

TOWN OF WINCHENDON



AGENDA & 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 – Public Hearings & Meeting

DATE: December 17, 2019

TIME: 6:30 p.m.

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

1. Call to Order & Pledge of Allegiance
2. Announcements
 - a. Proposed Fee Structure in Packet for consideration. Listing to be shared with ZBA for comment and Public Hearing to be held in new year.
 - b. Proposed Meeting Schedule for 2020 in packet – 1st and 3rd Tuesdays of each month
3. Public Comment
4. Business:

6:35 pm – PUBLIC HEARING – Site Plan Modification for Russell Farm Road reduced frontage lot

Withdrawn 6:45 pm - PUBLIC HEARING CONTINUED - Site plan application for a 3.135 MW DC Ground-Mount Solar Development at 185 Baldwinville Rd., (Map 13 Parcel 04).

6:55 PUBLIC HEARING CONTINUED – Happy Hollow Site Plan Modification Review – application received requesting permission to clear an additional 3.47 acres of trees leaving a wooded 50' buffer with the abutting residential properties.

Postponed Lincoln Solar Closeout Request discussion.

Postponed Discussion of Application for Endorsement of ANR development plan on Washington Avenue Extension.

Newly proposed fee structure for Planning Submissions

Montachusett Joint Transportation Committee Designee – PB needs to appoint a new representative – meetings are the second Wednesday of each month in the evening in Fitchburg.

5. Minutes – October 8, 2019 October 15, 2019
6. Correspondence Update – see summary sheet
7. Adjourn

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

The meeting room is handicapped accessible. With advance notice the Planning Board can arrange reasonable accommodation for persons with other disabilities. To request assistance; contact the Department of Planning & Development at 978-297-3537.

TOWN OF WINCHENDON



Planning Board 2020 Meeting Schedule

Official postings and agendas can be found at <https://www.townofwinchendon.com/>

Scheduled meetings are held on the first and third Tuesdays of every month at 6:30pm in the second floor auditorium of Town Hall at 109 Front St. Special meetings will be held as needed.

Meeting Date:

January 7, 2020
January 21, 2020
February 4, 2020
February 18, 2020
March 3, 2020
March 17, 2020
April 7, 2020
April 21, 2020
May 5, 2020
May 19, 2020
June 2, 2020
June 16, 2020
July 7, 2020
July 21, 2020
August 4, 2020
August 18, 2020
September 1, 2020
September 15, 2020
October 6, 2020
October 20, 2020
November 3, 2020
November 17, 2020
December 1, 2020
December 15, 2020

Public Hearing Application

Submission Date:

December 17, 2019
December 30, 2019
January 14, 2020
January 28, 2020
February 11, 2020
February 25, 2020
March 17, 2020
March 31, 2020
April 14, 2020
April 28, 2020
May 12, 2020
May 26, 2020
June 16, 2020
June 30, 2020
July 14, 2020
July 28, 2020
August 11, 2020
August 25, 2020
September 15, 2020
September 29, 2020
October 13, 2020
October 27, 2020
November 10, 2020
November 24, 2020

With advance notice the Planning Board can arrange reasonable accommodations for persons with disabilities. Please contact the Department of Planning and Development at least one week before the meeting at (978) 297-3308.

TOWN OF WINCHENDON

Planning Board



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

109 Front Street
Winchendon, Massachusetts 01475-1758

Town of Winchendon, Planning Board
RESCHEDULED - Public Hearing
Special Permit Modification- Reduced Frontage Lot

Notice is hereby given that on Tuesday, December 17, 2019 at 6:35 PM in the Town Hall Aud., 2nd Fl., 109 Front St., Winchendon, MA 01475 the Winchendon Planning Board will conduct a Public Hearing to consider the modification request for a special permit granted to Kenneth Pratt of 75 Russell Farm Road Winchendon MA 01475 for property located at 75 Russell Farm Road Winchendon MA 01475 identified as Assessors Map 13 Parcel 44 owned by the same for a reduced frontage lot as afforded by Article 7.3.1 of the Winchendon Zoning Bylaws. The property is located in the R80 Residential Zoning District. A copy of the application is available at the Dept. of P&D, Winchendon Town Hall. All interested persons should plan to attend. Reasonable accommodation for disabled parties can be made by contacting the department during business hours, (978) 297-5414 at least three days in advance. The Town of Winchendon is an equal opportunity provider and employer.

By: Guy C. Corbosiero, Chairman
Winchendon Planning Board

Publication: December 3, 10

TOWN OF WINCHENDON



Planning Board

109 Front Street
Winchendon, Massachusetts 01475-1758

Application for Site Plan Approval

Fee paid: Town of Winchendon \$ 550.00 Gatehouse NE
Winchendon Courier \$ 288.74

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.

Kelly Wood Town Treasurer 11-21-19 Date

PB # _____ Rec'd by Planning Board 11/21/19

APPLICANT name KARENTH PATT

Address 75 Russell Farm Rd Tel. # 978-895-1501

LANDOWNER name KARENTH PATT

Address 75 Russell Farm Road Tel. # 2978-895-1501

LOCATION OF LAND 75 Russell Farm Road

TITLE OF PLAN _____

Property is to be used for Home

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 21944 Page 321 and is shown on

Assessors Map 13 Parcel 44 Zoning R80

Lot size _____

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 _____

APPLICANT signature _____

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

223702
pd 984 - Abolish #1340
pd 3550 - #1339
NOV 21 2019
WINCHENDON TOWN CLERK
D. J. Ryan

Telephone (978) 297-0085

Facsimile (978) 297-1616

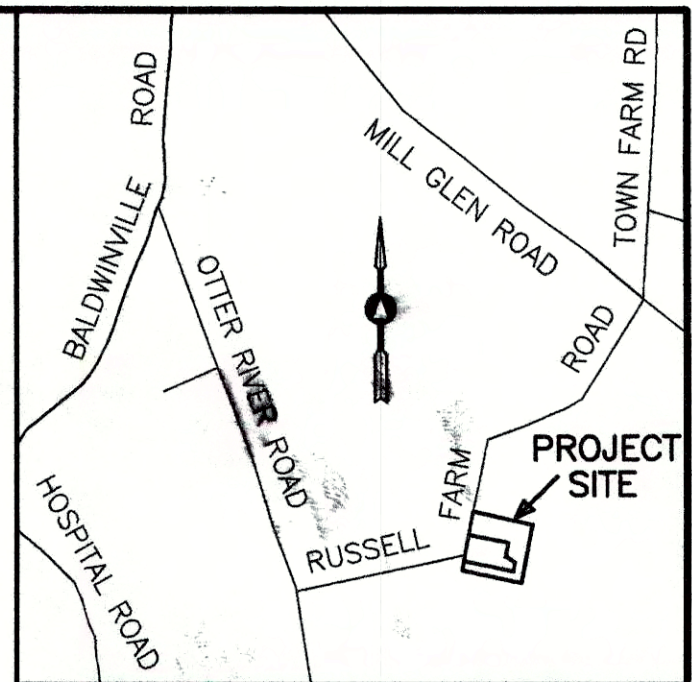
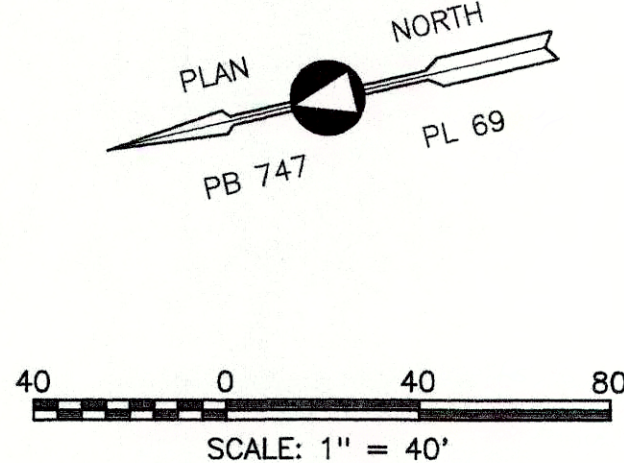
RESERVED FOR REGISTRY USE

EXISTING PARCEL "A" =
PROPOSED PARCEL "A-1" +
PROPOSED PARCEL "A-2"

AM 13 PR 44
DB 21944 PG 321
PB 747 PL 69
AREA: 5.709 +/- AC (C)
5.710 AC (P)

N/F
JOHN L. & JAMES L.
FLETCHER

AM 13 PR 234
DB 27952 PG 123



LOCATION MAP
1" = 1500'

LEGEND

- AC DENOTES: ACRES
AM DENOTES: ASSESSOR MAP
BC DENOTES: BOUNDARY CORNER
(C) DENOTES: A CALCULATED AREA
DB DENOTES: DEED BOOK
DHF DENOTES: DRILL HOLE FOUND
GNBF DENOTES: GUN BARREL FOUND
N/F DENOTES: NOW OR FORMERLY
(P) DENOTES: A PLAN AREA
PB DENOTES: PLAN BOOK
PG DENOTES: PAGE
PL DENOTES: PLAN
PR DENOTES: PARCEL
SF DENOTES: SQUARE FEET

— ZONING REQUIREMENTS —

ZONING DISTRICT: "R80" — RURAL RESIDENTIAL
MINIMUM AREA: 80,000 SF
MINIMUM FRONTAGE: 200'
REDUCED FRONTAGE LOT BY SPECIAL PERMIT
MINIMUM AREA: 160,000 SF

BUILDING SETBACKS:

FRONT: 40'
SIDE: 25'
REAR: 50'

— NOTES —

1. THE ABUTTER NAMES AND DEED REFERENCES SHOWN HEREON HAVE BEEN TAKEN FROM CURRENT TAX ASSESSOR RECORDS.
2. THE PROPERTY LINES SHOWN HEREON WERE TAKEN FROM A PLAN OF LAND ENTITLED "PLAN OF LAND IN WINCHENDON, PREPARED FOR WARREN A. HARRIS, JR. TRUST-1994", DATED APRIL 7, 1998, RECORDED IN WORCESTER DISTRICT REGISTRY OF DEEDS IN PB 747, PL 69.
3. THERE ARE NO STREAMS, PONDS, WETLANDS, VERNAL POOLS OR AREAS WITH A SLOPE GREATER THAN 1:4 ON THE PROPERTY.

— ENDORSEMENT —

APPROVAL UNDER CHAP. 41, SECT. 81P OF THE
SUBDIVISION CONTROL LAW IS NOT REQUIRED.
WINCHENDON PLANNING BOARD

DATE: _____

ENDORSEMENT BY THE PLANNING BOARD DOES NOT
CONSTITUTE A DETERMINATION AS TO CONFORMANCE
WITH ZONING.

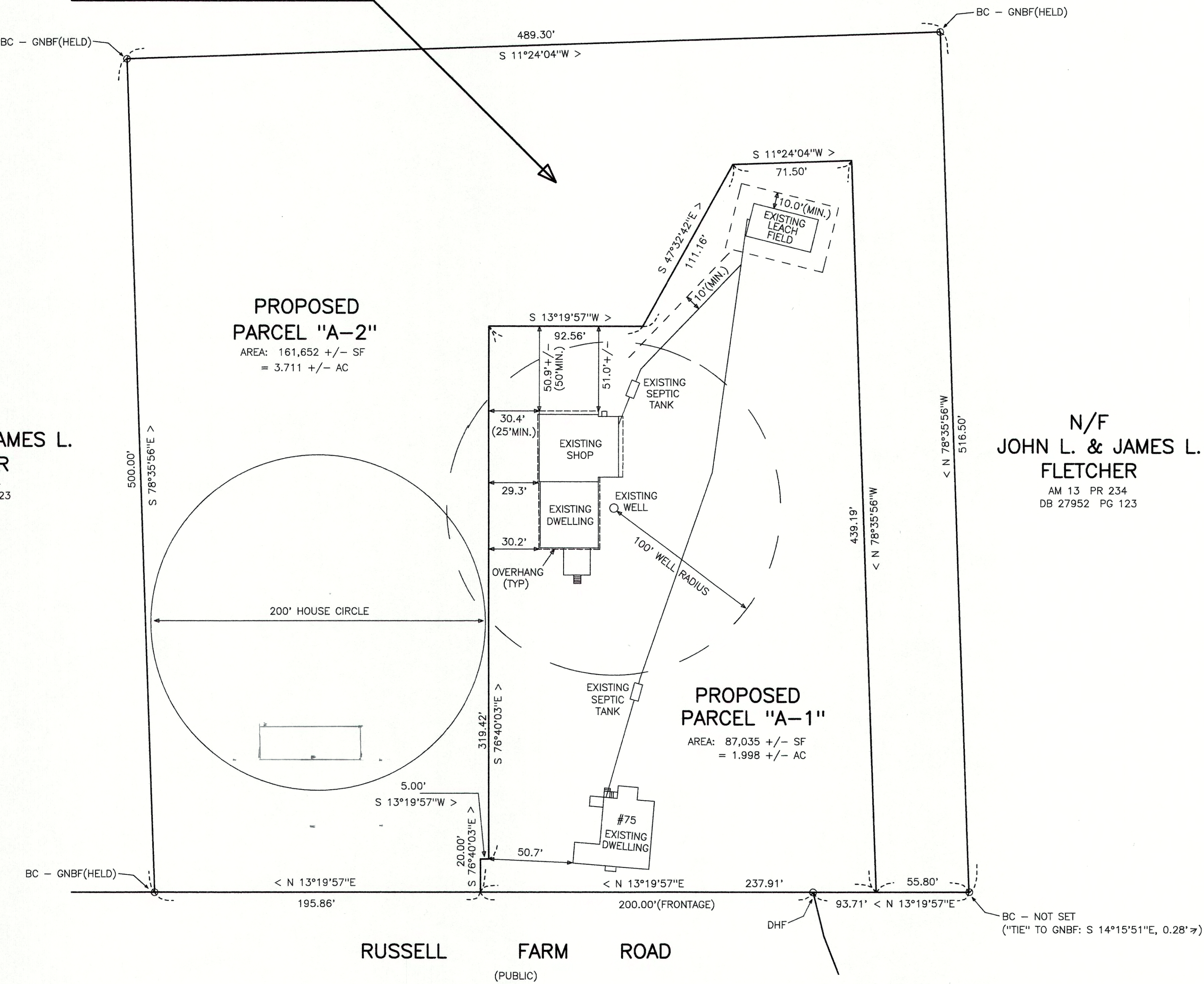
Project: PLAN OF LAND
75 RUSSEL FARM ROAD
WINCHENDON, MA

Prepared For: KENNETH DEAN PRATT, OWNER/APPLICANT



LAND AND ENVIRONMENTAL CONSULTING SERVICES
P.O. BOX 14 TEL. 800-675-1591
CLINTON, MA 01510 FAX. 978-365-7419

Scale: 1" = 40' Date: 01/28/16 By: RL/MM
P.D. No.: 1047158110 File No.: WOR343.20 Sheet 1 of 1



N/F
JOHN L. & JAMES L.
FLETCHER

AM 13 PR 234
DB 27952 PG 123

N/F
JOHN L. & JAMES L.
FLETCHER

AM 13 PR 234
DB 27952 PG 123

Modification Request

— CERTIFICATION —

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS AND REPRESENTS A BOUNDARY SURVEY CONDUCTED BY ME
IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE
OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

REVISED OCTOBER 18, 2019
JANUARY 28, 2016

C. A. BUDNICK, PLS
MASS. REG. # 33178



REVISED OCTOBER 18, 2019

TOWN OF WINCHENDON



Planning Board



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

109 Front Street
Winchendon, Massachusetts 01475-1758

Date: April 5, 2016

PB#2016-0229

Notice is hereby given that the Winchendon Planning Board granted a Special Permit to Kenneth Pratt of 75 Russell Farm Road Winchendon, MA 01475 under Article 7.3 of the Winchendon Zoning bylaws to create a Reduced Frontage Lot from property identified as Assessors Map 13 Lot 44 owned by the same. Said lot is to have 195.86 feet of contiguous frontage on Russell Farm Road and comprised of 160,055 SF (3.674 AC) in area. The property is numbered 79 Russell Farm Road.

This decision was based on the plan prepared by Cabco Consult, P O Box 14 Clinton, MA 01510 titled "Plan of Land 75 Russell Farm Road Winchendon, MA 01475" sheet 1, dated 1/28/16.

The hearing was held on April 5, 2016.

There were no abutters present nor objections filed.

An appeal may be made by any person aggrieved by this decision pursuant to MGL Chapter 40A, sec 17, as amended within 20 days after the date of filing of this notice of decision with the Town Clerk.

By the WINCHENDON PLANNING BOARD

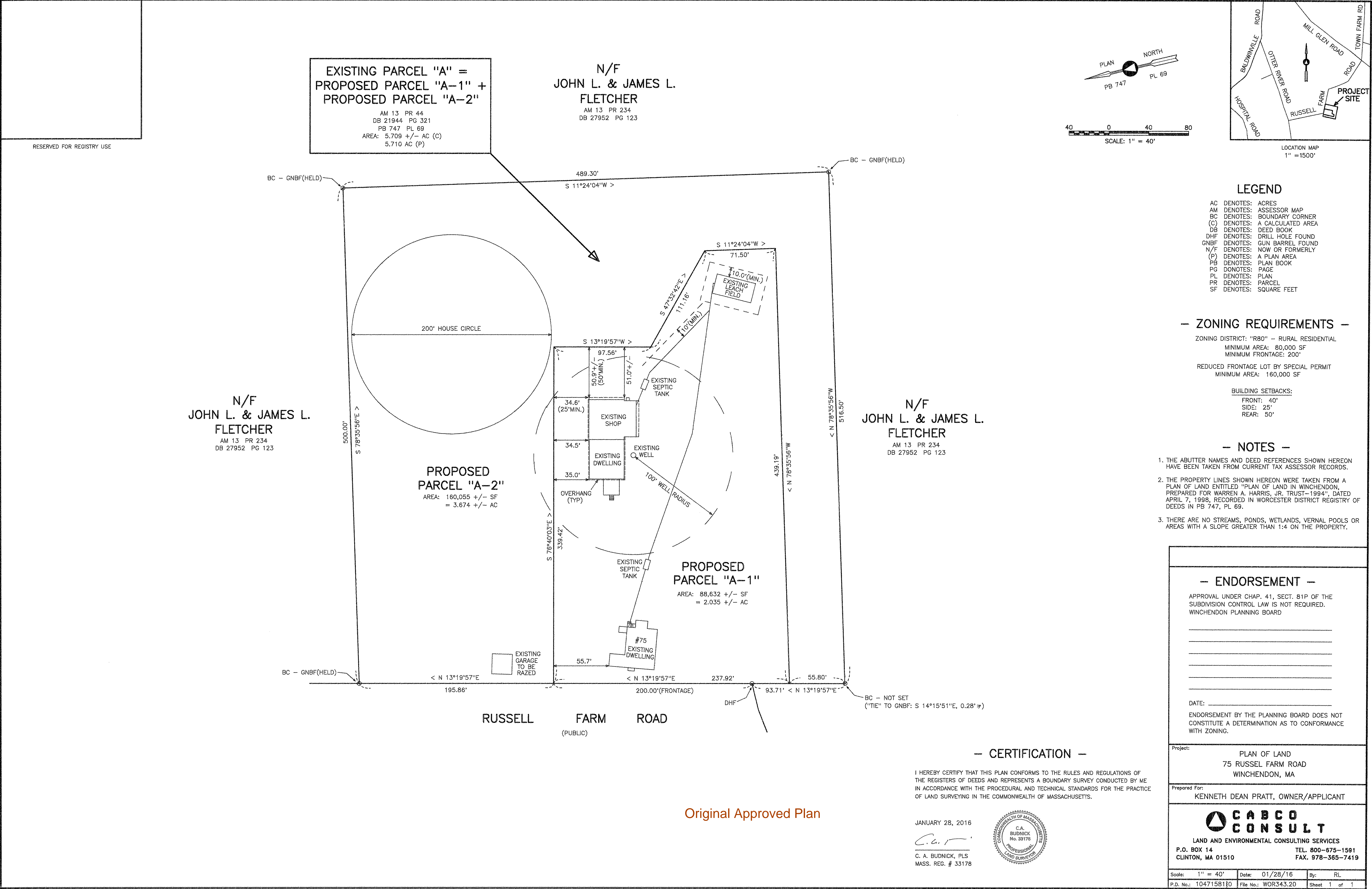
Two handwritten signatures in blue ink are shown. The first signature is on the left, and the second is on the right. Both are written over horizontal lines.

To be mailed forthwith after decision to:

*applicant _____

*parties in interest _____

*every other person at the hearing who requests such _____



TOWN OF WINCHENDON



Planning Board

Telephone (978) 297-3308

Facsimile (978) 297-5411

109 Front Street
Winchendon, Massachusetts 01475-1758

DETAILED RECORD OF DECISION Special Permit

DATE: December 17, 2019

PB#2019-1121

The Winchendon Planning Board hereby certifies that the following is a detailed record of all the Board's proceedings regarding the Special Permit application for a Reduced Frontage Lot as afforded by Article 7.3 of the Winchendon Zoning Bylaws by Kenneth Pratt whose address is 75 Russell Farm Road Winchendon, MA 01475 regarding his property located at the same identified as Assessors Map 13 Lot 44.

The application to the Planning Board is dated November 21, 2019. The application requests Modification of an Approved Special Permit for a Reduced Frontage Lot under Art. 7.3 of the Winchendon Zoning Bylaws. A true copy of the application is attached as Exhibit 1 and are made part of this record.

A notice of Public Hearing on this Special Permit, a true copy of which is attached as Exhibit 2, and is made part of this record, was:

1. Published in the Gardner News on December 3, 2019 and December 10, 2019.
2. Posted on the Town Hall bulletin board at least 14 days before the hearing on December 17, 2019.
3. Mailed on November 21, 2019, postage prepaid, to the applicant and all parties in interest as defined in MGL Chapter 40A section 9. The notice was mailed to the names of persons and the addresses on the certified abutters list as provided by the most recent tax list kept by the town assessors.

The Public Hearing on this application for modification was held on December 17, 2019 at the Winchendon Town Hall, 109 Front Street at 7:05pm. Planning Board members in attendance were Guy C. Corbosiero – Chairman, Scott Robillard - Vice Chair, Burton E. Gould, Jr., Art Amenta, and Joseph Sackett. Alternate Les Goodrich was also present.

Kenneth Pratt presented information related to the application. Information included a plan prepared by Cabco Consult, P O Box 14 Clinton, MA 01510 titled "Plan of Land 75 Russel Farm Road Winchendon, MA 01475" sheet 1, dated 1/28/16 and revised 10/18/2019.

An opportunity was given to all those interested to be heard in favor or opposition to said application for Site Plan Approval.

No abutters were present nor objections to the application presented.

A true copy of the minutes of that hearing is attached as Exhibit 4.

The public hearing was closed at which time the Planning Board discussed the application and voted unanimously to grant the modification request.

WINCHENDON PLANNING BOARD

By _____

Guy Corbosiero, Chairman

Scott Robillard, Vice-Chair

Arthur Amenta

Joseph Sackett

Burton Gould Jr.

Les Goodrich, Alternate

Town Clerk Certification

I certify that the 20 days have elapsed since the decision was filed in this office and that no appeal therefrom has been filed.

An appeal has been filed on _____

Town Clerk

Date

To be mailed forthwith after the decision to:

** applicant _____*

** parties in interest _____*

** every other person at the hearing who
requests one _____*

TOWN OF WINCHENDON.



Planning Board

109 Front Street
Winchendon, Massachusetts 01475-1758

RECEIVED

JAN 17 2019

Telephone (978) 297-5410
WINCHENDON TOWN CLERK

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

Hearing opened 2/5/19 and continued to
March 5, 2019, then to
April 16, 2019, then to
May 21, 2019, then to
June 18th, 2019 then to
July 16, 2019 then to
September 17, 2019 then to
November 19, 2019 (renotification of abutters
and public was required)
December 17, 2019



December 17, 2019

Ms. Tracy Murphy
Director of Planning and Development
Town of Winchendon
109 Front Street
Winchendon, MA 01475

Re: Site Plan Review Application
Proposed Solar Photovoltaic Development - 185 Baldwinville Road, Winchendon, MA 01475

Dear Ms. Murphy,

As Applicant for the project noted above, we hereby request to withdraw the Site Plan Review Application without prejudice. We note the project is currently undergoing review by the Conservation Commission and we will re-submit our application to the Planning Board when the Conservation Commission process is complete.

Sincerely,

William R. Behling
Interim Director of Business Development, Eastern and Midwest Regions
Sunpin Energy Services, LLC

TOWN OF WINCHENDON

Planning Board



Telephone (978) 297-5410

109 Front Street
Winchendon, Massachusetts 01475-1758

PUBLIC HEARING NOTICE

Notice is hereby given that at their regularly scheduled meeting of **Tuesday, October 15, 2019 at 6:40pm** in the Town Hall Aud., 2nd Fl., 109 Front St., Winchendon, MA 01475 the Winchendon Planning Board will hold a Public Hearing to consider the application for amendment to the approved site plan for reduction in approved vegetated buffer with adjacent residential parcels. The application for amendment has been submitted by Happy Hollow Road, on land owned by Fletcher Trust, located on Assessors Map 13, Parcels 61, 60, 234, and 74. Plans Submitted by Borrego Solar Systems, Inc. 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

October 1 & 8

RECEIVED
7/25/02

OCT - 9 2019

10:07 AM
US

TOWN OF WINCHENDON



WINCHENDON TOWN CLERK

Telephone (978) 297-0085
Facsimile (978) 297-1616

Planning Board

109 Front Street
Winchendon, Massachusetts 01475-1758

Application for Site Plan Approval

Fee paid: Town of Winchendon \$ 550 Winchendon Courier \$ _____

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.

Nelly Wood / Clerk Date 10 - 9 - 19
Town Treasurer

PB # 2019-1003 Rec'd by Planning Board 10/8/19

APPLICANT name Borrego Solar Systems, Inc. (David Albrecht)

Address 55 Technology Drive, Suite 102 Lowell, MA 01851 Tel. # 978-513-2621

LANDOWNER name Fletcher Trust No. 1

Address 147 Gardner Road Gardner, MA 01440 (J. Fletcher) Tel. # _____

LOCATION OF LAND North side of Happy Hollow Road

TITLE OF PLAN 7.0 MW Ground mount solar photovoltaic system

Property is to be used for Solar photovoltaic system

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 8401 Page 238 (5/6/1991) and is shown on

Assessors Map 13 Parcel 61, 60, 234 and 75 Zoning Rural Residential (R-80)

Lot size _____

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 _____ See attached authorization memo

APPLICANT signature David Albrecht dated Oct. 7, 2019.

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

\$203pd - abutters fee
\$550pd - site fee

BY STAMPING THIS RECORD DRAWING, I AM
REFLECTING ONLY COMMENTS REPORTED
AND MADE BY BORREGO REPRESENTATIVES.
NO ENGINEERING HAS BEEN PROVIDED.

38 HAPPY HOLLOW ROAD
WINCHENDON, MA 01440

PROJECT NUMBER:
905-2719

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
01/29/18	MAS	DWA		PB SUBMISSION-MINOR MODIFICATION
02/12/18	RP	KL		DEV SET
03/07/18	TC	RS		CD SET ISSUED FOR REVIEW
05/16/18	TG	RS		CD SET ISSUED FOR CONSTRUCTION
06/14/19	KB	RS		RECORD SET
12/17/19	WS	DWA		TREE CLEARING AND REVEGETATION PLAN

SCALES STATED ON DRAWINGS
ARE VALID ONLY WHEN PLOTTED
ARCH D 24" X 36"

C-8.0

**TREE REMOVAL AND
REVEGETATION PLAN**

BORREGO SOLAR SYSTEMS, INC
PROJECT SITE: 38 Happy Hollow Road, Winchendon, MA
RECOMMENDED PLANT LIST
17-Dec-19

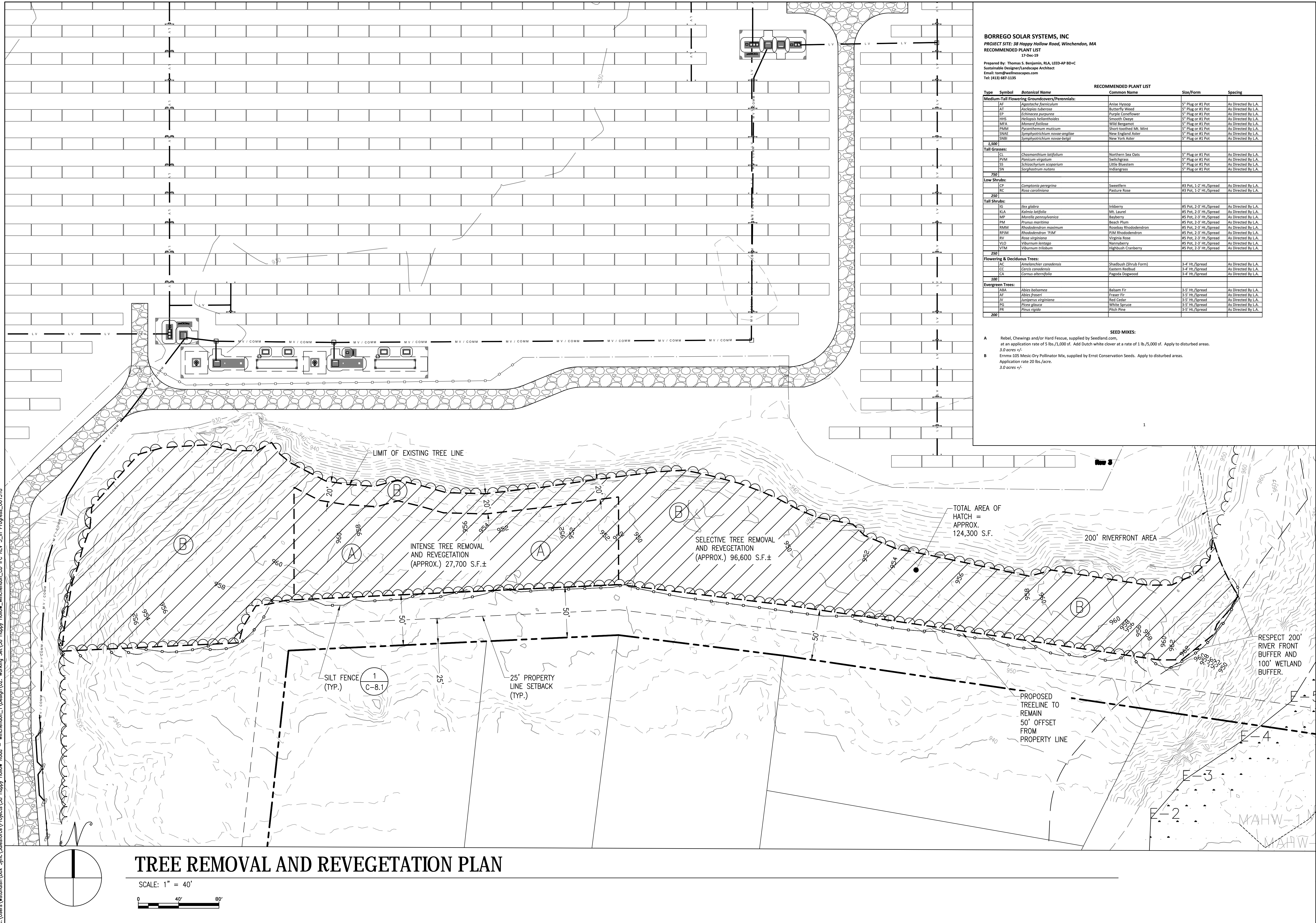
Prepared By: Thomas S. Benjamin, RLA, LEED-AP BD+C
Sustainable Designer/Landscape Architect
Email: tom@wellnessscapes.com
Tel: (413) 687-1135

Type	Symbol	Botanical Name	Common Name	Size/Form	Spacing
Medium-Tall Flowering Groundcovers/Perennials:					
AT		<i>Agastache foeniculum</i>	Anise Hyssop	5' Plug or #1 Pot	As Directed By L.A.
AF		<i>Asclepias tuberosa</i>	Asclepias Weed	5' Plug or #1 Pot	As Directed By L.A.
EP		<i>Echinacea purpurea</i>	Purple Coneflower	5' Plug or #1 Pot	As Directed By L.A.
HHS		<i>Heuchera helianthoides</i>	Smooth Oxeye	5' Plug or #1 Pot	As Directed By L.A.
MTA		<i>Moronea latifolia</i>	Red Bergamot	5' Plug or #1 Pot	As Directed By L.A.
PMN		<i>Pycnanthemum muticum</i>	Short-toothed Mt. Mint	5' Plug or #1 Pot	As Directed By L.A.
SM		<i>Symphoricarpos axon-anglia</i>	New England Aster	5' Plug or #1 Pot	As Directed By L.A.
SNB		<i>Synanthedenum none-bellii</i>	New York Aster	5' Plug or #1 Pot	As Directed By L.A.
250					
Tall Grasses:					
TC		<i>Chamaecrista latifolia</i>	Northwest Sea Oats	5' Plug or #1 Pot	As Directed By L.A.
PSM		<i>Panicum virgatum</i>	Switchgrass	5' Plug or #1 Pot	As Directed By L.A.
SV		<i>Schizachyrium scoparium</i>	Little Bluestem	5' Plug or #1 Pot	As Directed By L.A.
SH		<i>Sorghastrum nutans</i>	Indiangrass	5' Plug or #1 Pot	As Directed By L.A.
750					
Low Shrubs:					
CP		<i>Comptonia pergrina</i>	Sweetfern	#3 Pot, 1-2' Ht./Spread	As Directed By L.A.
RC		<i>Rosa carolinae</i>	Pasture Rose	#3 Pot, 1-2' Ht./Spread	As Directed By L.A.
250					
Tall Shrubs:					
IG		<i>Ilex glabra</i>	Hollyberry	#5 Pot, 2-3' Ht./Spread	As Directed By L.A.
KLA		<i>Kalmia latifolia</i>	Mt. Laurel	#5 Pot, 2-3' Ht./Spread	As Directed By L.A.
MP		<i>Moronea pernyi</i>	Bayberry	#5 Pot, 2-3' Ht./Spread	As Directed By L.A.
PM		<i>Prunus pensilvanica</i>	Beach Plum	#5 Pot, 2-3' Ht./Spread	As Directed By L.A.
PRM		<i>Rhododendron rooseae</i>	Rosebay Rhododendron	#5 Pot, 2-3' Ht./Spread	As Directed By L.A.
RPJ		<i>Rhododendron "PJM"</i>	PJM Rhododendron	#5 Pot, 2-3' Ht./Spread	As Directed By L.A.
RV		<i>Rosa virginiana</i>	Virginia Rose	#5 Pot, 2-3' Ht./Spread	As Directed By L.A.
VLD		<i>Viburnum lentago</i>	Nannyberry	#5 Pot, 2-3' Ht./Spread	As Directed By L.A.
VTM		<i>Viburnum trilobum</i>	Highbush Cranberry	#5 Pot, 2-3' Ht./Spread	As Directed By L.A.
250					
Flowering & Deciduous Trees:					
AC		<i>Acer saccharinum canadensis</i>	Shadblow (Shrub Form)	3-4' Ht./Spread	As Directed By L.A.
CC		<i>Cercis canadensis</i>	Eastern Redbud	3-4' Ht./Spread	As Directed By L.A.
CA		<i>Cornus alternifolia</i>	Paigoda Dogwood	3-4' Ht./Spread	As Directed By L.A.
100					
Evergreen Trees:					
ABA		<i>Abies balsamea</i>	Balsam Fir	3-5' Ht./Spread	As Directed By L.A.
AF		<i>Abies fraseri</i>	Fraser Fir	3-5' Ht./Spread	As Directed By L.A.
JB		<i>Juniperus virginiana</i>	Red Cedar	3-5' Ht./Spread	As Directed By L.A.
PG		<i>Picea glauca</i>	White Spruce	3-5' Ht./Spread	As Directed By L.A.
PI		<i>Pinus rigida</i>	Pitch Pine	3-5' Ht./Spread	As Directed By L.A.
200					

SEED MIXES:

A Rebel, Chewings and/or Hard Fescue, supplied by Seedland.com, at an application rate of 5 lbs./1,000 sf. Add Dutch white clover at a rate of 1 lb./5,000 sf. Apply to disturbed areas *3.0 acres +/-*.

B Ermmx-105 Mesic-Dry Pollinator Mix, supplied by Ernst Conservation Seeds. Apply to disturbed areas. Application rate 20 lbs./acre. *3.0 acres +/-*.



C:\Users\westdash\Box Sync\Salesforce\Projects\38 Happy Hollow Road - Winchendon, 1\Design\02- Working Set\38 Happy Hollow Winchendon_CD IFC REV 3_in Progress_061318

WINCHENDON TREE REMOVAL NOTES:

1. REFER TO TREE REMOVAL & RE-VEGETATION PLAN (SHEET NO. C-8.0, HEREINAFTER "THE PLAN") FOR SITE WORK INSTRUCTIONS RELATED TO TREE REMOVAL.
2. TREE REMOVAL & RE-VEGETATION PLAN (SHEET NO. C-8.0) IDENTIFIES TWO SEPARATE TREE REMOVAL ZONES, A AND B, RESPECTIVELY.
3. **ZONE A (TOTAL CLEARANCE)** SHALL HAVE ALL EXISTING TREES AND OTHER EXISTING VEGETATION CUT TO GROUND LEVEL.
4. **ZONE B (SELECTIVE TREE REMOVAL)** SHALL HAVE EXISTING MATURE TREES SELECTIVELY REMOVED, THAT IS, CUT TO GROUND LEVEL, AS MARKED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
5. **PRE-CONSTRUCTION MEETING.** PRIOR TO STARTING SITE WORK, CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH THE OWNER AND LANDSCAPE ARCHITECT. CONSTRUCTION EQUIPMENT ACCESS ROUTE(S) AND WORK ZONE LIMITS SHALL BE REVIEWED AT THIS MEETING. FURTHER, DELINEATION OF ZONE A (TOTAL CLEARANCE) LIMITS AND ZONE B (SELECTIVE TREE REMOVAL) LIMITS SHALL BE REVIEWED AS MARKED IN THE FIELD.
6. **EROSION CONTROL BARRIER.** FOLLOWING PRE-CONSTRUCTION MEETING AND PRIOR TO STARTING SITE WORK, CONTRACTOR SHALL INSTALL EROSION CONTROL BARRIER ALIGNED AS SHOWN ON THE PLAN. SILT FENCE SHALL BE LOCATED ALONG OUTER DOWN-GRADIENT PERIMETER. SILT FENCE SHALL BE ENTRENCHED TO A MINIMUM 6" DEPTH. EROSION BARRIER SHALL ENTIRELY PREVENT ALL SOIL MOVEMENT FROM CONSTRUCTION WORK ZONE TO AREAS ADJACENT TO WORK ZONE. THE ENTIRE EROSION BARRIER SHALL BE INSPECTED DAILY AND SECURELY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
7. **CONSTRUCTION ACCESS.** A SINGLE TEMPORARY CONSTRUCTION ACCESS ROAD SHALL BE PROVIDED. EROSION CONTROL BARRIER SHALL EXTEND ALONG BOTH SIDES OF THE CONSTRUCTION ACCESS ROAD'S ENTIRE LENGTH. CONSTRUCTION ACCESS ROAD SHALL BE DE-COMPACTED, SEEDED AND MULCHED AT THE COMPLETION OF SITE WORK ACTIVITIES.
8. SITE WORK SHALL PROCEED FROM OUTER DOWN-GRADIENT WORK LIMITS INWARD TOWARD TOP OF EXISTING STEEP ESCARPMENT THAT DROPS DOWN TO THE EXISTING SOLAR DEVELOPMENT.
9. **ZONE A (TOTAL CLEARANCE) WORK.** ZONE A TREES AND VEGETATION SHALL BE CUT FLUSH TO GROUND LEVEL. NO GRUBBING OR STUMP GRINDING SHALL OCCUR. CUT TREES AND OTHER VEGETATION SHALL BE CHIPPED ON SITE TO PRODUCE WOODS CHIPS FOR REUSE ON SITE. COMPLETE ALL TREE AND VEGETATION REMOVAL WORK IN ZONE A BEFORE STARTING SELECTIVE TREE REMOVAL WORK IN ZONE B AREAS.
10. **ZONE B (SELECTIVE TREE REMOVAL) WORK.** PRIOR TO REMOVAL, ZONE B TREES FOR REMOVAL SHALL BE CLEARLY MARKED IN THE FIELD BY THE LANDSCAPE ARCHITECT. IN ZONE B, ONLY MARKED TREES SHALL BE REMOVED! MARKED TREES SHALL BE CUT FLUSH TO GROUND LEVEL. EXTREME CARE SHALL BE EXERCISED TO PREVENT DAMAGE TO EXISTING VEGETATION TO REMAIN! CUT TREE TRUNKS SHALL BE FELLED INTO ZONE A OR SHALL BE LIFTED AND MOVED TO CLEARED ZONE A. NO GRUBBING OR STUMP GRINDING SHALL OCCUR. ADDITIONAL WOOD CHIPS SHALL BE STOCKPILED FOR REUSE AS NEW PLANTING MULCH IN ZONE B.

WINCHENDON PLANTING NOTES:

SITE PREPARATION FOR PLANTING/SEEDING:

1. FOLLOWING COMPLETION OF ALL TREE AND VEGETATION REMOVAL WORK ON SITE, ZONE A SOIL SURFACE SHALL BE UNIFORMLY AND THOROUGHLY DE-COMPACTED TO A 12" DEPTH WITH A YORK RAKE OR SIMILAR EQUIPMENT.
2. UPON COMPLETION OF ALL OTHER PLANTING/SEEDING AND SITE WORK IN ZONE'S A AND B, TEMPORARY CONSTRUCTION ACCESS ROAD SOIL SURFACE SHALL BE UNIFORMLY AND THOROUGHLY DE-COMPACTED TO A 12" DEPTH WITH A YORK RAKE OR SIMILAR EQUIPMENT. STOCKPILED SHREDDED BARK/WOOD CHIPS SHALL BE UNIFORMLY APPLIED OVER PLANTING AREAS TO A 3" DEPTH.
3. ALL REPLANTING AND SEEDING WORK SHALL BE AS DIRECTED BY THE LANDSCAPE ARCHITECT. ZONE A SHALL BE INTENSIVELY REPLANTED AND SEEDED THROUGHOUT. ZONE B SHALL BE SELECTIVELY REPLANTED AND SEEDED IN DISPERSED CLEARED AREAS.
4. PLANTING CONTRACTOR SHALL PREPARE PLANTING AND SEEDING AREAS TO REDUCE FUTURE WEED GROWTH OF UNINTENDED SPECIES TO THE MAXIMUM EXTENT POSSIBLE. CONTRACTOR SHALL HAVE AN UNEXPIRED CURRENT AND VALID MASSACHUSETTS HERBICIDE APPLICATORS LICENSE. CONTRACTOR MAY ONLY USED LEGALLY PERMITTED HERBICIDE PRODUCTS, INCLUDING ACETIC ACID THE ACTIVE INGREDIENT IN VINEGAR.
5. IF PERMITTED BY MUNICIPAL BY-LAWS, CONTRACTOR MAY CONDUCT CONTROLLED BURNING TO REDUCE THE PRESENCE OR FUTURE GROWTH OF WEED SPECIES. IN ALL CASES, CONTRACTOR SHALL CONTACT CONSTRUCTION MANAGER FOR PERMISSION TO CONDUCT CONTROLLED BURNING PRIOR TO COMMENCING ANY BURNING ACTIVITIES.
6. THOROUGHLY DE-COMPACT EXISTING SOILS IN PLANTING AND/OR SEEDING AREAS PRIOR TO INSTALLING PLANTS AND/OR APPLYING SEED. DE-COMPACT SOILS WITH A YORK RAKE OR SIMILAR EQUIPMENT TO A MINIMUM 6" DEPTH PRIOR TO PLANTING OR SEEDING.
7. ASSUME THAT NO WATER SOURCE WILL BE AVAILABLE ON-SITE DURING PLANTING AND SEEDING ACTIVITIES. PLAN ACCORDINGLY TO PROVIDE AMPLE WATER FOR DELIVERED, STOCKPILED, AND NEWLY INSTALLED PLANTS.

PLANTING:

8. PLANTS SPECIFIED BY NAME, SIZE AND QUANTITY ON THE DRAWINGS SHALL BE USED. PLANT SUBSTITUTION REQUESTS, IF ANY, MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING NOT LESS THAN FIVE (5) BUSINESS DAYS PRIOR TO DELIVERY ON SITE.
9. ALL PLANTS SHALL BE DELIVERED TO THE SITE IN A HEALTHY, VIGOROUS CONDITION IN THOROUGHLY MOIST SOIL WITHIN CONTAINERS. NURSERY STOCK SHALL NOT BE ROOT BOUND WITHIN CONTAINERS. PLANTS SHALL NOT BE DELIVERED TO THE SITE IN A DISEASED, DAMAGED OR OTHERWISE COMPROMISED, STRESSED OR WEAKENED CONDITION.
10. ALL DELIVERED PLANTS AND PARTICULARLY ROOT ZONES SHALL BE MAINTAINED IN A THOROUGHLY MOISTENED CONDITION PRIOR TO, DURING, AND AFTER PLANTING.
11. TREES, SHRUBS AND PERENNIAL PLANTS (FLOWERS, GRASSES, FERNS) SHALL BE PLANTED ACCORDING TO PLANTING DETAILS SHOWN ON THE DRAWINGS.
12. PLANTING HOLES (PITS) SHALL BE DUG ACCORDING TO PLANTING DETAILS SHOWN ON THE DRAWINGS. PLANTING HOLES SHALL BE THOROUGHLY SATURATED AT TIME OF PLANT PLACEMENT IN HOLES.

13. PLANTS SHALL BE INSERTED INTO HOLES SUCH THAT ROOT FLARE IS LOCATED 1"-2" ABOVE THE AVERAGE SURFACE OF SURROUNDING GRADE. PLANTING BACKFILL SHALL BE ADDED AROUND INSERT PLANTS. BACKFILL SHALL BE A MIX OF NATIVE SOIL DUG FROM THE PLANTING HOLE MIXED AND ENRICHED WITH RAISED PLANTER COMPOST MIX, WORM CASTINGS, ORGANIC 5-3-4 (N-P-K) SLOWRELEASE FERTILIZER, BIOCHAR AND MYCORRHIZAL FUNGI INOCULANT. NATIVE SOIL SHALL BE AMENDED AT THE FOLLOWING RATES BY VOLUME:

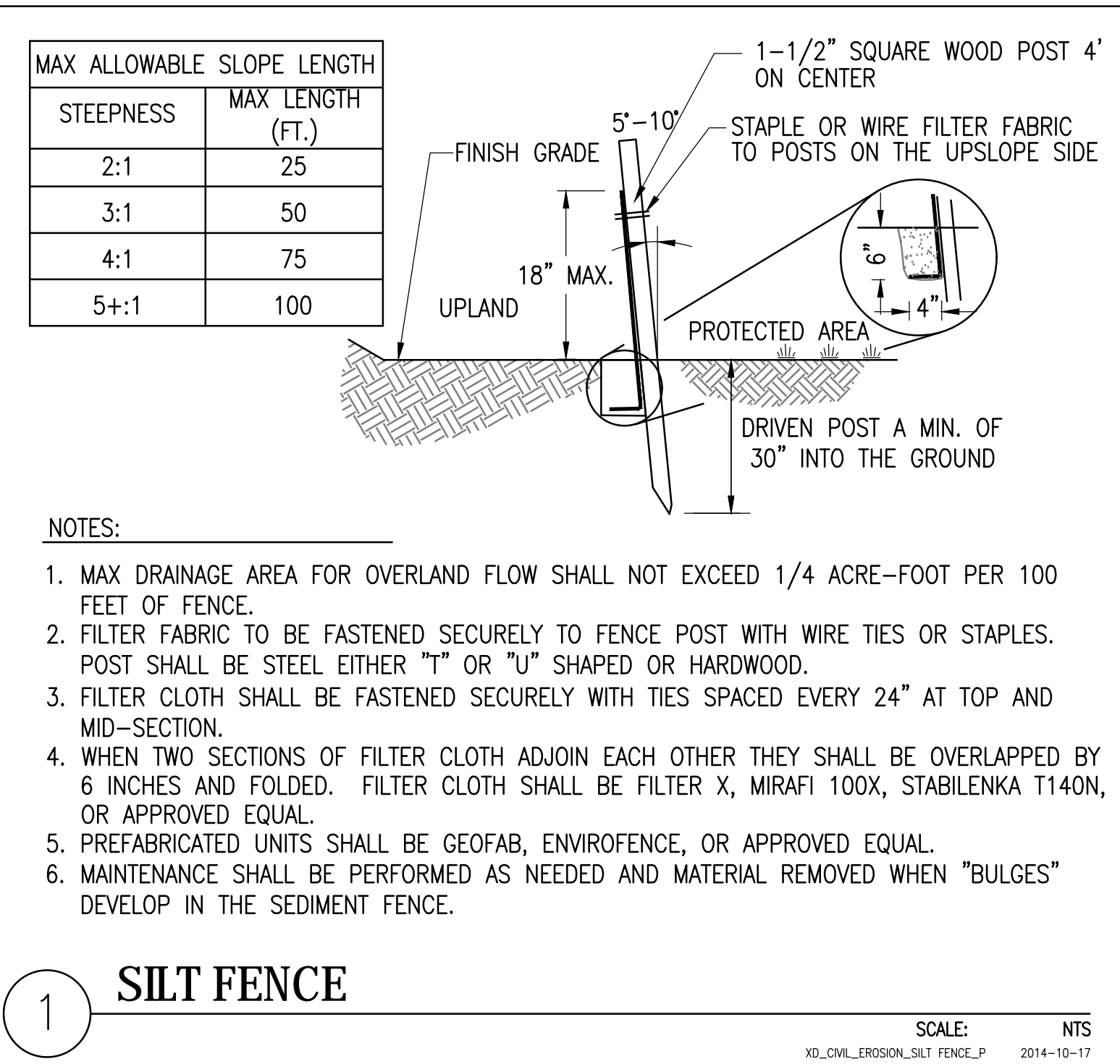
- NATIVE SOIL TO RAISED PLANTER COMPOST:	3:1
- NATIVE SOIL TO WORM CASTINGS:	10:1
- NATIVE SOIL TO ORGANIC 5-3-4 SLOW-RELEASE FERTILIZER:	15:1
- NATIVE SOIL TO BIOCHAR:	20:1
- NATIVE SOIL TO MYCORRHIZAL FUNGI INOCULANT	50:1
14. BACKFILL PLANTING HOLES IMMEDIATELY FOLLOWING PLANT PLACEMENT. THOROUGHLY TAMP BACKFILL AROUND INSTALLED PLANTS TO MAXIMIZE SOIL CONTACT AND MINIMIZE AIR SPACES.
15. PROVIDE BERMED WATER CATCHING BASIN AROUND EACH INDIVIDUAL PLANT AS SHOWN IN PLANTING DETAILS ON DRAWINGS.
16. FOLLOWING COMPLETION OF PLANTING APPLY SHREDDED BARK/WOOD CHIP MULCH TO A UNIFORM 3"-4" DEPTH ACROSS ENTIRE PLANTED AREA. FEATHER BACK MULCH 3"-6" FROM STEMS/TRUNKS OF PLANTED SHRUBS AND TREES SUCH THAT MULCH IS NOT IN CONTACT WITH STEMS/TRUNKS.
17. **SEEDING.** ZONE A, SELECTIVELY CLEARED PORTIONS OF ZONE B, AND TEMPORARY CONSTRUCTION ACCESS ROAD SHALL BE SEEDED. AREAS TO BE RECEIVE SEED SHALL BE FINE GRADED, SCARIFIED AND ROUGHENED BY HAND RAKING SUCH THAT SEEDTO-SOIL CONTACT IS MAXIMIZED. SCARIFY SURFACE BY RAKING IN BOTH DIRECTIONS TO MINIMUM 1" DEPTH.
18. UNIFORMLY APPLY SPECIFIED SEED MIX AT SPECIFIED APPLICATION RATE TO AREAS SHOWN ON THE DRAWINGS.
19. FOLLOWING SEED APPLICATION, LIGHTLY TAMP SURFACE TO TIGHTEN THE SEED-TO-SOIL BOND. DO NOT HEAVILY COMPACT NEWLY SEEDED AREAS.
20. MAINTAIN NEWLY SEEDED AREAS IN A THOROUGHLY MOISTENED CONDITION TO A MINIMUM 4" DEPTH FOR A PERIOD OF NOT LESS THAN ONE CALENDAR MONTH FOLLOWING SEED APPLICATION OR SUCH THAT AT LEAST 50% GERMINATION COVERAGE IS ACHIEVED.
21. **PROJECT CLOSEOUT.** AT CONTRACTOR'S REQUEST, OWNER AND LANDSCAPE ARCHITECT SHALL CONDUCT A WALK-THRU OF THE SITE WITH THE CONTRACTOR AT COMPLETION OF SITE WORK. ANY REMEDIAL ISSUES OR ITEMS SHALL BE IMMEDIATELY ADDRESSED AND RECTIFIED BY THE CONTRACTOR.
22. AT THE TIME OF SUBSTANTIAL INTENDED VEGETATIVE COVER ESTABLISHMENT OVER THE WORK AREA AS DETERMINED BY THE LANDSCAPE ARCHITECT, EROSION CONTROL BARRIER SILT FENCE SHALL BE REMOVED.
23. CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON NEW PLANTINGS. CONTRACTOR SHALL REPLACE IN KIND ANY DEAD OR UNHEALTHY PLANTS FOR A PERIOD OF ONE CALENDAR YEAR FOLLOWING INSTALLATION OF PLANTS.

ONE YEAR WARRANTY PERIOD:

1. THESE NOTES REFER TO PLANTED AND SEEDED AREAS ONLY.
2. ALL PLANTED AND SEEDED AREAS SHALL BE MAINTAINED IN SUCH A FASHION THAT PLANTING AND SEEDED AREAS EXHIBIT VIGOROUS HEALTHY GROWTH AT ALL TIMES.
3. CONTRACTOR SHALL WARRANTY ALL PLANTINGS FOR ONE CALENDAR YEAR FOLLOWING INSTALLATION APPROVAL BY THE LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL REPLACE IN KIND ANY DEAD OR UNHEALTHY PLANTINGS DURING THE ONE YEAR WARRANTY PERIOD. ANY REPLACEMENT PLANT SUBSTITUTION SHALL BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. ALL SEEDED AREAS SHALL BE SUBJECT TO THE FOLLOWING PERFORMANCE STANDARD WITHIN THE ONE YEAR WARRANTY PERIOD: WITHIN ONE YEAR SEEDED AREAS SHALL EXHIBIT NO LESS THAN 75% COVER WITH THE INTENDED SPECIES. ANY AREAS SHOWING UNSATISFACTORY COVER SHALL BE RESEEDED OR OVER SEEDED WITH THE ORIGINAL MIX.
6. AT THE END OF THE ONE YEAR WARRANTY PERIOD THE LANDSCAPE ARCHITECT SHALL INSPECT THE PLANTED AND SEEDED AREAS FOR FINAL APPROVAL. ANY DEFICIENCIES SHALL BE RECTIFIED PER LANDSCAPE ARCHITECTS DIRECTIONS PRIOR TO ISSUING FINAL CONTRACTOR PAYMENT. FINAL PAYMENT WILL BE HELD BACK UNTIL ALL DEFICIENCIES ARE RECTIFIED.
7. UPON CONCLUSION OF THE ONE YEAR WARRANTY PERIOD ALL PLANT TAGS SHALL BE REMOVED BY THE CONTRACTOR.

YEAR 1-5 MAINTENANCE:

8. THIS SECTION REFERS TO THE PARTY OR PARTIES RESPONSIBLE FOR LONG TERM SITE MAINTENANCE AND MANAGEMENT.
9. ALL PLANTED AREAS SHALL BE MAINTAINED IN A WEED FREE CONDITION TO A DISTANCE OF 5-FEET OUTWARD FROM PLANT CANOPY OF INTENDED SPECIES. THIS SHALL APPLY TO ALL INDIVIDUAL PLANTINGS AND ALL PLANT GROUPINGS.
10. DURING EXCESSIVELY DRY PERIODS, PLANTINGS MAY REQUIRE SOME FORM OF IRRIGATION (E.G. A WATERING TRUCK) IF PLANTINGS SHOWING DROUGHT STRESS.
11. SEED MIX A/B ZONE (THE ARRAY AREA) SHALL BE MOWED IN SUCH A FASHION THAT GROWTH DOES NOT EXCEED THREE FEET HEIGHT NOR IMPEDE SOLAR COLLECTION IN ANY WAY. THIS MAY REQUIRE MULTIPLE MOWINGS DURING THE COURSE OF A SINGLE GROWING SEASON.
12. SEED MIX C AND D FOR (PERIMETER AREAS INSIDE AND OUTSIDE FENCE) SHALL BE MOWED AT LEAST ONE TIME ANNUALLY. A LATE FALL MOWING MAY BE THE MOST OPTIMAL TIMING. AFTER YEAR TWO, SEED MIX C AREAS MAY BE MOWED ON BIENNIAL BASIS (EVERY OTHER YEAR) IF INTENDED COVER IS FULLY ESTABLISHED.
13. AREAS IN ANY SEEDED ZONE SHOWING BARE PATCHES OR HAVE COVER OF LESS THAN 75% OF INTENDED SPECIES SHALL BE OVERSEEDED IN LATE SPRING OR EARLY SUMMER WITH THE ORIGINAL SEED MIX. OVERSEEEDING SHALL BE REPEATED OVER SUCH TIME UNTIL SATISFACTORY COVER HAS BEEN ACHIEVED.
14. IN AREAS PLANTED WITH PERENNIAL WILDFLOWERS, SPENT FLOWERS SHALL BE DEADHEADED IN AUGUST-SEPTEMBER. DO NOT CUT BACK SPECIES THAT ARE IN FULL BLOOM.
15. SHRUBS OR TREES THAT HAVE DIED SHALL BE REPLACED IN KIND.
16. SHRUB AND TREE PLANTINGS SHALL HAVE DEAD LIMBS REMOVED ANNUALLY IN JUNE-JULY.
17. IF TREE STAKES ARE USED DURING INITIAL PLANTING, STAKES SHALL BE REMOVED BY YEAR FIVE, OR SOONER IF CONSTRICTING TREE GROWTH.



TREE REMOVAL AND REVEGETATION NOTES

THIS DOCUMENT IS PROVIDED BY BORREGO SOLAR SYSTEMS, INC. TO FACILITATE THE SALE AND INSTALLATION OF A SOLAR POWER SYSTEM FROM BORREGO SOLAR SYSTEMS, INC. REPRODUCTION, RELEASE OR UTILIZATION FOR ANY OTHER PURPOSE, WITHOUT PRIOR WRITTEN CONSENT IS STRICTLY PROHIBITED.

**BORREGO SOLAR**

55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
PHONE: (888) 898-6273
FAX: (888) 843-6778
WWW.BORREGOSOLAR.COM

BY STAMPING THIS RECORD DRAWING, I AM REFLECTING ONLY COMMENTS REPORTED AND MADE BY BORREGO REPRESENTATIVES. NO ENGINEERING HAS BEEN PROVIDED.

38 HAPPY HOLLOW ROAD
WINCHENDON, MA 01440

PROJECT NUMBER:
905-2719

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
1	01/29/18	MAS	DWA	PB SUBMISSION-MINOR MODIFICATION
	02/12/18	RP	KL	DEV SET
	03/07/18	TC	RS	CD SET ISSUED FOR REVIEW
	05/16/18	TC	RS	CD SET ISSUED FOR CONSTRUCTION
2	07/10/18	RS	-	CD IFC SET REVISION 1
	06/14/19	KB	RS	RECORD SET

SCALES STATED ON DRAWINGS
ARE VALID ONLY WHEN PLOTTED
ARCH D 24" X 36"

C-8.1

TREE REMOVAL AND
REVEGETATION NOTES

Alison Manugian

From: David Albrecht <dalbrecht@borregosolar.com>
Sent: Monday, December 16, 2019 8:28 AM
To: Alison Manugian
Subject: 38 Happy Hollow Road

Alison. Here are our thoughts on conditions.

Here is what I believe are the appropriate conditions:

Condition 1. Borrego will be allowed to remove the majority of trees over 30 feet in height within the "Cutting zone" as shown on sheet C-8.0. Trees will be cut near the ground and removed from the area.

Condition 2. Prior to any tree clearing, Borrego will mark those trees to be removed with a colored ribbon.

Condition 3 Prior to any tree clearing, Borrego will place an orange safety fence or some other similar fencing/tape to delineate the 50-foot no clearing zone closest to the abutters to the south.

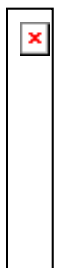
Condition 4 As mitigation, Borrego will provide a surety (performance bond) in the amount of \$20,000 to plant vegetation in the areas shown hatched on attached sheet C-8.0. As shown on the Landscaping Plans C-8.1 and C-8.2 Borrego will purchase and plant the approximate number of trees, shrubs, and grasses as shown. Plantings will be grouped as necessary to fill in appropriate open areas.

Condition 5 Prior to any planting, Borrego will notify the abutters of the layout of the plantings and timeline for planting.

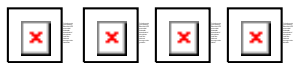
Condition 6 Borrego (or the system owner) will be responsible for maintaining the plantings for a period of 1 year from the date of planting.

I will be sending over the landscaping plan later today. Tom Benjamin RLA visited the site last week and has been providing us design for you.

Dave



David M. Albrecht, P.E. | Principal Civil Engineer
E: dalbrecht@borregosolar.com | T: 978.513.2621 | C: 508.983.4996
Borrego Solar Systems, Inc.
55 Technology Drive, Suite 102 Lowell, MA 01851 | www.borregosolar.com



Cultivate Potential

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The sender of this email may be acting on behalf of an entity or entities that are affiliated with Borrego Solar Systems, Inc. and that are involved in the subject matter of this email ("Subject Entities"). The use of "Borrego Solar Systems, Inc" in the contact information of



October 7, 2019

Mr. Guy Corbosiero, Chairman
Planning Board
Town of Winchendon
109 Front Street
Winchendon, MA 01475

RE: Amended Site Plan Review Application
7,018.220 kW Ground Mounted PV Facility
38 Happy Hollow Road (APN 13-060/061/234/75)
Winchendon, Massachusetts

Dear Chairman:

Borrego Solar Systems, Inc., is pleased to submit our amendment to our Site Plan Approval and Low Impact Development Permit for the above-referenced solar photovoltaic energy generating facility. As discussed with the planning office, we are looking to clear additional trees to the south of the solar project. We are looking to update our approvals to include clearing to within 50 feet of our southernly boundary. As required under Article 6.11 Solar Energy Collection Systems of the Town of Winchendon Zoning Bylaws and Article 31 of the Bylaws of the Town of Winchendon we request the Planning Board to review the attached as part of our application:

- One (1) copy of the completed Application for Site Plan Approval with attached authorization letter.
- Eight (8) copies of the full size (24 x 36) plan entitled "Tree Clearing Plan"
- Four (4) copies of the reduced size (11 x 17) plans above.
- Abutters fee for 29 parcel notices \$203.00 (check #3119).
- Site Plan Approval fee of \$550.00 (check #3105).

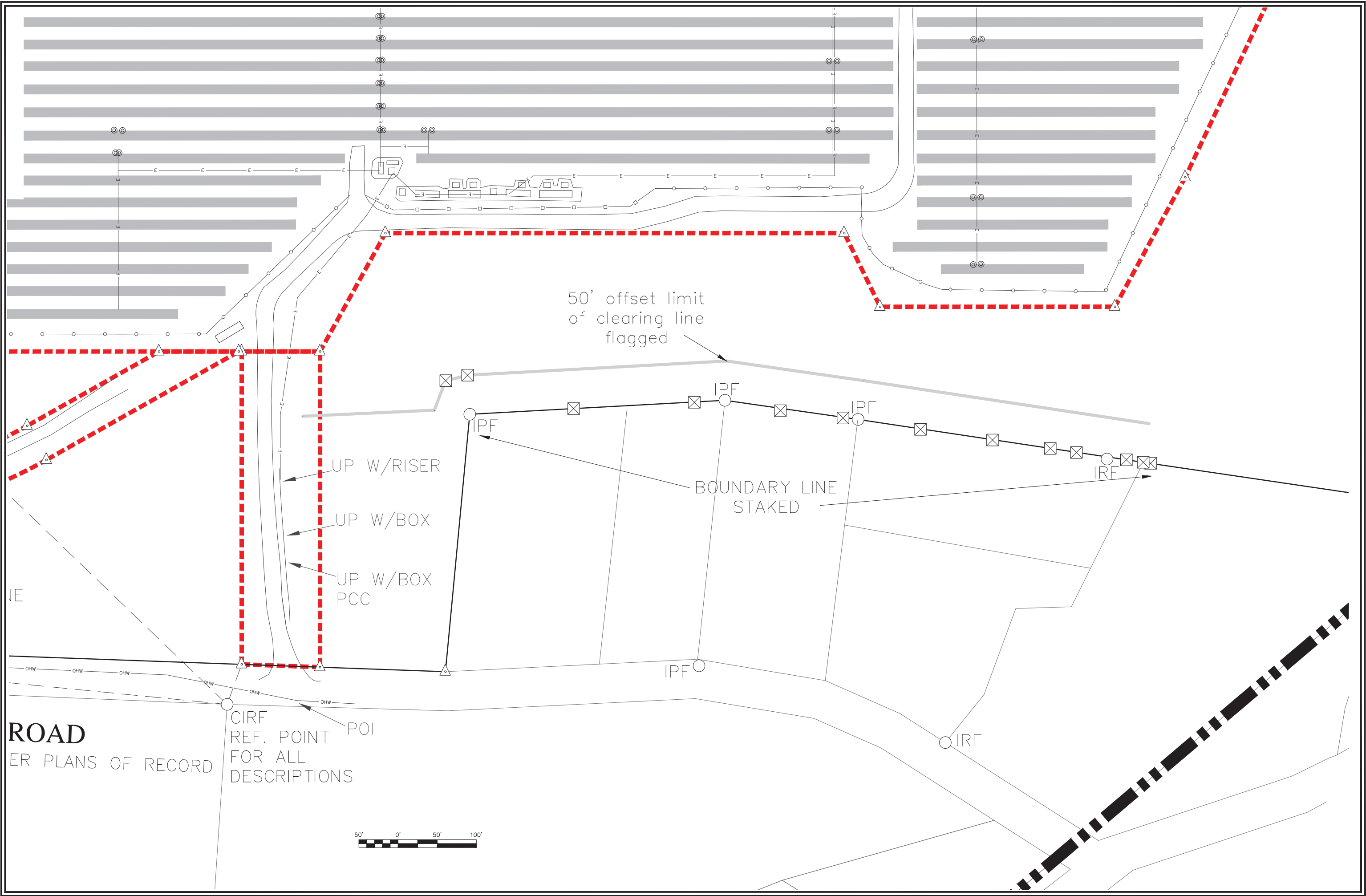
We look forward to presenting this project to the Planning Board at the October 15, 2019 planning board meeting.

If you have any questions regarding the above, please do not hesitate to call.

Very truly yours,
Borrego Solar Systems

David M. Albrecht, P.E. Principal
Civil Engineer

55 Technology Drive, Suite 102
Lowell, MA 01851





Alison Manugian
Planning Agent - Town of Winchendon
109 Front Street
Winchendon, MA 01475

December 1, 2019

Lincoln Avenue Solar Project

Parcels 2-0-65 & 2-0-15, Lincoln Avenue, MA 01475

This letter is to confirm the following:

- a) A visual inspection confirmed that the system listed above matches the Record drawings dated 11/26/19.
- b) The project is completed and ready for the Planning Board final review.

Sincerely,



H. Burger.
12/01/2019

HENDRIK BURGER, P.E.
VICE PRESIDENT, ENGINEERING

O: 484.323.1154 | M: 484-925-4865 | F: 610.276.5403 |
1550 Liberty Ridge Drive, Suite 310, Wayne, PA 19087
hburger@dynamicenergyusa.com



Town of Winchendon Proposed Standard Fee Schedule

	Winchendon Existing	Winchendon Proposed
Public Hearing Public Notice fee shall be the actual cost of newspaper notice as billed to the Town of Winchendon		
Public Hearing Abutter Notice Fee (per addressee)		\$ 7
Consultant Review Deposit (required with application - amount may be reduced or waived by the Planning Board)		\$ 5,000
Release of lots from performance guarantee (per request)	\$ 275	\$ 250
ZBA HEARING:		
Hearing for Special Permit, Variance, Finding or Administrative Appeal	\$ 100	\$ 250
Massachusetts Comprehensive Permit Hearing		\$.01 per sf of land
PLANNING BOARD SITE PLAN REVIEW:		
By Planning Agent	\$ 50	\$ 200
Requiring Planning Board Public Hearing (includes LID endorsement)	\$ 1,000	\$ 1,000
PLANNING BOARD SPECIAL PERMIT:		
In conjunction with other Board submissions	\$ 1,000	\$ 500
Without other Board submissions	\$ 1,000	\$ 1,000
PLANNING BOARD ENDORSEMENT OF AN APPROVAL NOT REQUIRED PLAN:		
Application Fee for plan showing up to two new lots, whether or not buildable	\$ 110	\$ 150
Each additional lot	\$ 200	\$ 200
PLANNING BOARD SUBDIVISION REVIEW:		
Preliminary	\$ 550	\$ 550
Definitive - Up to 4 lots (includes LID endorsement)		\$ 1,000
Definitive - Per lot beyond 4 (includes LID endorsement)		+ \$200 per lot
<i>definitive fee shall be reduced by \$550 if preliminary subdivision was submitted and not disapproved</i>		
<i>\$200 per lot fee shall be automatically waived for proposed lots with affordable deed restrictions</i>		
PLANNING BOARD MODIFY OR AMEND DEFINITIVE SUBDIVISION, FORMAL SITE PLAN OR SPECIAL PERMIT:		
By Planning Agent (without Public Hearing)	\$ 550	\$ 200
Requiring Planning Board Public Hearing (includes LID endorsement)	\$ 550	\$ 1,000
Time extension only	\$ 300	\$ 300

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

October 15th, 2019

Town Hall 2nd Floor Auditorium

109 Front Street, Winchendon, MA 01475

Present: Vice-Chair Scott Robillard, Arthur Amenta, Burton Gould Jr., Joseph Sackett

Alternate: Lester Goodrich Jr.

Alison Manugian, Planning Agent

Brianna Roberts, Recording Secretary

Absent: Chairman Guy Corbosiero

Materials: Agenda & Notice of Meeting: October 15, 2019

6:30PM- Vice-Chairman Scott Robillard called the Planning Board meeting to order followed by the Pledge of Allegiance to the flag of the United States of America.

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

Public Comments: None.

New Business:

6:35PM- Public Hearing: Continuation Roberts Way Site Plan Review

Paul Grasewicz explained they previously had a question regarding the zoning for Lot A, specifically a 50' setback from a residential district. The zoning board was able to answer the question and the buildings had to be moved around to conform. The fire chief also wanted to have access around the buildings, which was taken care of with compacted geo-grass around the buildings. The chief also requested the pond to be 8' in depth, which was completed by making it 2' deeper.

Mr. Gould commented the area is a swamp and expressed his concern with the drainage. Mr. Grasewicz stated that a comprehensive storm water system was designed and thoroughly researched.

Jean Christy, Senior Engineer, with Tighe & Bond came forward. She stated there had been a few plan revisions in the last few weeks and would discuss the storm water management in more depth. Testing bits of soil was recommended to give a better idea of the quality of the soil and where the groundwater is.

She stated the swale behind the buildings was a great idea to keep the clean water away from the water that needs to be treated. The buildings consist of “garages” and there are operation and maintenance requirements they need to adhere to. Since the road would be privately maintained, an O&M budget did not need to be created but recommended having it in writing that the applicant would be responsible.

Mr. Sackett motioned to continue the hearing for Lot A to November 19th, 2019, 2nd by Mr. Amenta. The board unanimously voted aye.

Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) 4-0

Lot C is on the same property, to the left of the cul-de-sac, and the proposed use is storage units. Conservation did not close hearing for this site, Mr. Grasewicz was unsure as to why they did not close. They are metal buildings and the pavement is as minimal as possible. There is swale in the bottom left corner and also has a storm water management system for the water run off. The entrance will have a gate with a code lock system. There is no vehicle access to the property besides the gate due to the woods and wetlands. Conservation was waiting for the wetlands scientist to re-inspect the wetlands.

Mr. Sackett motioned to continue the hearing for Lot C to November 19th, 2019, 2nd by Mr. Amenta. The board unanimously voted aye.

Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) 4-0

7:13PM- Public Hearing: Happy Hollow Site Plan Modification Review

Mr. Robillard read the public hearing notice. David Albrecht, professional engineer with Borrego Solar, came forward before the board. In 2017 a 7-megawatt solar project off Happy Hollow Rd. was approved and the project is now mechanically complete and has connection. Production was significantly lower than anticipated due to a fair amount of pine trees to the south shading the project. The site is very sandy so the company is just requesting them to be cut down and leave the stumps. The board suggested taking a site visit.

Melissa & Irene Cody, abutters, came forward before the board. Melissa explained the shade does not hit the pit and that the solar project was placed in the wrong area. The trees left behind are now dead and attracting termites and flying ants. They both expressed their disapproval with the project.

Doreen & Richard Aimes, abutters, have lived on Happy Hollow Rd. for 20 years. Doreen did not agree to the project in 2017 but had eventually accepted it. She expressed she was unhappy with the pile of debris against the road. Also, in the back of her property, the hill is eroding. She disapproved of the motion. Richard suggested planting a lower tree to help with the eroding and insects.

Ken Pratt, an abutter, stated they cleared the trees behind his house and was not sure why since it was not part of the solar project. Mr. Albrecht stated they only cleared the solar project land and did not know what the landowner had down otherwise.

Mr. Albrecht agreed to a site visit.

Mr. Amenta motioned to continue the hearing to November 19th 2019, seconded by Mr. Sackett.

Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) 4-0

Discussion of Application for Endorsement (ANR) Hitchcock Road:

There were no issues or concerns when the plan was reviewed.

Mr. Amenta motioned to endorse the ANR, 2nd by Mr. Sackett. The board unanimously voted aye.

Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) 4-0

Select Board Request to Review License Renewal List:

There were no concerns from the board.

Discussion of Need to Update Fees for Planning Submissions:

Ms. Manugian stated the next packet would contain the existing and proposed regulations for fees.

Approval of Minutes: 6/18/19, 7/30/19, 8/6/19, 8/20/19, 8/27/19, 9/3/19, 9/17/19

Mr. Gould motioned to approve the minutes as presented and printed, 2nd by Mr. Amenta. The board unanimously voted aye.

Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) 4-0

7:57PM- Mr. Amenta motioned to adjourn, 2nd by Mr. Sackett. The board unanimously voted aye.

Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) 4-0

Vice-Chairman Robillard adjourned the meeting at 7:57PM

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary

Guy Corbosiero, Chairman

Scott Robillard, Vice-Chairman

Arthur Amenta

Burton Gould

Joseph Sackett

Lester Goodrich Jr.

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

October 8th, 2019

Town Hall 2nd Floor Auditorium

109 Front Street, Winchendon, MA 01475

Present: Chairman Guy Corbosiero, Vice-Chair Scott Robillard, Arthur Amenta, Burton Gould Jr., Joseph Sackett, & Alternate: Lester Goodrich Jr.
Alison Manugian, Planning Agent

Materials: Agenda & Notice of Meeting: October 8th, 2019

6:30PM: 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: Mr. Corbosiero announced that anyone is welcome to record the meeting as long as they let the board know.

Public Comments: None.

Minutes: None.

Correspondence Update- See Summary Sheet.

New Business:

6:35PM- Public Hearing: Fall Town Meeting Bylaw Modifications

1. Remove Golf Overlay District
2. Add Lake Monomonac Overlay District
3. Change Special Permit Granting Authority to Planning Board
4. Expand Retail MFRD overlay to include area shown on map near intersection of Route 140 and Route 12 and to remove existing area known as "Stuffin Things"

1. The Overlay District was put in place in 2005 when golf courses were very popular. It is now a solar farm so the Overlay District does not make sense anymore and is requested to be removed.

The Article was motioned by Mr. Amenta to recommend accepting the change, 2nd by Mr. Sackett. The board unanimously voted aye.

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

2. The purpose of the Lake Monomonac Overlay District Article is to allow owners reasonable use of their properties without detriment to abutters and the general community. The setbacks will take on the same regulations as the R10 zoning, which are 10' for side setbacks and 20' in front/back. All commercial properties will require a full site plan review.

A public attendee from 25 1st St. came forward to explain he would like to put a shed on his property. With the current setbacks he is not able to put the shed on without a variance, and has a large property, so he is in favor of the change.

Inanna Arthen came forward and asked for an explanation on the commercial property regulation change. There are no commercial properties currently, so this would be for any future businesses, and just requires that the business come before the planning board to review the site plan. The board of health regulates the distance regarding wells, so this change would not affect that and would still require the original setbacks surrounding wells.

Mr. Amenta made a motion to recommend the Article, 2nd by Mr. Corbosiero. Mr. Sackett abstained.

Amenta (Y) Goodrich (Y) Gould (N) Robillard (Y) Sackett (A) 3-1-1

3. The Article would replace Zoning Board of Appeals with the Planning Board as the Special Permit Granting Authority. The change would consolidate the process, instead of having to visit both boards, the planning board would be able to authorize any special permits along with the site plan. The chair of the Zoning Board of Appeals was in favor of the change.

Mr. Robillard motioned to accept, 2nd by Mr. Sackett. The board unanimously voted aye.

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

4. Mr. Corbosiero recused himself and handed the meeting over to Vice-Chair Mr. Robillard.

Mr. Gould made a motion to recommend the Article, 2nd by Mr. Sackett. The board unanimously voted aye

Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) 4-0

7:10PM- Mr. Amenta motioned to close the public hearing, 2nd by Mr. Robillard. The board unanimously voted aye.

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

Lincoln Ave Solar Glare Complaint Review:

Mr. Corbosiero read the complaint email regarding the solar glare from the Lincoln Ave Solar Project.

Mr. Kurilo explained his entire property throughout the day is constantly affected by the solar glare.

Mr. Gould suggested planning a site visit.

John Perry from Dynamic Energy came forward. He explained that Mr. Kurillo contacted them in September and they agreed to meet on the property at the time of day he has been having an issue with the glare entering his house. He took several photos of the property and showed them to the board. With all due respect to Mr. Kurilo, Mr. Perry did not find any offensive glare from the panels.

The board planned a site visit on Monday, October 14th, 2019 at 5:00PM.

Discussion of response to DEP notice dated 9/25 regarding the Mill Farm initiative:

Mr. Gould commented that there are several acres of wetlands in that area and believed the project would cause some issues. Mr. Robillard asked who would be paying for the project. It is not a town project so the state will most likely receive grants to complete it.

7:52PM- Mr. Gould motioned to adjourn, 2nd by Mr. Robillard. The board unanimously voted aye.
Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Vice-Chairman Robillard adjourned the meeting at 7:52PM

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary

Guy Corbosiero, Chairman

Burton Gould

Arthur Amenta

Scott Robillard

Joseph Sackett

Lester Goodrich Jr.

TOWN OF WINCHENDON



Planning Board Correspondence Summary December 17, 2019 Meeting

Items before the Select Board with Planning Comments/Issues:

NONE

Items before the Select Board without Planning Comments/Issues:

Application received from Byron Beauregard of 80 Old Center for permission to sell Christmas Trees beginning on 11/30 on property listed above.

Application received from Marla Labressa of 678 Spring Street for permission to sell Christmas Trees beginning on 11/30 on property listed above also known as Little Anthony's Seafood.

Meeting Notices from Local Communities:

Gardner Planning Board held a Public Hearing on December 3rd at 7pm to discuss the Special Permit and Site Plan Applications for a cultivation and manufacturing marijuana establishment at 4 LaChance Street in Gardner, MA.

Decisions from Local Communities:

Other Notices/Announcements:

(For actual copies of notices please see Alison Manugian in the Planning Office at Town Hall)