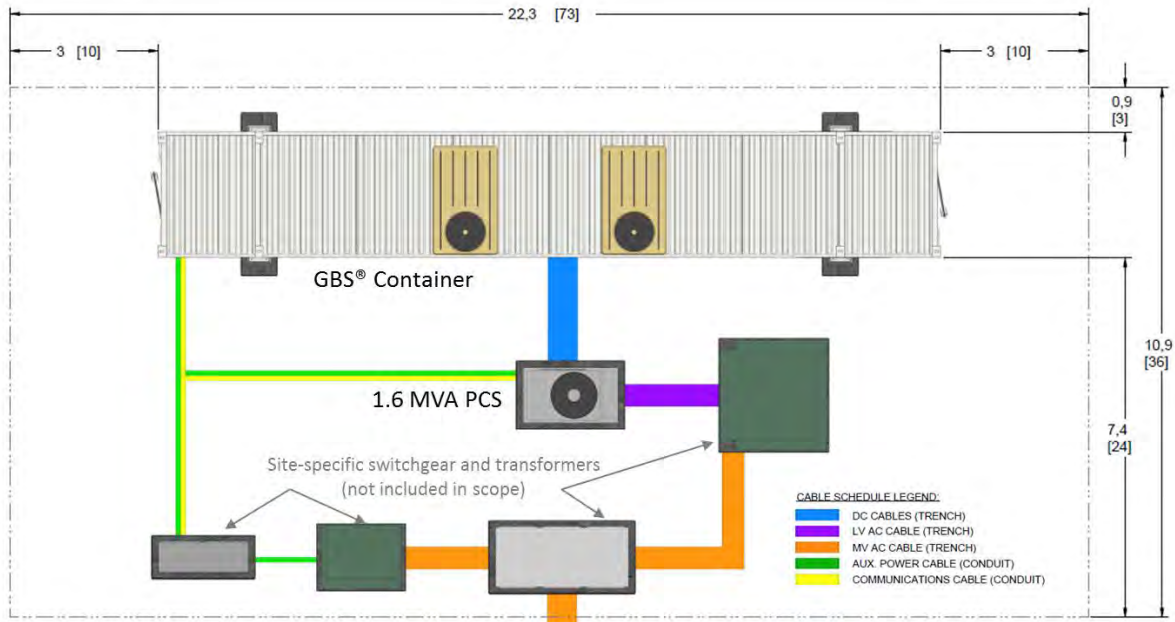


Figure 1 – Representative 1 MW GSS[®] System Layout, 53' Container

Figure 2 below illustrates a representative view of this same layout.

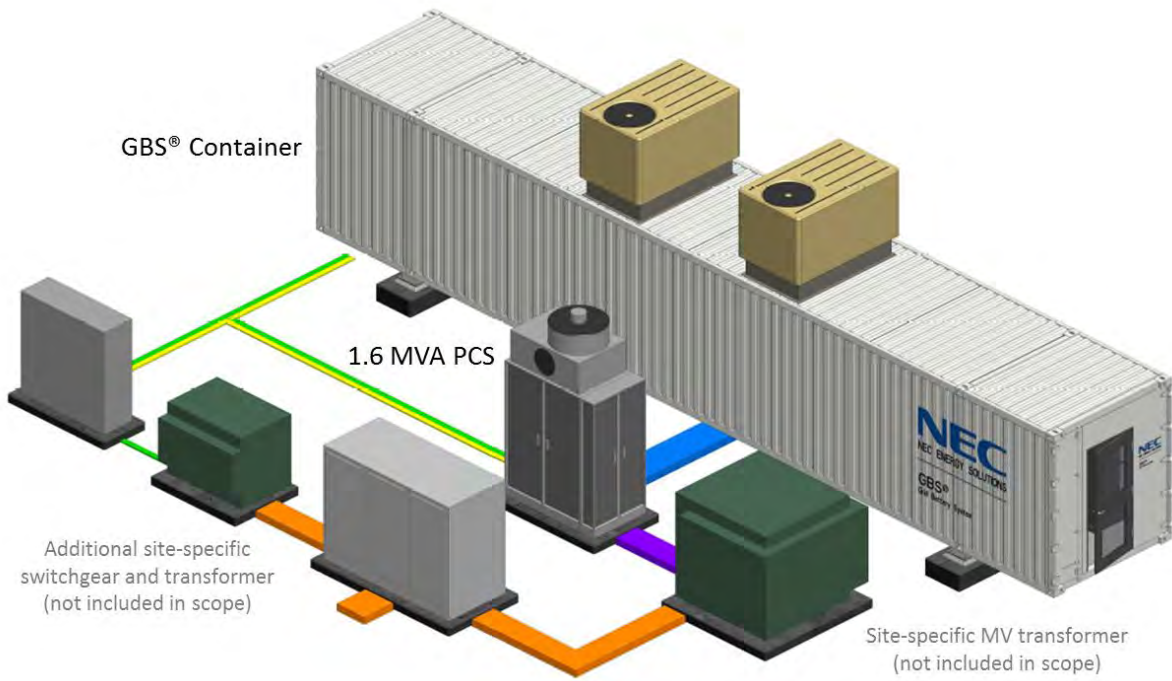
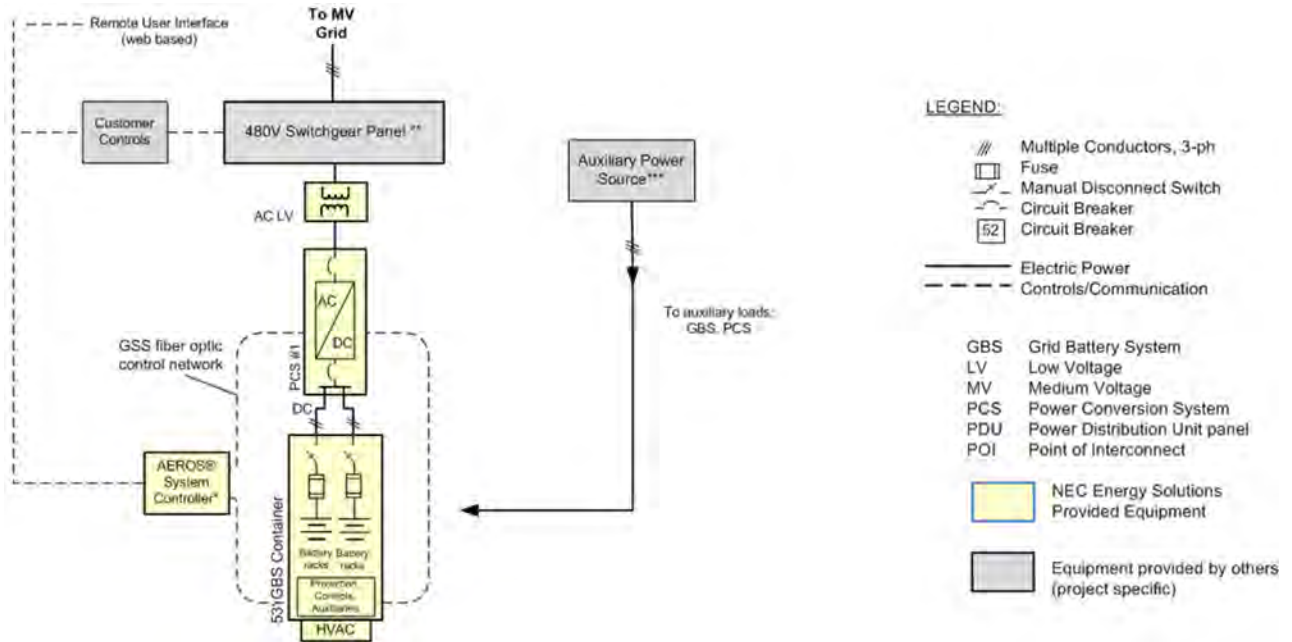


Figure 2 - Representative 1 MW GSS® System View, 53' Container

4.1. Electrical System One-Line Diagram

The representative electrical system single line diagram in the figure below shows the electrical configuration of the GBS, power conversion system, cooling system, AEROS controller, and medium voltage equipment and has been color coded to denote scope of supply per the associated legend provided.



Notes:

* AEROS® System Controller is installed into one of the battery containers. Alternately, it can be installed into customer control room

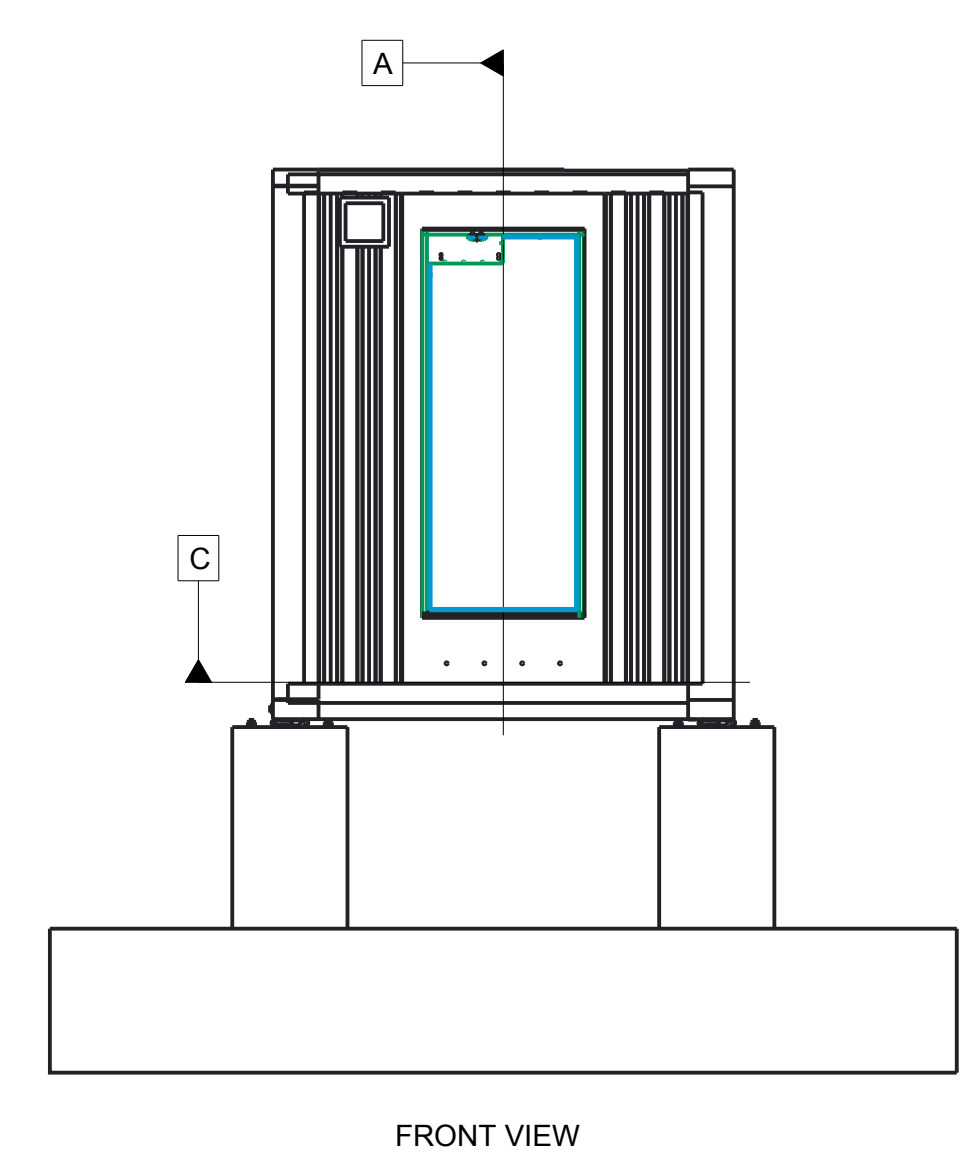
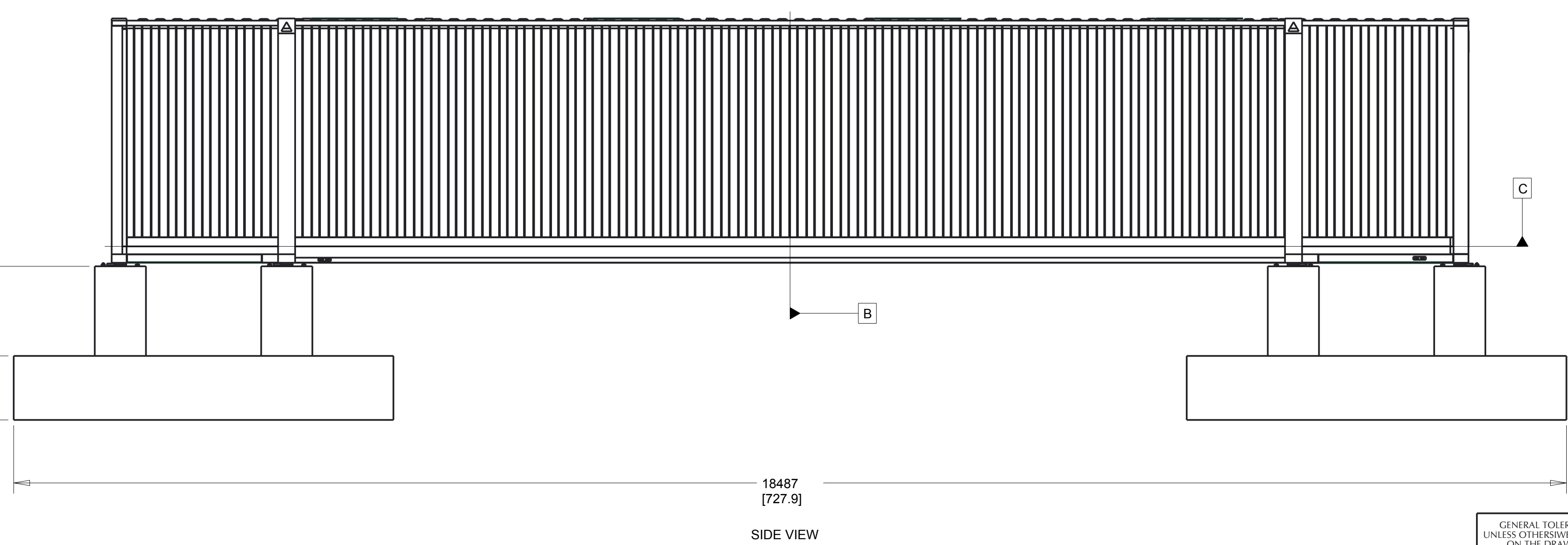
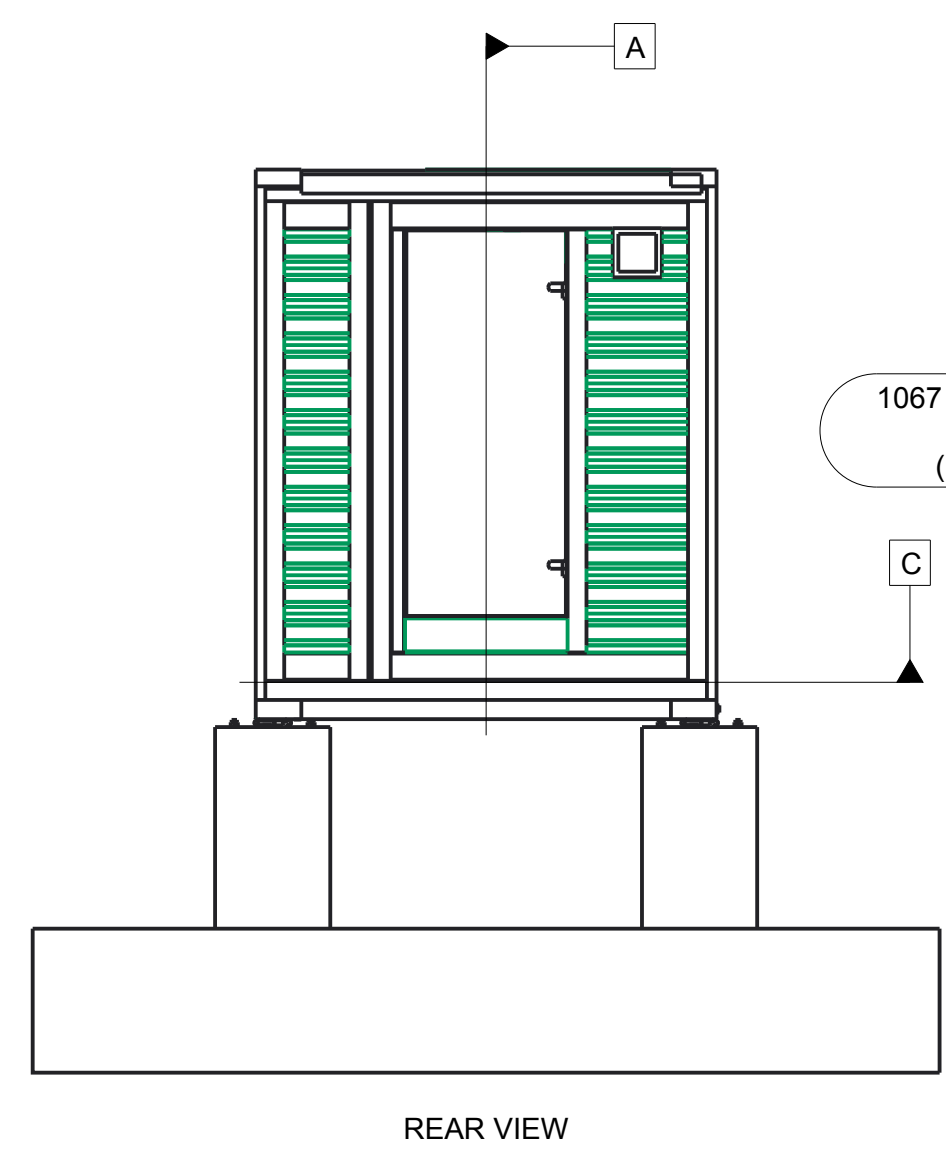
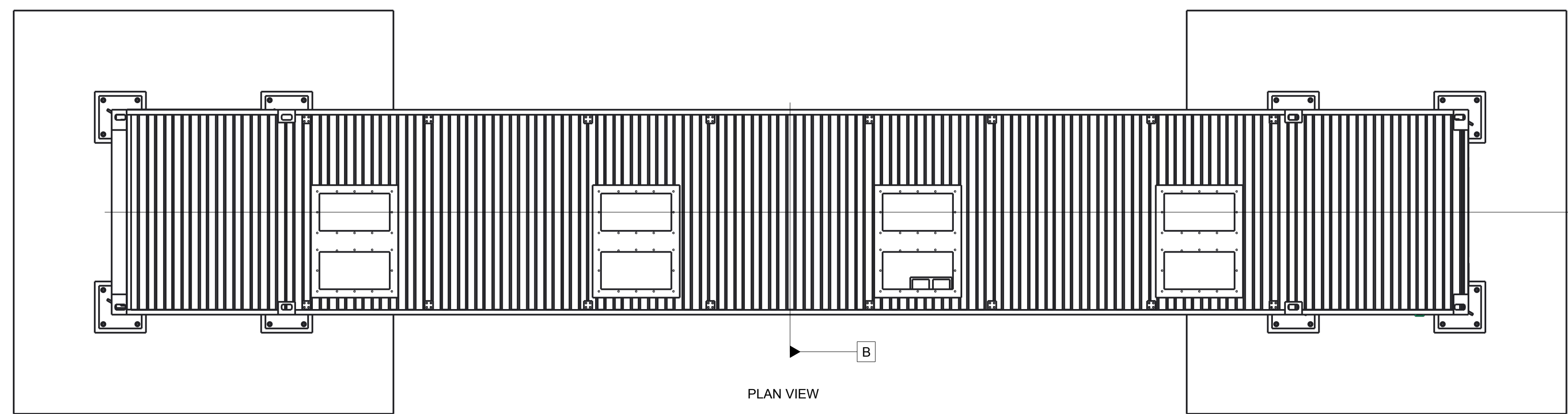
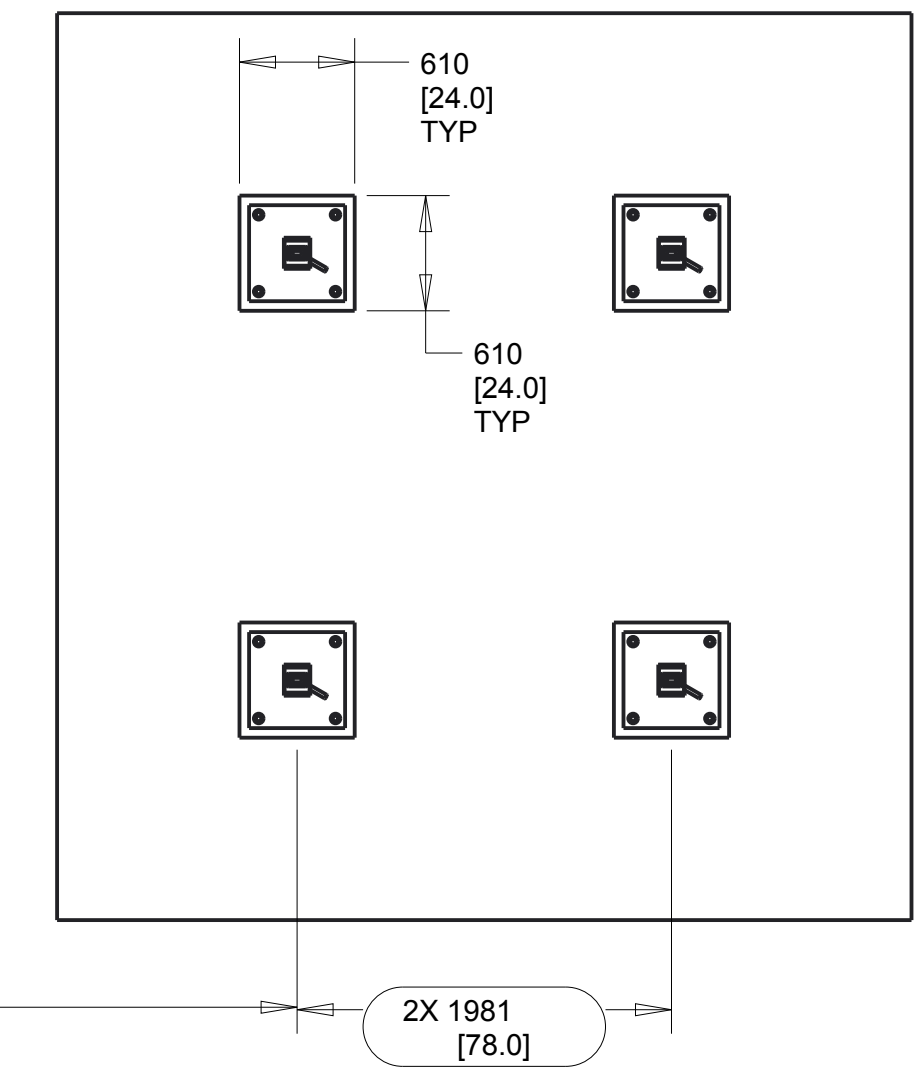
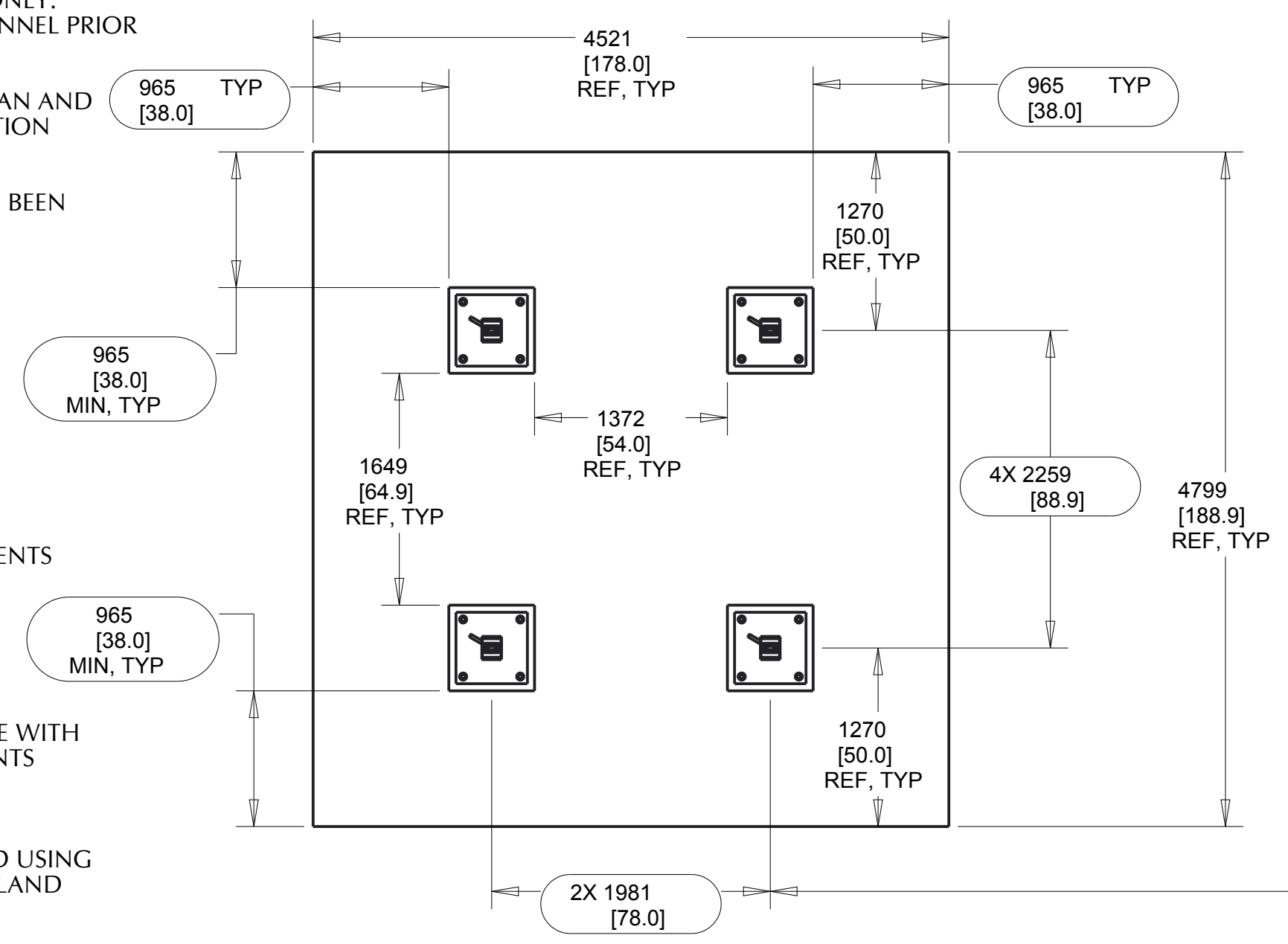
** 480V Switchgear configuration, Step-up Transformer and Feeder topology (radial, loop feed or combination) to be established based on customer requirements and project specifics

*** Auxiliary Power Subsystem topology to be established based on customer requirements and project specifics

Figure 3 - Representative Electrical System Diagram, 1MW GSS® System

- NOTES:
- THIS DRAWING IS FOR PRELIMINARY PLANNING PURPOSES ONLY. INSTALLATION CONTRACTOR MUST CONTACT NECES PERSONNEL PRIOR TO FINAL DESIGN OF SITE PREPARATION.
 - NECES DOCUMENT RE300388, URS CORP "FOUNDATIONS PLAN AND SECTIONS" IS THE CONTROLLING DOCUMENT FOR FOUNDATION CONSTRUCTION.
 - WELD TWIST LOCKS TO PLATE ONLY AFTER CONTAINER HAS BEEN PLACED ON PEDESTAL AND SECURED.
 - ALL DIMENSIONS ARE IN MM [INCHES]
 - 53 FOOT HIGH CUBE CONTAINER, 15240L x 2438W x 2908H [53'-0" x 8' x 9'-6-1/2"]
 - SYSTEM WEIGHT FULLY LOADED CONFIGURATION IS 63503 KG [140,000 LBS] MAX WEIGHT
 - SEE TOP VIEW FOR MINIMUM UNOBSTRUCTED SERVICE AREA REQUIRED AROUND PERIMETER OF CONTAINER.
 - REFERENCE ISO STANDARD 668-1995 (E) AND NECES DOCUMENTS 402900-001 & 402900-002 FOR DECK MOUNT TWIST LOCKS AND LIFT / ANCHORING POSITIONS.
 - CONTAINER TO BE LEVEL WITHIN 12.7 [1/2"] BETWEEN ALL 8 PEDESTALS.
 - CHASSIS: BASED ON SYSTEM WEIGHT, MUST BE COMPATIBLE WITH 53 FOOT HIGH CUBE CONTAINER, ISO STANDARD LIFT POINTS
 - CONTAINERS MAY BE STACKED THREE HIGH MAX.
 - ALL CABLE EGRESS PATHS TO BE ENVIRONMENTALLY SEALED USING 407372-001 FOAM GAP FILLER. THEN REINSTALL EXSITING GLAND PLATES AFTER ELECTRICAL CONNECTIONS ARE COMPLETED.
 - HVAC SUPPLIES AND RETURNS SHOWN FOR REFERENCE ONLY. ACTUAL CONTAINER MAY HAVE DIFFERENT CONFIGURATIONS.

REVISIONS				
REV	DESCRIPTION	EC No.	APPROVAL	DATE
01	INITIAL RELEASE	115998	JST	2/10/17
02	NOTE UPDATE, PRODUCTION RELEASE	116103	JST	3/31/17



GENERAL TOLERANCES UNLESS OTHERWISE SPECIFIED ON THE DRAWING: SURFACES: 1.0 A B C TRIM EDGES: 1.0 A B C XXX ± 0.125 XX ± 0.25 X ± 0.75 ANG ± 1° UNLESS SPECIFIED ALL DIMENSIONS ARE IN MILLIMETERS THIRD ANGLE PROJECTION	DRAWN J. TELA	(Feb-08-17) NEC Energy Solutions, Inc. All rights reserved. This document contains the proprietary information of NEC Energy Solutions, Inc. ("NECES") and may not be modified, reproduced, retransmitted or redistributed, either in whole or in part, for any reason without NECES' prior written consent. WWW.NECES.COM
	CHECKED J. TELA	
	ENGINEER J. TELA	
	DATE: Feb-08-17	
TITLE ASSY SPEC EQUIPMENT PAD DETAIL & MECH SITE PLANNING GBS-C53-MD	SIZE D	REV 02
SCALE: 0.010	SCALE IS FOR REFERENCE ONLY	SHEET 1 of 3

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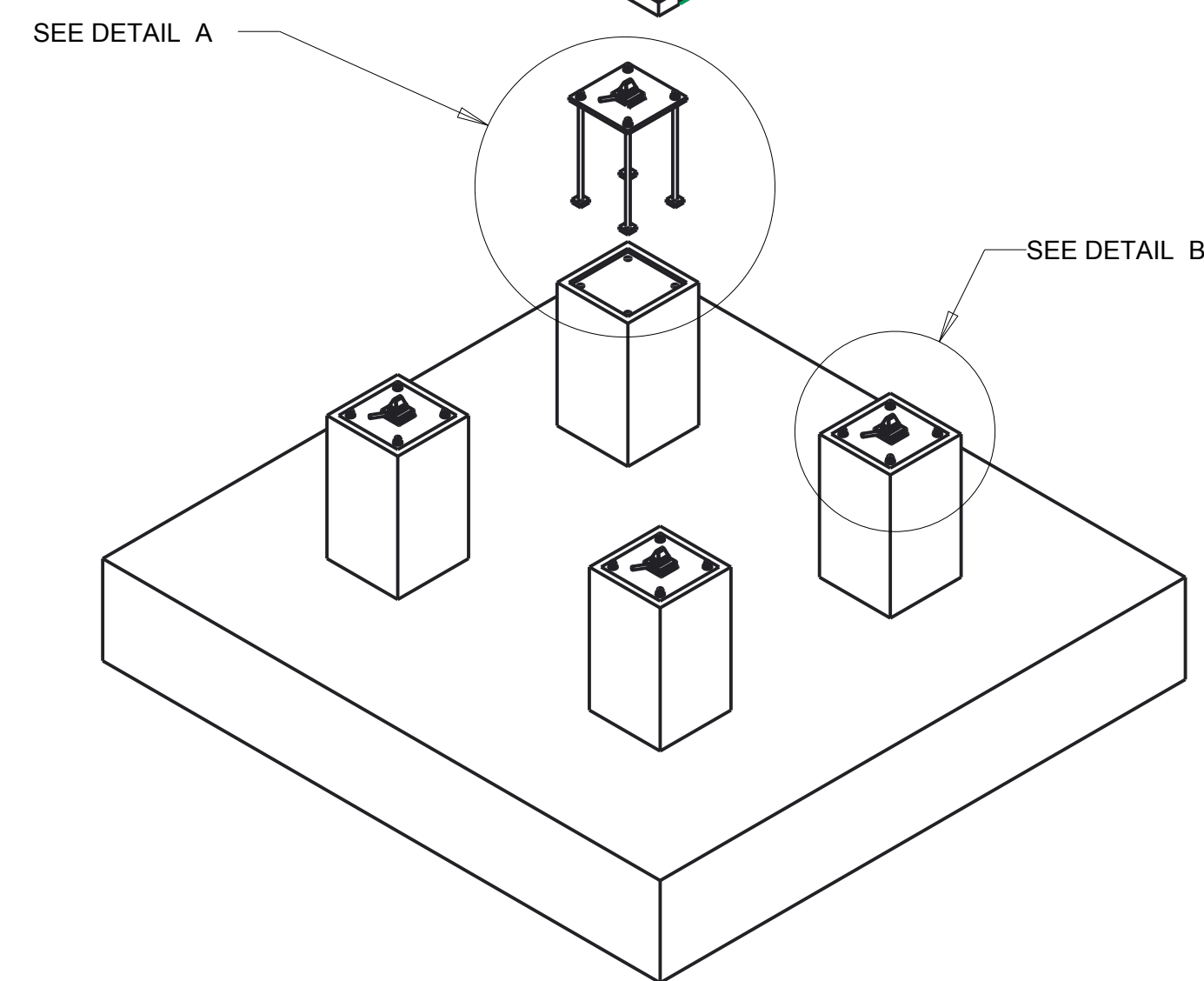
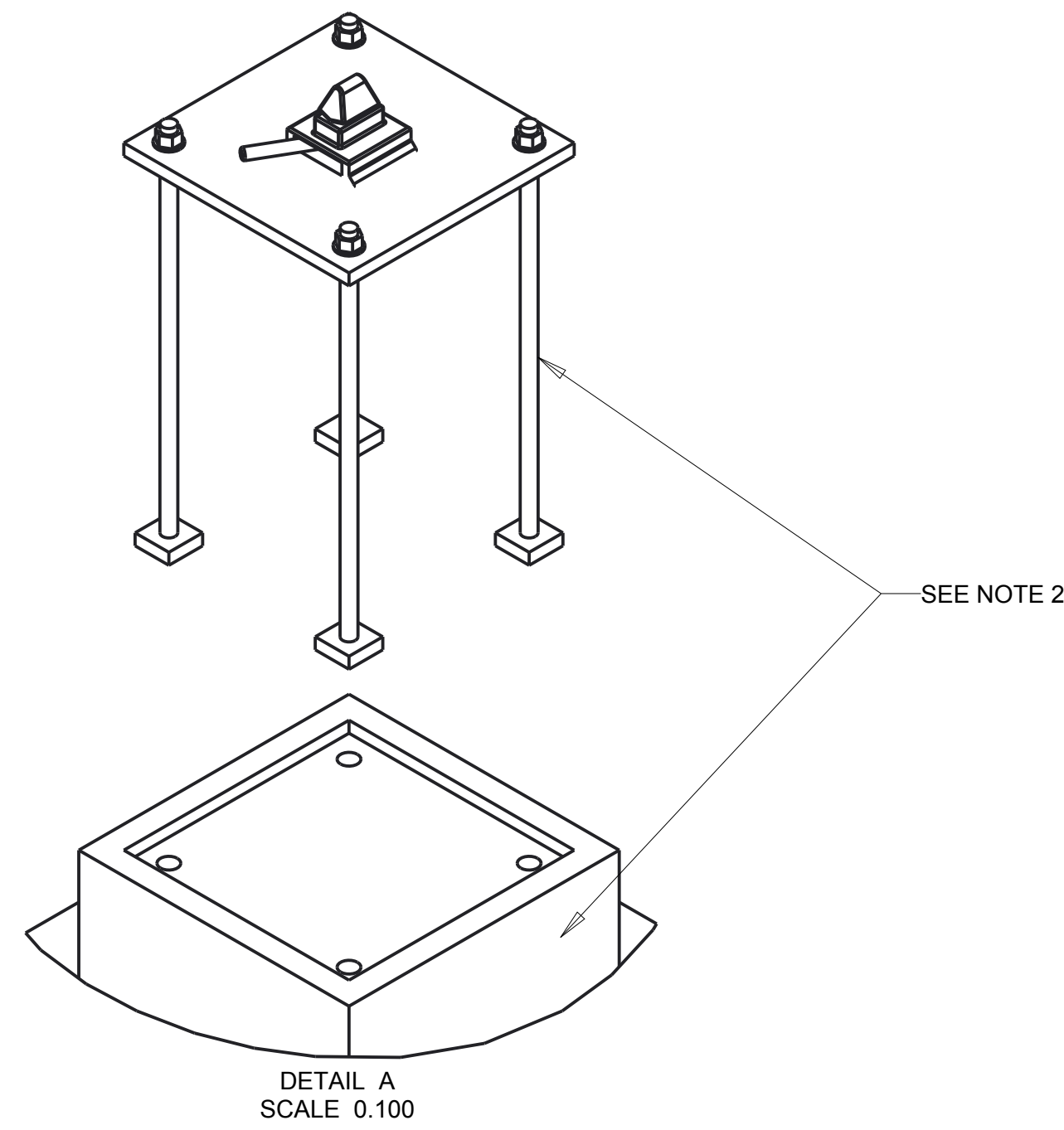
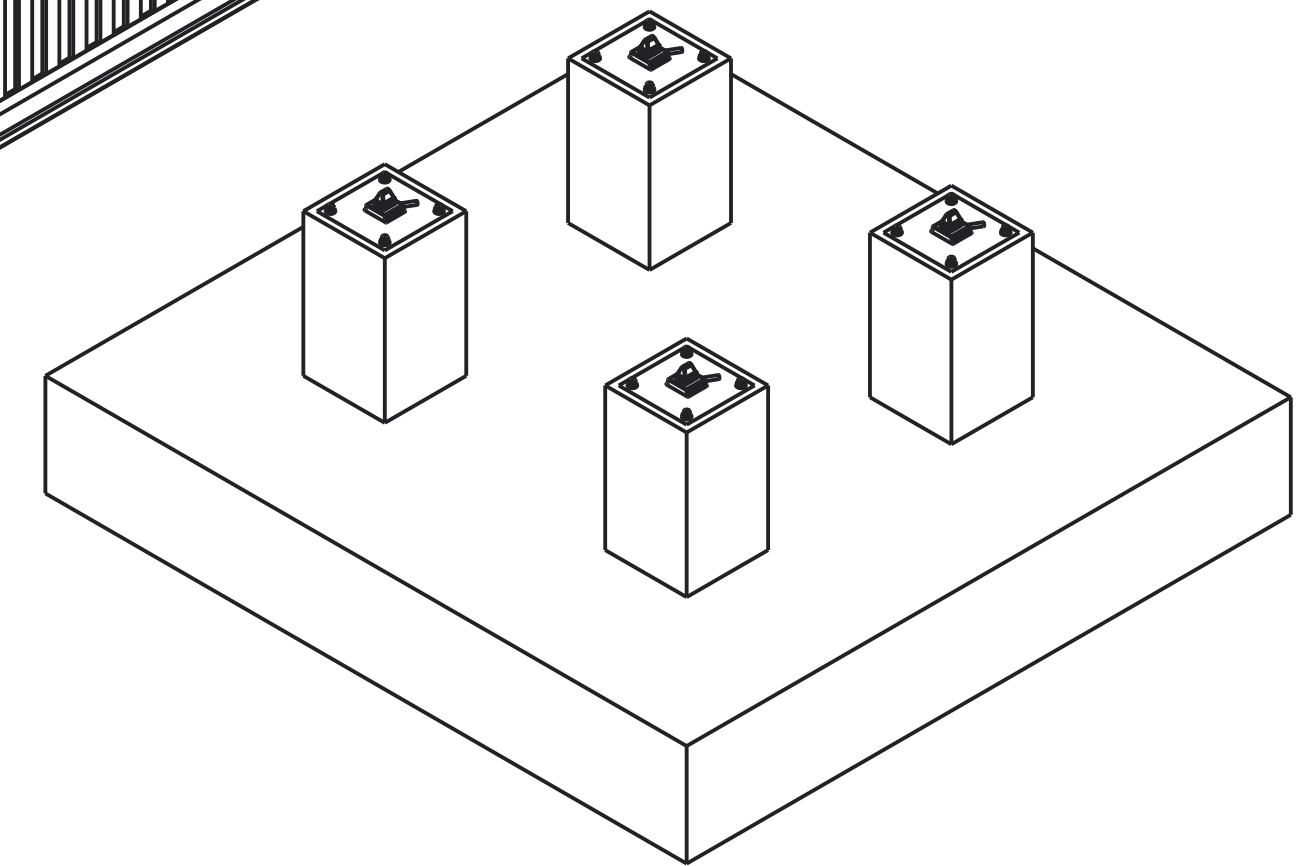
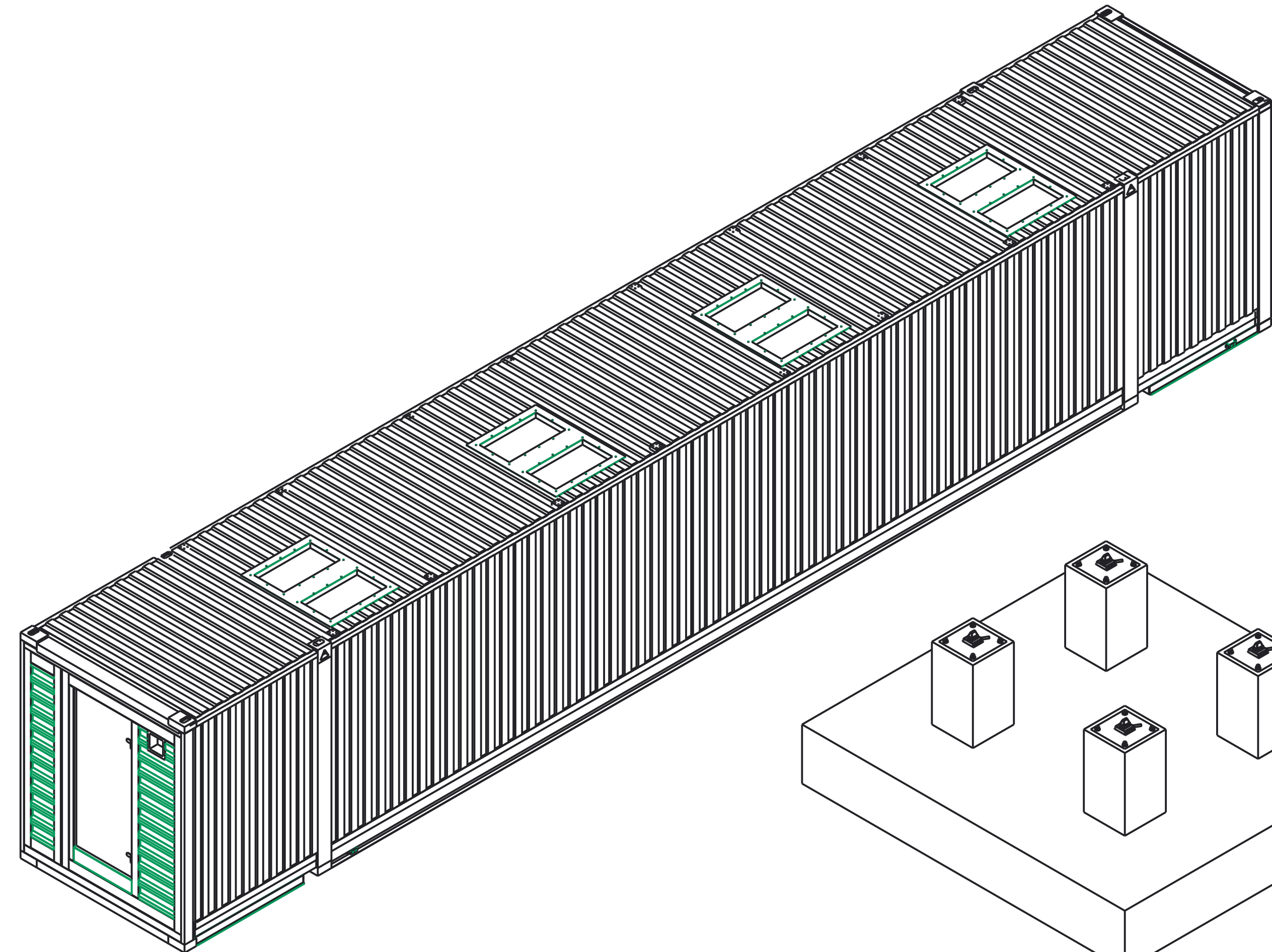
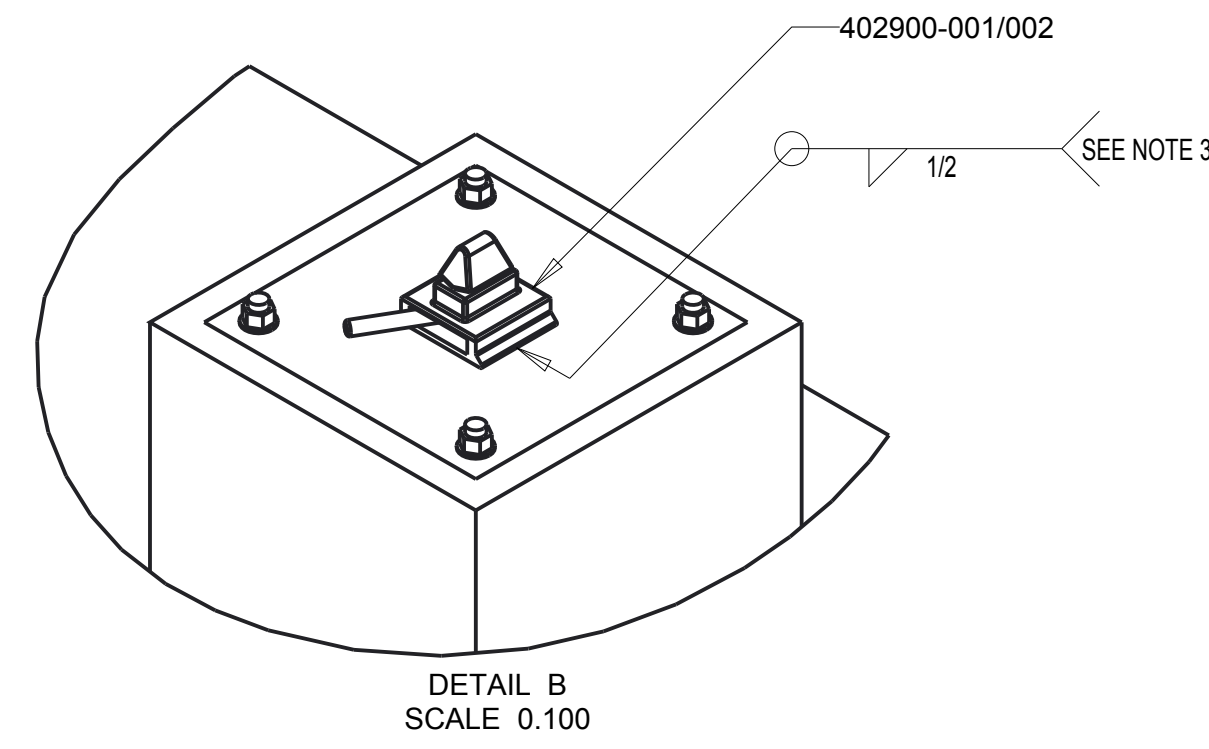
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		WWW.NECES.COM	
SIZE D	AS524408-001	REV 02	
SCALE: 0.010	SCALE IS FOR REFERENCE ONLY	2 of 3	60

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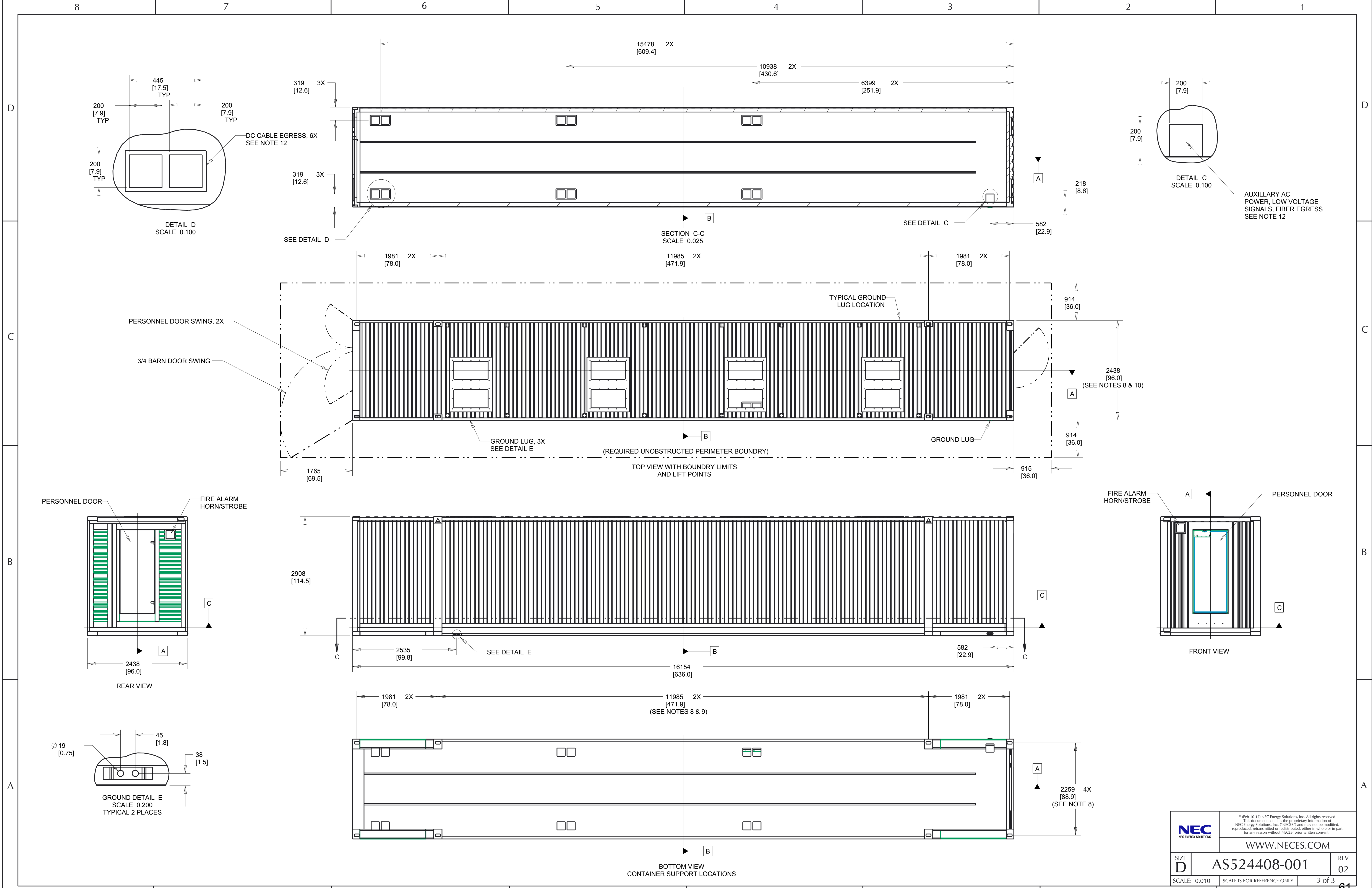
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SIZE D	AS524408-001	REV 02	
SCALE: 0.010	SCALE IS FOR REFERENCE ONLY	3 of 3	61

Section 3.0

Supplemental Stormwater Management Calculation Summary



BEALS + THOMAS

BEALS AND THOMAS, INC.
Reservoir Corporate Center
144 Turnpike Road
Southborough, MA 01772-2104

CALCULATION SUMMARY

T 508.366.0560
F 508.366.4391
www.bealsandthomas.com
Regional Office: Plymouth, MA

JOB NO./LOCATION:	2896.07 Winchendon, MA
CLIENT/PROJECT:	West Street 2 Solar, LLC West Street 2 Solar Array
SUBJECT/TITLE:	Post-Development Hydrology Calculations
OBJECTIVE OF CALCULATION:	<ul style="list-style-type: none"> To determine the impact on post-development peak flow rates from the site due to the addition of the proposed battery storage system for the 2, 10, & 100-year storm events at the design points
CALCULATION METHOD(S):	<ul style="list-style-type: none"> Runoff curve numbers (CN), time-of-concentration (Tc), and runoff rates were calculated based on TR-55 methodology. AutoCAD 2017 computer program was utilized for digitizing ground cover areas. Peak runoff rates were computed using HydroCAD version 10.00.
ASSUMPTIONS:	<ul style="list-style-type: none"> All assumptions are consistent with previously submitted and approved post-development hydrology design calculation. The concrete equipment pad and battery storage system were assumed to be impervious for modeling purposes.
SOURCES OF DATA/EQUATIONS:	<ul style="list-style-type: none"> All sources of data and equations are consistent with the post-development calculations approved by the Town of Winchendon Planning Board on 10/31/2017 and Conservation Commission on 9/28/2017.

REV	CALC. BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
0	CHS	08/08/2017	JRM	08/09/2017	JRM	08/09/2017
1	CHS	09/01/2017	JRM	09/05/2017	JRM	09/05/2017
2	<i>N. Santangelo</i>	3/14/2019	<i>J. Murphy</i>	3/14/19	<i>E. LAS</i>	3/14/19

NPS/289607CS002





CONCLUSIONS:

- Pre-development conditions as approved by the Town of Winchendon Planning Board and Conservation Commission on 10/31/2017 and 9/28/2017 respectively.

Pre-development:

Storm Event	Peak Runoff Rates DP-1 (CFS)	Peak Runoff Rates DP-2 (CFS)
2-Year	0.00	0.00
10-Year	0.00	0.00
100-Year	0.44	0.42

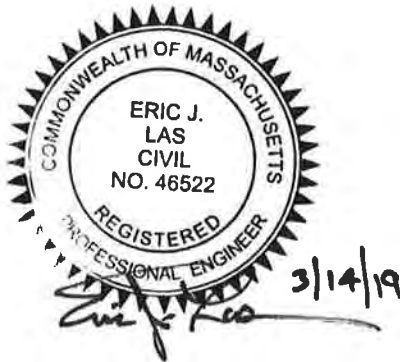
- Post-development conditions with the addition of the proposed battery storage system.

Post-development:

Storm Event	Peak Runoff Rates DP-1 (CFS)	Peak Runoff Rates DP-2 (CFS)
2-Year	0.00	0.00
10-Year	0.00	0.00
100-Year	0.40	0.08

- Post-development peak runoff rates are less than pre-development rates in accordance with the Mass DEP Stormwater Handbook.

The addition of the proposed battery storage system creates a de minimus change in peak stormwater runoff rates and the previously approved stormwater management system will perform as designed without modification.



Eric J. Las, PE

REV	CALC. BY	DATE	CHECKED BY	DATE	APPROVED BY	DATE
0	CHS	08/08/2017	JRM	08/09/2017	JRM	08/09/2017
1	CHS	09/01/2017	JRM	09/05/2017	JRM	09/05/2017
2	<i>N. Santangelo</i>	<i>3/14/2019</i>	<i>J. Mayday</i>	<i>3/14/19</i>	<i>E. Las</i>	<i>3/14/19</i>

**Section 4.0
Plans**

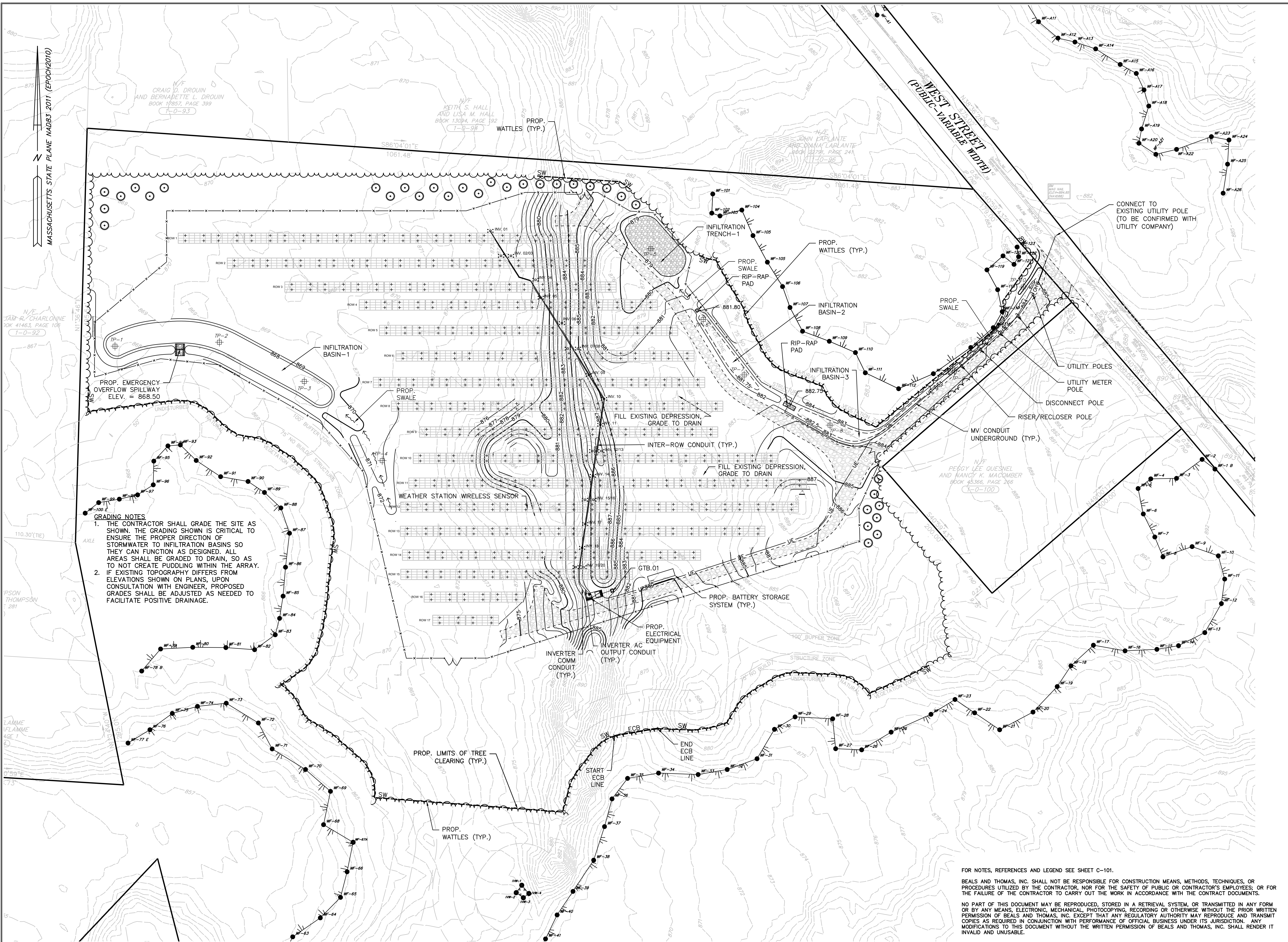
Figure 1: Red-line exhibit depicting amendments

Entitled “West Street 2 Solar Array”

Prepared by Beals and Thomas, Inc.

In 1 Sheet

Dated March 14, 2019



GRADING NOTES

1. THE CONTRACTOR SHALL GRADE THE SITE AS SHOWN. THE GRADING SHOWN IS CRITICAL TO ENSURE THE PROPER DIRECTION OF STORMWATER TO INFILTRATION BASINS SO THEY CAN FUNCTION AS DESIGNED. ALL AREAS SHALL BE GRADED TO DRAIN, SO AS TO NOT CREATE PUDDLING WITHIN THE ARRAY.
2. IF EXISTING TOPOGRAPHY DIFFERS FROM ELEVATIONS SHOWN ON PLANS, UPON CONSULTATION WITH ENGINEER, PROPOSED GRADES SHALL BE ADJUSTED AS NEEDED TO FACILITATE POSITIVE DRAINAGE.

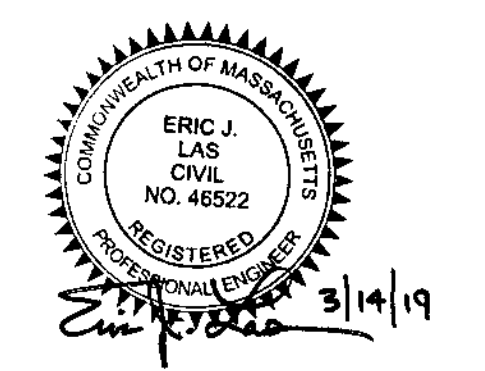
FOR NOTES, REFERENCES AND LEGEND SEE SHEET C-101.

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.

PREPARED FOR:
WEST STREET 2 SOLAR, LLC
 4 LIBERTY SQUARE
 3rd FLOOR
 BOSTON, MA 02109

RECORD OWNER:
WINCHENDON VENTURES, LLC
 34094/336



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PREPARED BY:
BEALS + THOMAS
 Civil Engineers + Landscape Architects +
 Land Surveyors + Planners +
 Environmental Specialists

BEALS AND THOMAS, INC.
 Reservoir Corporate Center
 144 Turnpike Road
 Southborough, Massachusetts 01772-2104
 T 508.366.0560 | www.bealsandthomas.com

ISSUE DATE	DESCRIPTION
5	
4	03/14/2019 FOR BATTERY STORAGE SYSTEM
3	09/20/2018 ISSUED FOR CONSTRUCTION
2	09/19/2017 REVISED PER TOWN COMMENTS
1	09/05/2017 REVISED PER TOWN COMMENTS
0	08/09/2017 ISSUED FOR PERMITTING

DES	DWN	CHK'D	APP'D

PROJECT:
WEST STREET 2 SOLAR ARRAY
 WINCHENDON, MA.
 (WORCESTER COUNTY)

SCALE: 1" = 50' DATE: AUGUST 9, 2017

METERS
 0 10 25 40
 FEET
 0 25 50 100 150

GRADING, DRAINAGE AND UTILITIES PLAN

B+T JOB NO. 2896.01
 B+T PLAN NO. 289601P002D-005
C-401

W-1157-36
April 8, 2019

Tracy Murphy, Director of Development
Town of Winchendon
109 Front Street
Winchendon, MA 01475

Re: **West Street 2 Solar Project – Peer Review**
Application for Amendment to Approved Site Plan

Dear Tracy and Members of the Planning Board:

Tighe & Bond was previously retained by the Town of Winchendon to provide Peer Review Services to the Planning Board as they review the Site Plan Review and Low Impact Design Permit Applications for the construction of a solar photovoltaic array on West Street (the Project). The Project is located on an approximately 56-acre property on the west side of West Street in Winchendon, Massachusetts. The property is located within the Rural Residential (R-80) and Golf/Residential Overlay (R-10) zoning district, according to the latest Zoning Map, dated November 2, 2009.

The project was initially presented at the September 5, 2017 Planning Board meeting. An initial comment letter summarizing our findings on the application materials was provided to the Board on August 25, 2017. Beals and Thomas, Inc., as the engineer of record for the project, provided a response to comments letter, revised Site Plans, and supporting documentation on September 5, 2017.

Tighe & Bond issued final findings in a letter to the Board dated September 19, 2017. At that time, it is our understanding the Board approved the project. The Applicant, West Street 2 Solar, LLC, has requested an Amendment to Approved Site Plan through the Board to incorporate a battery energy storage system to help meet peak energy demands throughout the grid system. The inclusion of this system required minor changes to the Site Plans and stormwater management analysis.

The Town of Winchendon provided the Application for Amendment to Approved Site Plan, prepared by Beals and Thomas, Inc., dated March 14, 2019. The application was reviewed for compliance with general engineering practices, Winchendon Zoning Bylaw, Low Impact Development (LID) Bylaw, Site Plan Design Guidelines of Massachusetts, and the Massachusetts Stormwater Management Standards.

In general, the project has been designed in accordance with the Town's bylaws and requirements, including the Massachusetts Stormwater Standards. We note that the stormwater management approach has not changed from previous application documents. We concur that the inclusion of the battery storage system will not substantially alter stormwater flow patterns throughout the project, or off-site impacts. As such, the stormwater management system continues to comply with the application local and state regulations.



We trust this information will be satisfactory for the Board in your review of the West Street 2 Solar Project Amendment to Approved Site Plan Application. Please do not hesitate to contact me should you have any questions or need additional information at 413.572.3238 or jechristy@tighebond.com.

Very truly yours,

TIGHE & BOND, INC.

A handwritten signature in blue ink that reads "Jean E. Christy". The signature is written in a cursive style with a large initial "J" and "C".

Jean E. Christy, P.E.
Project Engineer

J:\W\W1157 Winchendon\Task 036 - West Street Solar Project Peer Review\Correspondence\West Street 2 Solar Peer Review 3.docx



Most recent extension (6 months) granted in August of 2018

Project is under review by ConsComm and magnitude of modifications has not been determined to date. Modification with approval of the Planning Board or Planning Agent will likely be

March 27, 2019

Town of Winchendon
Planning Board
109 Front Street
Winchendon, MA 01475

Honorable Board Members,

Gagnon Equipment and Parts, Inc., a previously approved construction project, to be located at 504 School Street, respectfully requests the Winchendon Planning Board to grant an additional extension of time to complete our proposed project.

This extension of time is necessary to accommodate the Winchendon Conservation Committee's requests. Due to the fact that a new filing was required it has taken several months to complete. We have been in constant contact with David Koonce and attend every required Conservation meeting. Our next meeting is scheduled for April 11th. We hope to finalize and complete the requirements of the Conservation Committee at that time.

Gagnon Equipment remains committed to move forward with our project and move our established business to Winchendon. Granting this extension will allow for the time necessary to satisfy the Conservation Committee's request and their anticipated approval.

Respectfully,

A handwritten signature in black ink that reads "Chris Gagnon". The signature is written in a cursive style with a long, sweeping underline.

Chris Gagnon
Gagnon Equipment and Parts, Inc.

Gagnon Equipment & Parts, Inc.
Phone: (978) 297-9500
PO Box 243 - Tewksbury, MA 01876
www.gagnonequipment.com

TOWN OF WINCHENDON



Planning Board

Telephone (978) 297-3308
Facsimile (978) 297-5411

109 Front Street
Winchendon, Massachusetts 01475-1758

March 25, 2019

At its August 2, 2016 meeting the Planning Board voted in favor of granting a two year build-out extension for Gagnon Equipment & Parts, LLC (2010-0630) on property located at 504 School Street, identified on Assessors map as Map2, Parcel 95.

The two year extension expired on August 2, 2018.

Please direct any questions regarding this matter to Tracy Murphy in the Planning and Development Office.

Thank you,


Tracy Murphy

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Planning Board Minutes
Special Meeting/Public Hearing
March 5, 2019
Town Hall 2nd Floor Auditorium

Present: Chairman Guy Corbosiero, Burton Gould Jr., Arthur Amenta, Scott Robillard, & Joseph Sackett
Tracy Murphy, Director of Planning & Development
Brianna Roberts, Recording Secretary

- Materials:** Notice of Meeting: March 5, 2019 Agenda
- 185 Baldwinville Rd. Solar
 - Fire Department Comments
 - CONSCOM Update
 - Potential Zoning Updates
 - Letter from George Mizhir
 - Letter from Roger Patten
 - Article 6.12 Medical/Adult Use Marijuana Facilities & Retail Overlay District
 - Correspondence – License/Permit/Renewal Application
 - Leah Catlin, Smith's Country Cheese 5/5/19
 - Don O'Neil, Winchendon History & Cultural Center 7/20/19
 - Tracy Flagg, 5K Road Race 4/6/19
 - John Thayer, Toy Town Pub 2/20/19
 - Brennan Jacoby, School St. Auto Sales & Repair 1/28/19
 - Gardner Zoning Board of Appeal Meeting Notice 2/19/19
 - Notice of Public Hearing: 4/2/19
 - Draft Revisions A-E
 - Email from Bill & Donna DiNardo, regarding Roger Patten.
 - Email from Andrew Vardakis regarding 2/5/19 meeting to address CONSCOM.
 - 2/5/19 Meeting Minutes

6:33PM- Chairman Guy Corbosiero called the Planning Board meeting to order followed by the Pledge of Allegiance to the flag of the United States of America.

Announcements: Chairman Corbosiero announced that anyone is welcome to record the meeting as long as they let the board know.

Board Reorganization: Mr. Amenta motioned to appoint Guy Corbosiero as Chairman. Mr. Robillard seconded. The board unanimously voted aye.

Gould (Y) Amenta (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Mr. Gould motioned to appoint Scott Robillard as Vice-Chairman. Mr. Amenta seconded. The board unanimously voted aye.

Gould (Y) Amenta (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Mr. Corbosiero motioned to appoint Mr. Amenta as secretary. Mr. Gould seconded. The board unanimously voted aye.

Gould (Y) Amenta (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Announcements: None

Public comments: None

6:37PM- New Business: Public Hearing Continued- Site plan application for a 3.135 MW DC Ground-Mount Solar Development on property located at 185 Baldwinville Rd.

Mr. Gould motioned to continue the hearing on April 16th at 6:35PM. Mr. Amenta seconded. The board unanimously voted aye.

Gould (Y) Amenta (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Potential Zoning Updates for Spring 2019:

Mrs. Murphy stated the hearing on any potential zoning updates has to be held on April 2nd as it needs to be advertised 14 days in advance. The proposed amendments to the Winchendon Zoning Bylaw:

- A. To amend Article 5.2.2.P. Commercial Uses: to *allow by Special Permit Self Service Storage Facility in the PD zone with note 15: in existing structures only.*
- B. To amend Article 5.2.3.H Industrial Uses to *allow by Special Permit Enclosed light manufacturing processing, fabrication, packaging, assembly and storage, marketing in the R10 zone with note 16: no outside storage allowed.*
- C. To amend Article 6.11.4.b. Solar Energy Collection Systems to add *the installation of wooded buffers to restrict visual access from abutting residential properties is required.*
- D. To amend Article 6.12.6.1 Application Requirements for all Marijuana Facilities to include *CCC or DPH licensing is not required at time of submission however is done so at applicants risk.*
- E. To amend Article 6.12.6.2 Additional Requirements for all Marijuana Facilities to include *no part of the facility/building may lie within the 500' buffer excluding areas designated as parking facilities.*

A- George Mizhir had brought this restriction to the boards attention but is not in pursuit of adding any storage facilities at the moment.

B- Roger Patten performs antique automotive body panel fabrication as a hobby at the moment and is requesting a change in the bylaw to run a full time business from his residence.

Mr. Robillard confirmed that this request is a change in the bylaws and Mr. Patten would still have to apply for a special permit if the request is granted.

Mrs. Murphy stated this request would change all 3 R10 zones to allow light fabrication.

C- Mrs. Murphy commented the change in verbiage is just a clarification. The solar companies have followed through with wooded buffers when requested but there is no requirement at the moment.

The board would like to add: The installation of wooded/natural buffer to restrict visual access as determined by the planning board or it's authorized agent from abutting residential properties and roadways is required.

D- Clarification that marijuana facilities may start the town application process before receiving state licensing. However, it is at the applicant's own risk, as state licensing is required to receive a local permit.

E- This change would clarify that the entire building is required to be outside the 500' buffer, and not just the front door as currently stated.

Mr. Sackett motioned to hold a public hearing on April 2nd regarding the 5 amendments to the zoning bylaws. Mr. Amenta seconded. Mr. Gould voted no.

Gould (N) Amenta (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 4-1

Committee/Meeting Updates:

MRPC will meet Thursday.

The MJCT has cancelled twice due to inclement weather.

Mrs. Murphy stated the meeting on Central St. last Thursday went well. A lot of good questions were asked and the state handled it well. The meeting is online for anyone that missed it.

Old Business: None

Other Business: None

Mr. Gould motioned to adjourn the meeting. Mr. Robillard seconded. The board unanimously voted aye.

Gould (Y) Amenta (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Chairman Corbosiero adjourned the meeting at 7:25PM.

Respectfully submitted:

Brianna Roberts, Planning Board Recording Secretary

Guy Corbosiero, Chairman

Burton Gould

Arthur Amenta

Scott Robillard

Joseph Sackett

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Approved: / /

Planning Board Minutes
Special Meeting/Public Hearing
December 18th, 2018
Town Hall 2nd Floor Conference Room

Present: Chairman Guy Corbosiero, Burton Gould Jr., Arthur Amenta, and Scott Robillard
Chantell Fleck, Director of Planning & Development
Brianna Roberts, Recording Secretary

Materials: December 18th 2018 Agenda
11/13/18 Minutes
Form A (ANR) Walnut Street, Applicant is John Callahan

Call to Order: 6:35 PM - Pledge of Allegiance

Announcements: Chairman Corbosiero announced that anyone is welcome to record the meeting as long as they let the board know. The planning board is short two board members, 1 regular & 1 alternate. Please let the board know if you are interested. Our first planning meeting of the New Year falls on New Years Day and will be postponed to January 15th if there are items on the agenda. We are live streaming online for the first time tonight.

Public comments: It was the last meeting for the planning agent, Chantell Fleck. The board thanked her for the great work she has done and wished her the best in her future endeavors.

Approval of Minutes: 11/13/18

Mr. Robillard motioned to approve the November 13th 2018 minutes and Mr. Amenta seconded the motion. The board unanimously voted aye.

New Business: ANR: Walnut Street, Applicant is John Callahan

Unfortunately the applicant's wife passed away on Saturday so he was not present. The board sends their condolences.

Mr. Corbosiero explained that this application is in regards to taking a parcel of land from the large lot office and attaching it on to the parcel at 14 Walnut St. The additional parcel is .03 acres 36x42 ft. The applicant is going through the ANR process, and requires an endorsement from the planning board to notify the registry of deeds.

Mr. Corbosiero asked if there were any comments from board members.

Mr. Robillard asked if this is just a transfer of land from one owner to the next?

Mr. Corbosiero stated both parcels are owned by two separate entities but John Callahan is the trustee of both.

Mr. Corbosiero asked for a motion to endorse the ANR. They are allowed to do this by right and this is not a subdivision of land.

The endorsement by the planning board serves simply to notify the registry of deeds.

Mr. Amenta motioned to endorse and Mr. Robillard seconded the motion. Mr. Corbosiero voted aye, Mr. Robillard voted aye, Mr. Amenta voted aye, and Mr. Gould voted present.

The planning board motioned to endorse the approval of Form A (ANR) Walnut Street, Applicant- John Callahan.

Old Business: None

Committee/Meeting Updates: None

Other Business: None

Chairman Corbosiero adjourned the meeting at 6:47PM.

Respectfully submitted:

Brianna Roberts, Planning Board Recording Secretary

Guy Corbosiero, Chairman

Burton Gould

Arthur Amenta

Scott Robillard

TOWN OF WINCHENDON



Planning Board Correspondence Summary April 16, 2019 Meeting

Items before the Select Board with no Planning Components:

- Recreation Commission Entertainment Permission – Request submitted 3/31 to allow for the Toy Town Summer Concert Series at GAR Park (Town Hall Auditorium if weather is inclement). Events to be held Fridays from 6:30pm to 8pm between June 14, 2019 and July 26, 2019.
- Clark YMCA Road Race Permission – Request submitted 4/4 to allow for a Road Race starting at 11 am on April 27th per the course map proposed.

Items before the Select Board with Planning Comments/Issues:

Decisions from Local Communities:

(For actual copies of the decisions please see Alison Manugian)

- Royalston – Planning Board – Decision dated 3/27/19
A Public Hearing was held for consideration of a Special Permit application from Clean Focus Renewables/Greenskies Renewable Energy for premises at 4 Bel-Nel Road & 4 King Street. The Board voted to approve the requested permit for a Large Scale Ground Mounted Solar installation.