

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: January 21, 2020

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. Updated Proposed Meeting Schedule for 2020 in packet – 1st and 3rd Tuesdays of each month
3. Public Comment
4. Business:

6:35 pm – 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.

~~Application for Endorsement of ANR development plan on Washington Avenue~~

10 Gardner Rd – Central Mass Tree –

Application for Endorsement of ANR plan

Extension of time to permit and construct Rt 12 entry

Discussion of site permit and conditions

401 School St – Like New Auto Parts - Discussion of site permit and conditions

75 Russell Farm Road –Special Permit Modification for a Reduced Frontage Lot approval was granted at the last PB meeting and appeal period has closed without appeal. ANR signature is now required and endorsement is granted as part of Special Permit process.

5. Minutes – none
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 21, 2020
February 4, 2020
February 18, 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 15, 2020
October 6, 2020
October 20, 2020
November 17, 2020
December 1, 2020
December 15, 2020

Public Hearing Application

Submission Date:

December 30, 2019
January 14, 2020
January 28, 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 25, 2020
September 15, 2020
September 29, 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



Telephone (978) 297-5410

Planning Board

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

Public Hearing opened
October 15, 2019
then continued to
November 19, 2019;
December 17, 2019;
January 21, 2020

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.

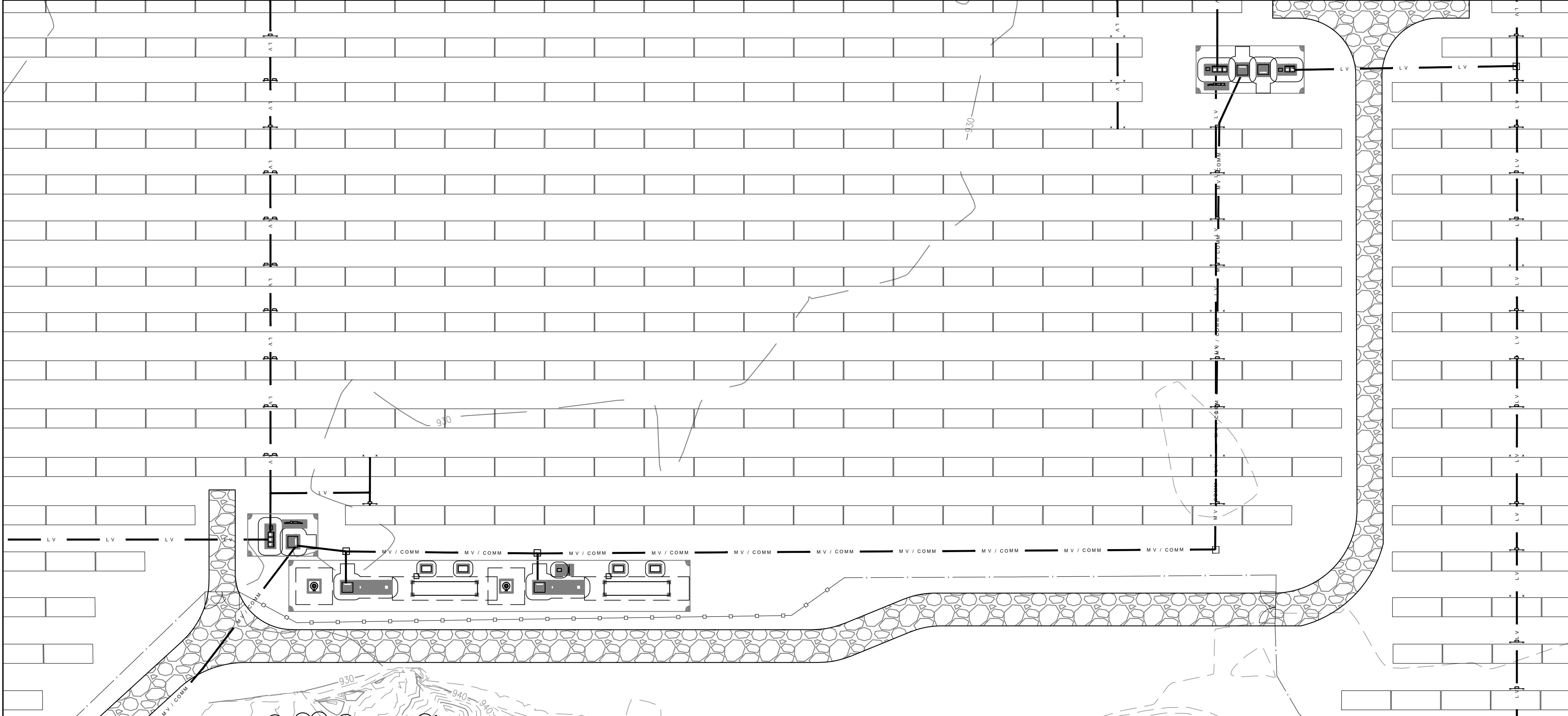
OWNER signature _____ See attached authorization memo

APPLICANT signature David Albrecht dated Oct. 7, 2019.

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

\$203 pd - a butters fee
\$550 pd - site fee

C:\Users\westindish\Box Sync\Software\Projects\38 Happy Hollow Road - Winchendon - Design\02 Working Set\38 Happy Hollow Winchendon_CD IFC REV 3_in Progress_061318



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

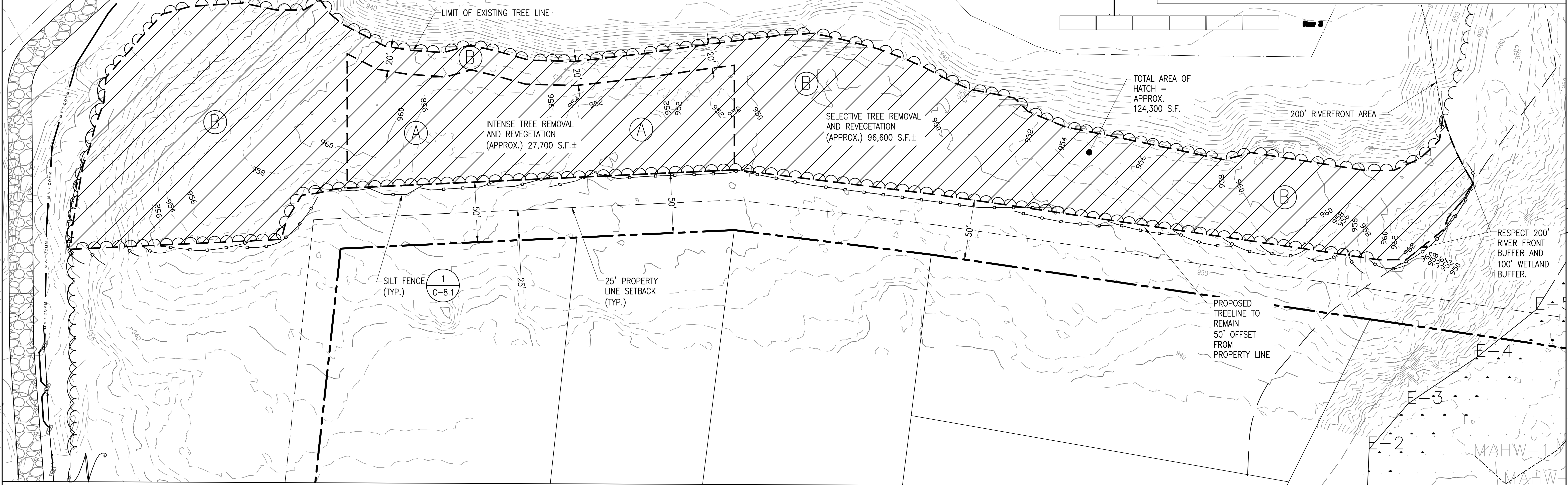
Type	Symbol	Botanical Name	Common Name	Size/Form	Spacing
Medium-Tall Flowering Groundcovers/Perennials:					
AF		<i>Agastache foeniculum</i>	Anise Hyssop	5' Plug or #1 Pot	As Directed By L.A.
AT		<i>Asclepias tuberosa</i>	Butterfly Weed	5' Plug or #1 Pot	As Directed By L.A.
EP		<i>Chionodoxa autumnalis</i>	Purple Coneflower	5' Plug or #1 Pot	As Directed By L.A.
HHS		<i>Heliopsis helianthoides</i>	Smooth Oweye	5' Plug or #1 Pot	As Directed By L.A.
MFA		<i>Monardella fistulosa</i>	Wild Bergamot	5' Plug or #1 Pot	As Directed By L.A.
PMH		<i>Opuntium missouriense</i>	Short-keeled Mt. Mint	5' Plug or #1 Pot	As Directed By L.A.
SNAE		<i>Symphoricarpos racemosa</i>	New England Aster	5' Plug or #1 Pot	As Directed By L.A.
SNB		<i>Symphoricarpos racemosa</i>	New York Aster	5' Plug or #1 Pot	As Directed By L.A.
Tall Grasses:					
CL		<i>Chasmodon latifolium</i>	Northern Sea Oats	5' Plug or #1 Pot	As Directed By L.A.
PKM		<i>Phytolacca virginiana</i>	Fieldspurge	5' Plug or #1 Pot	As Directed By L.A.
SS		<i>Schizanthus scapularis</i>	Little Bluestem	5' Plug or #1 Pot	As Directed By L.A.
SN		<i>Sorghastrum nutans</i>	Indiangrass	5' Plug or #1 Pot	As Directed By L.A.
Low Shrubs:					
CP		<i>Comptonia perigrina</i>	Sweetfern	#3 Pot, 1.2' H./Spread	As Directed By L.A.
RC		<i>Rosa carolina</i>	Pasture Rose	#3 Pot, 1.2' H./Spread	As Directed By L.A.
Tall Shrubs:					
IG		<i>Ilex glabra</i>	Hollyberry	#5 Pot, 2.3' H./Spread	As Directed By L.A.
ILA		<i>Galium aparine</i>	Mt. Laurel	#5 Pot, 2.3' H./Spread	As Directed By L.A.
MP		<i>Morrellia pensylvanica</i>	Bayberry	#5 Pot, 2.3' H./Spread	As Directed By L.A.
PM		<i>Prunus maritima</i>	Beach Plum	#5 Pot, 2.3' H./Spread	As Directed By L.A.
RM		<i>Rhododendron maximum</i>	Reasbush Rhododendron	#5 Pot, 2.3' H./Spread	As Directed By L.A.
RPJM		<i>Rhododendron 'PJM'</i>	PJM Rhododendron	#5 Pot, 2.3' H./Spread	As Directed By L.A.
RV		<i>Rosa virginiana</i>	Virginia Rose	#5 Pot, 2.3' H./Spread	As Directed By L.A.
VLD		<i>Viburnum lentago</i>	Nannyberry	#5 Pot, 2.3' H./Spread	As Directed By L.A.
VTM		<i>Viburnum trilobum</i>	Highbush Cranberry	#5 Pot, 2.3' H./Spread	As Directed By L.A.
Flowering & Deciduous Trees:					
CC		<i>Cornus canadensis</i>	Shadbush (Shrub Form)	3-4' H./Spread	As Directed By L.A.
CC		<i>Cercis canadensis</i>	Eastern Redbud	3-4' H./Spread	As Directed By L.A.
CA		<i>Cornus alternifolia</i>	Pagoda Dogwood	3-4' H./Spread	As Directed By L.A.
Evergreen Trees:					
ABA		<i>Abies balsamea</i>	Balsam Fir	3-5' H./Spread	As Directed By L.A.
AF		<i>Abies fraseri</i>	Fraser Fir	3-5' H./Spread	As Directed By L.A.
JV		<i>Juniperus virginiana</i>	Red Cedar	3-5' H./Spread	As Directed By L.A.
PG		<i>Pinus glauca</i>	White Spruce	3-5' H./Spread	As Directed By L.A.
PR		<i>Pinus rigida</i>	Pitch Pine	3-5' H./Spread	As Directed By L.A.

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

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 WWW.BORREGOSOLAR.COM

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TREE REMOVAL AND REVEGETATION PLAN

SCALE: 1" = 40'

38 HAPPY HOLLOW ROAD
 WINCHENDON, MA 01440

PROJECT NUMBER:
 905-2719

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
1	01/29/18	MAS	DMA	PB SUBMISSION-MINOR MODIFICATION
2	02/12/18	RP	KL	DEV SET
3	03/07/18	TC	RS	CD SET ISSUED FOR REVIEW
4	05/16/18	TC	RS	CD SET ISSUED FOR CONSTRUCTION
5	06/14/19	KB	RS	RECORD SET
6	12/17/19	WS	DMA	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

WINCHENDON TREE REMOVAL NOTES:

- REFER TO TREE REMOVAL & RE-VEGETATION PLAN (SHEET NO. C-8.0, HEREINAFTER "THE PLAN") FOR SITE WORK INSTRUCTIONS RELATED TO TREE REMOVAL.
- TREE REMOVAL & RE-VEGETATION PLAN (SHEET NO. C-8.0) IDENTIFIES TWO SEPARATE TREE REMOVAL ZONES, A AND B, RESPECTIVELY.
- ZONE A (TOTAL CLEARANCE)** SHALL HAVE ALL EXISTING TREES AND OTHER EXISTING VEGETATION CUT TO GROUND LEVEL.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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:

- 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.
- 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.
- ALL DELIVERED PLANTS AND PARTICULARLY ROOT ZONES SHALL BE MAINTAINED IN A THOROUGHLY MOISTENED CONDITION PRIOR TO, DURING, AND AFTER PLANTING.
- TREES, SHRUBS AND PERENNIAL PLANTS (FLOWERS, GRASSES, FERNS) SHALL BE PLANTED ACCORDING TO PLANTING DETAILS SHOWN ON THE DRAWINGS.
- 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.

- 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
- BACKFILL PLANTING HOLES IMMEDIATELY FOLLOWING PLANT PLACEMENT. THOROUGHLY TAMP BACKFILL AROUND INSTALLED PLANTS TO MAXIMIZE SOIL CONTACT AND MINIMIZE AIR SPACES.
- PROVIDE BERMED WATER CATCHING BASIN AROUND EACH INDIVIDUAL PLANT AS SHOWN IN PLANTING DETAILS ON DRAWINGS.
- 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.
- 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 SEED-TO-SOIL CONTACT IS MAXIMIZED. SCARIFY SURFACE BY RAKING IN BOTH DIRECTIONS TO MINIMUM 1" DEPTH.
- UNIFORMLY APPLY SPECIFIED SEED MIX AT SPECIFIED APPLICATION RATE TO AREAS SHOWN ON THE DRAWINGS.
- FOLLOWING SEED APPLICATION, LIGHTLY TAMP SURFACE TO TIGHTEN THE SEED-TO-SOIL BOND. DO NOT HEAVILY COMPACT NEWLY SEEDED AREAS.
- 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.
- 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.
- 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.
- 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.

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38 HAPPY HOLLOW ROAD
WINCHENDON, MA 01440

PROJECT NUMBER:
905-2719

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
1	01/29/18	MAS	DMA	PB SUBMISSION-MINOR MODIFICATION
2	02/12/18	RP	KL	DEV SET
3	03/07/18	TC	RS	CD SET ISSUED FOR REVIEW
4	05/16/18	TG	RS	CD SET ISSUED FOR CONSTRUCTION
5	07/10/18	RS	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"

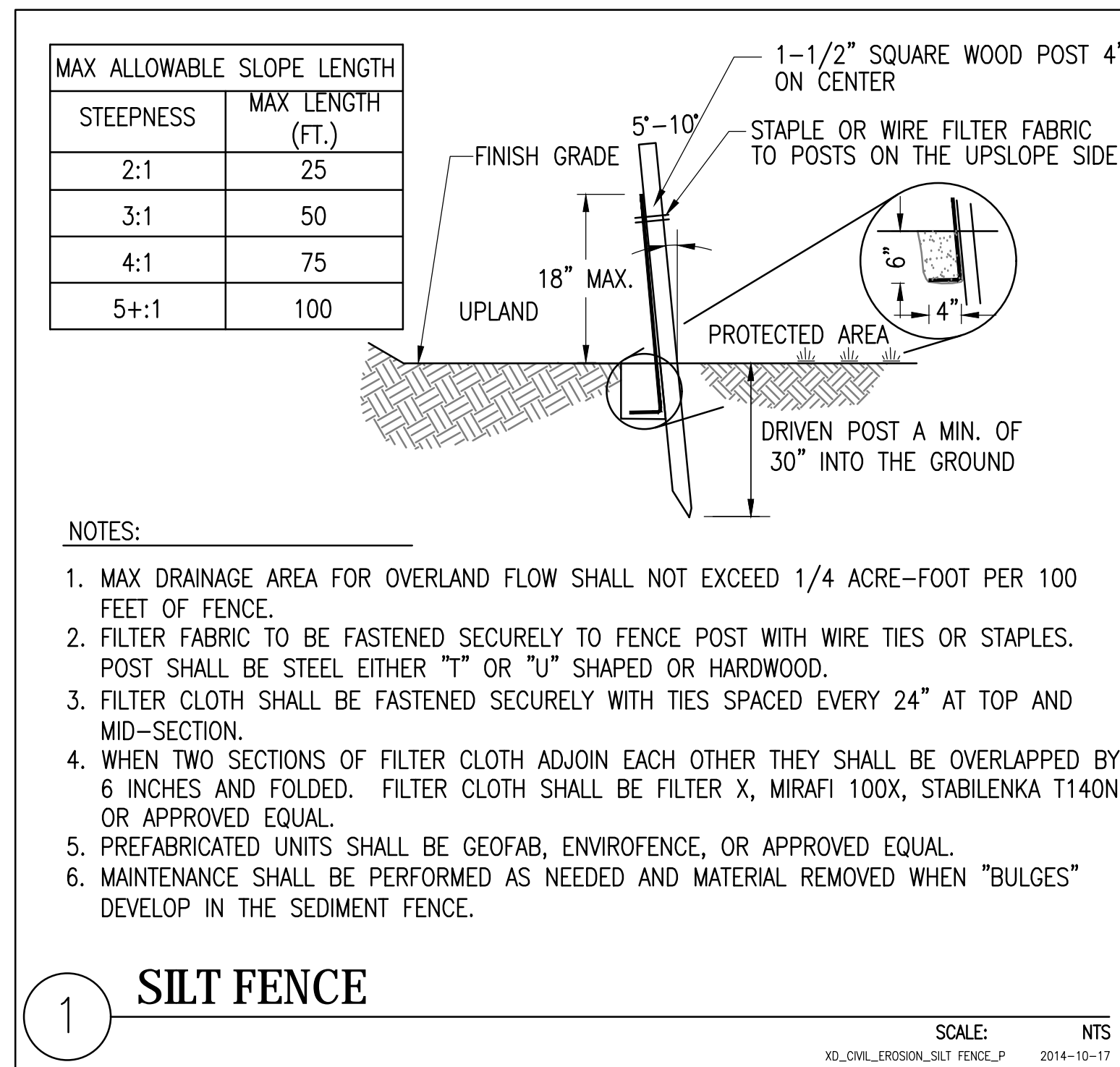
C-8.1
TREE REMOVAL AND REVEGETATION NOTES

ONE YEAR WARRANTY PERIOD:

- THESE NOTES REFER TO PLANTED AND SEEDED AREAS ONLY.
- ALL PLANTED AND SEEDED AREAS SHALL BE MAINTAINED IN SUCH A FASHION THAT PLANTING AND SEEDED AREAS EXHIBIT VIGOROUS HEALTHY GROWTH AT ALL TIMES.
- CONTRACTOR SHALL WARRANTY ALL PLANTINGS FOR ONE CALENDAR YEAR FOLLOWING INSTALLATION APPROVAL BY THE LANDSCAPE ARCHITECT.
- 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.
- 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.
- 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.
- UPON CONCLUSION OF THE ONE YEAR WARRANTY PERIOD ALL PLANT TAGS SHALL BE REMOVED BY THE CONTRACTOR.

YEAR 1-5 MAINTENANCE:

- THIS SECTION REFERS TO THE PARTY OR PARTIES RESPONSIBLE FOR LONG TERM SITE MAINTENANCE AND MANAGEMENT.
- 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.
- DURING EXCESSIVELY DRY PERIODS, PLANTINGS MAY REQUIRE SOME FORM OF IRRIGATION (E.G. A WATERING TRUCK) IF PLANTINGS SHOWING DROUGHT STRESS.
- 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.
- 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.
- 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. OVERSEEDED SHALL BE REPEATED OVER SUCH TIME UNTIL SATISFACTORY COVER HAS BEEN ACHIEVED.
- IN AREAS PLANTED WITH PERENNIAL WILDFLOWERS, SPENT FLOWERS SHALL BE DEADHEADED IN AUGUST-SEPTEMBER. DO NOT CUT BACK SPECIES THAT ARE IN FULL BLOOM.
- SHRUBS OR TREES THAT HAVE DIED SHALL BE REPLACED IN KIND.
- SHRUB AND TREE PLANTINGS SHALL HAVE DEAD LIMBS REMOVED ANNUALLY IN JUNE-JULY.
- IF TREE STAKES ARE USED DURING INITIAL PLANTING, STAKES SHALL BE REMOVED BY YEAR FIVE, OR SOONER IF CONSTRICTING TREE GROWTH.



1 SILT FENCE

SCALE: NTS
XD_CIVIL_EROSION_SILT_FENCE_P 2014-10-17

TREE REMOVAL AND REVEGETATION NOTES

C:\Users\westmish\Box Sync\Salesforce\Projects\38 Happy Hollow Road - Winchendon... Design\02 Working Set\38 Happy Hollow Winchendon_CD IFC REV_3_in Progress_061318

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.

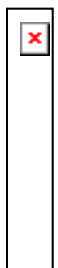
Condition 4 As mitigation, Borrego will provide a surety (performance bond) in the amount of \$20,000 to plant vegetation in the areas shown hatched on attached sheet C-8.0. As shown on the Landscaping Plans C-8.1 and C-8.2 Borrego will purchase and plant the approximate number of trees, shrubs, and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

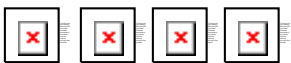
Condition 6 Borrego (or the system owner) will be responsible for maintaining the plantings for a period of 1 year from the date of planting.

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

The contents of this message may be privileged and confidential. Therefore, if this message has been received in error, please delete it without reading it. Your receipt of this message is not intended to waive any applicable privilege. Please do not disseminate this message without the permission of the sender.

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 southern 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.

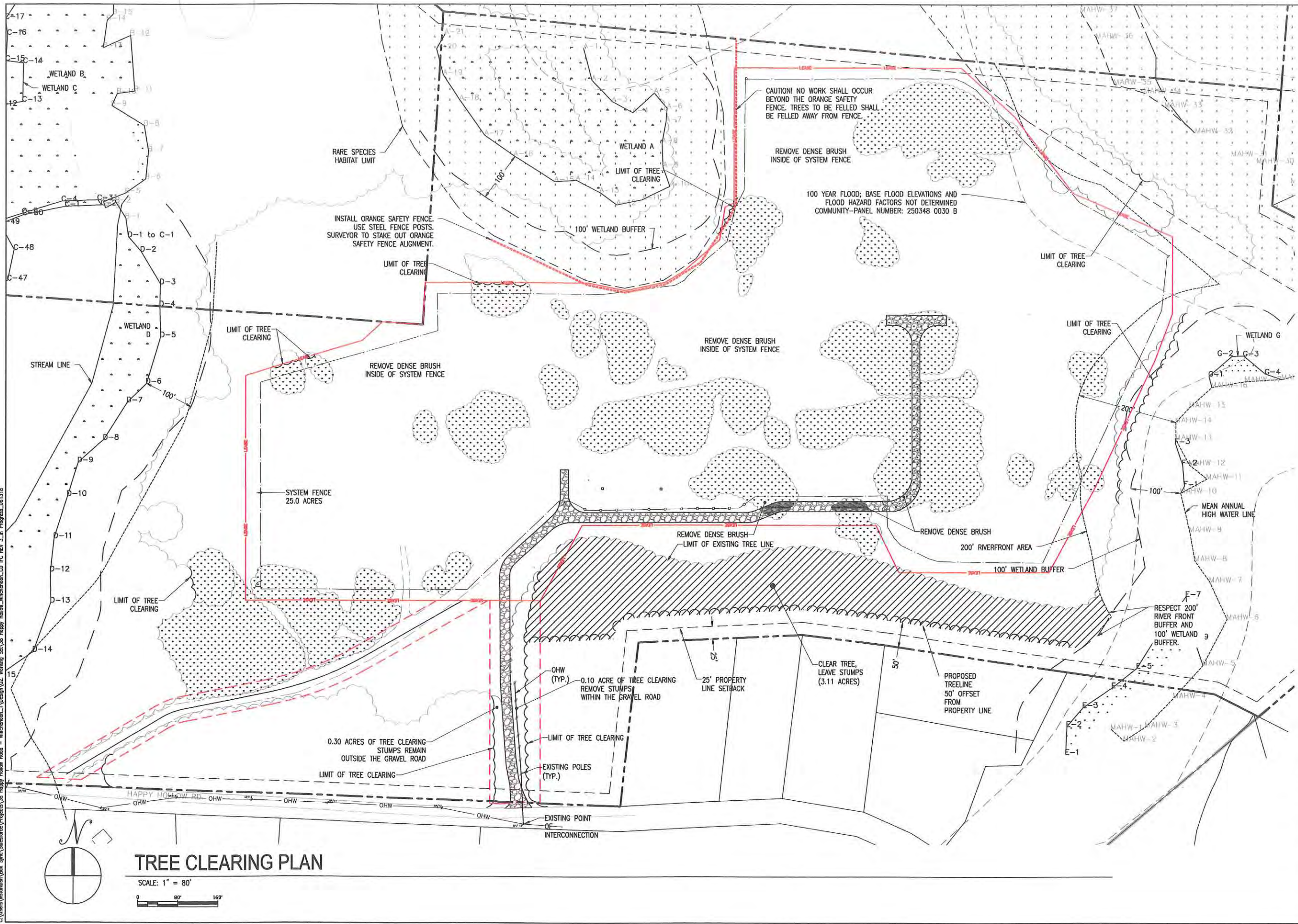
If you have any questions regarding the above, please do not hesitate to call.

Very truly yours,
Borrego Solar Systems

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

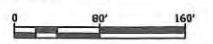
55 Technology Drive, Suite 102
Lowell, MA 01851

C:\Users\lambert\OneDrive\Documents\Projects\38 Happy Hollow Road - Winchendon, MA\38 Happy Hollow Road - Winchendon, MA\Design\02_Working Set\38 Happy Hollow Winchendon_CD_IFC_REV_1.dwg Progress_061318



TREE CLEARING PLAN

SCALE: 1" = 80'



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
 LOVELL, MA 01868
 PHONE: (978) 858-4273
 FAX: (978) 858-8778
 WWW.BORREGOSOLAR.COM

BY STAMPING THIS RECORD DRAWING, I AM REFLECTING ONLY CONDITIONS REPORTED AND MADE BY SURVEY REPRESENTATIVES. NO DIGESTING HAS BEEN PROVIDED.

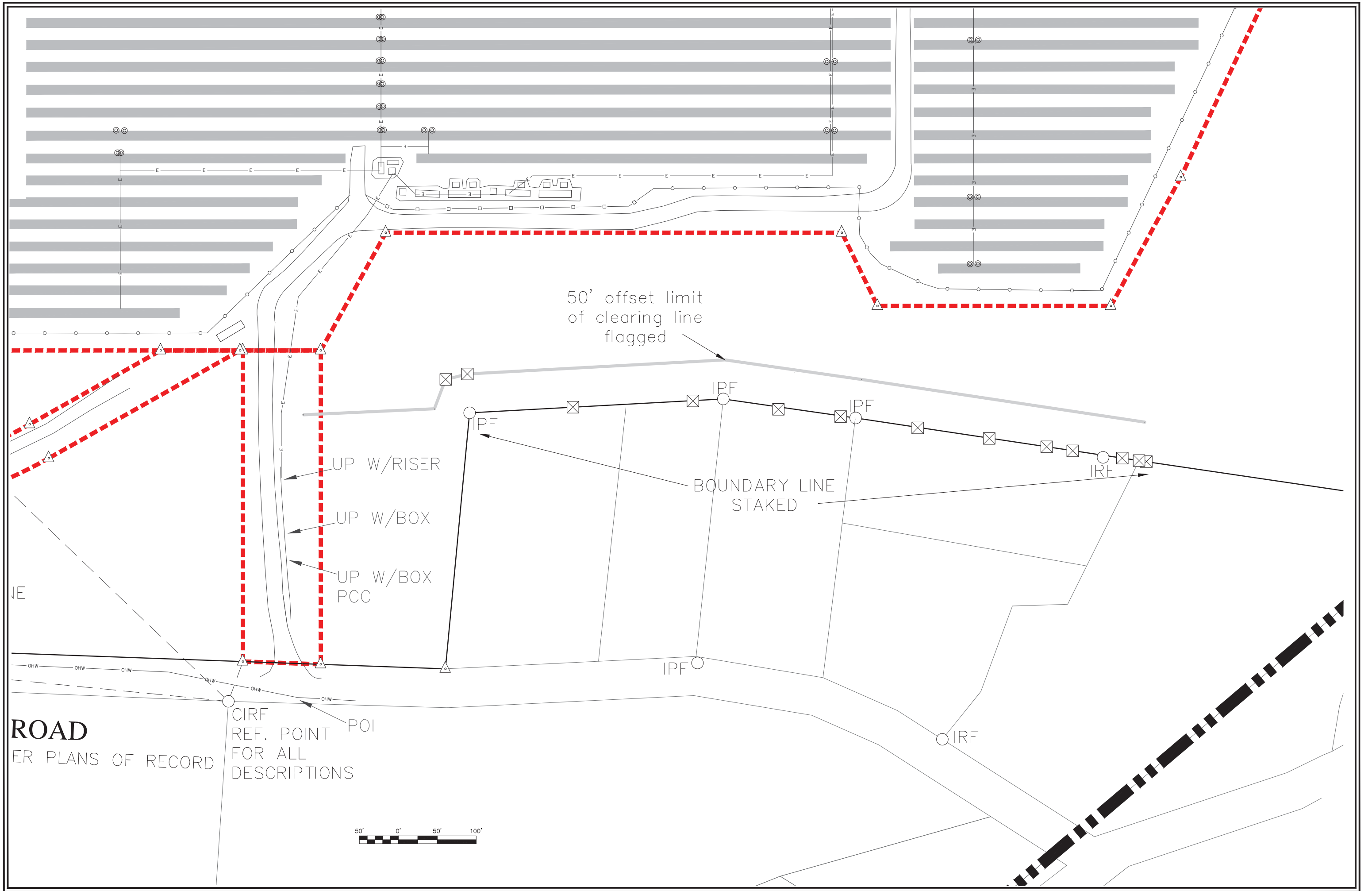
38 HAPPY HOLLOW ROAD
 WINCHENDON, MA 01440

PROJECT NUMBER:
 905-1015

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
1	01/29/18	MAS	DMA	PB SUBMISSION-MINOR MODIFICATION
2	02/12/18	RP	KL	DEV SET
3	03/07/18	TG	RS	CD SET ISSUED FOR REVIEW
4	05/16/18	TG	RS	CD SET ISSUED FOR CONSTRUCTION
5	07/10/18	RS	RS	CD IFC SET REVISION 1
6	06/14/19	KB	RS	RECORD SET

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

C-2.0
 TREE CLEARING PLAN



50' offset limit
of clearing line
flagged

UP W/RISER
UP W/BOX
UP W/BOX
PCC

BOUNDARY LINE
STAKED

ROAD
ER PLANS OF RECORD

CIRF
REF. POINT
FOR ALL
DESCRIPTIONS
POI



Alison Manugian

From: Alison Manugian
Sent: Wednesday, December 18, 2019 1:54 PM
To: 'David Albrecht'; Erin Grenier
Cc: Tracy Murphy
Subject: Happy Hollow Solar

Dave,

I appreciate the call and email to let me know that the driving made it unsafe to continue on to Winchendon last night. It's amazing how conditions can differ so much from town to town. As you hoped the Board voted to continue the Public Hearing; which will now continue on 1/21 at 6:35pm here at Town Hall.

I included the plan and your email about conditions in the Board's review info and the abutters were present. While we didn't discuss anything in depth I did give the Board a quick review of our meeting and some questions came up. There appear to be a few conflicting details between plans/notes and suggested conditions and some of the proposal details seem to have changed since our meeting. I've included a list below so you can be prepared for the next meeting. If there are items that need clarification please don't hesitate to reach out.

- Board members reiterated their desire to see analysis of which trees/areas (at a granular level) are causing shade.
- Abutters and some Board members were anticipating a plan that showed rough/approximate planting locations and would like to see such prior to decision.
- The Abutters present expressed a preference for 'christmas tree style' conifers that are larger at the base and retain their limb all the way to the ground.
- Abutters expressed concern about having cutting done far in advance of plantings, while realizing that planting can't be done now. I reminded everyone that tree clearing such as this is far less damaging if it can be done while the ground is frozen.
- At least one Board member expressed concern that the previous understanding was that all cut trees would be removed from the site. The intent now seems to be to chip on-site and use as ground cover. Concerns were raised about the appropriateness of this and the potential opportunity for ants/termites as this concern has already been raised by abutters in regard to the site. The conditions stipulate that cut trees are to be removed from the area.

From my review of the plans/conditions I have a few more concerns that I believe you will need to address.

- Clarification will be needed as to the creation of two areas for clearing now. Zone A – for clearing of all vegetation to the ground, is a new plan that hasn't been discussed yet.
- Tracy and I have significant reservations about a controlled burn for weed control and would prefer that this note be removed. If this is a vital step, we will need additional information about process and controls and will need to consult with the Fire Chief.
- Since the mowing requirements are tied to the seed mix applied it's hard to understand the intent in Zones A & B – please plan to clarify if these areas will be mown or allowed to fill in naturally.
- Condition #1 references 'the cutting area' which doesn't align with Zones A&B on the plans.
- The plans reference silt fence along the 50' property offset. Condition #3 references flagging or orange safety fence along the 50' property offset, which seems unnecessary in addition to silt fence.
- Condition #4 references two landscape plans, while only one has been provided. It also references plantings to be placed as shown, which isn't information we have at this point.
- Condition #5 stipulates contact of abutters prior to planting. Abutters expressed an interest in having some right to approve a plan or proposal prior to plantings.
- Lastly, Condition #6 references Borrego responsibility for 1 year while the plans have responsibility shown for 1 year and then years 2-5. This discrepancy should be rectified.

I look forward to the continued hearing on 1/21 and hope we can resolve outstanding issues and complete this process.

Thank you,
Alison

Alison Manugian
Planning Agent - Town of Winchendon
109 Front Street
Winchendon, MA 01475
978-297-5410

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.

Alison Manugian

From: Alison Manugian
Sent: Wednesday, January 08, 2020 9:07 AM
To: Erin Grenier; 'David Albrecht'
Cc: Tracy Murphy
Subject: Happy Hollow
Attachments: 20200107122524818.pdf

Dave & Erin,

I hope you both had relaxing holidays and that 2020 is off to a good start.

Dick Ames stopped in yesterday to drop off the attached regarding the vegetation proposed in the buffer area for Happy Hollow. He reiterated their hope to see a proposed landscaping plan and asked that I share this information with you. I'm hoping that the PB can close the hearing and finish this out on January 21st at the next meeting.

Thank you,
Alison

Alison Manugian
Planning Agent - Town of Winchendon
109 Front Street
Winchendon, MA 01475
978-297-5410

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.

Submission 7 Jan 2020

Homeowners

SUGGESTED TYPE OF TREES TO BE PLANTED BY BORREGO SOLAR TO REPLACE CURRENT FOREST

WILL NOT GROW OVER 30' (Prevent future problems)

HAVE GOOD SPREAD FOR COVERAGE OF AREA

SOME SHOULD PROVIDE FOOD FOR LOCAL WILDLIFE

REQUEST ALL TREES BE AT LEAST 8' HIGH (LESSEN "BALD LOOK") WHEN PLANTED

SUGGEST WHATEVER TREES BE PLANTED, BE ALTERNATED, TO FILL IN EMPTY SPACE"

EX: X X X X X X
 O O O O O
 X X X X X X

RECOVERY OF AREA MUST START WITHIN 30 DAYS OF CUTTING 30'+ TREES

SUGGEST MONETARY PENALTY (PER DAY) IF NOT COMPLETED WITHIN 30 DAYS

(1/2 PROFIT OF INCREASED OUTPUT WITHOUT TREES?)

TYPES OF TREES THAT DO NOT GROW MORE THAN 30' HIGH AND HAVE GOOD WIDTH

SARGENT CHERRY	20-30' H	15'W
CRAB APPLE	20' H	15' W
CHERRY PLUM	15-25' H	20' W
DOGWOOD	10-25' H	20-25' W
BARTLETTE PEAR	20-30' H	20' W
APPLE	20'	10-20' W
EAST REDBUD	20-30' H	26-33' W
EVERGREEN/FIR?	20-30' H	20-30' W

The property owners hope that given the additional month, Borrego Solar will honor us and the Planning Committee with a landscaping proposal that will actually give us a vision of how the area will appear after the project is completed. This proposal should be sent to the town 5 days before the meeting.

TOWN OF WINCHENDON



Planning Board

DRAFT

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

109 Front Street
Winchendon, Massachusetts 01475-1758

NOTICE OF DECISION

Buffer Modification to Site Plan Approval

Date: January 21, 2020

PB # 2019-1009

Notice is hereby given that the Planning Board approved a site plan in accordance with the requirements of Article 12 and Article 6.11 of the Winchendon Zoning Bylaw.

Approval was granted to permit modification of the proposed vegetated buffer abutting residential parcels on Happy Hollow Road as part of the previously approved construction of a ground-mounted solar array consisting of 7018.220 kW Rated Solar Electric System.

With conditions to Borrego Solar Systems, Inc.

Whose address is 55 Technology Drive, Suite 102 Lowell, MA 01851

Regarding property located at 38 Happy Hollow Road Winchendon, MA 01475

Procedural History

1. A completed application to alter the proposed vegetated buffer in construction of a ground-mounted solar array pursuant to Article 6.11 of the Winchendon Zoning Bylaw was made to the above-referenced petitioners and formally filed with the Planning Board on October 8, 2019 (though public hearing was published on October 1 and 8, 2019).
2. A public hearing on the Site Plan Approval was opened on October 15, 2019 and was continued to November 19, 2019 and December 17, 2019 and then continued to and closed on January 21, 2020.
3. This Site Plan Approval application is accompanied by and augmented with plans entitled:
 - a. "C-2.0 Tree Clearing Plan 38 Happy Hollow Road Winchendon MA 01440" (revised plans as of 6/14/19),
 - b. "C-8.0 and 8.1 Tree Clearing Plan 38 Happy Hollow Road Winchendon MA 01440" (revised plans as of 6/14/19),
 - c. Unnamed plan showing fence around array in red and calling out the boundary (property) line and 50' offset limit for the area of the proposed additional clearing.

4. The plans and other submission material were reviewed by the Planning Board. Throughout its deliberations, the Planning Board has been mindful of the statements of the applicants and their representatives, and the comments of the general public, all as made at the public hearing.

Standard Conditions to Site Plan Approval

The following standard conditions are from the Rules and Regulations governing Site Plan Review and will be applied to all plans unless particular sections are waived by the Board:

A. Approval of this site plan, (as referenced above with revised plans dated as of 6/14/19), is granted to the named applicant only and only for the purpose(s) stated in the application or as it may have been amended. It is not transferable for any other use of the site by the applicant nor to any other person except with the approval of the Board. The Board reserves the right to review any work done on the site even after any proposed construction is completed and to determine that the actual use(s) of the site conform to those allowed by this approval.

B. Any officer, agent or employee of the Planning Board, Conservation Commission, Zoning Board of Appeals or Board of Health may enter upon the site at reasonable times, with or without prior notice to the applicant. in pursuit of official duties, such as examinations and surveys, examination of construction undertaken, and the purposes for which the site is used (Massachusetts General Laws Chapter 41, Section 81CC; Chapter 131, Section 40; Chapter 111, Sections 31, 122 and 127

C. The time allowed for any inspection required under these conditions, the Planning Board's regulations, or the town bylaws will be extended by the time during which the site is covered with water, snow, or ice. Such time will be determined by the Board.

D. RESERVED.

E. This site plan approval, together with this list of conditions and the performance guarantee, must be filed at the Worcester Registry of Deeds forthwith, but not later than sixty (60) days after the expiration of the appeals period plus such time as may be consumed in any appeals process. A copy of the receipt from the Registry must be filed with the Planning Board forthwith. No construction may be started until there has been such filing. If these required documents are not filed within the required time, this site plan approval shall be void.

F. Upon completion of the project, notice shall be given as provided for in section 6.5.1 "Rules and Regulations Governing Site Plan Review".

G. Construction shall be in full conformity with the "Rules and Regulations Governing Site Plan Review" as issued by the Planning Board, unless an exemption is granted by the Planning Board. Such exemption, if granted, is stated below as one of the conditions.

H. RESERVED.

I. The clearing, excavation or removal of vegetation or the excavation or removal of sand, soil, loam, sod, gravel, or other natural or quarried earth products is allowed only in accordance with section 10.6 of the Winchendon Zoning Bylaw and specific conditions for such removal or redistribution are included in the special conditions appended to these general conditions.

J. The project must be completed to the satisfaction of the Planning Board within two (2) years from the date of this site plan approval unless an extension of time is mutually agreed upon in writing by the applicant and the Planning Board. If this work is not completed within the required time including approved extensions, this site plan approval shall lapse and become void.

K. If the site contains pond, lake, brook, stream, river, standing water, or any indication of the presence of wetlands, the applicant must comply with all Wetlands Protection regulations, including those found in Sections 4.3 and 4.4 of the Town of Winchendon Zoning Bylaw.

L. The applicant must comply with all orders of the Winchendon Conservation Commission.

M. Work under this site plan shall be commenced within six months of the date of its approval increased by any time consumed by appeals of the approval and shall be diligently pursued thereafter until the completion of the work. The Planning Board may extend this period if so requested by the applicant. If the work is not so commenced and pursued, this site plan approval shall lapse and become void.

N. This approval and conditions are in addition to other permits and approvals. Nothing in this decision shall be deemed to relieve the applicant from its obligation to obtain other permits and approvals required by law or regulation.

O. Any substantive error in the application or any subsequent filing by the applicant or his successor shall be cause for revocation of the Board's approval. Due notice and hearing shall be required prior to any Board action.

P. The Board on its own motion or on the petition of any interested person reserves the power to modify, amend or rescind its approval of this plan or to require a change in the plan after due notice and opportunity for the applicant to be heard.

Special Conditions to Site Plan Approval

1. Safety and Environmental Standards

- a. **Emergency Services.** Upon request, the owner or operator shall cooperate with local emergency services in developing an emergency response plan. All means of shutting down the system shall be clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation. This contact information and telephone number shall also be provided to the local emergency dispatch center.
- b. **Solar Energy Collection System Conditions:** The installation owner or operator shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Site access shall be maintained to a level acceptable to the local Fire Chief and Emergency Medical Services. The owner or operator shall be responsible for the cost of maintaining the installation and any access road(s), unless accepted as a public way.

2. Modifications.

- a. All material modifications to a Solar Energy Collection System installation made after approval of the site plan shall require a modification of the approval.
- b. The Planning Board shall review each site plan at intervals of not less than five years and may, after public notice and hearing, modify the approved plan to insure the public safety and compliance with the town bylaws and regulations.
- c. The Planning Board at any time during the installations life-span reconsider the requirement of a complete Noise Study if the deems it necessary.

3. Financial Surety. The Owner of the Project shall provide security, either escrow account, bond, or otherwise, in the amount of \$231,700 (includes 2.0% annual inflation rate) to cover the cost of removal of the system in the event the town must remove it and remediate the landscape. The form and amount of the security shall be determined by the Planning Board, The amount of the security shall reasonably reflect the anticipated cost of such removal and remediation. If the Board and the operator disagree, it shall be determined by an disinterested and qualified independent engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation.

4. It is recognized that the present site is an existing gravel operation and, as such, material may continue to be removed from the site per the existing grandfathered use of the property. The solar array will be considered an accessory use to the primary existing use.

5. After the completion of construction for solar array the applicant will be responsible for any damage to the right of way to the satisfaction of the Director of the Department of Public Works.

6. Any proposed signage for the site must be reviewed by the Building Inspector.

7. The approved improvements required the granting of specified waivers from the Rules and Regulations For the Review and Approval of Site Plans and Site Development. The applicant submitted a formal request to the Planning Board and the Planning Board approved waivers 4 through 9. The completed list of waivers include:

Waiver 1. Section 6.11.6(c): Noise Study

Waiver 2. Section 8.8.1(C): Driveway apron

Waiver 3. Section 8.8.1(D): Driveway slope

Waiver 4. Section 3.3.3(A): Drawing Scale

Waiver 5. Section 3.3.3(A)(6): Signage

Waiver 6. Site Plan Checklist: Landscape Plan

Waiver 7. Section 3.3.4(C): Table of Information (parking spaces specifically)

Waiver 8. Section 3.3.4(S): Additional notes 3 and 5

Waiver 9. Site Plan Checklist: Test pits and Property metes and bounds

*Note on Waiver 1: The purpose and intent has been met through the site plan review process where as a complete Noise Study will not be necessary at this time. However please see condition 2c within these conditions for more information.

*Note on Waiver 2 and 3: These waivers only apply to the design element through Site Plan Review process and have been subject to review through the Department of Public Works per Section 8.8 of the Winchendon Zoning Bylaws.

8. Timeframe. The Planning Board will grant relief for certain timeframes from the Standard Conditions as follows:

Condition J – To increase the time for project completion from (2) two years to (30) thirty months.

Condition M – To increase the time for project commencement from (6) six months to (12) twelve months from the date of this approval

9. Low Impact Development By-Law: During the Formal Site Plan Review process the applicant did demonstrate compliance with the low impact development requirements. Therefore, the Board determined that the intent and letter of the By-Law has been fulfilled and that this approval incorporates an approval pursuant to the Low Impact Development By-Law.

Additional Conditions of the Site Plan Modification (note that conditions listed to this point are part of the original Site Plan Approval)

1. Trees and limbs cut down during the clearing of this buffer area shall be removed from the site.
2. Any areas of ground disturbance shall be stabilized to prevent erosion.
3. Existing shrubs and smaller trees shall be retained whenever possible and left undisturbed.

Duties of the Applicant

1. The applicant shall submit the Board’s signed Notice For Recording of site plan modification approval and statement of conditions for recording in the Worcester Registry of Deeds (or properly file the same with the recorder of the Land Court if the land is registered land) and shall obtain a receipt therefor.
2. The applicant shall present the receipt(s) to the Department of Planning and Development which will make a copy thereof for its records and shall then distribute copies of the approved plans to the various town departments according to the policy of the department.

Notice For Recording

WINCHENDON PLANNING BOARD

By _____

Guy Corbosiero, Chairman

Scott Robillard, Vice-Chair

Arthur Amenta

Joseph Sackett

Burton Gould Jr.

Les Goodrich, Alternate

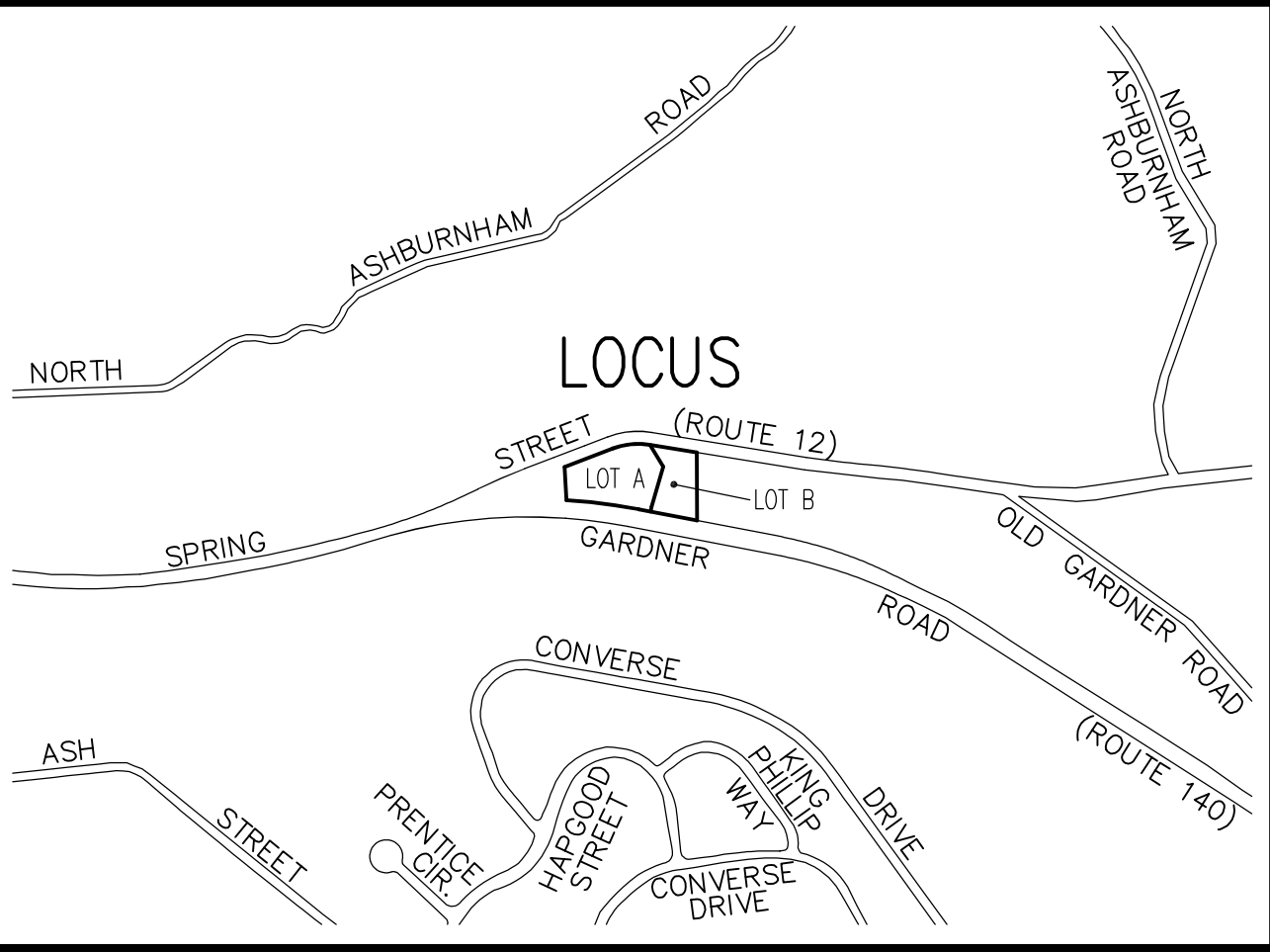
Town Clerk Certification

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 was been filed on _____.

To be mailed forthwith after the decision to:
 * applicant _____
 * parties in interest _____
 * every other person at the hearing who requests one _____

_____ Town Clerk

_____ Date

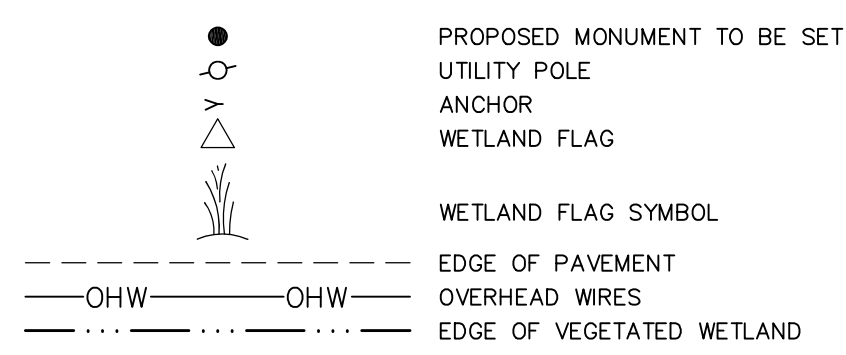


LOCUS MAP
SCALE: 1"=1000'

ZONING DISTRICT: (C1) HIGHWAY COMMERCIAL

MINIMUM AREA:	75,000 SF
MINIMUM FRONTAGE:	250'
MINIMUM SET BACK:	
FRONT:	75'
SIDE:	25'
REAR:	25'
MAXIMUM HEIGHT:	45'
MAXIMUM IMPERVIOUS AREA:	45%

LEGEND



WINCHENDON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
Chapter 41 S 81P.

DATE OF APPROVAL:

DATE OF ENDORSEMENT:

RESERVED FOR REGISTRY USE ONLY

BEING A MAJORITY OF THE BOARD
ANR ENDORSEMENT DOES NOT SIGNIFY COMPLIANCE
WITH ZONING FOR LAND USE OR BUILDING PURPOSES
NOR DOES IT CONVEY THE RIGHT TO DEVELOP THE
PROPERTY.

PLAN NOTES:

- 1.) THE PURPOSE OF THIS PLAN IS TO CREATE 2 LOTS FROM LAND OF TWELVE ONE-ONE FORTY REALTY, LLC. LOCUS PROPERTY IS DESCRIBED IN DEED BOOK 59,928 PAGE 248.
- 2.) PERMANENT MARKERS HAVE BEEN PLACED AT ALL PROPERTY CORNERS.
- 3.) THE BORDERING VEGETATED WETLANDS WERE DELINEATED BY ECOTECH.
- 4.) THE BUILDING LOCATED ON THE ORIGINAL LOT WAS AUTHORIZED IN A VARIANCE GRANTED BY THE TOWN OF WINCHENDON WHICH IS RECORDED AT THE REGISTRY OF DEEDS IN DEED BOOK 53981 PAGE 130.

OWNER:

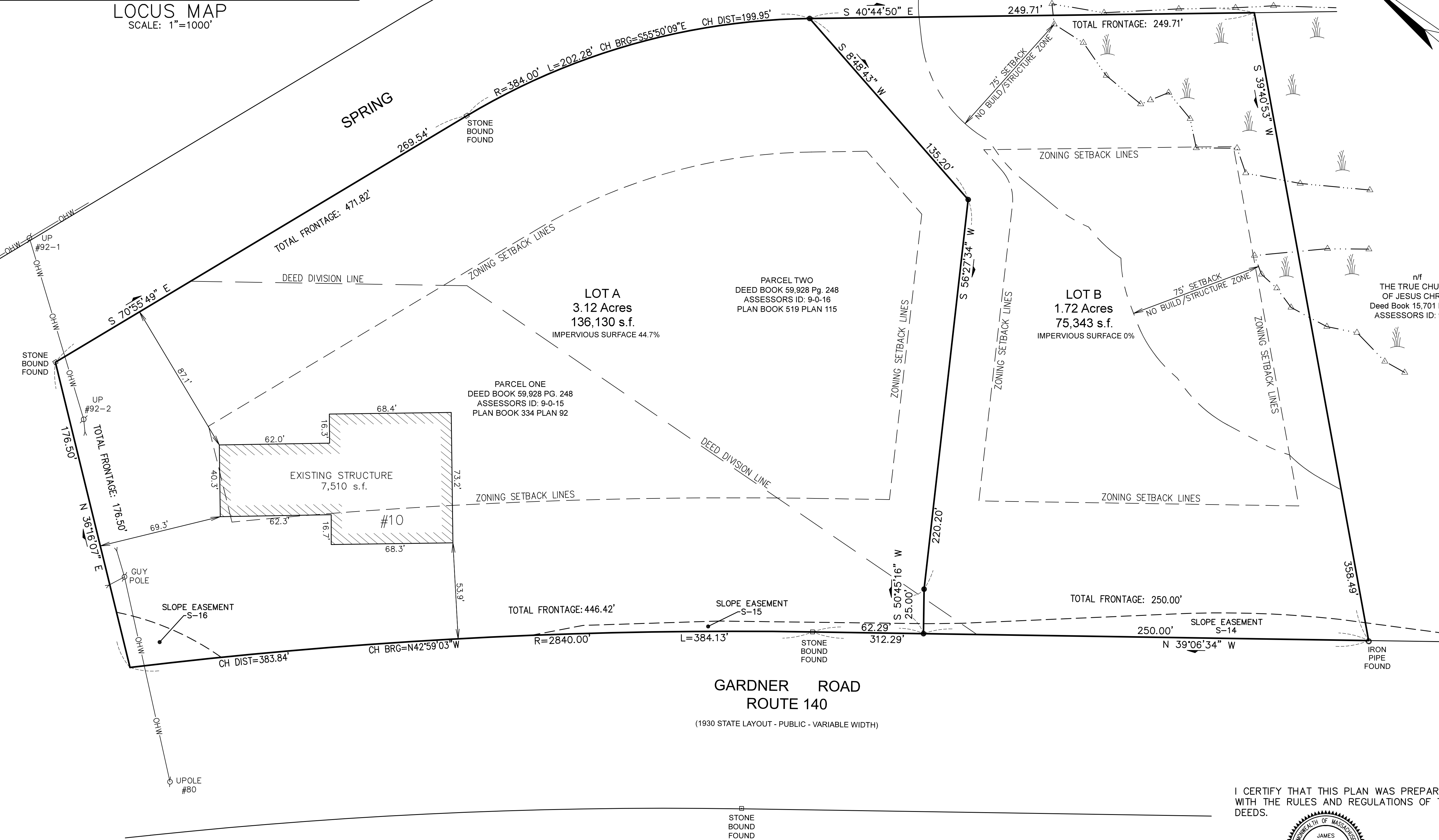
TWELVE ONE-ONE FORTY REALTY, LLC
#10 GARDNER ROAD
WINCHENDON, MA
DEED BOOK 59,928 PG. 248
ASSESSORS PARCEL ID: 9-0-15&16

ANR PLAN OF LAND
MAP-LOT: 9-0-15 & 16
10 GARDNER ROAD
WINCHENDON, MASSACHUSETTS
PREPARED FOR & LAND OF
Twelve One-Forty Realty, LLC
125 Ellis Road
Westminster, MA

SCALE: 1" = 30' DATE: JANUARY 10, 2020
PREPARED BY

TAUPER LAND SURVEY INC.
710 MAIN STREET, OXFORD, MA 01537
TEL. 508-987-2266
FAX 508-987-2267

DWG: 19-111 OLD SALVADOR JEEP 10 GARDNER RD.dwg

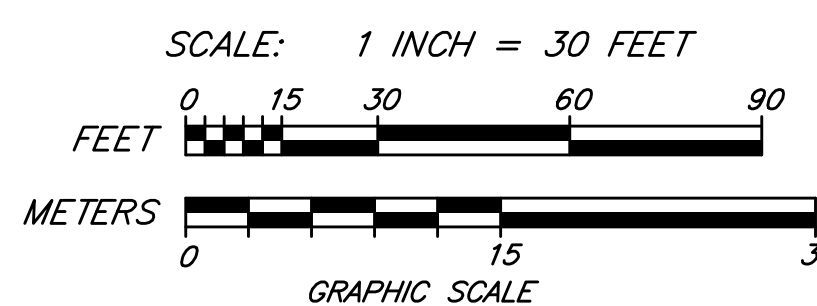


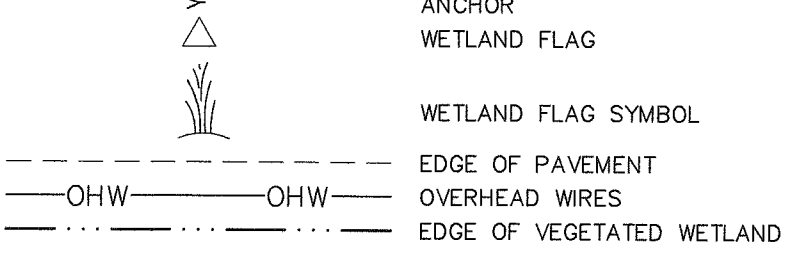
GARDNER ROAD
ROUTE 140
(1930 STATE LAYOUT - PUBLIC - VARIABLE WIDTH)

I CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE
WITH THE RULES AND REGULATIONS OF THE REGISTRY OF
DEEDS.



NAME: _____ DATE: JANUARY 10, 2020

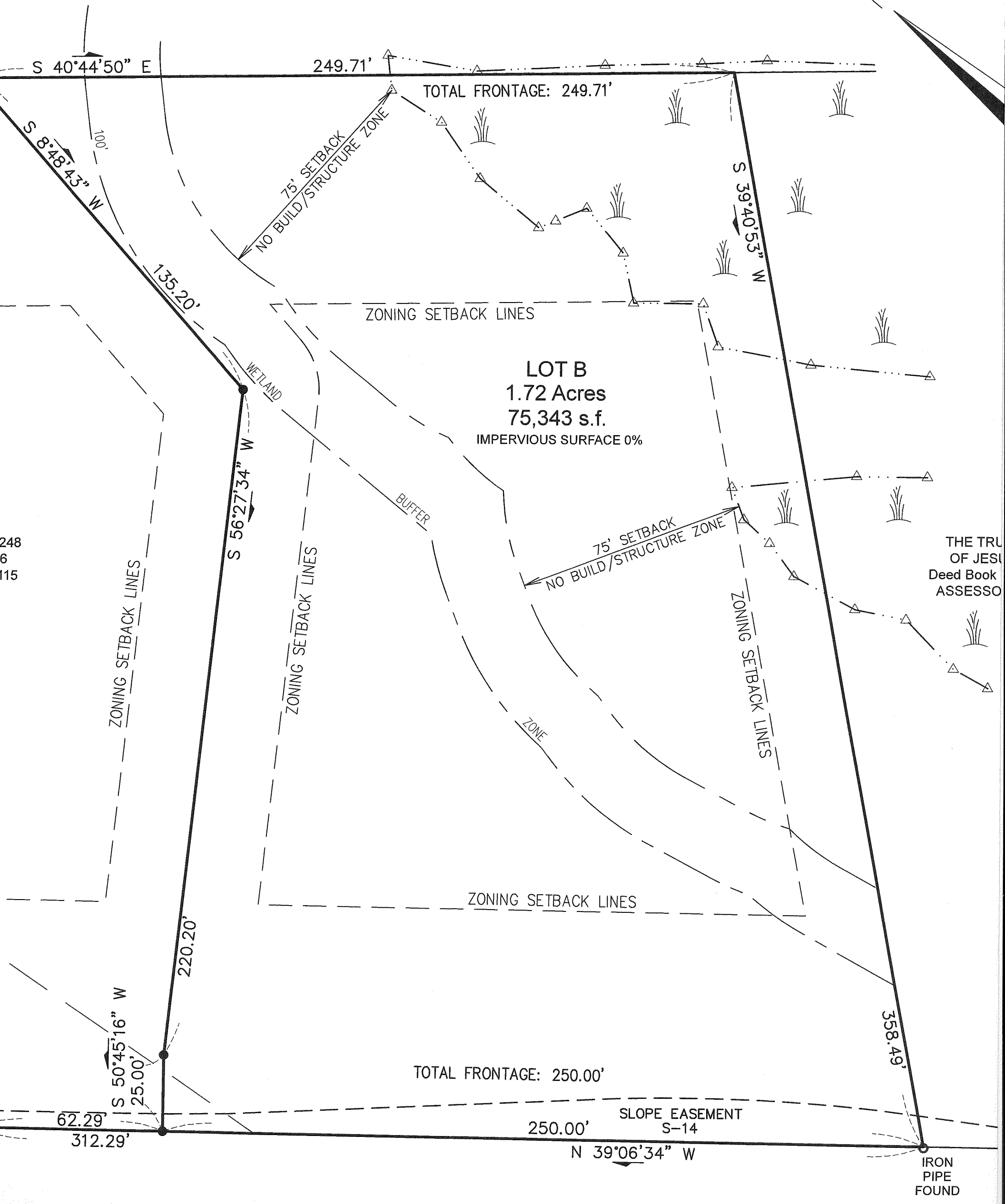




RESERVED FOR REGIS

EET (ROUTE 12)

(1930 COUNTY LAYOUT - PUBLIC - 66' WIDE)



248
6
115

THE TRU
OF JESI
Deed Book
ASSESSO

OAD



January 13, 2020

Mr. Guy Corbosiero, Chair
Winchendon Planning Board
109 Front Street
Winchendon, MA 01564

**RE: Extension Request for Spring Street Driveway
10 Gardner Road
Winchendon, MA**

Dear Mr. Corbosiero,

On behalf of Twelve One-Forty Realty LLC (Owner), McCarty Engineering Inc. (MEI) is submitting this letter to request an extension for the installation of the proposed driveway onto Spring Street at 10 Gardner Road in Winchendon, MA. In accordance with Special Condition #1 in the Notice of Decision for this property, dated July 30, 2019, "Approval of this site plan is contingent upon MassDOT approval of a State Highway Access Permit as shown on the plans for access from Route 12. Permitting and construction shall be completed within six months of this approval. Should six months be insufficient for the construction an extension should be requested from the Planning Board." The access permit and supporting plan for the driveway onto Route 12 are currently under review by MassDOT, therefore the work cannot be completed by January 30, 2020. As such, the applicant is requesting an extension from the Planning Board to complete the work.

We look forward to working with the Planning Board in the review of this extension request. Please feel free to contact me with any questions.

Respectfully,

Brian Marchetti, P.E.
Vice President, Engineering

P:\MEI\211-Rameau Winchendon\SPA\2020-01-13 Extension Request Letter.doc

TOWN OF WINCHENDON



Planning Board

RECEIVED

JUL 31 2019

D.J.
8:12

WINCHENDON TOWN CLERK
Telephone (978) 297-3308
Facsimile (978) 297-5411

109 Front Street
Winchendon, Massachusetts 01475-1758

NOTICE OF DECISION

Formal Site Plan Approval



Bk: 60984 Pg: 98
Page: 1 of 5 09/03/2019 09:56 AM WD

Date: July 30, 2019

PB # 2019-0522

Notice is hereby given that the Planning Board approved a site plan in accordance with the requirements of Article 12 and Article 6.11 of the Winchendon Zoning Bylaw.

Approval was granted to permit development with vehicle maintenance and repair in the existing building and commercial forestry activities

With conditions to Twelve Forty-One Realty, LLC

Whose address is 125 Ellis Road, Westminster, MA 01473

Regarding property located at 10 Gardner Road, Assessors Map 9 Parcels 15 & 16
Winchendon

Which is owned by Twelve Forty-One Realty, LLC

Whose address is 125 Ellis Road, Westminster, MA 01473

Deed to the property as recorded in the Worcester District Registry of Deeds
Book 59,928 Page 248

Procedural History

1. Application to develop the site for vehicle maintenance and repair and commercial forestry activities pursuant to Article 6.11 of the Winchendon Zoning Bylaw was made to the above-referenced petitioners and filed with the Planning Board on May 23, 2019.
2. A public hearing on the Site Plan Approval was held on June 18, 2019 then continued to July 16th and July 30th and closed on July 30, 2019.
3. This Site Plan Approval application is accompanied by and augmented with development plans entitled, "Site Plan Approval Documents, Twelve One-Forty LLC" (plans dated 5/20/19 and revised 7/2/19), an Application Packet that included a Drainage Report, Impact Statement, and Waiver Request dated May 20, 2019. The following waiver was submitted by the applicant to include:

Waiver 1. Section 7.2 of Zoning Bylaws – Waiver requested to allow for 65% lot coverage (building and pavement) in lieu of the 45% permissible by right.

Waiver 2. Section 7.2 Note 7 of Zoning Bylaws – Waiver requested to allow for front setback off of Gardner Road of 10' near the parking area in front of the existing building

hm

and 18' where the processing and timber storage will take place. Applicant noted that a treed berm is proposed along the processing and timber storage area. The front setback required per Note 7 of Section 7.2 is 75 feet.

4. The plans and other submission material were reviewed by the Planning Board, and it consulting engineer firm Tighe & Bond. Throughout its deliberations, the Planning Board has been mindful of the statements of the applicants and their representatives, and the comments of the general public, all as made at the public hearing.

Conditions of this approval are: (Standard conditions)

A. Approval of this site plan is granted to the named applicant only and only for the purpose(s) stated in the application or as it may have been amended. It is not transferable for any other use of the site by the applicant nor to any other person except with the approval of the Board. The Board reserves the right to review any work done on the site even after any proposed construction is completed and to determine that the actual use(s) of the site conform to those allowed by this approval

B. Any officer, agent or employee of the Planning Board, Conservation Commission, Zoning Board of Appeals or Board of Health may enter upon the site at reasonable times, with or without prior notice to the applicant, in pursuit of official duties, such as examinations and surveys, ex-amination of construction undertaken, and the purposes for which the site is used (Massachusetts General Laws Chapter 41, Section 81CC; Chapter 131, Section 40; Chapter 111, Sections 31, 122 and 127A)

C. The time allowed for any inspection required under these conditions, the Planning Board's regulations, or the town bylaws will be extended by the time during which the site is covered with water, snow, or ice. Such time will be determined by the Board.

D. Reserved

E. This site plan approval, together with this list of conditions and the performance guarantee, must be filed at the Worcester Registry of Deeds forthwith, but not later than sixty (60) days after the expiration of the appeals period plus such time as may be consumed in any appeals process. A copy of the receipt from the Registry must be filed with the Planning Board forthwith. No construction may be started until there has been such filing. If these required documents are not filed within the required time, this site plan approval shall be void.

F. Upon completion of the project, notice shall be given as provided for in section 6.5.1 of these regulations.

G. Construction shall be in full conformity with the "Rules and Regulations Governing Site Plan Review" as issued by the Planning Board, unless an exemption is granted by the Planning Board. Such exemption, if granted, is stated below as one of the conditions.

H. No sand, soil, loam, sod, gravel, or other natural or quarried earth product shall be removed

from the site until the entire parcel has been graded and condition I. satisfied. Loam must be stockpiled and covered so as to be protected from erosion.

- I. The clearing, excavation or removal of vegetation or the excavation or removal of sand, soil, loam, sod, gravel, or other natural or quarried earth products is allowed only in accordance with section 10.6 of the Winchendon Zoning Bylaw and specific conditions for such removal or redistribution are included in the special conditions appended to these general conditions.
- J. The project must be completed to the satisfaction of the Planning Board within two (2) years from the date of this site plan approval unless an extension of time is mutually agreed upon in writing by the applicant and the Planning Board. If this work is not completed within the required time including approved extensions, this site plan approval shall lapse and become void.
- K. If the site contains pond, lake, brook, stream, river, standing water, or any indication of the presence of wetlands, the applicant must comply with all Wetlands Protection regulations, including those found in Sections 4.3 and 4.4 of the Town of Winchendon Zoning Bylaw.
- L. The applicant must comply with all orders of the Winchendon Conservation Commission.
- M. Work under this site plan shall be commenced within six months of the date of its approval increased by any time consumed by appeals of the approval and shall be diligently pursued thereafter until the completion of the work. The Planning Board may extend this period if so requested by the applicant. If the work is not so commenced and pursued, this site plan approval shall lapse and become void.
- N. This approval and conditions are in addition to other permits and approvals. Nothing in this decision shall be deemed to relieve the applicant from its obligation to obtain other permits and approvals required by law or regulation.
- O. Any substantive error in the application or any subsequent filing by the applicant or his successor shall be cause for revocation of the Board's approval. Due notice and hearing shall be required prior to any Board action.
- P. The Board on its own motion or on the petition of any interested person reserves the power to modify, amend or rescind its approval of this plan or to require a change in the plan after due notice and opportunity for the applicant to be heard.

In addition, the following, these **Special Conditions** are imposed:

- 1. Approval of this site plan is contingent upon MassDOT approval of a State Highway Access Permit as shown on the plans for access from Route 12. Permitting and construction shall be completed within six months of this approval. Should six months be insufficient for construction an extension should be requested from the Planning Board. Once access from Route 12 is in place no trucks will be permitted to access the site via Route 140.

2. Approval of this site plan is contingent upon all of the concerns as outlined by the Peer Review performed by Tighe and Bond have been satisfactorily addressed and approved by the Planning Board and/or its authorized Agent
3. Low Impact Development By-Law: Due to the nature of the operations this project is considered to be a Land Uses with Higher Potential Pollutant Loads (LUHPPL) and as such paving is required to ensure that all stormwater is treated prior to recharge or release. The Planning Board determined that the intent of the By-Law, protection of the environment and minimal site impact, has been fulfilled and that this approval incorporates an approval pursuant to the Low Impact Development By-Law.
4. The approved improvements required the granting of specified waivers from the Rules and Regulations For the Review and Approval of Site Plans and Site Development. The applicant submitted a formal request to the Planning Board and the Planning Board approved the first waiver submitted:

Waiver 1. Section 7.2 of Zoning Bylaws – Waiver requested to allow for 65% lot coverage (building and pavement) in lieu of the 45% permissible by right.
5. The approved improvements required the granting of specified waivers from the Rules and Regulations For the Review and Approval of Site Plans and Site Development. The applicant submitted a formal request to the Planning Board and the Planning Board approved the second waiver submitted:

Waiver 2. Section 7.2 Note 7 of Zoning Bylaws – Waiver requested to allow for front setback off of Gardner Road of 10' near the parking area in front of the existing building and 18' where the processing and timber storage will take place. Applicant noted that a treed berm is proposed along the processing and timber storage area. The front setback required per Note 7 of Section 7.2 is 75 feet.
6. Before the project commencement a fully completed Stormwater Pollution Prevention Plan (SWPPP) must be submitted to the Planning and Development Office.
7. Through the duration of the project; should the project have any unforeseen impacts, the Planning Board may address such impacts as it deems necessary, such as holding a hearing or consulting an engineer at the applicants expense to address such impacts.
8. Proof of liability insurance must be submitted prior to issuance of any Building Permits.
9. Signage with contact information will be provided on site and to the Planning Board once that information becomes available.

TOWN OF WINCHENDON

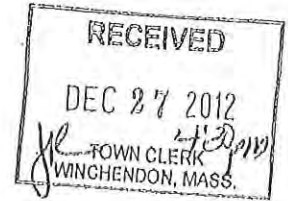
Planning Board

Planning Board



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

109 Front Street
Winchendon, Massachusetts 01475-1758



NOTICE OF DECISION

Site Plan Approval

Date December 4, 2012

PB # 2012-0822

Notice is hereby given that the Planning Board granted site plan approval in accordance with the requirements of article 12.2.1 A of the Winchendon Zoning Bylaw.

Petitioner Warren Field

whose address is 401 School Street, Winchendon, MA 01475

Approval was granted for a Auto Salvage Yard

To be Located School Street, Winchendon; Assessors' Map 2, Parcel 177

On property owned by Delphi Excavating, Inc., 401 School Street, Winchendon, MA 01475

Deed Reference: Blk 22354 Pg 230

The approved plan is shown on drawings entitled *Site Overview Plan, Proposed Salvage Yard, Route - 12 Winchendon, MA, Prepared for Warren Field/Delphi Excavating, Inc., 401 School Street, Winchendon, MA, Graz Engineering LLC, 323 West Lake Road, Fitzwilliam, NH; Site Plan, Proposed Salvage Yard, Route - 12 Winchendon, MA, Prepared for Warren Field/Delphi Excavating, Inc., 401 School Street, Winchendon, MA, Graz Engineering LLC, 323 West Lake Road, Fitzwilliam, NH; and Details and Notes, Proposed Salvage Yard, Route - 12 Winchendon, MA, Prepared for Warren Field/Delphi Excavating, Inc., 401 School Street, Winchendon, MA, Graz Engineering LLC, 323 West Lake Road, Fitzwilliam, NH; all with latest revision dates of 12-3-2012.; Letter from Graz Engineering, LLC dated October 1, 2012 containing the required Impact Statement; Project Stormwater Report revised November 16, 2012; and Stormwater Operation and Maintenance Manual for Warren Field's Auto Salvage Yard, 401 School Street, Winchendon, MA. The approved drawing has been signed by the Board chairman as has the cover of the other documents. The approved signed plans are on file in the Department of Planning and Development.*

This site plan approval was granted with the following conditions: (Standard conditions)

A. Approval of this site plan is granted to the named applicant only and only for the purpose(s) stated in the application or as it may have been amended. It is not transferable for any other use of the site by the applicant nor to any other person except with the approval of the Board. The Board reserves the right to review any work done on the site even after any proposed construction is completed and to determine that the actual use(s) of the site conform to those allowed by this approval.

B. Any officer, agent or employee of the Planning Board, Conservation Commission, Zoning Board of Appeals or Board of Health may enter upon the site at reasonable times, with or without prior notice to the applicant, in pursuit of official duties, such as examinations and surveys, examination of construction undertaken, and the purposes for which the site is used (Massachusetts General Laws Chapter 41, Section 81CC; Chapter 131, Section 40; Chapter 111, Sections 31, 122 and 127A)

C. The time allowed for any inspection required under these conditions, the Planning Board's regulations, or the town bylaws will be extended by the time during which the site is covered with water, snow, or ice. Such time will be determined by the Board.

D. RESERVED..

E. This site plan approval, together with this list of conditions must be filed at the Worcester Registry of Deeds forthwith, but not later than sixty (60) days after the expiration of the appeals period plus such time as may be consumed in any appeals process. A copy of the receipt from the Registry must be filed with the Planning Board forthwith. No construction may be started until there has been such filing. If these required documents are not filed within the required time, this site plan approval shall be void.

F. Upon completion of the project, notice shall be given as provided for in section 6.5.1 of the regulations.

G. Construction shall be in full conformity with the "Rules and Regulations Governing Site Plan Review" as issued by the Planning Board, unless an exemption is granted by the Planning Board. Such exemption(s), if granted, is stated below as one of the conditions.

H. No sand, soil, loam, sod, gravel, or other natural or quarried earth product shall be removed from the site until the entire parcel has been graded and condition I. satisfied. Loam must be stockpiled and covered so as to be protected from erosion.

I. The clearing, excavation or removal of vegetation or the excavation or removal of sand, soil, loam, sod, gravel, or other natural or quarried earth products is allowed only in accordance with section 10.6 of the Winchendon Zoning Bylaw and specific conditions for such removal or redistribution are included in the special conditions appended to these general conditions.

J. The project must be completed to the satisfaction of the Planning Board within two (2) years from the date of this site plan approval unless an extension of time is mutually agreed upon in writing by the applicant and the Planning Board. If this work is not completed within the required time including approved extensions, this site plan approval shall lapse and become void.

K. If the site contains pond, lake, brook, stream, river, standing water, or any indication of the presence of wetlands, the applicant must comply with all Wetlands Protection regulations, including those found in Sections 4.3 and 4.4 of the Town of Winchendon Zoning By-law.

L. The applicant must comply with all orders of the Winchendon Conservation Commission.

M. Work under this site plan shall be commenced within six months of the date of its approval increased by any time consumed by appeals of the approval and shall be diligently pursued thereafter until the completion of the work. The Planning Board may extend this period if so requested by the applicant. If the work is not so commenced and pursued, this site plan approval shall lapse and become void.

N. This approval and conditions are in addition to other permits and approvals. Nothing in this decision shall be deemed to relieve the applicant from its obligation to obtain other permits and approvals required by law or regulation.

O. Any substantive error in the application or any subsequent filing by the applicant or his successor shall be cause for revocation of the Board's approval. Due notice and hearing shall be required prior to any Board action.

P. The Board on its own motion or on the petition of any interested person reserves the power to modify, amend or rescind its approval of this plan or to require a change in the plan after due notice and opportunity for the applicant to be heard

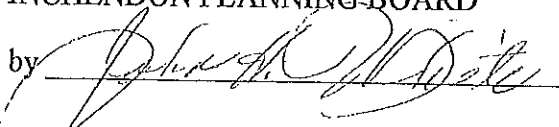
In addition the following special conditions are imposed:

1. The Planning Board determines that a performance guarantee is not needed for the construction of this project as is allowed by section 3.7 of the site plan regulations. Accordingly, standard condition D. as appearing in section 3.6 of the regulations is omitted from this approval.
2. As required by section 6.11.14 b of the zoning bylaw, This site plan will be reviewed by the Planning Board within the first year from date of approval and at intervals of not longer than five years to determine whether the current use and any modifications are in conformity with the plan. Should there be a question of conformity, the Board will call a hearing with the usual notices to consider the matter.
3. Drainage of fluids and dismantling of vehicles will only occur within the building.
4. Operating hours shall conform to the special permit granted by the Zoning Board of appeals.
5. Crushed vehicles shall be promptly be removed from the site. None may remain longer than three days following crushing.
6. No vehicles shall be stored within 10 feet of the property line nor on any berm constructed for stormwater management.

7. All operations shall conform to the Best Management Practices mentioned in the application and included in the Operation and Management Plan for the Low Impact Development permit.
8. If the car crushing operation should occasion noise complaints by neighbors, the Board will require appropriate noise reduction measures be implemented before the next crushing operation occurs.
9. The operator is required to conform to all health and fire department regulations concerning the storage of hazardous, toxic or other liquid wastes and the stacking of vehicles crushed or not crushed. Unless such regulations require otherwise, wastes are to be stored in barrels inside the building. The barrels shall be located in a liquid tight sump with a capacity of not less than 150% of the total barrel capacity. The barrels shall be emptied only by an authorized hauler for the waste involved.
10. Earth materials currently stored on the site such as loam and gravel may remain in place until the permittee can sell those materials.
11. The operator shall install a fence parallel to the street line and not more than 15 feet back from it for the length of the cleared area except for a 25 foot opening for the access road.
12. The operator shall remove the present uncapped foundation, cap it, or protect it with a chain link fence so as to eliminate the hazard of someone or something falling in.
13. The Board determines that the proposed method of dust control, i.e. The occasional application of calcium chloride, is consistent with section 8.5.3 of the zoning bylaw where the site is to be unpaved and traffic will be light.
14. No salvage vehicles will be brought onto the site until the site work required by the plan and these conditions has been completed.
15. The following waivers from the site plan regulations is granted:
 - A. The requirement of section 3.3.4.A. 4 of the regulations which requires proposed improvements be marked on the ground is waived.
 - B. The Board determines that hay bales in addition to the required silt fence will not be necessary unless such hay bales are required by the conservation commission.

The hearing on this site plan approval was opened on September 18, 2012 and was continued to October 16, 2012 and then further continued to November 20, 2012 (meeting was canceled) and then to December 4, 2012 on which date the hearing was closed and approval was voted with conditions.

WINCHENDON PLANNING BOARD

by  chairman

TOWN OF WINCHENDON



Planning Board Correspondence Summary January 21, 2020 Meeting

Items before the Select Board with Planning Comments/Issues:

NONE

Items before the Select Board without Planning Comments/Issues:

Entertainment Permit application requested by The Snowbound Club to host Family Fun Day on Feb. 8, 2020 from 10am onward. Event to include spaghetti supper from 6-8pm.

Change of Manager application for Irving Station at 93 Gardner Road. Proposed new manager to be Daniel Gelahun.

Toll Booth/Boot Drive application request from Friends of Old Murdock to hold such event on May 30, 2020 from 9am – noon on Front Street.

Meeting Notices from Local Communities:

Gardner Planning Board and City Council are holding a Public Hearing on January 21, 2020 at 7pm to discuss amending the City Code with regard to Fences and Hedgerows.

Gardner Planning Board is holding a Public Hearing on 1/21/2020 to discuss Special Permit and Site Plan Review for a Cultivation and Manufacturing Marijuana Establishment at 4 LaChance Street.

Decisions from Local Communities:

Gardner ZBA granted (on December 17, 2019) a Special Permit to allow a solar project extension on Kinzer Drive.

Gardner ZBA granted (on December 17, 2019) a Variance to allow for construction of a garage with in-law apartment at 163 Fernwood Drive.

Other Notices/Announcements:

NONE

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