



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 – Meeting

DATE: July 20, 2021 **TIME:** 6:30 p.m.

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

Call to Order

Announcements & Public Comments

Minutes – May 18, 2021 June 15, 2021

Business:

6:40pm - Public Hearing continuation – Site Plan application for site work and new business submitted by Mantis Management Group, LLC for a cannabis cultivation project located at 2 Juniper Street identified as Winchendon Assessors' Map 5A3 Parcel 197

6:45pm Public Hearing continuation - Special Permit application seeking access to residential parcels other than through frontage submitted by Asher Construction for a project located on Weller Road identified as Assessors Map 5C3 Parcels 153, 222, 223, 224, & 225

6:46pm Public Hearing - Site Plan application seeking permission to construct on residential parcels submitted by Asher Construction for a project located on Weller Road identified as Assessors Map 5C3 Parcels 153, 222, 223, 224, & 225

6:50pm - Public Hearing – Site Plan application for approval to construct an amphitheater with parking and site work at Winchendon Community Park located on Ingleside Dr. identified as Winchendon Assessors' Map 5A3, Parcel 348

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 978-297-5410.

TOWN OF WINCHENDON

Planning Board



Signatures: _____

Regular Meeting Minutes

May 18, 2021

Meeting was held via zoom –

Meeting ID: Meeting ID: 848 7364 5113

Passcode: 8430936

Members Present: Guy Corbosiero, Les Goodrich, Joe Sackett, Art Amenta, Burt Gould (intermittent connectivity issues), Garrett Wante (alt)

Additional People Present: Alison Manugian - Planning Agent, Paul Grasewicz, Alex Szoc, Michael Krasun, Bonnie Stone, Ben Olson, Kevin Clark

Call to Order: Chair G. Corbosiero called the meeting to order at 6:31 pm and read the standard legal statement regarding meetings during COVID.

Announcements:

- Effective May 29th Town Hall will be open to the public. Meetings in June will resume in person.
- J. Sackett let everyone know that he has decided not to seek reappointment for another term to allow others to participate. This will be effective June 30. G. Wante nodded at the suggestion that he become a full member as a result.

Minutes:

- **L. Goodrich motioned to approve the minutes of April 20, 2021 as presented. A Amenta seconded the motion and all voted aye via roll call (A. Amenta, L. Goodrich, G. Corbosiero, G. Wante, J. Sackett).**
- **L. Goodrich motioned to approve the minutes of May 4, 2021 as presented. A Amenta seconded the motion and all voted in favor via roll call (A. Amenta, L. Goodrich, G. Corbosiero, G. Wante, J. Sackett).**

Business:

- Discussion and possible endorsement of Hale Street ANR
 - A Manugian summarized that the intent of this ANR plan is to transfer additional acreage to Bonnie Stone on the lot created back in October.
 - A Szok confirmed and indicated that this is being done to obtain more upland
 - G. Corbosiero asked if anyone had questions or if there is public here on this item – none were brought forth
 - **A Amenta made a motion to endorse the ANR as presented. L Goodrich seconded this and all voted aye via roll call (A. Amenta, L. Goodrich, G. Corbosiero, G. Wante, J. Sackett).**
- Discussion of release of bond(s) held for Miller’s Run
 - G. Corbosiero summarized that this is an old project and that the Town has already accepted the roads. There is no mechanism to legally access the bonds; the Town is now responsible for the roads.
 - **A Amenta motioned to release the bonds remaining for any Miller’s Run Subdivision roads. L Goodrich seconded and all presented voted aye via roll call (A. Amenta, L. Goodrich, G. Corbosiero, B. Gould, J. Sackett).**
- Public Hearing continuation – Site Plan application for site work and new business submitted by Mantis Management Group, LLC for a cannabis cultivation project located at 2 Juniper Street identified as Winchendon Assessors’ Map 5A3 Parcel 197
 - **L. Goodrich motioned to continue the hearing to June 15 at 6:35pm. A Amenta seconded the motion and all presented voted aye via roll call (A. Amenta, L. Goodrich, G. Corbosiero, B. Gould, J. Sackett).**

- **Public Hearing continuation** - Site Plan Application received from CTB Enterprises dba Rooterman for commercial development of site on Gardner Road (Map 9, Parcel 17)
 - G Corbosiero opened the public hearing and summarized that there have been 3 rounds of peer review to date. He reviewed each of the comments in the peer review letters and requested clarification from P. Grasewicz, Engineer for the project.
 - P. Grasewicz indicated that there are some items recommended for conditional approval should the Board move forward tonight.
 - The following items remained open with unresolved comments on the latest peer review:
 - Item 2d – the plans have newly added information about the loading/unloading intent. Is what’s shown adequate? Consensus of the Board is that it is fine.
 - Item 3c – There is no Inspection and Maintenance Agreement submitted. P. Grasewicz indicated the intent to file this with the SWPPP prior to construction and suggested this as a condition.
 - Item 4c – P. Grasewicz indicated that the plans show a pocket wetland where there was an infiltration basin previously. The site conditions were found to indicate this will be more effective. Peer review notes that the HydroCAD model used doesn’t match the construction detail sheet and this should be resolved by correction and resubmission prior to construction. L. Goodrich questioned if any work is planned for the swale into the culvert under Rt. 140. P. Grasewicz clarified that the project will reduce the runoff into that culvert and that the existing mound impeding runoff through the swale will be removed in construction.
 - Item 4e – Peer review suggested that the Board include a condition barring future lease to any operation that is considered a LUHPPL. The Board agreed that this makes sense.
 - Item 4h – Peer review noted that a SWPPP has not been submitted and that such submission should be a condition of approval.
 - Item 4i – Peer review noted that no maintenance budget has been included for drainage structure upkeep. P. Grasewicz indicated they can put that together and submit it readily.
 - Discussion of including a condition reminding that future bay leases will need to come forward to Site Plan Review so that parking, traffic etc can be reviewed took place. Board agreed to this condition as well as one reminding everyone that Special Permit for Use may be required from the ZBA.
 - G. Wante asked if a review had been done for Fire Truck access – P. Grasewicz indicated that indeed this had been done and there is plenty of room for truck access around the structure.
 - G. Corbosiero asked if there were any other questions and none were forthcoming
 - L Goodrich asked when construction is scheduled to begin. P. Grasewicz indicated that it will be soon as the applicants are eager and conditions are good.
 - **J. Sackett motioned to close the public hearing. A. Amenta seconded and all present voted aye via roll call (A. Amenta, L. Goodrich, G. Corbosiero, G. Wante, J. Sackett).**
 - **A Amenta motioned to approve the Site Plan with standard conditions and the specific conditions discussed, J. Sackett seconded the motion and all present (A. Amenta, L. Goodrich, G. Corbosiero, G. Wante, J. Sackett) voted aye via roll call with special conditions to include:**
 - **Inspection and Maintenance agreement will be submitted prior to construction**
 - **SWPPP will be submitted prior to construction**
 - **Drainage structure maintenance budget and schedule shall be submitted prior to construction.**
 - **Resolution of the discrepancy between the HydroCAD and detail for the weir shall be resolved and the design reviewed for efficacy.**
 - **No business that is considered a LUHPPL shall be allowed to lease space on the premises.**
 - **Prior to lease execution for space on site, each new business shall submit an application package for Site Plan Review.**
 - **Special Permits for Use shall be obtained prior to leasing as required in the Zoning Bylaws.**
- **Public Hearing** - Special Permit application seeking access to residential parcels other than through frontage submitted by Asher Construction for a project located on Weller Road identified as Assessors Map 5C3 Parcels 153, 222, 223, 224, & 225
 - A Manugian read the public hearing notice and G. Corbosiero opened the public hearing at 7:18pm

- A Manugian offered a summary of where this is at and why it is again before the Board. The Special Permit for Access other than through Frontage was not recorded and is thus no longer valid. Work done to date includes removal of most trees and discovery of more ledge than was expected. Because of the ledge the access driveway profile has changed and the house elevations have shifted as well. A proposed trench with subdrain has been added along the upslope side of the entrance drive. The drive will have 2' of gravel base.
 - G. Corbosiero indicated concerns about runoff, particularly into Weller Road. P. Grasewicz identified the high point not far into the site on the drive and indicated that the drive has a cross pitch so half will drain to the trench mentioned above and the other half will sheet flow into the yards.
 - L. Goodrich asked about the plan for the remaining trees, noting concern as a number of them have fallen in recent weeks. B. Olson indicated that the remaining pines will be taken down and hardwoods will remain. This was indicated as a concern of the DPW as well.
 - L. Goodrich indicated that three houses seems too much for the lot and that two and a turn around of some variety would be more appropriate. He is concerned about how a truck will access the proposed 3rd house and has safety concerns. Additionally he wants to understand upkeep and maintenance responsibility for the driveway and infiltration/drainage structures.
 - A. Manugian recommended that Site Plan Review be done with peer review of this site.
 - L. Goodrich confirmed that this is effectively a new hearing and project and he's concerned about runoff and erosion.
 - G. Wante indicated he has concerns about trucks accessing to and from the site and that the existing opening is too small for truck access
 - A. Amenta agreed that he would like to see Site Plan review as he is concerned about a turnaround and would like a buffer zone of plantings along High Street and partway up Weller.
 - L. Goodrich reminded all that the stone wall needs to be maintained/restored as much as possible
 - B. Olson pointed out that the longer the site is open as it is the more of an eyesore it becomes.
 - G. Corbosiero agreed, but indicated this is a short term concern and delay is warranted
 - **L. Goodrich motioned to continue the public hearing to June 15 at 6:40pm to allow for Site Plan application and peer review. G. Wante seconded the motion and all present voted aye via roll call.**
- **Public Hearing** - Site plan application for 'Go-cart/off road motorcycle racetrack', at 783 Spring Street, Assessors' Map 9 Parcel 38, submitted by property owner Krasun Industries.
 - A Manugian summarized that this is here due to a change of ownership, which mandates a new site plan application. There is no intent to alter the site at this time or to change operations in any way.
 - M. Krasun is present to request this lateral move of permit. As a former racer he understands the value of this operation to families and the benefits learned in participation.
 - A. Manugian clarified that any future changes to the site would trigger a new site plan review which G. Corbosiero indicated should be a condition of any approval.
 - M. Krasun indicated interest in the future in exploring addition of bathrooms, an ice cream stand but that the track and parking work very well and there's no interest in changing these.
 - L. Goodrick asked for confirmation that there will be no changes in the decibel level or operations, which M. Krasun confirmed
 - M. Krasun explained that the site is about 22 acres and that there are wetlands and some wooded buffer area.
 - **G. Wante motioned to approve the Site Plan with the same conditions as previous approvals and the addition of a condition that a new Site Plan application is required for any changes in operations or site design. A. Amenta seconded the motion and all voted aye via roll call**

A Amenta motioned to adjourn the meeting. L. Goodrich seconded and all voted aye via roll call.

G. Corbosiero adjourned the meeting at 7:55pm.

TOWN OF WINCHENDON

Planning Board



Signatures:

Four horizontal lines for signatures.

Regular Meeting Minutes

June 15, 2021

Meeting was held in the Town Hall Auditorium @ 109 Front St.

Members Present: Guy Corbosiero, Les Goodrich, Joe Sackett, Art Amenta, Burt Gould, Garrett Wante (alt)

Additional People Present: Alison Manugian - Planning Agent, Wendell Orphe, Chris Anderson, Sharon Sibley Wilkinson, Dan Paramenter

Call to Order: Chair G. Corbosiero called the meeting to order at 6:30 pm.

Pledge of Allegiance

Announcements:

- A draft version of the recommended Stormwater Regulations has been distributed to Board members for review and comment. We will discuss this at a future meeting. The Regulations follow closely with the new Stormwater Bylaw adopted at Town Meeting. The Zoning Bylaws are under review internally and will be coming to the Board in the next couple of months for discussion.

Public Comment - none

Minutes:

- **L. Goodrich motioned to approve the minutes of May 18, 2021 as presented. G. Corbosiero seconded the motion and L. Goodrich, G. Corbosiero, and B. Gould voted aye; A. Amenta abstained and J. Sackett voted present.**

Discussion and possible endorsement of Washington Street Extension ANR

- L. Goodrich recused himself due to a personal relationship with a relative of the applicant.
- B. Gould announced his membership on the Housing Authority (abutters) and that he has no conflict.
- A Manugian distributed updated plans and summarized that the applicant has recently constructed the access driveway in accord with DPW requirements for the project and they have closed out the first Order of Conditions. The parcel has frontage, area and access and the Planning Agent has no concerns.
- D. Parmenter stated that the new lot will be accessed from Franklin Street, which will also be used for utility connections.
- G. Corbosiero added comments regarding ANR and subdivision regulations
- B. Gould stated his support for this applicant in general
- **B.Gould made a motion to endorse the ANR as presented. A Amenta seconded the motion and G. Wante, J. Sackett, A. Amenta, G. Corbosiero and B. Gould voted aye.**

6:35pm Public Hearing - Special Permit application seeking permission to build on a reduced frontage lot on Joslin Road (Map 8 Parcel 97). Application was filed by Brian Pervier on behalf of Peter Kouracles Trustee of PE Trust. Said property is located in the 'R80' Rural Residential.

- J. Sackett recused himself to allow G. Wante to partake in any hearings that may be continued as this is his last meeting.

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Regular Meeting Minutes

June 15, 2021

Meeting was held in the Town Hall Auditorium @ 109 Front St.

- G. Corbosiero apologized for not starting with his notes of appreciation at the start of the meeting. J. Sackett has been a great member bringing new perspective to many cases.
- G. Corbosiero read the hearing notice and opened the public hearing
- A Manugian explained that the way the bylaw is written a reduced frontage lot can only be created on a town accepted public way; which this section of Joslin Road is not.
- B. Gould stated that there are a lot of places in this town like this and he would like to see a way to help them.
- G. Corbosiero confirmed that there's no way to approve a reduced frontage lot on an unaccepted way. In contrast and ANR can be endorsed on an unaccepted way in use by the public.
- B. Gould stated that this is a big lot
- G. Corbosiero added that if additional frontage is obtained this could be a viable lot
- **A Amenta motioned to close the public hearing. L. Goodrich seconded the motion and all voted aye.**
- **L. Goodrich motioned to allow the applicant to withdraw the application without prejudice. A Amenta seconded the motion and all voted aye.**
- A neighbor asked for confirmation about the frontage required and sought confirmation that either a taking of the way or bylaw change would need to be affirmed at Town Meeting to allow this.

6:35pm - Public Hearing continuation – Site Plan application for site work and new business submitted by Mantis Management Group, LLC for a cannabis cultivation project located at 2 Juniper Street identified as Winchendon Assessors' Map 5A3 Parcel 197

- J. Sackett confirmed that he is again recusing himself to allow G. Wante to participate
- G. Corbosiero has enacted the Mullein Rule Certification to sit on this having missed only the first hearing. He was previously involved in a cannabis project in Town but over a year has now passed since he ended that role
- A Manugian updated the project status; the applicant is working on easements and submitted a proposed drainage plan earlier today.
- C. Anderson of Hannigan Engineering outlined the new drainage proposal – a replacement of existing structures and lines to connect to the main to be included in the Central Street project.
- G. Corbosiero asked about the status of the necessary easements
- W. Orphe stated that Winmass, the abutting owner, wants site plan approval prior to granting this easement or one for the work between the two existing buildings.
- C. Anderson responded to a question about traffic flow that the site is designed for an SU-30 or 30' box truck. Vehicles will enter off of Maple Street, proceed to the parking lot and overhead loading dock then continue out onto Juniper Street.
- G. Corbosiero asked about plans for snow removal
- C. Anderson stated this is still in design, if snow removal from the site is needed ever it would need to be done in compliance with DEP regulations.
- G. Corbosiero asked about the plans for trash, which is to be located adjacent to the loading dock
- L. Goodrich asked about the drainage system condition and DPW review
- A Manugian responded that the DPW Director is in agreement with the proposal and that the applicant would come in for amendment and discussion if there are changes.

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Regular Meeting Minutes

June 15, 2021

Meeting was held in the Town Hall Auditorium @ 109 Front St.

- C. Anderson stated that the existing drainline will remain in place and a new line would run in parallel
- B. Gould stated that he has many concerns
 - On the agenda this project is listed as likely to be continued so shouldn't be discussed
 - Proposed drainage plan has no stamp on it
 - In May the drainage system was overflowing following 4.5" of rain
 - Does that applicant have needed permissions from the abutter
- A Manugian responded:
 - the agenda is annotated for Board Members not the posting
 - this is a draft drainage plan submission the final will be stamped and the plan printed is not the entire sheet
- G. Corbosiero asked if the already approved special permit for cannabis business gives Winmass enough comfort to issue easements
- C. Anderson stated that it doesn't as it only shows project intent but not permission to construct
- G. Corbosiero asked about HVAC– individual units vs cooling towers
- W. Orphe stated that this hasn't been decided yet
- L. Goodrich asked when the building will come down
- W. Orphe stated that the schedule and work pending permission from Winmass
- G. Corbosiero opined that they are not likely to approve tonight pending full package submission and review. He would like to see the DPW Director present for the final hearing session to comment
- B. Gould reminded the applicant that they should work with the town employees to get to a point where the Planning Board can approve the site plan permission
- Discussion ensued about the right continuation date – **A. Amenta motioned to continue to July 20th at 6:40. L. Goodrich seconded the motion and all voted aye**

6:40pm Public Hearing continuation - Special Permit application seeking access to residential parcels other than through frontage submitted by Asher Construction for a project located on Weller Road identified as Assessors Map 5C3 Parcels 153, 222, 223, 224, & 225

- The Chair opened the public hearing at 7:24pm
- A Manugian stated that the Site Plan application has not yet been received and that the Special Permit for entry through non-frontage can't be closed until the Site Plan review is final, this is likely to open next month
- Sharon Sibley Wilkinson, abutter stated that this is a very long process and that the site is currently an eyesore that is potentially dangerous. The roadway is mid-completion and the wall is partially constructed
- G. Corbosiero indicated agreement and stated that the process needs to be done correctly. The applicant has approvals and didn't follow up so the Board now has to re-review and now has additional concerns.
- B. Gould stated he is happy to see neighbors here and there are some problems at this site
 - Site has been completely stripped – in May heavy rain ran down High St. and splashed up at potholes. The rain also carried debris into High Street.
 - He has seen no drainage information at this point
 - Two transactions on Weller have brought in over \$800k and we need to make sure that all details are in place for this difficult site

TOWN OF WINCHENDON

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Four horizontal lines for signatures.

Regular Meeting Minutes

June 15, 2021

Meeting was held in the Town Hall Auditorium @ 109 Front St.

- Applicant has a lot of work to do and so do we
- S. Sibley Wilkinson opined that the top two lots have been well done and the contractor has been honorable and very considerate
- G. Corbosiero promised to get to the end of the project and P. Grasewicz knows what we need
- **L. Goodrich motioned to continue the hearing to July 20 at 6:45pm. A. Amenta seconded the motion and all present voted aye.**

Appointments

Planning Board representative to the Montachusett Regional Planning Commission (MRPC)
 Generally meets the first Thursday of every month at 7:00 p.m. at the MRPC Office
L. Goodrich motioned to reappoint G. Corbosiero, J. Sackett seconded and all voted aye.

Planning Board representative to the Montachusett Joint Transportation Committee (MJTC)
 Generally meets the second Wednesday of every month at 6:30 p.m. at the MRPC Office
L. Goodrich motioned to reappoint G. Corbosiero, A. Amenta seconded and all voted aye.

Planning Board representative to the Winchendon Capital Planning Committee
L. Goodrich motioned to appoint G. Wante, A. Amenta seconded and all voted aye.

B. Gould motioned to adjourn the meeting. A Amenta seconded the motion and all voted aye.

The Chair, G. Corbosiero adjourned the meeting at 7:36pm.

Guy Corbosiero, Chair
Winchendon Planning Board
109 Front Street, Dept 10
Winchendon, Massachusetts 01475

June 21, 2021

RE: Formal Site Plan Review
Low Impact Development (LID) Permit
Special Permit – Marijuana Cultivating Facility
Mantis Management Group, LLC
2 Juniper Street, Winchendon

Dear Mr. Corbosiero,

On behalf of our client, Mantis Management Group, LLC, Hannigan Engineering, Inc. is submitting this Impact statement as part of the Formal Site Plan Review for a proposed Marijuana Cultivating Facility at 2 Juniper Street in Winchendon, Massachusetts. We offer the following information as part of the general approval process:

1. Existing Conditions Element:

The Site is approximately 30,419-square feet and is located along the westerly side of Juniper Street and the southerly side of Maple Street in Winchendon , Massachusetts at 2 Juniper Street.

The property has been previously developed and contains an existing 11,544 square foot structure that was used as a commercial establishment. Currently, the building is unoccupied. The area immediately surrounding the building is comprised of compact gravel surfaces that were utilized for vehicle traffic with areas of brushy grass interspersed throughout the property. Areas of paved parking are provided along the immediate front end of the building. Access to the site is provided primarily along Maple Street to the north of the site and the unconstructed portion of Juniper Street. At this time Juniper Street is gravel-based road that extends from Maple to the paved parking area along the front the building. The property is located within an area Skerry Fine Sandy Loam As based on NRCS publications. No soil testing has been performed on the property. The property is not located within a mapped Natural Heritage are nor FEMA designated flood area.

2. Proposed Development Element

As part of the permitting process the applicant has been granted a Special Permit from the Winchendon Planning Board for the proposed use as a Marijuana Cultivation Facility in October of 2020. This application will also require Formal Site Plan Approval from the Town as well as applicable State Level Permits for the operation of the Marijuana Facility. A summary of the proposed site features is provided below.

Site Features	Proposed
Site Area	30,419 s.f.
Wetland Area	0 s.f. (0%)
Area Dedicated to Drainage	0 s.f. (0%)
Proposed Impervious Area	19,955 s.f. (65.6%)
Total area of Disturbance	28,000 s.f. (92.0%)
Open Space	10,464 s.f. (34.4%)

3. Transportation Element

Due to overall scale of this project a formal traffic impact has not been performed. Based on the ITE Manuals, a comparison of this facility (General Light Industrial ITE 110) is anticipated to generate a total of 44 trips per day for the intended use.

The main entrance to property will be provided by a 24-foot wide drive off Maple Street. The entrance drive will extend south along the interior face of the building and provide parking and access areas to the building for employees, as well as allow accommodations for truck traffic for shipping and receiving operations. Parking provided is based on the anticipated employee count, with a total of 16 parking spaces being provided. Each space will be striped on the ground and be the typical 9-foot wide and 18-foot deep. Two handicap accessible are also provided near the entrance with applicable maneuvering areas.

It is anticipated that truck traffic will enter along the main access drive to the loading dock along the southerly end of the building and then will exit the site via Juniper Street. The layout and turning maneuvers utilize a SU-30 box truck, as this is the anticipated to be the largest vehicle utilized for this purpose. This also mirrors the typical fire pump vehicle utilized by most towns.

4. Construction Element

It is anticipated that the construction phase of the project will be started as soon as possible pending approval from applicable agencies. At this time, it would be expected that Spring of 2022 would be anticipated start time. The total length of construction is anticipated to be 6-months and work will be performed during the time frame as dictated by the Site Plan Review Requirements, Monday through Friday between the hours of 9:00 AM and 4:00 PM.

A Cost estimate for the project has not been completed at this time. Prior to construction this estimate will be provided to applicable departments to determine the amount of the performance bond required by the town, if any.

It is estimated that that project will require approximately 1,200-yards of fill which will be purchased through local sources.

Due to a relatively gentle slope on the property, erosion control measures will consist of staked straw wattle and silt fence placed around the perimeter of work to contain and mitigate sediment transport from the project area. Due to the limited construction area, a sediment basin is not practicable. Additional erosion control measures will include a tracking pad provided at the entrance to the project area, as well as silt sacks installed in the down gradient catch basins. Upon the completion of construction, the disturbed areas that have not been rendered impervious will be loamed and seeded for permanent stabilization.

5. Public Utility Element

Water supply to the proposed building will be provided off of an existing 6" water main within Maple Street. Services to the building will include a domestic service line and a fire suppression line for the sprinkler system. The final sizing of these services will be determined prior to construction and reviewed with the Town's Department of Public works for the appropriate connection methods.

Sewage generated from the site will discharge to the exiting main within Juniper Street which ultimately connects through to the Central Street. There are no proposed subsurface sewage disposal systems as part of this project. Final Flow rates will be provided to the Town's Department of Public works for appropriate connection methods.

Stormwater from the proposed site will be captured and treated by proprietary treatment system for TSS Removal. As part of the redevelopment of this property, the applicant has agreed to replace and upgrade a portion of the existing municipal drainage line that runs from Juniper Street to Central Street. This trunkline has become functionally inefficient and is expected to be in a state of failure. The new drainage system will run alongside the old trunkline and provide appropriate connections for the existing catchbasins within the area as well as allow for the proper transmittal of stormwater from the Juniper Street area to the Central Street. This rebuilt drainage line will remedy several of the existing stormwater related issues such as flooding that occurs during rain events in this area. Easements from the abutting property will be required for this installation. Reference is made to the provided Drainage Analysis and Report for additional information.

Solid waste from the site will be disposed of with a dumpster located near the southerly portion of the building. This dumpster is anticipated to be picked up at least once a week with a final schedule based on actual waste production from the facility.

6. Conservation and Recreation Element

The existing site does not contain any well-established or significant vegetation as it has historically been developed. The existing vegetation is comprised primarily of tall unkept grass. It is noted that there are no areas subject to protection under the Wetlands Protection Act on or within the general proximity of the property.

Based on NRCS publications the property is underlain with a general glacial till, typical of the region, with characteristically poor conductivity rates. As such the existing drainage generally overland flows through the property and ultimately into the municipal system within Juniper Street. As previously noted, this area experiences significant flooding during storm events due to the generally degraded condition of the municipal system. As part of the general redevelopment of the property this system will be replaced by a new trunkline which will transmit runoff efficiently from the property to the main within Central Street to mitigate flooding in the area.

Due to the soil classification it is anticipated the soil would not be able to effectively infiltrate runoff and will contain a relatively high groundwater table, making the ability to install typical stormwater mitigation systems impracticable. It is noted that there are no subsurface sewage disposal systems proposed for the project and no soil testing relative to percolation completed on the property.

The intended use is for the cultivation of marijuana and will not provide amenities for public use. As such the incorporation of recreational facilities on the property are not applicable. The remaining areas around the building will be landscaped and provide additional green and open space areas on the property.

7. Sustainable Energy Element

The project is not anticipated to provide means of alternative sources of sustainable energy.

8. Aesthetics Element

Provided with this review are the intended Architectural plans with elevations,

Due to the relatively small size of the property there are no proposed pole mounted lights provided within the parking area for the building. It is noted that there will be wall mounted lights provided around the building for security purposes. These lights will be shielded and directed towards the ground as to minimize light spill from the property.

The site has been designed with the building located at the intersection of Juniper and Maple Street and orientated along the street line of Juniper. This configuration utilizes the building to create a visual buffer from the day-to-day operations and parking for the facility from the abutting residential properties to the north and east. The properties to immediate south and west are commercial in nature. The location of the parking and loading areas are located generally in the commercial area, which will minimize any impacts from vehicular traffic on the abutting residential properties. Immediately surrounding the building and parking areas will be additional landscaped areas comprised of trees and shrubs that will provide mitigate visual appearance of the building and enhance the area.

9. Neighborhood and Community Element

The proposed project will not provide housing for residents. As such there will no direct impacts on the school system with additional students.

Due to the nature of the proposed use as a Marijuana Cultivation facility, a security system will be implemented as is required by the Commonwealth's Marijuana Regulations. As depicted on the floor plans, controlled areas of the building will have several locked doorways with security cameras to monitor access to these areas. Shipping and receiving operations will also be restricted and have separate isolations areas to control products as they move through the operations. Product will be stored inside within the scope of this security system. This system will be reviewed with the Police Department. Furthermore, there will no direct sale of final product at the property so there will no general public foot traffic to the property.

Due to the size of the building, a fire suppression system will be installed in the building as required by Code. This system will be designed and reviewed with the Department of Public Works and Fire Department as part of the general building permit review. As part of the site design the area around the building has been designed a moderately flat grade as to allow easy access by emergency personnel if needed.

Relative to the existing neighborhood use, the property has historically been utilized as a commercial property. The neighborhood in this area has commercialized areas along the southerly portion of the property with residential properties around the perimeter. The site has been designed as to shield much of the day-to-day activities of the facility from the abutting residential properties and having much of those areas directed towards the commercial areas near the property.

10. Social-Economic Element

The proposed project is not anticipated to significantly increase the population within the town nor provide low/moderate income housing. The proposed new business is small in nature and has a limited number of employees, but it would be anticipated that there will some new employment opportunities within the Town will be generated due to the proposed business. There will a short-term and temporary employment caused by the construction related activities. Upon the completion of construction it is anticipated there will be approximately 8 to 12 employees on the property within a single shift.

11. Municipal Benefit/Cost Element

As previously mentioned, the property currently contains an existing structure which has fallen into a state of disrepair and is currently abandoned. As part of this project this dilapidated building will be demolished a new building will be constructed to house a new facility. This will provide additional tax revenue into the Town by the improvement of the property.

As part of the licensing process with the Commonwealth and the City the applicant has established a Host Community Agreement which provides additional tax revenue from the production.


In addition, the project proponent has agreed to improve upon the municipal drainage system within Juniper Street to mitigate the impacts of the existing failing system. This provides an improvement to the Town's infrastructure at no cost to the residents. Based on these aspects the proposed project will provide a significant monetary benefit to Town.

12. Waste Generation and Disposal Element

Solid plant waste material will be stored and rendered unusable for its original purpose. Once the product has been rendered unusable, it will be disposed of at a solid waste transfer or disposal facility. Other nonregulated refuse will be disposed of in the site dumpster which will be picked up on a regular basis. The dumpster has been located along the southerly portion of the property near the loading dock for easy access.

Hannigan Engineering, Inc. is providing this information to assist the Board, and the Town Departments, in their review of this project for its anticipated approval. We look forward to working with you on this project and would be available to meet and review aspects of the project should questions arise prior to the meeting with the Board. Please feel free to contact me at this office should you have any questions or concerns.

Sincerely,
HANNIGAN ENGINEERING, INC

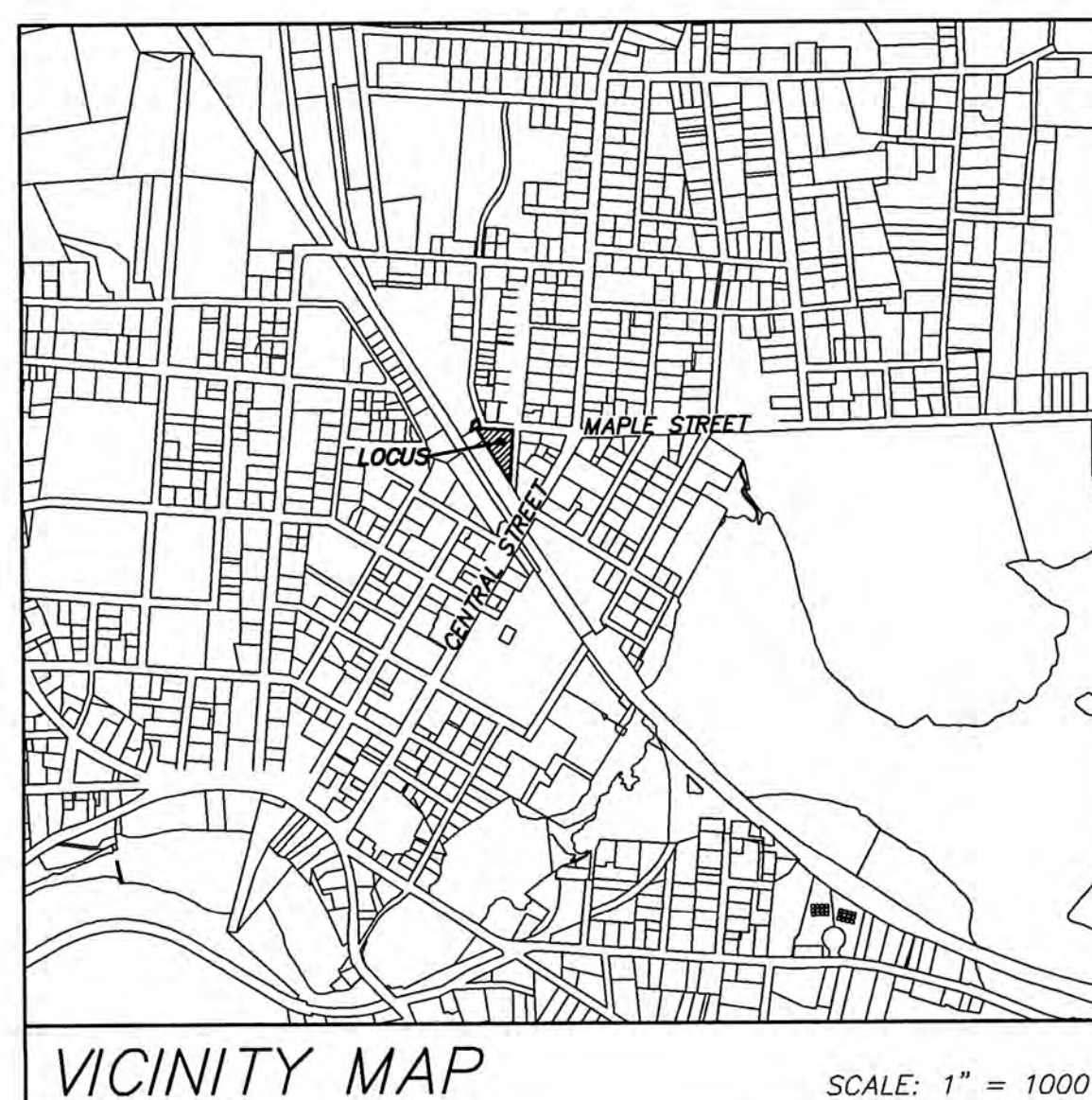


Christopher M. Anderson, PE
Project Engineer
pc:



William D. Hannigan, PE
President

***SITE DEVELOPMENT PLAN
MARIJUANA CULTIVATION FACILITY
2 JUNIPER STREET
IN
WINCHENDON, MASSACHUSETTS
JUNE 21, 2021***



APPLICANT:

*MANTIS MANAGEMENT GROUP, LLC
WENDELL ORPHE
3 VERMONT AVENUE
SAUGUS, MASSACHUSETTS 01960
TEL: (617) 270-2061*

OWNER

*KWIZ CAPITAL, LLC
3 VERMONT AVENUE
SAUGUS, MASSACHUSETTS 01960
TEL: (617) 270-2061*

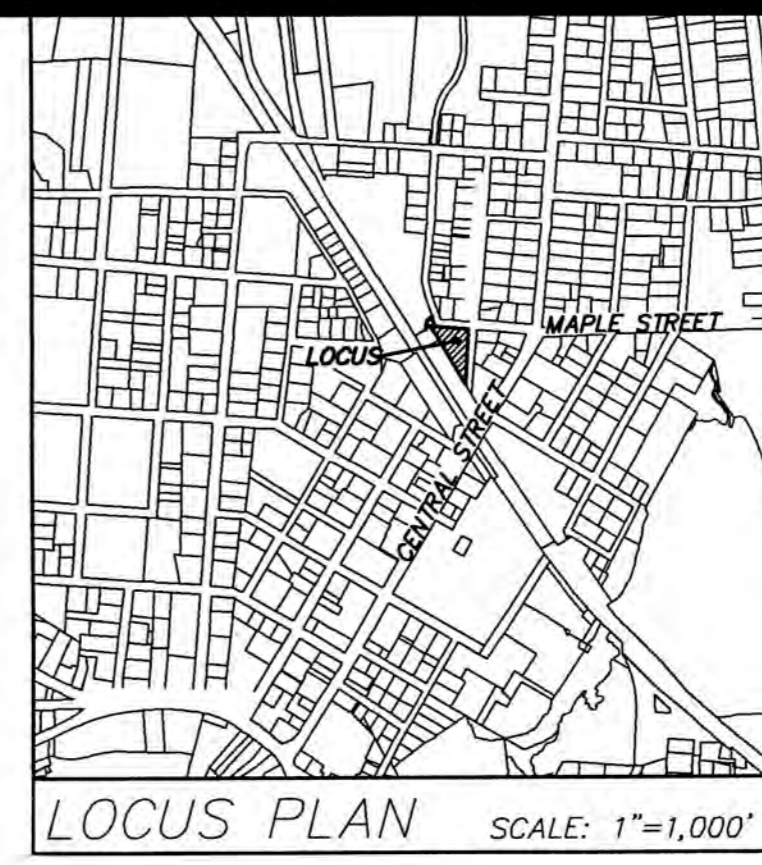
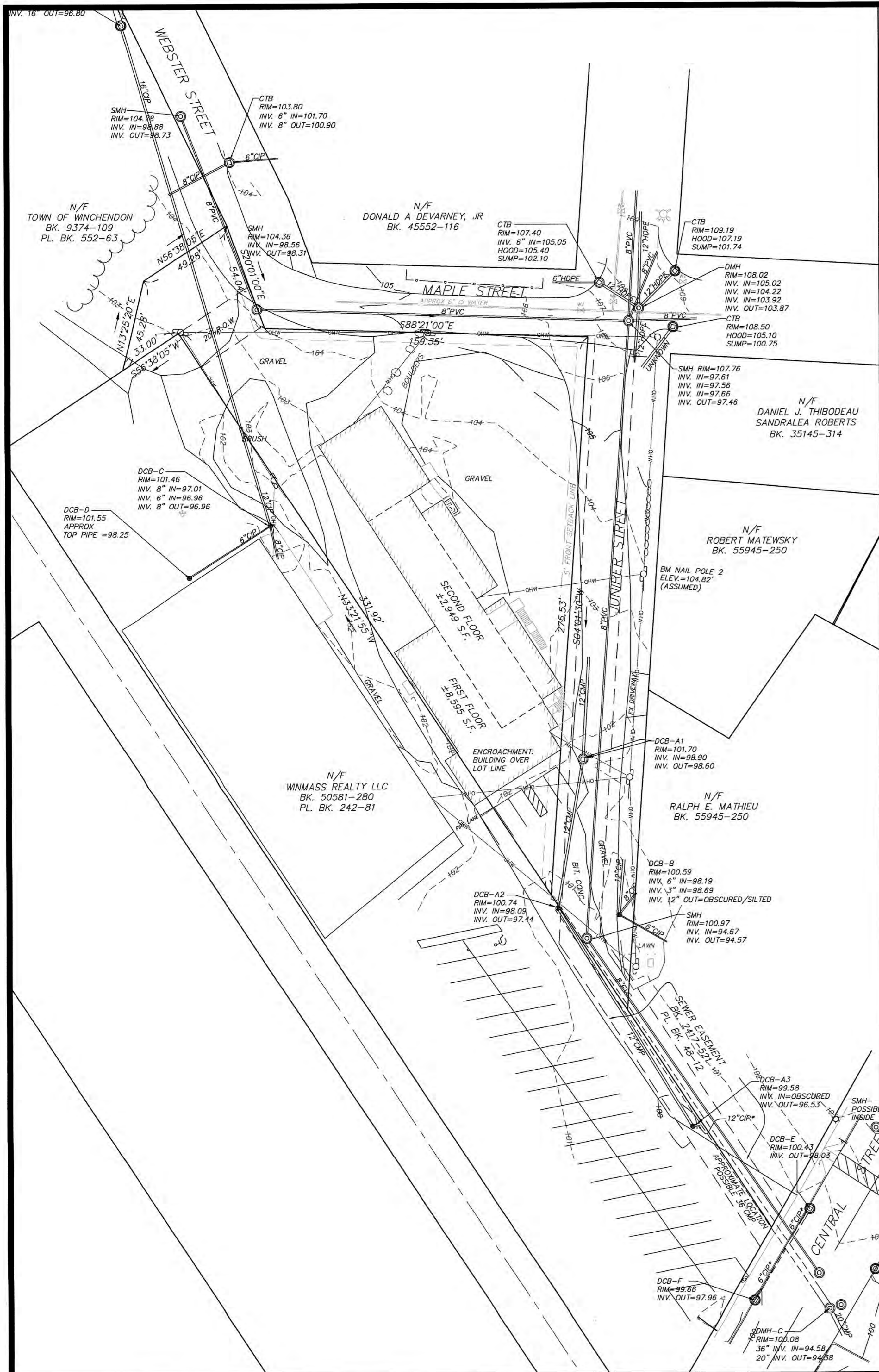
CIVIL ENGINEER & LAND SURVEYOR:

*HANNIGAN ENGINEERING, INC.
8 MONUMENT SQUARE
LEOMINSTER, MASSACHUSETTS 01453
TEL: (978) 534-1234*

PLAN INDEX

<i>SHEET 1</i>	<i>EXISTING CONDITIONS PLAN</i>
<i>SHEET 2</i>	<i>SITE DEVELOPMENT PLAN</i>
<i>SHEETS 3-5</i>	<i>CONSTRUCTION DETAILS</i>

PERMITTING SET - NOT FOR CONSTRUCTION



PROJECT INFORMATION

LAND INFORMATION

MAP/PARCEL: 5A3/0/197
 DEED BOOK/PAGE: 59724/264
 EXISTING FRONTAGE: 488.92'
 EXISTING AREA: 30,419 S.F.

ZONING INFORMATION

ZONING DISTRICT: PLANNED DEVELOPMENT
 DIMENSIONAL REQUIREMENTS:
 MINIMUM AREA: 5,000 S.F.
 MINIMUM FRONTAGE: 75'
 MAXIMUM HEIGHT: 45'
 MINIMUM SETBACKS:
 FRONT YARD: 5'
 SIDE YARD: 0'
 REAR YARD: 0'

- GENERAL NOTES:**
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 - NOTIFICATION REQUIREMENTS SHOWN ON THIS PLAN SHALL NOT RELIEVE THE CONTRACTOR OF ANY OTHER REQUIREMENTS WHICH MAY EXIST UNDER LOCAL, STATE, OR FEDERAL JURISDICTION TO WHICH THE CONTRACTOR IS OBLIGATED.
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NO.	DATE	REVISIONS	BY

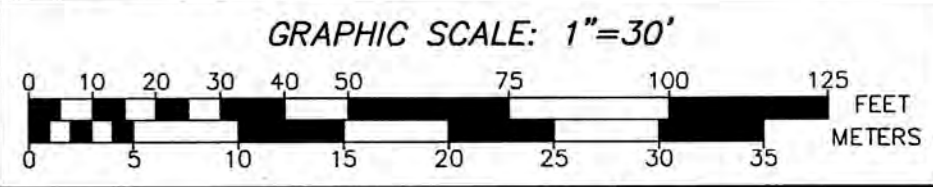


HANNIGAN ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS

8 MONUMENT SQUARE (978) 534-1234 (T)
 LEOMINSTER, MASSACHUSETTS 01453 (978) 534-6060 (F)
 WWW.HANNIGANENGINEERING.COM

EXISTING CONDITION PLAN
 IN
WINCHENDON, MASSACHUSETTS

PREPARED FOR:
 MANTIS MANAGEMENT GROUP, LLC
 WENDELL ORPHE
 3 VERMONT AVENUE
 SAUGUS, MASSACHUSETTS 01960
 TEL: 617-270-2061

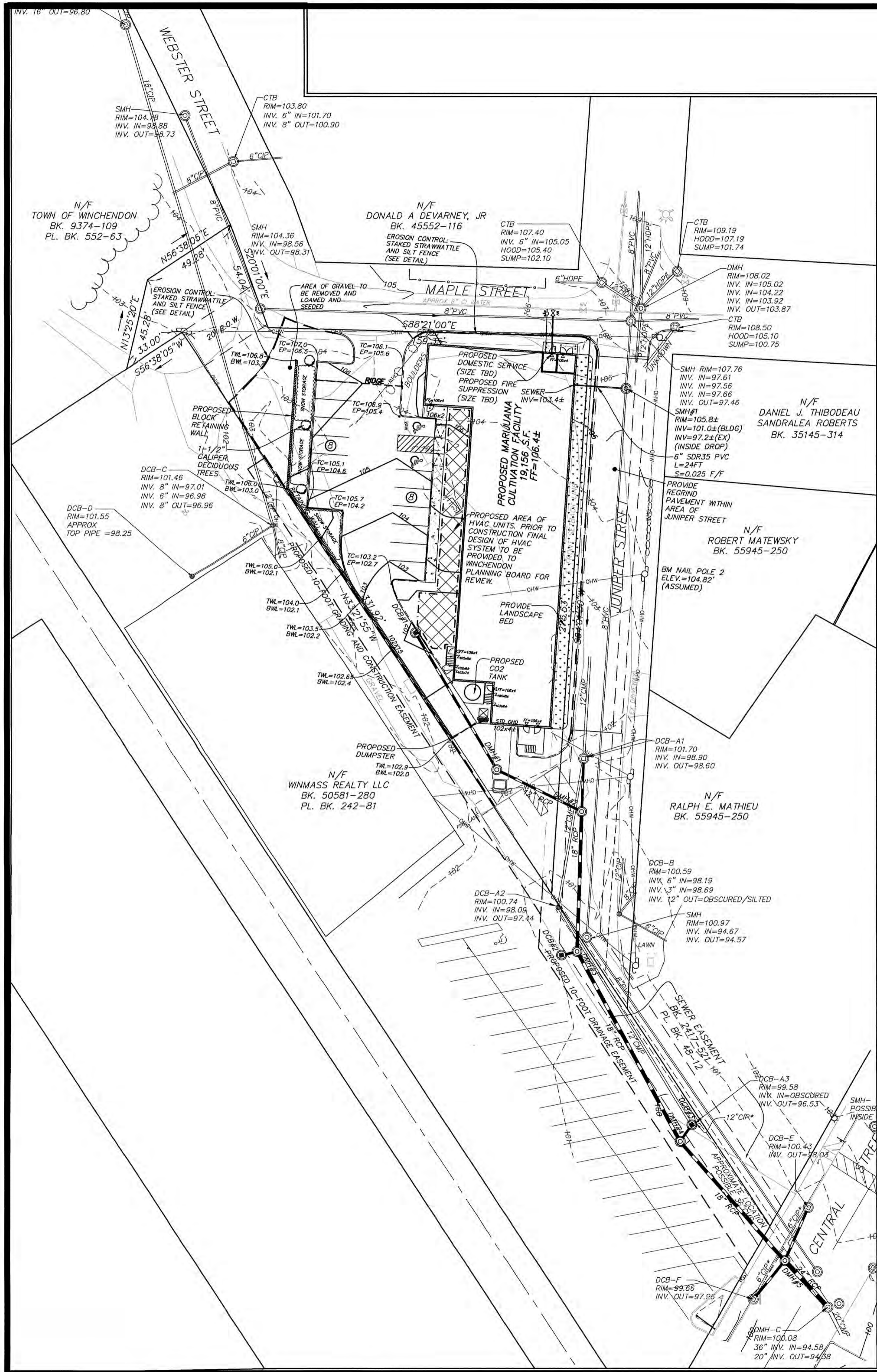


CALC: DJL	DRWN: DJL	SCALE: 1"=30'
CHKD: WH	APPD: DJL	DATE: JUN 21, 2021
SRV: JHG	FB: 66-128	JOB NO: 2916
TAB: (1) EXCOND	SHEET 1 OF 4	PLAN NO: C-16-31

APPROVED BY THE
 PLANNING BOARD
 WINCHENDON, MASSACHUSETTS

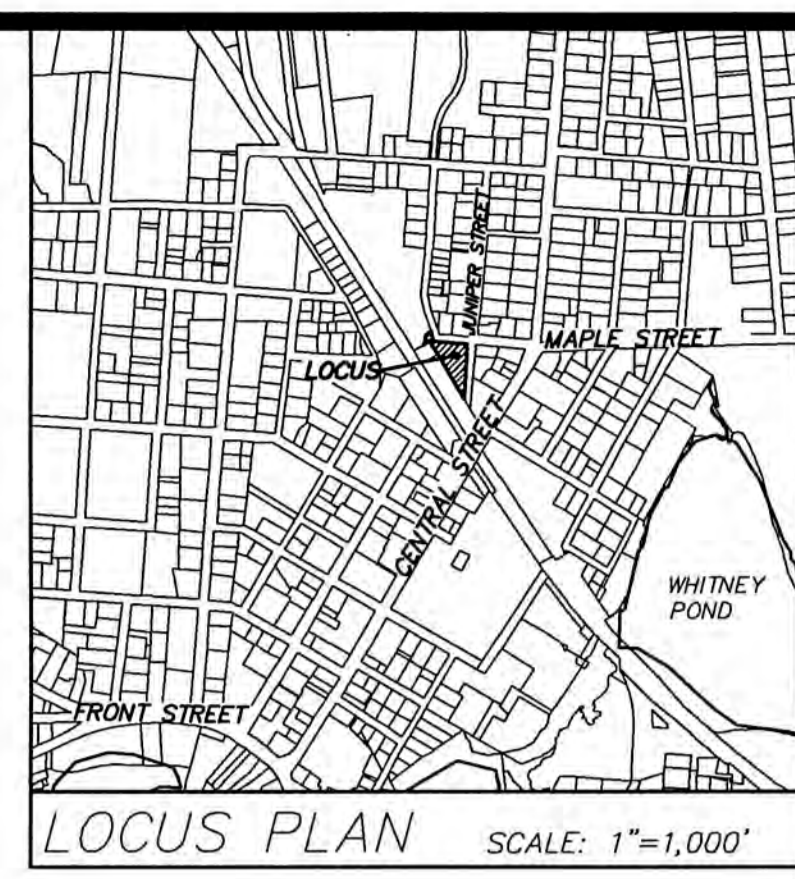
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DATE: _____



PROJECT CALCULATIONS

SITE FEATURES	EXISTING	PROPOSED
LOT AREA	30,419 SF	30,419 SF
LOT COVERAGE	21,781 SF (71.6%)	19,955 SF (65.6%)
OPEN SPACE	8,638 SF (28.4%)	10,464 SF (34.4%)
PERCENT WETLANDS	0.0% (0 SF)	0.0% (0 SF)
PERCENT FLOODPLAIN	0.0% (0 SF)	0.0% (0 SF)
DEVELOPABLE SITE AREA	34,419 SF	34,419 SF
FRONT SETBACK	0.0 FT	6.0 FT
REAR SETBACK	NA	NA
SIDE SETBACK	-7.29 FT	17.14 FT
BUILDING HEIGHT	2 STORIES	2 STORIES
NET FLOOR AREA	11,544 SF	19,156 SF
TOTAL PARKING	6	16 SPACES
TRADITIONAL HANDICAP	6	14 SPACES
	0	2 SPACES



PROJECT INFORMATION

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MAP/PARCEL:	5A3/0/197
DEED BOOK/PAGE:	59724/264
EXISTING FRONTAGE:	488.92
EXISTING AREA:	30,419 S.F.

ZONING INFORMATION	
ZONING DISTRICT:	PLANNED DEVELOPMENT
DIMENSIONAL REQUIREMENTS:	
MINIMUM AREA:	5,000 S.F.
MINIMUM FRONTAGE:	75'
MINIMUM HEIGHT:	45'
MINIMUM SETBACKS:	
FRONT YARD:	5'
SIDE YARD:	0'
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SCHEDULE OF DRAINAGE STRUCTURES & ELEVATIONS

FROM	PIPE	TO
DCB#1 RIM=101.8± INV=98.6± SUMP=94.6±	12" RCP L=75 FT S=0.005 F/F	DMH#1 RIM=102.1± INV=98.2±(DCB#1) INV=98.1±(OUT)
DCB#2 RIM=100.8± INV=97.5± SUMP=93.5±	12" RCP L=5 FT S=0.04 F/F	DMH#2 RIM=101.0± INV=97.3±(DCB#2) INV=97.2±(DMH#2) INV=97.1±(OUT)
DCB#3 RIM=99.6± INV=96.3± SUMP=91.3±	12" RCP L=6 FT S=0.033 F/F	DMH#3 RIM=100.0± INV=96.1±(DMH#3) INV=96.1±(DCB#3) INV=96.0±(OUT)
DCB-E RIM=100.4± INV. OUT=98.0±	12" RCP L=27 FT S=0.040 F/F	DMH#5 RIM=100.3± INV=96.9±(DCB-E) INV=96.9±(DCB-F) INV=95.3±(DCB#3) INV=95.2±(OUT)
DCB-F RIM=99.6± INV. OUT=97.9±	12" RCP L=23 FT S=0.048 F/F	DMH#5 RIM=100.3± INV=96.9±(DCB-E) INV=96.9±(DCB-F) INV=95.3±(DCB#3) INV=95.2±(OUT)
DMH#1 RIM=102.1± INV=98.2±(DCB#1) INV=98.1±(OUT)	12" RCP L=43 FT S=0.007 F/F	DMH#2 RIM=101.5± INV=97.8±(DCB-A1) INV=97.8±(DMH#1) INV=97.7±(OUT)
DMH#2 RIM=101.5± INV=97.8±(DCB-A1) INV=97.8±(DMH#1) INV=97.7±(OUT)	18" RCP L=65 FT S=0.008 F/F	DMH#3 RIM=101.0± INV=97.3±(DCB#2) INV=97.2±(DMH#2) INV=97.1±(OUT)
DMH#3 RIM=101.0± INV=97.3±(DCB#2) INV=97.2±(DMH#2) INV=97.1±(OUT)	18" RCP L=103 FT S=0.010 F/F	DMH#4 RIM=100.0± INV=96.1±(DMH#3) INV=96.1±(DCB#3) INV=96.0±(OUT)
DMH#4 RIM=100.0± INV=96.1±(DMH#3) INV=96.1±(DCB#3) INV=96.0±(OUT)	18" RCP L=75 FT S=0.009 F/F	DMH#5 RIM=100.3± INV=96.9±(DCB-E) INV=96.9±(DCB-F) INV=95.3±(DCB#3) INV=95.2±(OUT)
DMH#5 RIM=100.3± INV=96.9±(DCB-E) INV=96.9±(DCB-F) INV=95.3±(DCB#3) INV=95.2±(OUT)	24" RCP L=28 FT S=0.009 F/F	DMH-C RIM=100.0± INV=95.0±(DMH#5) 36" INV. IN=94.5± 20" INV. OUT=94.3±

APPROVED BY THE
PLANNING BOARD
WINCHENDON, MASSACHUSETTS

APPROVAL OF THIS PLAN IS
GRANTED ON CONDITIONS LISTED IN
A SEPARATE STATEMENT OF
CONDITIONS WHICH IS PART OF THE
APPROVAL OF THIS SITE PLAN

NO.	DATE	REVISIONS	BY

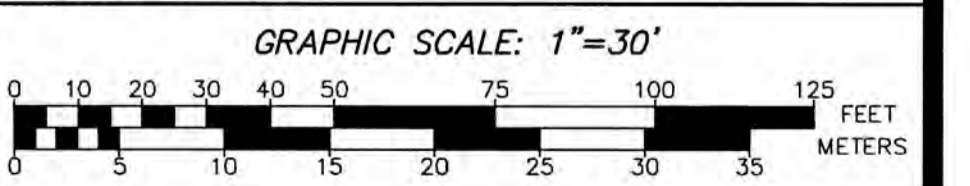


HANNIGAN ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

8 MONUMENT SQUARE (978) 534-1234 (T)
LEOMINSTER, MASSACHUSETTS 01453 (978) 534-6060 (F)
WWW.HANNIGANENGINEERING.COM

SITE DEVELOPMENT PLAN
IN
WINCHENDON, MASSACHUSETTS

PREPARED FOR:
MANTIS MANAGEMENT GROUP, LLC
WENDELL ORPHE
3 VERMONT AVENUE
SAUGUS, MASSACHUSETTS 01960
TEL: 617-270-2061



CALC: CMA/DJL	DRWN: CMA/WDH	SCALE: 1"=30'
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TAB: (2) SDP	SHEET 2 OF 4	PLAN NO: C-16-31

DATE: _____

EROSION & SEDIMENTATION CONTROL PLAN

GENERAL:

1. THE PURPOSE OF THIS PLAN IS TO PRESENT A PREVENTIVE METHOD OF CONSTRUCTION TO MINIMIZE THE IMPACT OF THE CONSTRUCTION ACTIVITIES UPON WETLAND AND OTHER SENSITIVE AREAS. THE DATA CONTAINED ON THIS PLAN IS INTENDED TO SUPPLEMENT THE DEVELOPER OR CONTRACTORS' EXPERTISE AND IS NOT MEANT TO CIRCUMVENT LOGICAL DECISIONS REQUIRED BY A VARIETY OF FIELD CONDITIONS INCLUDING WEATHER AND THE TYPE OF EQUIPMENT AVAILABLE TO THE CONTRACTOR.

2. THE CONTRACTOR IS TO BE AWARE OF THE REQUIREMENTS AND OBLIGATIONS TO COMPLY WITH CHAPTER 131, SECTION 40 OF THE MASSACHUSETTS GENERAL LAWS, OTHERWISE KNOWN AS THE WETLANDS PROTECTION ACT, AND ITS ASSOCIATED REGULATIONS (310 CMR 10.00). CERTAIN PERMITS IN THE FORM OF AN ORDER OF CONDITIONS, OR OTHER FORMAT, MAY BE REQUIRED FOR THE CONSTRUCTION AS DEPICTED ON THIS PLAN. THESE PERMITS SHALL BE REVIEWED AND ADHERED TO BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL ALSO MAINTAIN COPIES OF ALL PERMITS ON SITE AT ALL TIMES.

3. IF CHANGES IN THE PROJECT ARE REQUIRED DUE TO FIELD CONDITIONS THE DEVELOPER/CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER FOR REVIEW OF THESE CONDITIONS. UPON REVIEW, AND PRIOR TO THE IMPLEMENTATION OF ANY CHANGES, THE CONTRACTOR AND THE ENGINEER SHALL MEET WITH THE APPROPRIATE LOCAL AND/OR STATE OFFICIAL, OR ITS AGENT, TO DETERMINE IF THE CHANGE REQUIRES MODIFICATION TO EXISTING APPROVED PERMITS.

4. ALTERATION AND/OR DESTRUCTION OF WETLAND AREAS WITHOUT PRIOR CONSENT OF THE CONSERVATION COMMISSION IS PROHIBITED. SILTATION PLUMES, ILLICIT DISCHARGES, OR INADVERTENT ALTERATION SHALL BE CONSIDERED AS ACTIVITIES NOT PERMITTED BY THE ORDER AND SHALL BE REPORTED TO THE CONSERVATION COMMISSION ALONG WITH THE PROPOSED MITIGATIVE MEASURES.

5. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL BARRIER SHALL BE INSTALLED AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN THE EROSION CONTROL BARRIER UNTIL ALL WORK IS COMPLETE. ALL AREAS HAVE BEEN STABILIZED. THE REMOVAL OF EROSION CONTROL DEVICES SHALL BE ONLY UPON THE APPROVAL OF THE CONSERVATION COMMISSION.

6. EROSION AND SEDIMENTATION CONTROL DEVICES, SUCH AS CHECK DAMS, SEDIMENT BASINS, ETC. ARE TO BE INSTALLED AS SHOWN ON THE SITE DEVELOPMENT PLANS WITH ASSOCIATED DETAILS, AS APPROPRIATE.

7. CONSTRUCTION OPERATIONS SHALL NOT CAUSE NOTICEABLE SEDIMENTATION PLUMES TO OCCUR ON OR SURROUNDING THE PROJECT. SHOULD SEDIMENT BEYOND THE EROSION CONTROL BARRIERS, THE CONTRACTOR SHALL STOP WORK AND INSTALL ADDITIONAL MITIGATION MEASURES TO PREVENT FURTHER SEDIMENTATION.

8. NO MATERIAL SUBJECT TO EROSION SHALL BE STOCKPILED OVERNIGHT WITHIN 100 FEET OF ANY WETLAND AREAS WITHOUT PROPER EROSION AND SEDIMENTATION DEVICES IN PLACE.

9. EQUIPMENT SHALL NOT BE PARKED WITHIN WETLAND OR BUFFER AREAS EXCEPT DURING ACTUAL OPERATIONS REQUIRING SAID EQUIPMENT.

10. ACCUMULATED SEDIMENT ALONG EROSION CONTROL BARRIERS SHALL BE PERIODICALLY REMOVED AND DISPOSED OF BY THE CONTRACTOR AS REQUIRED BY THE CONSERVATION COMMISSION OR AS DIRECTED BY THE ENGINEER.

EROSION CONTROL METHODS:

- IT IS OF GREAT IMPORTANCE THAT CONCENTRATION OF RUNOFF BE AVOIDED IN ORDER TO PREVENT THE TRANSPORT OF SEDIMENT.
- THE PRIMARY EROSION CONTROL METHOD TO BE UTILIZED IS TO LIMIT THE AREA OF DISTURBANCE DURING CONSTRUCTION ACTIVITIES. THIS IS ACCOMPLISHED BY PROMPT STABILIZATION OF DISTURBED AREAS UPON COMPLETION OF SEQUENCES OF CONSTRUCTION.
- EROSION AND SEDIMENT CONTROL DEVICES SUCH AS HAY BALES, SILT FENCES, DIVERSION BERMS, ETC. SHALL BE UTILIZED FOR THE PROTECTION OF THE AREAS BEYOND THE LIMIT OF CONSTRUCTION.

ACCESS:

- ACCESS TO THE SITE SHALL BE MADE IN THE AREA OF A PERMANENT DRIVEWAY OR ROADWAY UNLESS DOING SO WOULD RESULT IN A TRAFFIC HAZARD.
- AN AREA OF CRUSHED STONE SHALL BE PLACED AT THE DRIVEWAY ENTRANCE TO INSURE THAT MUD IS NOT TRACKED ONTO THE EXISTING ROAD (SEE CONSTRUCTION ENTRANCE DETAIL). IF MUD IS INADVERTENTLY TRACKED ONTO THE ROAD, IT SHOULD BE PROMPTLY REMOVED.
- LABORERS VEHICLES SHALL BE PARKED IN A DESIGNATED AREA AS TO MINIMIZE DISTURBED SURFACES AND TO INSURE THAT RUTS ARE NOT CREATED AND WHICH COULD CARRY WATER TO A WETLAND OR OTHER SENSITIVE AREA.
- SUITABLE MEASURES SHALL BE TAKEN TO INSURE THAT LARGE DELIVERY TRUCKS SERVING THE SITE DO NOT DAMAGE TO AREAS OF EXISTING VEGETATION OR CAUSE DISTURBANCE TO STABILIZED AREAS.

ORDERLY CONSTRUCTION PROCEDURES:

- THE CONTRACTOR SHALL PERFORM SITE CONSTRUCTION IN A MANNER WHICH WILL INSURE THE STABILIZATION OF AREAS IN PROXIMITY OF OR TRIBUTARY TO WETLAND AREAS AS SOON AS POSSIBLE.
- EROSION CONTROL DEVICES SUCH AS HAY BALE BARRIERS, SILT FENCES AND MULCH SHALL BE BROUGHT TO THE SITE AND STOCKPILED PRIOR TO INITIATING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AREAS FOR THE TEMPORARY STORAGE OF CONSTRUCTION DEBRIS. CONSTRUCTION DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE FOR AN EXTENDED PERIOD OF TIME.

GRUBBING AND STRIPPING:

- TOP SOIL SHALL BE RETAINED FOR LANDSCAPING PURPOSES.
- GRUBBING AND STRIPPING OF SLOPES LEADING TO WETLAND AREAS SHOULD NOT BE UNDERTAKEN DURING PERIODS OF INTENSE RAINFALL.
- TOP SOIL STOCKPILE LOCATIONS ARE DEPICTED ON THE SITE DEVELOPMENT PLAN, THE EROSION CONTROL PLAN, AND/OR THE CONSTRUCTION PHASING PLAN AND SHALL BE ADHERED TO.

4. WHEN WORKING IN THE VICINITY OF WETLANDS, TOP SOIL SATURATED WITH WATER SHALL BE REMOVED, AND CONTAINED PRIOR TO BEING USED.

5. AREAS LEADING TO WETLANDS SHALL HAVE HAY BALE BARRIERS INSTALLED ACROSS THEM IN ARCS POINTING DOWN THE HILL AT INTERVALS SUFFICIENT TO MITIGATE RUNOFF CARRYING SEDIMENT.

6. DURING PERIODS OF INTENSE RAINFALL, OR IF THE PROJECT IS TO BE LEFT FOR A PERIOD OF TIME CONSIDERATION SHOULD BE GIVEN TO SUPPLEMENT HAY BALE BARRIERS WITH EITHER CRUSHED STONE OR ARMORED BARRIERS. CONSIDERATION MAY ALSO BE GIVEN TO DIVERTING RUNOFF INTO TEMPORARY SEDIMENTATION CONTROL AREAS.

BUILDING CONSTRUCTION:

- DURING THE CONSTRUCTION OF BUILDINGS, MATERIALS SHALL BE STOCKPILED IN A MANNER AS NOT TO DIVERT OR CONCENTRATE RUNOFF IN ORDER TO PREVENT THE TRANSPORT OF SEDIMENT.
- THE LOT SHOULD BE KEPT LITER FREE.
- NO FUELS, SOLVENTS, PAINTS, ETC. SHALL BE STORED ON SITE. THESE PRODUCTS SHALL BE REMOVED FROM THE SITE EACH EVENING AND RETURNED THE FOLLOWING DAY.
- BURIAL OF MATERIALS OR CONSTRUCTION DEBRIS IS PROHIBITED.
- PLASTERERS AND PAINTERS SHALL BE INFORMED THAT DISCHARGE OF LIQUIDS INTO A WETLAND OR RESOURCE AREA IS PROHIBITED.

ROUGH GRADING:

1. THE ROUGH GRADING OF THE ROADWAY SHALL FOLLOW THE FILL AND EXCAVATION SEQUENCES, RESULTING IN SLOPES BEING MAINTAINED AWAY FROM WETLANDS AND SENSITIVE AREAS AS MUCH AS PRACTICAL.

2. DURING THIS PROCESS THE EROSION POTENTIAL IS HIGH. SUFFICIENT EROSION CONTROL BARRIERS SHOULD BE KEPT IN PROXIMITY TO THE WORK AREA TO ALLOW QUICK ACTION SHOULD EROSION BECOME AN ISSUE AND TO INSURE THAT NO SEDIMENT REACHES WETLANDS OR OTHER SENSITIVE AREAS.

3. IN AREAS OF CUT AND/OR FILL WHERE SLOPES COULD DIVERT WATER TOWARD WETLAND AREAS, DIVERSION TRENCHES AND/OR SWALES SHOULD BE CONSIDERED AND IMPLEMENTED TO DIVERT WATER AWAY FROM THESE AREAS.

4. STEEP SIDE SLOPES IN EXCAVATION OR FILL SHOULD BE AVOIDED.

5. DISTURBED AREAS SHALL BE STABILIZED BY LOAMING AND SEEDING OR RIPRAP IMMEDIATELY AFTER THE FINISH GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED BY HAY SECURED BY WEIGHTED SNOW FENCE, CHICKEN WIRE MESH OR JUTE NETTING WITH APPROPRIATE SEEDING DEVICES.

6. A GROUND COVER SUFFICIENT TO RETAIN SOILS IN A STABILIZED CONDITION MUST BE PROVIDED WITHIN 14 WORKING DAYS, SEASON PERMITTING, ON ANY PORTION OF THE TRACT UPON WHICH FURTHER ACTIVE CONSTRUCTION IS NOT BEING UNDERTAKEN.

DRAINAGE:

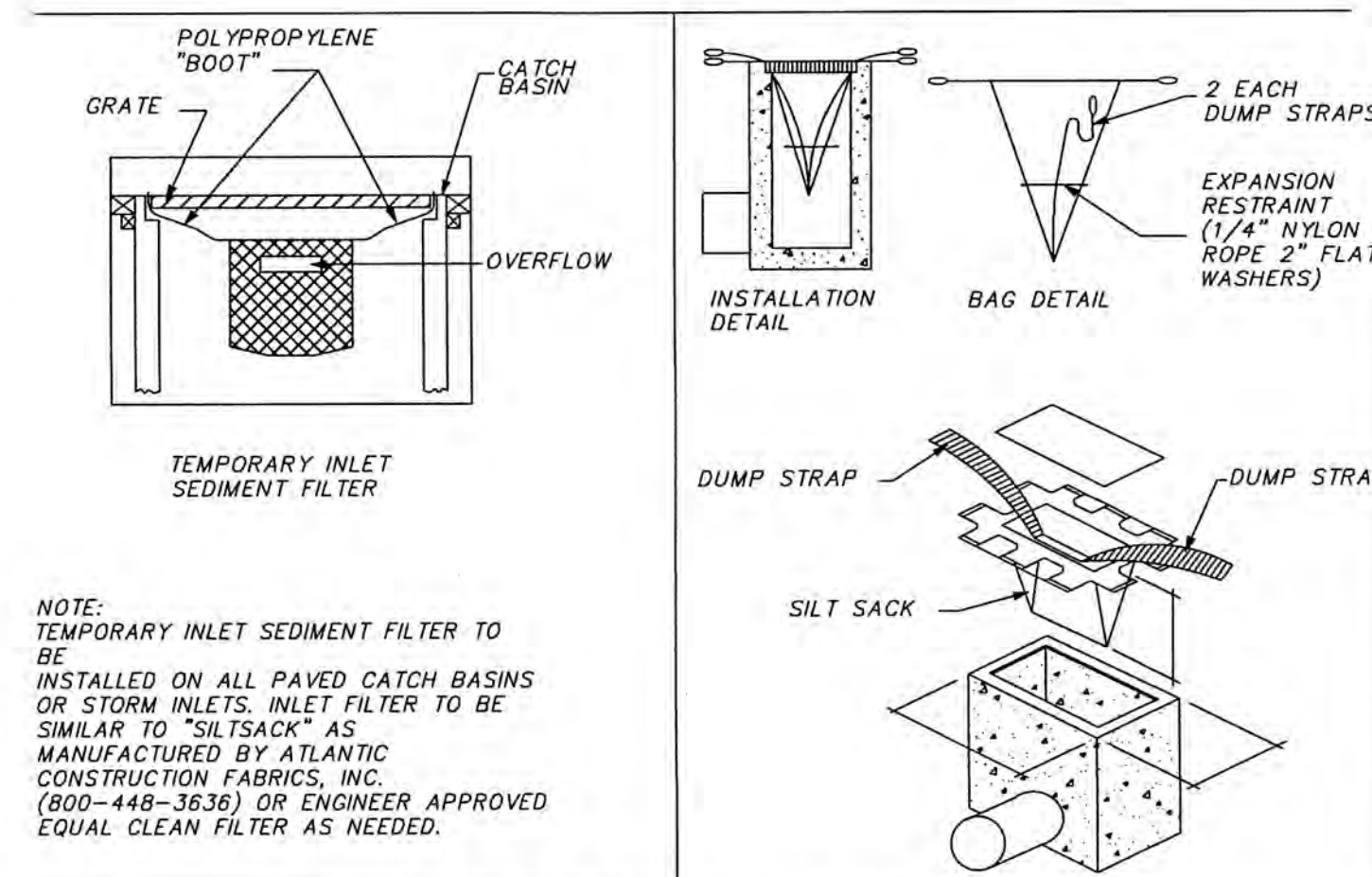
- IF DRAINAGE PIPES OR SWALES ARE TO BE INSTALLED, THEY SHALL BE CONSTRUCTED FROM DOWNSTREAM UP AND CONSTRUCTION SHALL INCLUDE THE PLACEMENT OF OUTFALL RIPRAP AND OTHER MITIGATIVE MEASURES SHOWN ON THE PLAN.
- PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, HAY BALES OR OTHER SUITABLE METHODS TO ENTRAP SEDIMENT SHALL BE PLACED DOWNSTREAM.
- THE TOE OF EMBANKMENTS SHALL BE STABILIZED IMMEDIATELY, MULCHED AND TACKED DOWN BY SUITABLE MEANS.
- IF THE PROPOSED ROADWAY IS NOT PAVED IMMEDIATELY AFTER THE INSTALLATION OF DRAINAGE STRUCTURES, HAY BALES SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.

WATER SUPPLY:

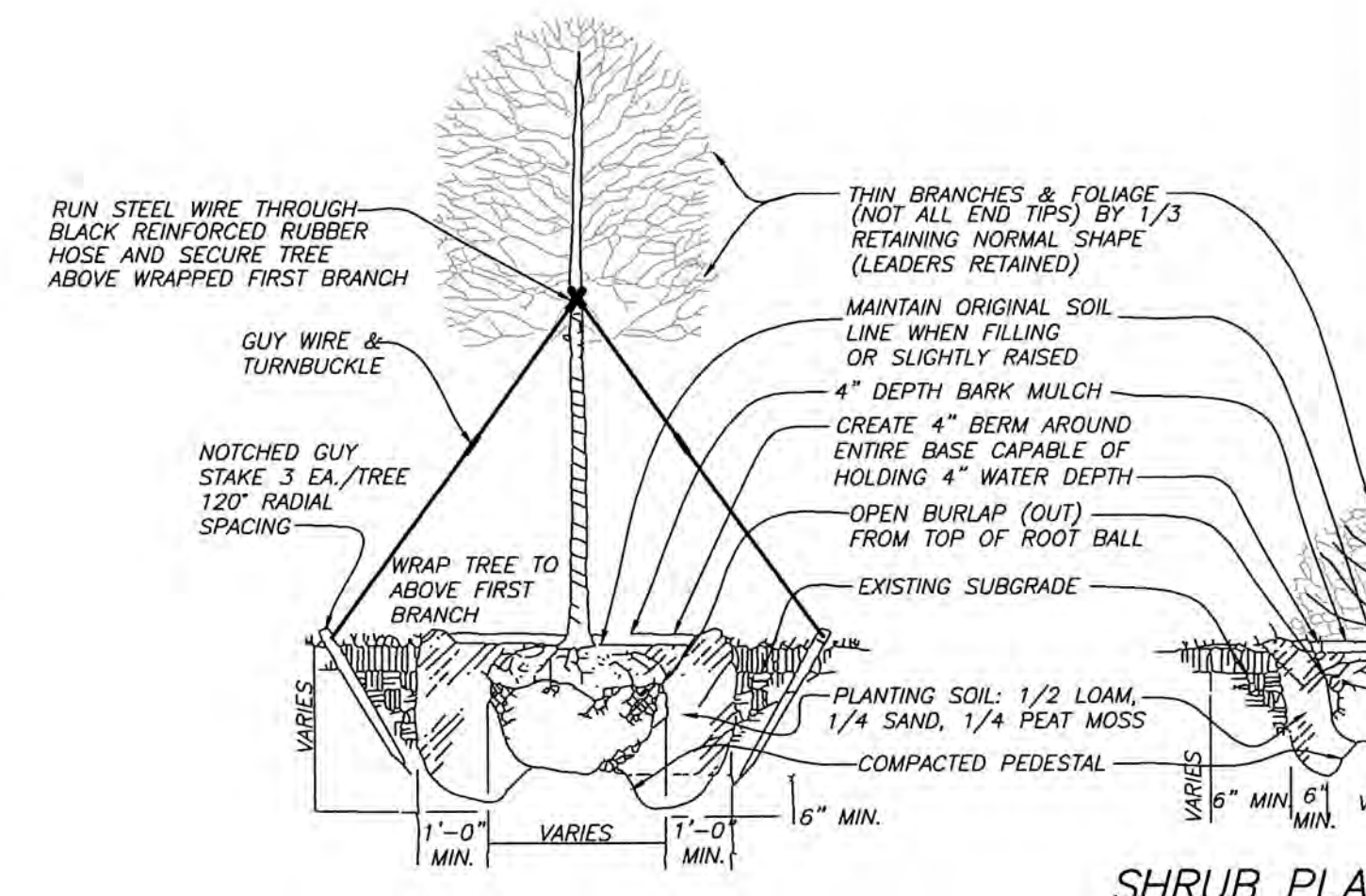
- IF MUNICIPAL WATER SUPPLY IS TO BE UTILIZED, CARE SHOULD BE TAKEN TO INSURE THAT THE TRENCH DOES NOT DIVERT RUNOFF WATER TO A WETLAND AREA OR ONTO A ROAD WHERE IT WILL BE CARRIED INTO A WETLAND OR SENSITIVE AREA.
- IF PRIVATE ON-SITE WELLS ARE PROPOSED, CARE SHOULD BE TAKEN IN THE CONSTRUCTION OF THE WELL TO INSURE THAT DRILLING FLUID DOES NOT DISCHARGE TO A STREAM, WETLAND OR SENSITIVE AREA.
- WELL DRILLING OPERATIONS SHALL BE SUCH THAT WETLANDS ARE NOT DISTURBED AND THE INSTALLATION OF THE WATER LINE WILL NOT DIRECT WATER TOWARDS A WETLAND AREA.

LANDSCAPING:

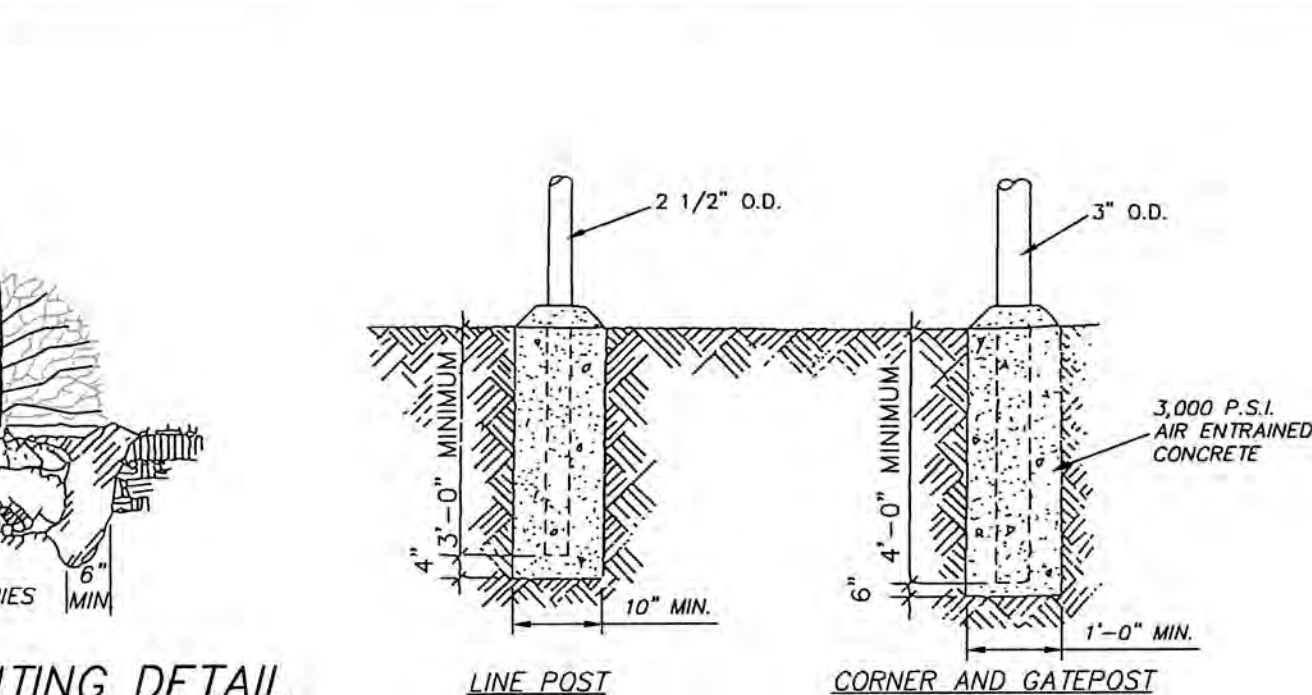
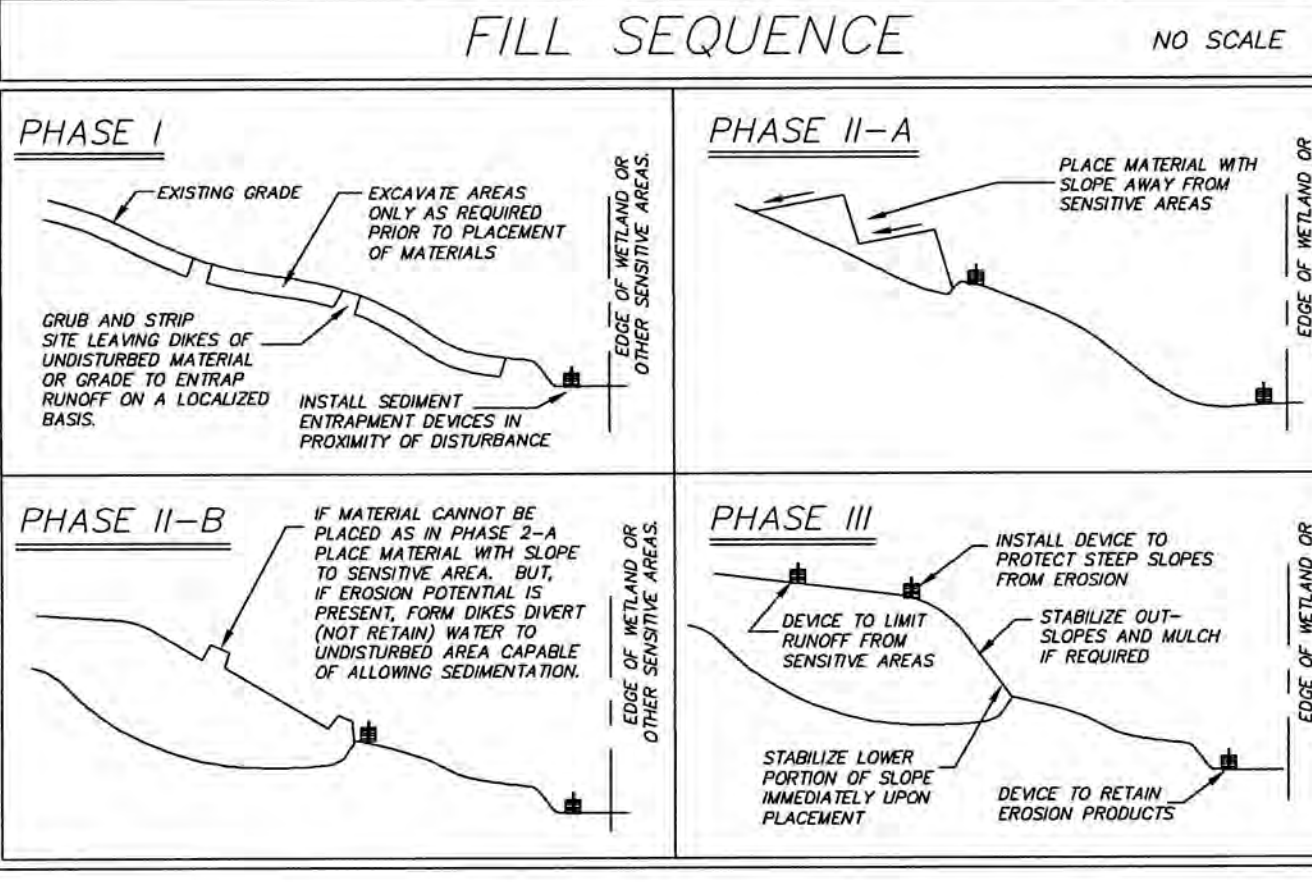
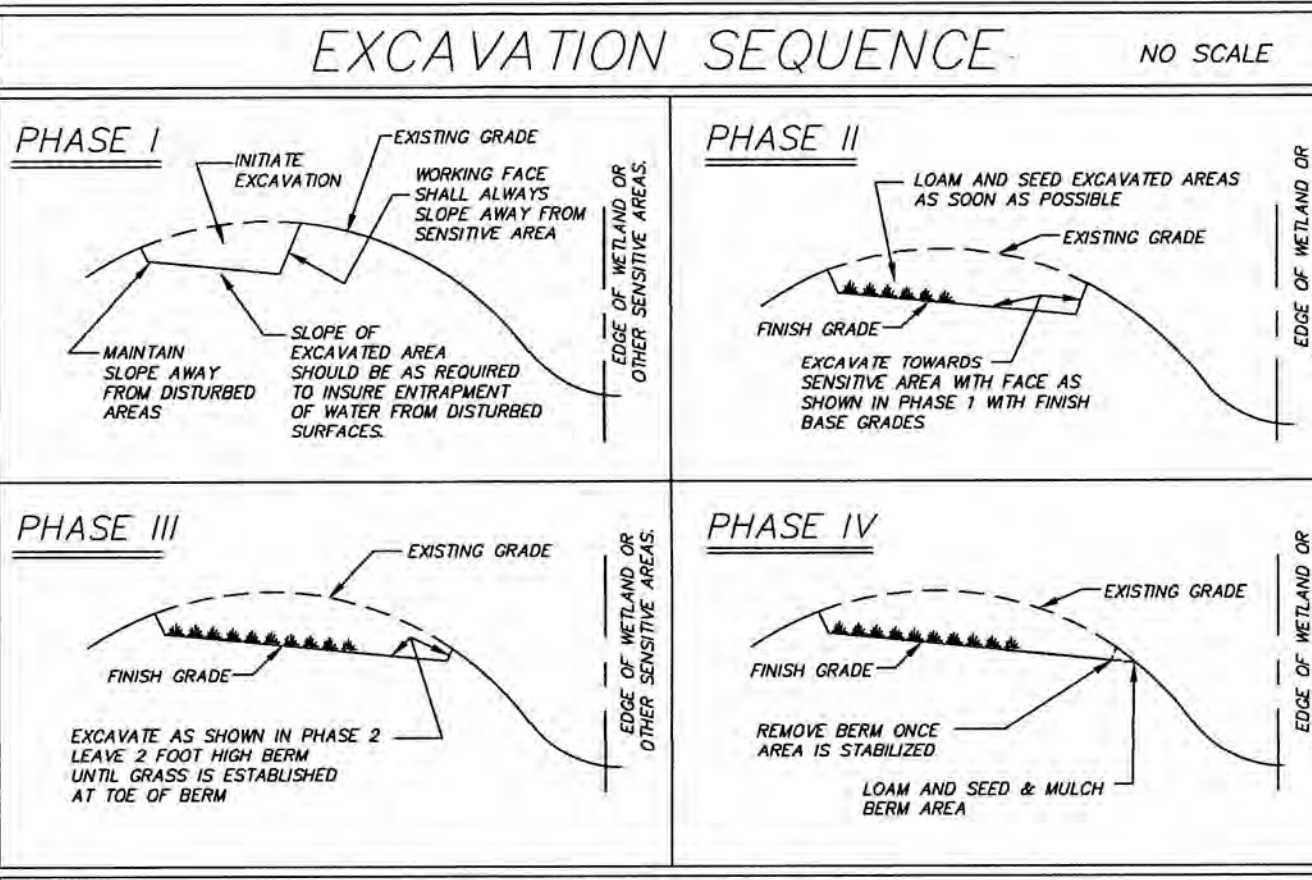
- LANDSCAPING OF AREAS SHOULD OCCUR AS SOON AS POSSIBLE.
- IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT PERMIT THE ESTABLISHMENT OF VEGETATION, TEMPORARY HAY MULCH, OR OTHER MEANS OF STABILIZATION SHALL BE PERFORMED.
- USE OF HERBICIDES MAY BE SUBJECT TO OTHER REGULATIONS.
- CARE SHOULD BE TAKEN WITH FERTILIZERS SUCH THAT THEY ARE NOT CARRIED TO A WETLAND OR SENSITIVE AREA.
- TRUNKS OF TREES SHOULD NOT BE COVERED WITH MORE THAN TWO (2) INCHES OF SOIL.
- STUMPS SHALL BE GROUND DOWN INTO A WOOD MULCH AND UTILIZED OR REMOVED FROM THE SITE.



SILT SACK DETAIL
NO SCALE



DECIDUOUS TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

STORMWATER OPERATION AND MAINTENANCE PLAN

THE FOLLOWING SHALL BE CONSIDERED THE OPERATION & MAINTENANCE PLAN (OMP) FOR THE STORMWATER COLLECTION FACILITY FOR THIS DEVELOPMENT.

I. SYSTEM OWNERSHIP
THE SYSTEM SHALL INCLUDE THE DRAINAGE INFRASTRUCTURE AND ALL OF ITS COMPONENTS AS SHOWN ON THE SITE DEVELOPMENT PLANS. THE SYSTEM SHALL ALSO INCLUDE THE PIPING TO THE CONNECTION TO THE CITY OF WORCESTER DRAINAGE SYSTEM. THE STRUCTURES OF THE SYSTEM SHALL INCLUDE MANHOLES, CATCH BASINS, AND OUTFALL & CONTROL STRUCTURES, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DETAILS AND THE APPROVED PLANS.

UPON THE COMPLETION OF CONSTRUCTION, THE DRAINAGE SYSTEM SHALL REMAIN THE PROPERTY OF THE LANDOWNER AND INCLUDES RIGHTS AND RESPONSIBILITIES TO MAINTAIN, INSPECT, REPAIR, REPLACE, ETC., THE COMPONENTS OF THE DRAINAGE SYSTEM, INCLUDING OUTFALL & CONTROL STRUCTURES.

II. RESPONSIBLE PARTIES
THE LANDOWNER SHALL BE CONSIDERED THE RESPONSIBLE PARTY FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM. THE SYSTEM SHALL INCLUDE THE DRAINAGE INFRASTRUCTURE AND ALL OF ITS COMPONENTS WITHIN DEVELOPMENT. THE LANDOWNER SHALL BE CONSIDERED THE RESPONSIBLE PARTY FOR THE OPERATION AND MAINTENANCE OF THE DETENTION FACILITIES AND THE OUTFALL AREAS OF THE DRAINAGE SYSTEM.

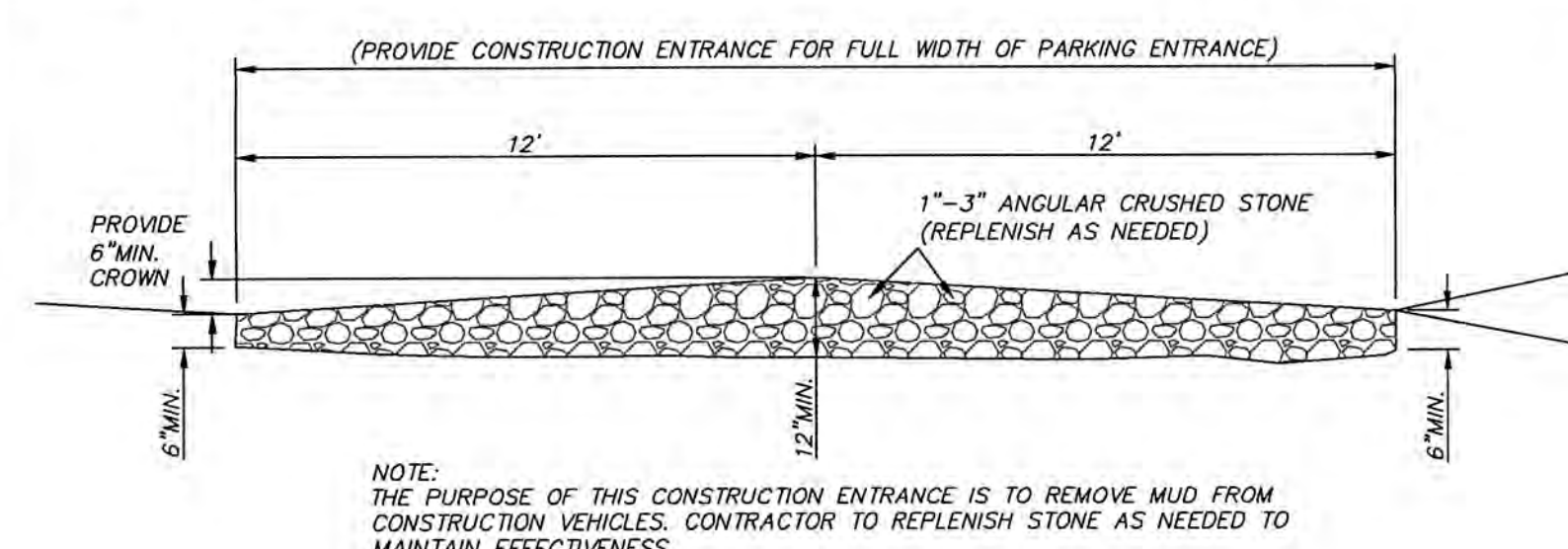
III. INSPECTION & MAINTENANCE SCHEDULE

THE FOLLOWING MAINTENANCE SCHEDULE SHALL BE FOLLOWED IN ORDER TO MAINTAIN THE EFFECTIVENESS OF THE STORMWATER MANAGEMENT SYSTEM.

STRUCTURE TYPE	INSPECTION	MAINTENANCE	TASK
CATCH BASINS	QUARTERLY AND AT THE END OF END OF THE FOLIAGE AND SNOW REMOVAL SEASONS	QUARTERLY, OR WHENEVER THE DEPTH OF DEPOSITS IS GREATER THAN OR EQUAL TO ONE HALF THE DEPTH FROM THE BOTTOM OF THE INVERT OF THE LOWEST PIPE.	REMOVE SEDIMENT FROM SUMPS ***CRATES TO BE KEPT CLEAR THROUGHOUT THE YEAR***
MANHOLES	EVERY 2 YEARS	AS NEEDED	CLEAN/REGROUT
PIPING	EVERY 2 YEARS	AS NEEDED	REMOVE SEDIMENT FROM SUMPS
STORMCEPTOR	ANNUALLY IN THE SPRING	WHENEVER THE DEPTH OF DEPOSITS IS GREATER THAN 15% OF THE TOTAL STORAGE CAPACITY (~6" OF SEDIMENT).	REMOVE STREET SAND BUILDUP (SEE NOTE 4)
PARKING LOT SWEEPING	N/A	ANNUALLY IN THE SPRING	REMOVE STREET SAND BUILDUP (SEE NOTE 4)

NOTES:

- A MAJOR STORM EVENT IS DEFINED AS A STORM THAT IS EQUAL TO OR GREATER THAN THE 2-YEAR, 24 HOUR STORM (THREE (3) INCHES IN A 24-HOUR PERIOD).
- ANY SEDIMENTS AND HYDROCARBONS REMOVED DURING MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM SHOULD BE TRANSPORTED OFF SITE FOR DISPOSAL. DISPOSAL OF SEDIMENTS AND HYDROCARBONS SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LAWS.
- IT IS RECOMMENDED THAT ICE REMOVAL/PREVENTION METHODS LIMIT OR AVOID THE USE OF SAND PRODUCTS ON THE PROJECT.



CONSTRUCTION ENTRANCE
NO SCALE

NO.	DATE	REVISIONS	BY

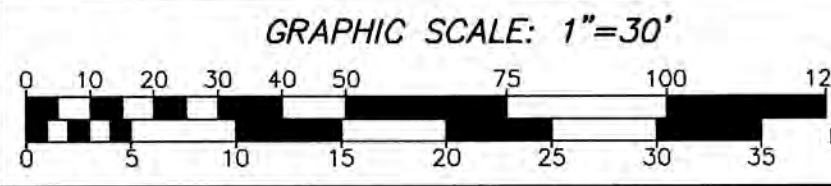


HANNIGAN ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

8 MONUMENT SQUARE (978) 534-1234 (T)
LEOMINSTER, MASSACHUSETTS 01453 (978) 534-6060 (F)
WWW.HANNIGANENGINEERING.COM

CONSTRUCTION DETAILS
IN
WINCHENDON, MASSACHUSETTS

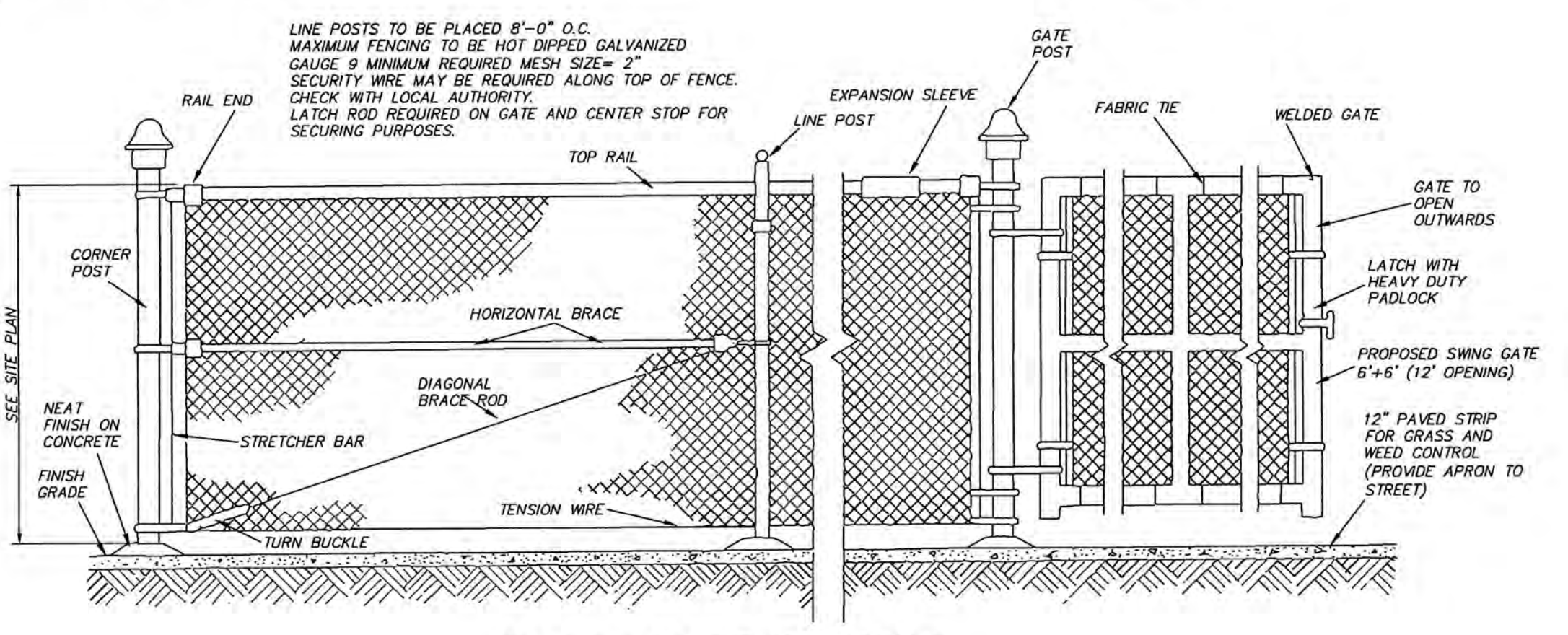
PREPARED FOR:
MANTIS MANAGEMENT GROUP, LLC
WENDELL ORPHE
3 VERMONT AVENUE
SAUGUS, MASSACHUSETTS 01960
TEL: 617-270-2061



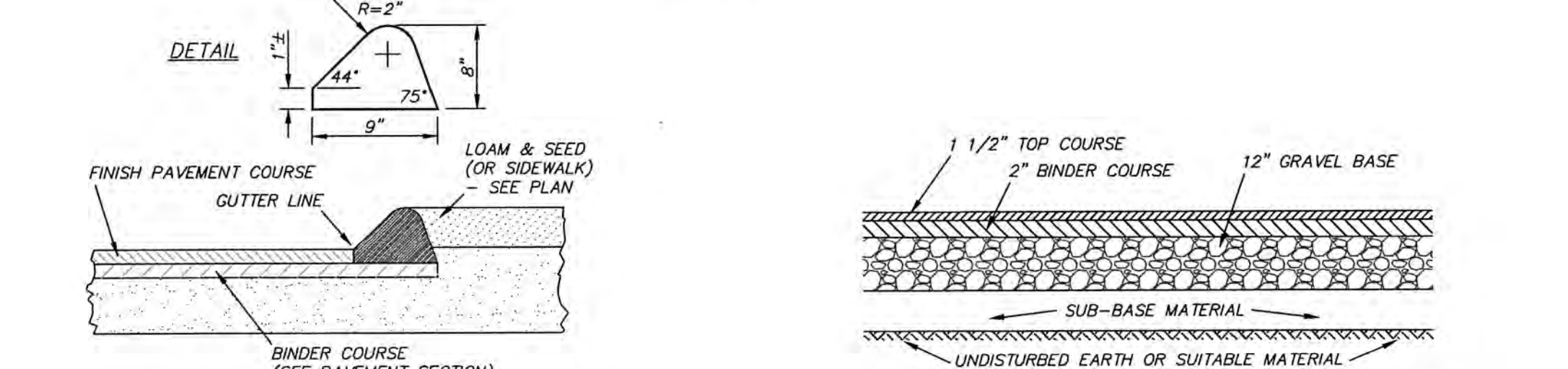
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CHKD: WDH	APPD: WDH	DATE: JUN 21, 2021
SRV: JHG	FB: 66-128	JOB NO: 2916
TAB: (3-4) DET	SHEET 3 OF 4	PLAN NO: C-16-31

APPROVED BY THE
PLANNING BOARD
WINCHENDON, MASSACHUSETTS
APPROVAL OF THIS PLAN IS
GRANTED ON CONDITIONS LISTED IN
A SEPARATE STATEMENT OF
CONDITIONS WHICH IS PART OF THE
APPROVAL OF THIS SITE PLAN

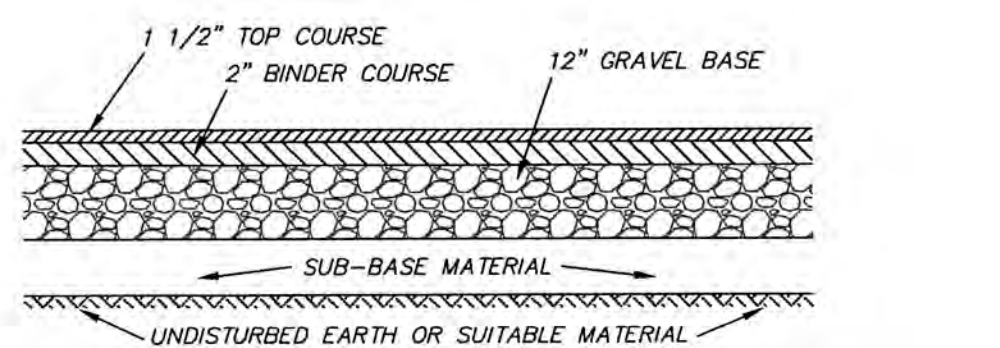
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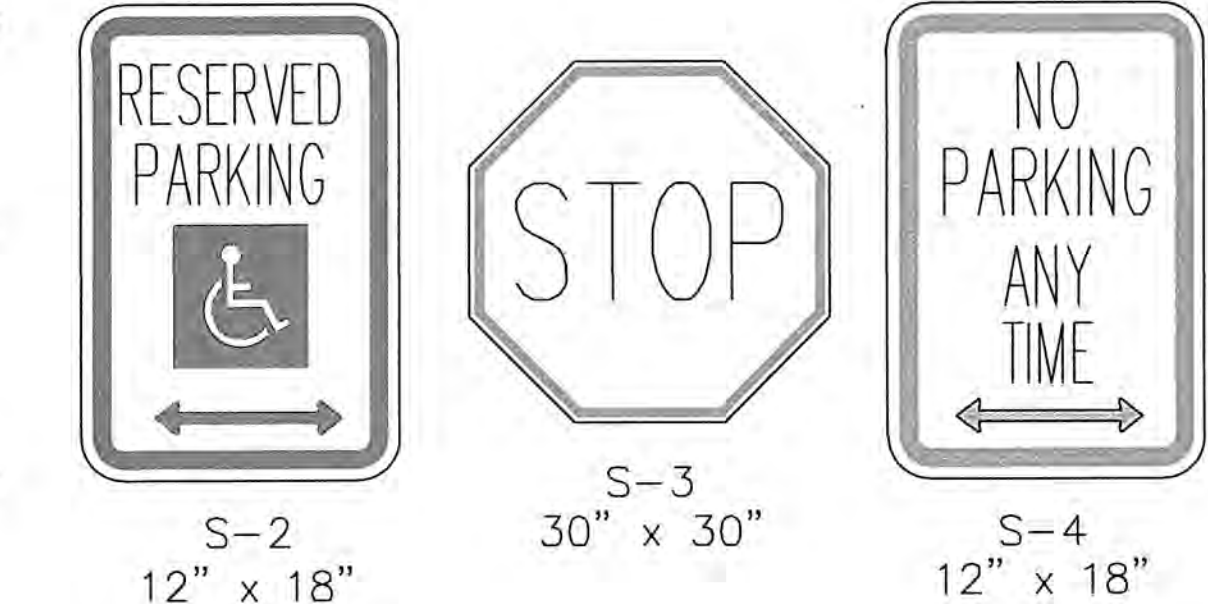
CHAIN LINK FENCE DETAIL
NO SCALE



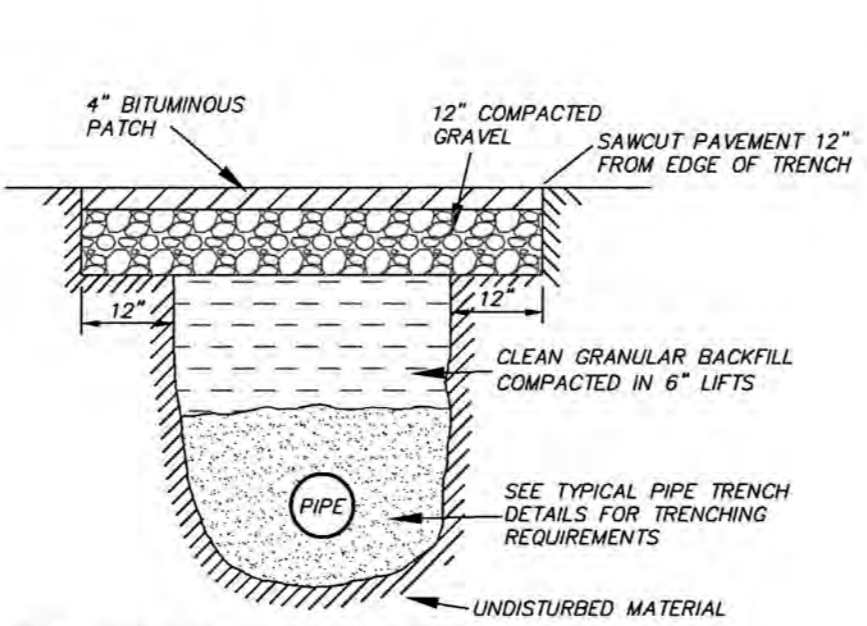
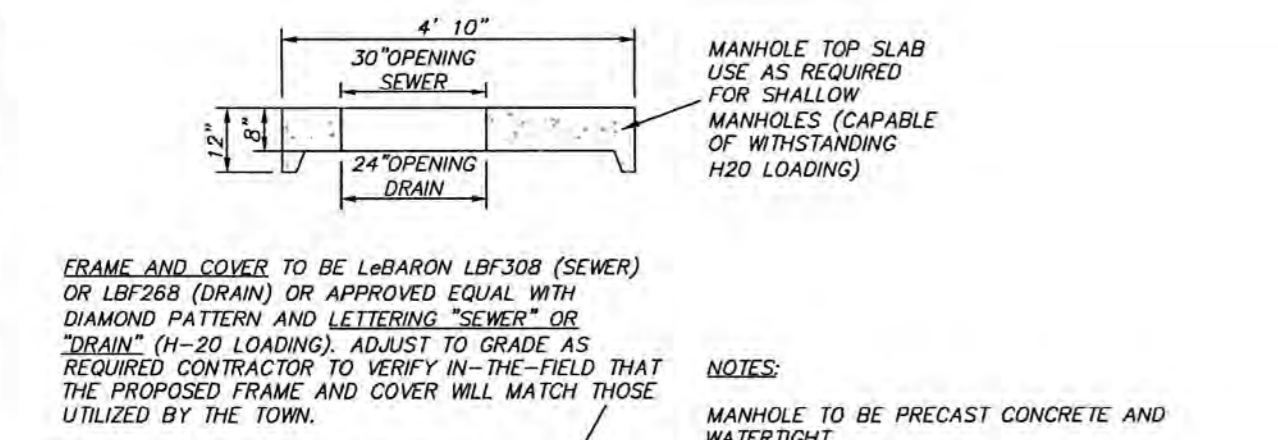
BITUMINOUS CONCRETE CURB
(MFD - TYPE 2)
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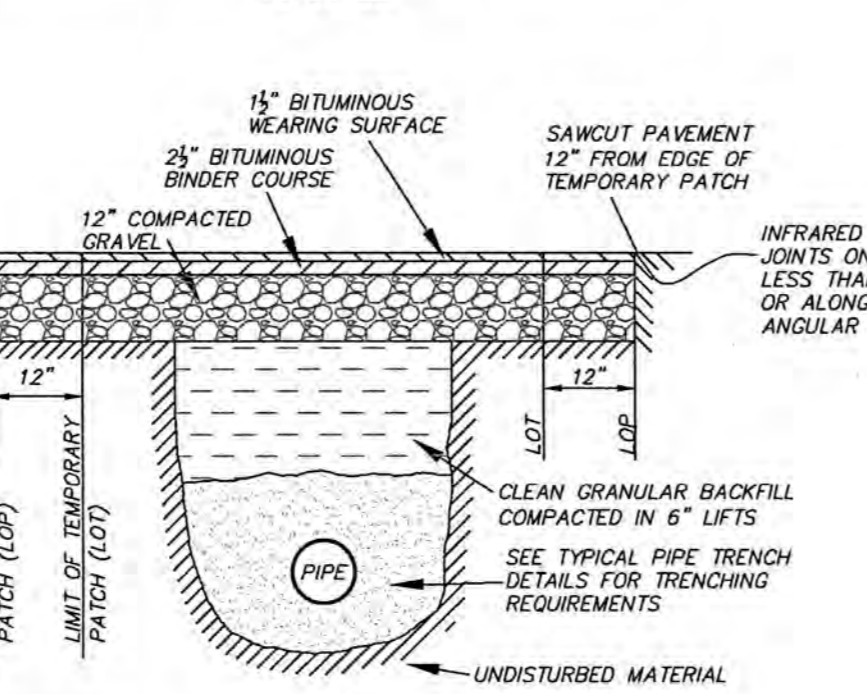
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SIGN POST DETAIL
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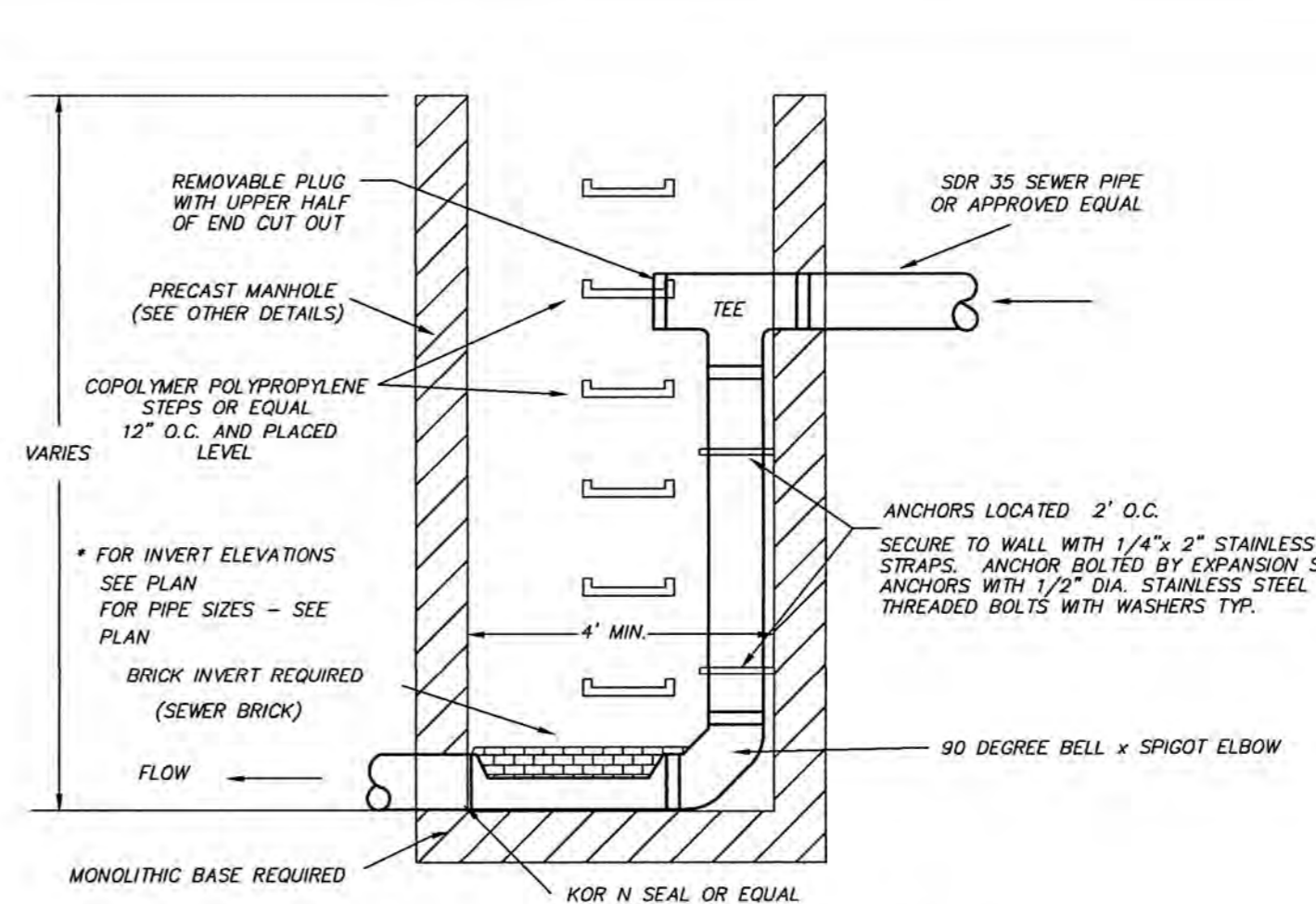


TEMPORARY PATCH DETAIL
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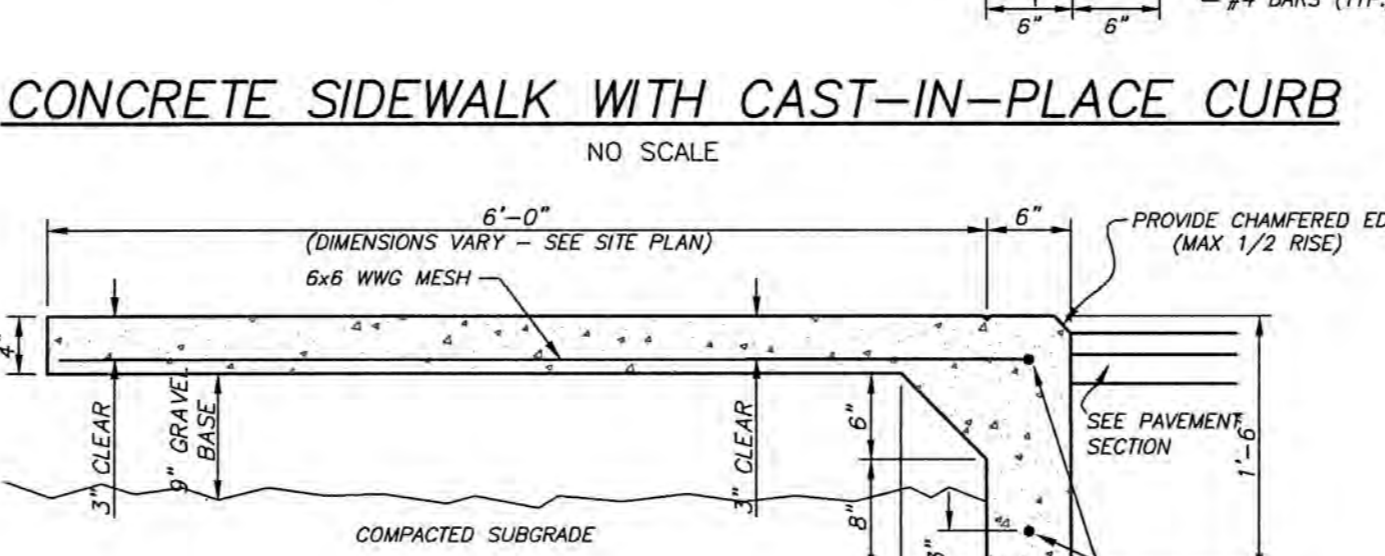
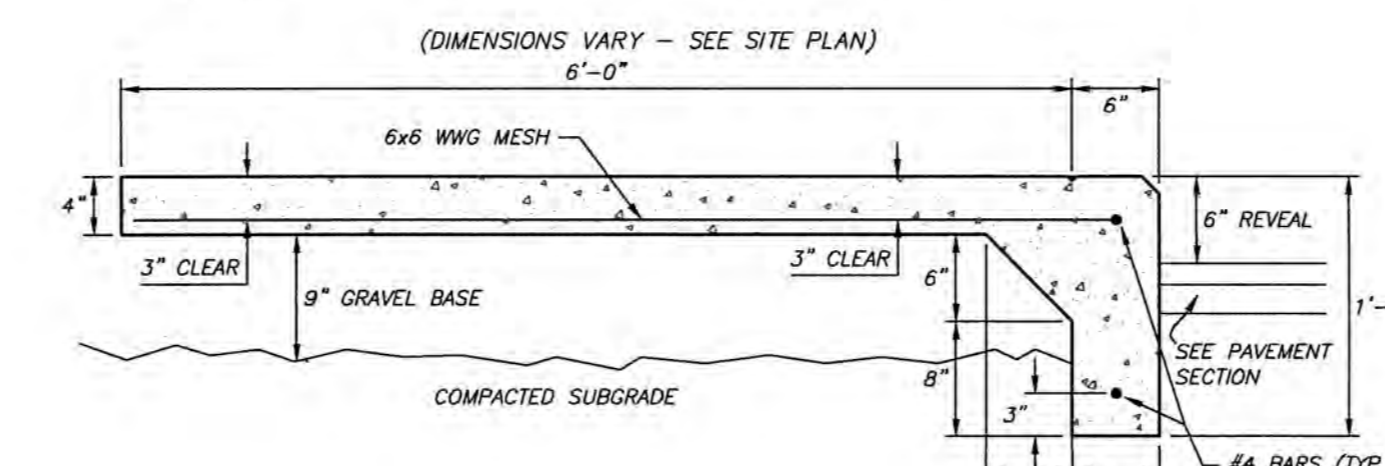
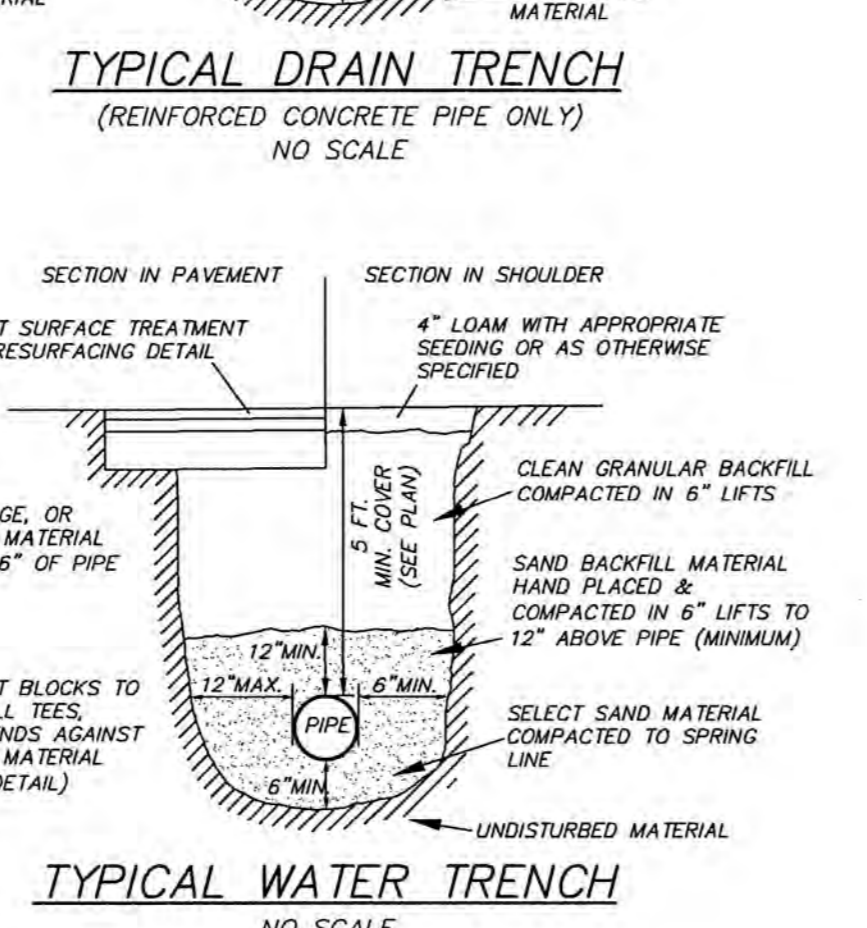
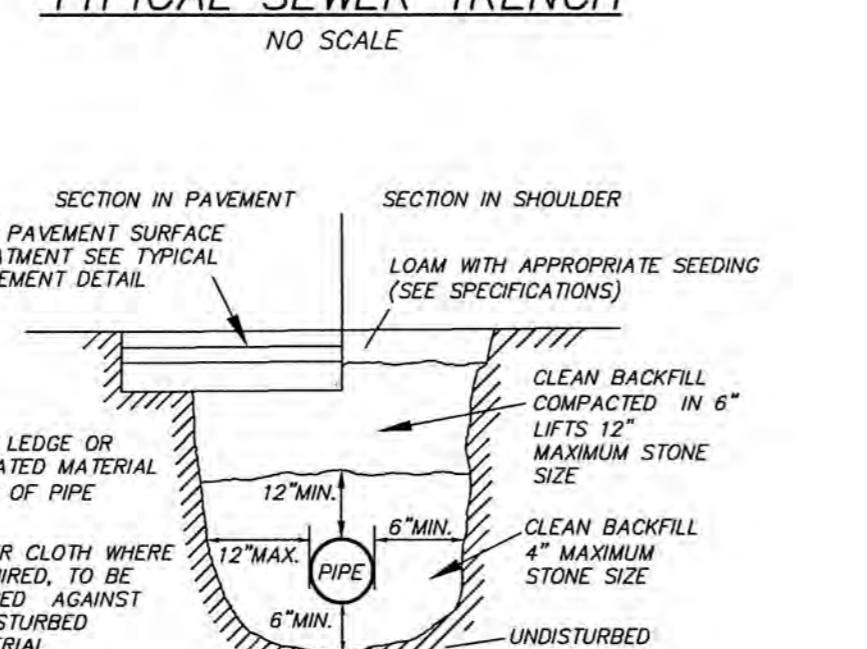
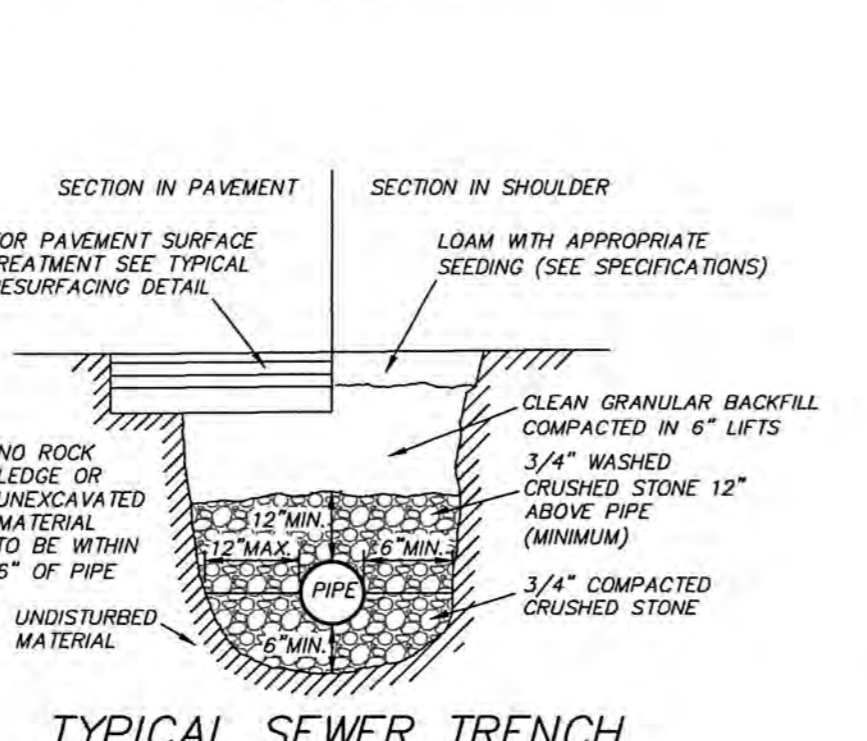
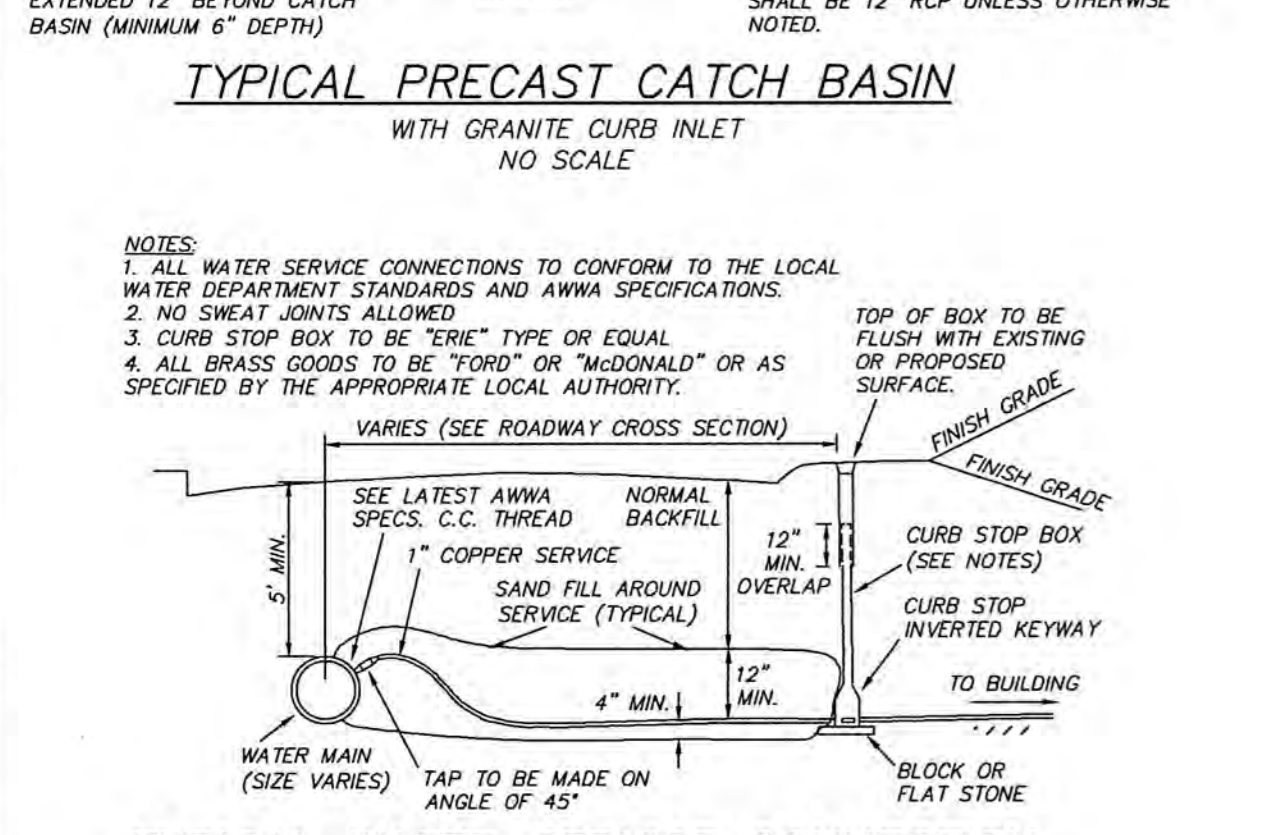
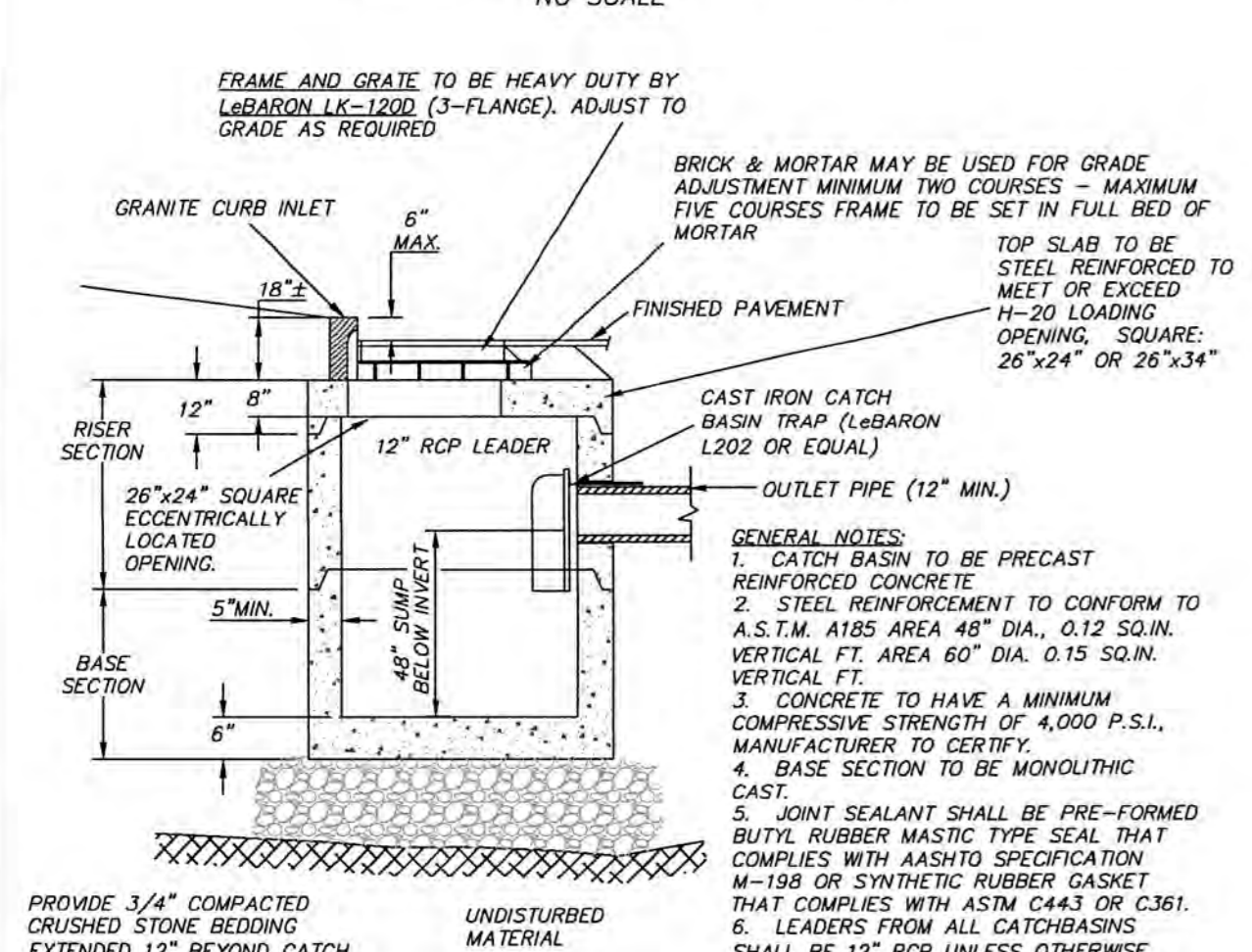
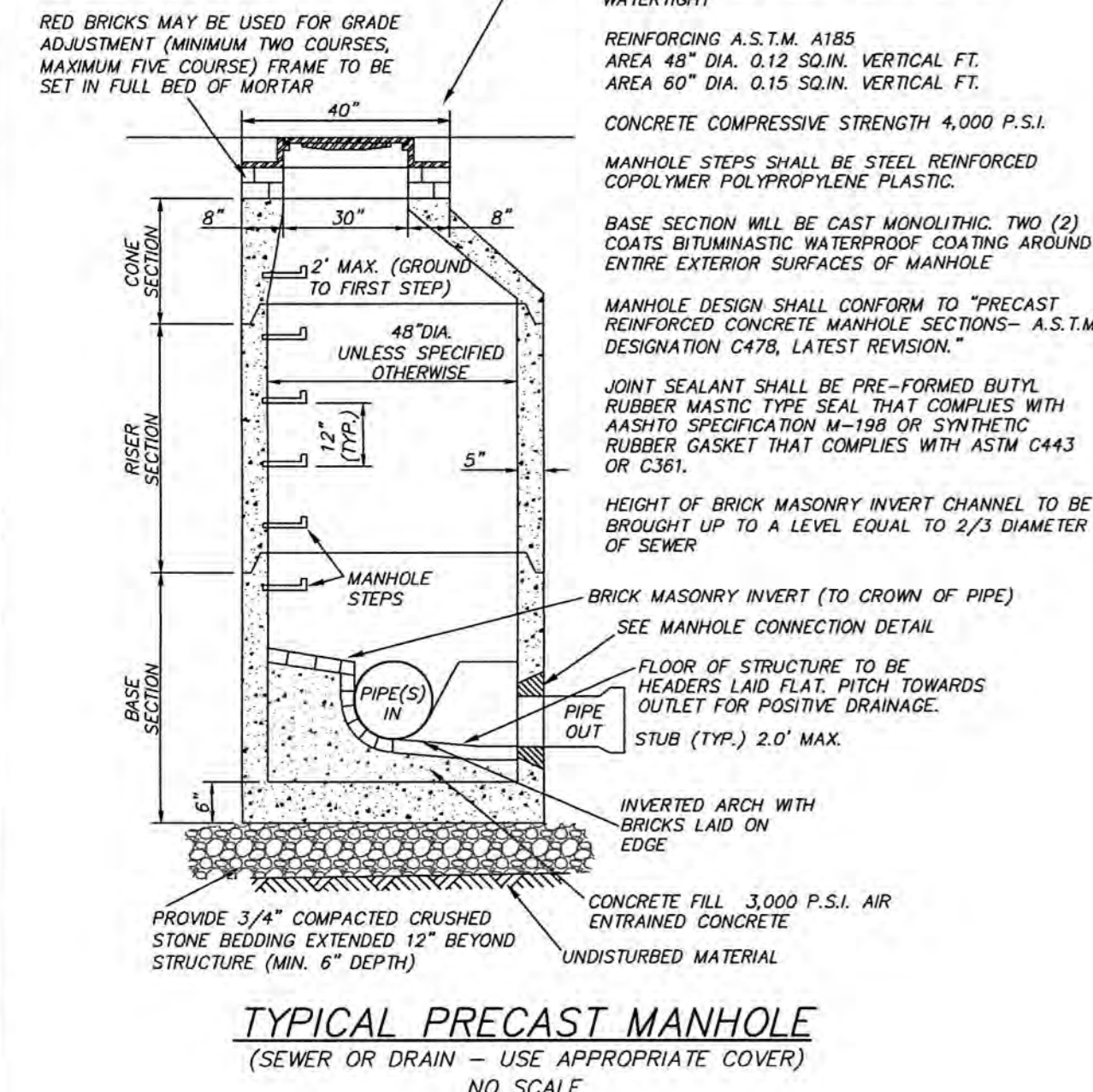


PERMANENT PATCH DETAIL
NO SCALE

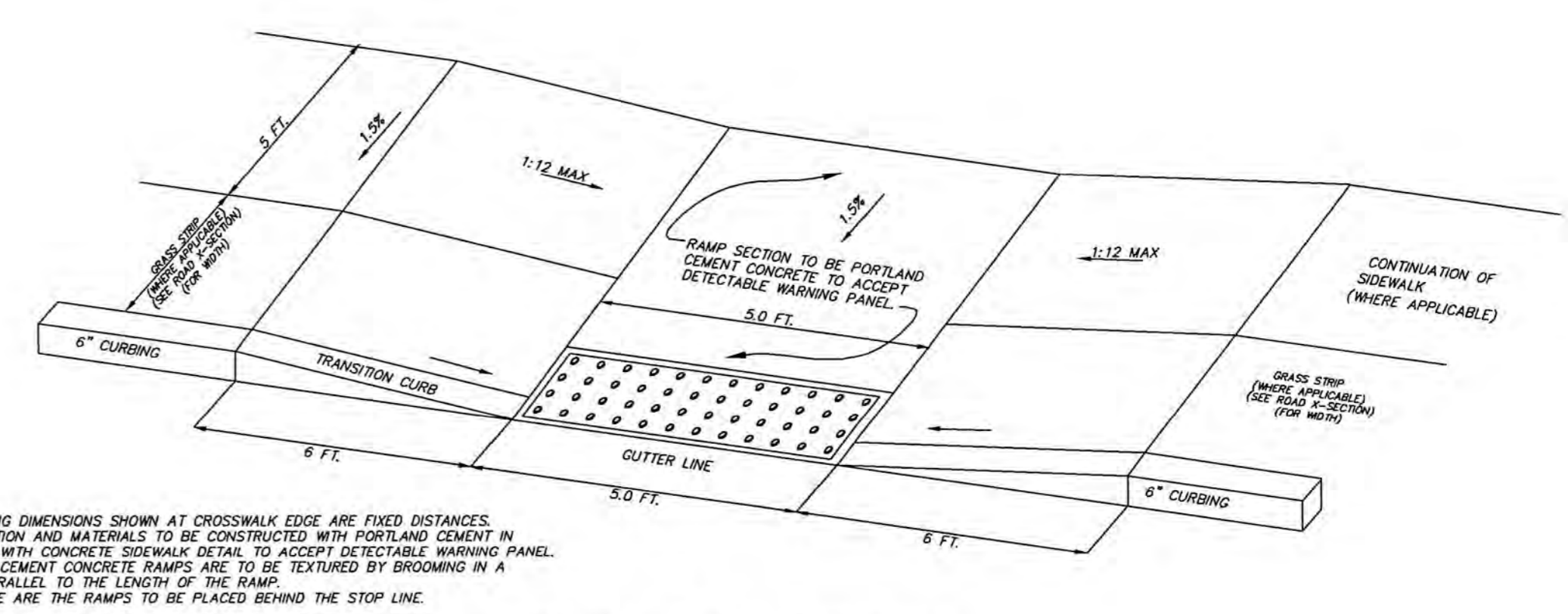
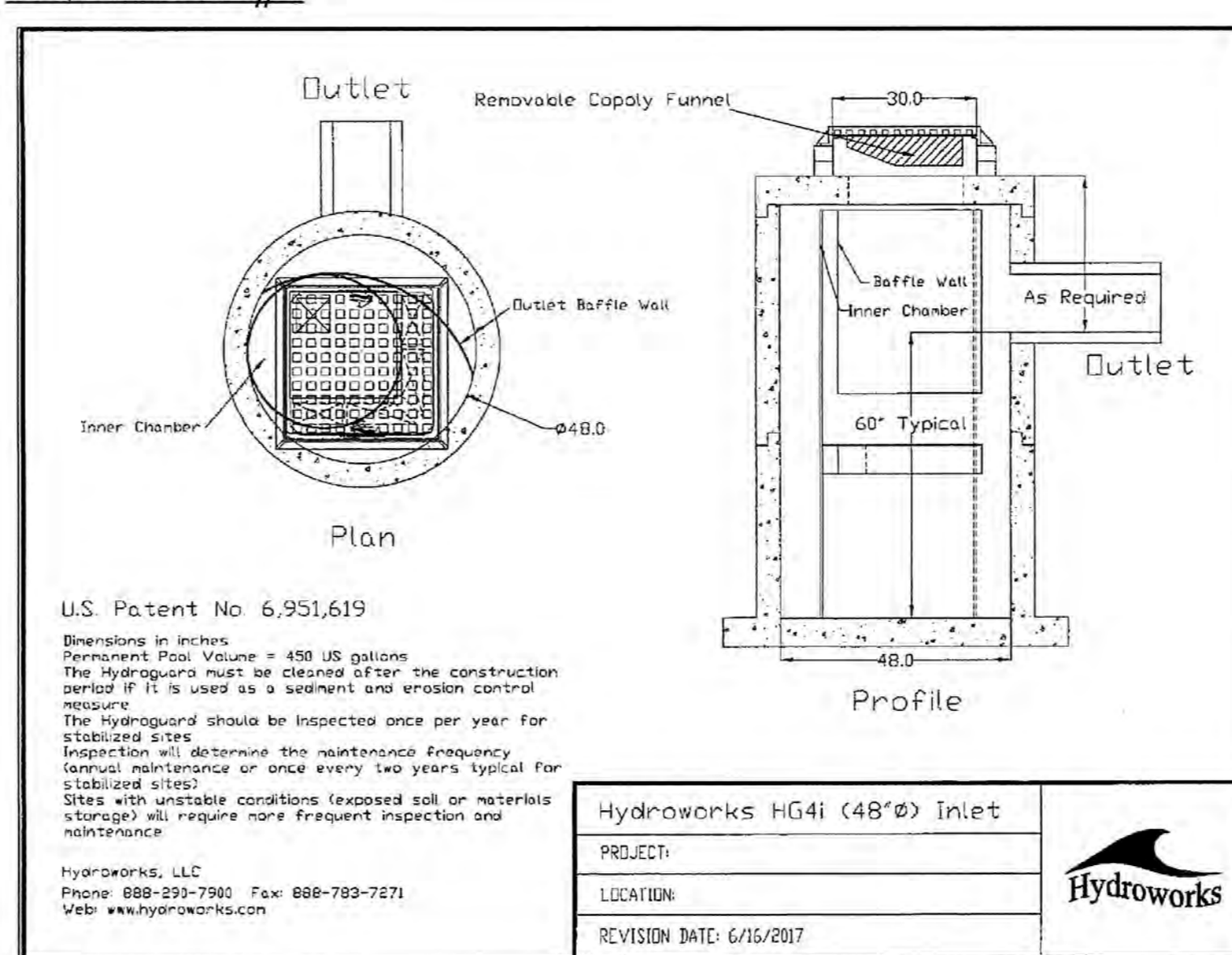
- TRENCH PATCHING NOTES:**
- 1) UPON COMPLETION OF THE TRENCH/UTILITY INSTALLATION WORK, AND ONLY AFTER REQUIRED BACKFILLING AND COMPACTION HAS BEEN ACHIEVED, SHALL ROAD PATCHING OPERATIONS BEGIN. IN NO EVENT SHALL OPENINGS BE ALLOWED TO BE LEFT UN-PATCHED FOR MORE THAN FORTY-EIGHT (48) HOURS WITHOUT WRITTEN APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS (DPW).
 - 2) ALL ROAD PATCHES SHALL BE PLACED PERPENDICULAR OR PARALLEL TO TRAFFIC FLOW. ANGULAR PATCHES ACROSS THE ROADWAY SHALL NOT BE PERMITTED WITHOUT DPW APPROVAL. ALL TRENCHES SHALL BE SAW-CUT TO PROVIDE A VERTICAL JOINT FOR PATCHING.
 - 3) HOT PATCH SHALL BE USED AT ALL TIMES EXCEPT WHEN SEASONAL CONDITIONS WARRANT THE USE OF A TEMPORARY COLD PATCH.
 - 4) IF A TEMPORARY PATCH IS USED, THE DPW SHALL BE NOTIFIED AS TO WHEN A PERMANENT PATCH IS TO BE PLACED. THE CONTRACTOR IS RESPONSIBLE UNTIL THE PERMANENT PATCH IS IN PLACE.
 - 5) TEMPORARY PATCHES SHALL BE MAINTAINED BY THE CONTRACTOR THROUGH ONE WINTER-SPRING SEASON. PERMANENT PATCH WILL BE REQUIRED ON ALL TRENCHES AND SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR.
 - 6) PERMANENT PATCHES IN A HEAVILY TRAVELED AREA, AS DETERMINED BY THE DPW, SHALL BE REINFORCED WITH A CONCRETE SLAB NO LESS THAN FIVE (5) INCHES THICK. CONSTRUCTION SHALL COMPLY WITH SECTION 4.30 OF THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
 - 7) TEMPORARY AND PERMANENT PATCHES SHALL BE NO LESS THAN FOUR (4) INCHES THICK OR THE THICKNESS OF THE EXISTING PAVEMENT, WHICHEVER IS GREATER.
 - 8) TEMPORARY AND PERMANENT PATCHES SHALL BE ROLLED AND COMPACTION TO MATCH THE EXISTING SURFACE IN A GOOD WORKMANLIKE MANNER AND ALL ABUTTING SURFACES SEALED.
 - 9) PERMANENT PATCHES WILL BE MAINTAINED BY THE CONTRACTOR FOR A PERIOD OF NINETY (90) DAYS AT WHICH TIME THE PATCH WILL BE FINALIZED BY THE INFRARED METHOD OF PATCHING. NO INFRARED PATCHING WILL BE REQUIRED ON ANY PAVEMENT THAT IS FIVE (5) YEARS OLD OR GREATER.
 - 10) ALL MATERIALS AND CONSTRUCTION METHODS MUST MEET THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
 - 11) THE REPAINTING OF TRAFFIC LINES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE TOWN SHALL BE NOTIFIED PRIOR TO THE PAINTING OF ANY NEW TRAFFIC MARKINGS.
 - 12) THE CONTRACTOR SHOULD EXERCISE EXTREME CARE TO PREVENT THE DAMAGE TO MAJOR ROOT SYSTEMS OF TREES.
 - 13) WHERE MANHOLES ARE TO BE PLACED IN THE HARDENED SURFACE, ALL MANHOLE COVERS SHALL BE SET IN CONCRETE COLLARS TO WITHIN FOUR (4) INCHES OF THE EXISTING SURFACE. A PATCH OF CLASS I BITUMINOUS PAVEMENT TYPE I SHALL BE PLACED OVER THE CONCRETE COLLAR TO A LEVEL WITH THE PAVEMENT GRADE WHEN SATISFACTORILY COMPACTION.
 - 14) WITH THE EXCEPTION OF EMERGENCY WORK, NO EXCAVATION SHALL BE PERMITTED FROM DECEMBER 1 TO APRIL 1. WORK WITHIN THIS PERIOD MAY BE ALLOWED AT THE DISCRETION OF THE TOWN.



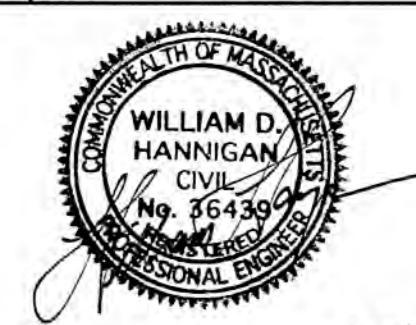
SEWER MANHOLE - INTERNAL DROP
ON-SITE ONLY - FOR GREASE TRAP CONNECTION TO SMH
NO SCALE



WQU: DCB#1



NO.	DATE	REVISIONS	BY



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LEOMINSTER, MASSACHUSETTS 01453 (978) 534-6060 (F)
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CONSTRUCTION DETAILS
IN
WINCHENDON, MASSACHUSETTS

PREPARED FOR:
MANTIS MANAGEMENT GROUP, LLC
WENDELL ORPHE
3 VERMONT AVENUE
SAUGUS, MASSACHUSETTS 01960
TEL: 617-270-2061

APPROVED BY THE
PLANNING BOARD
WINCHENDON, MASSACHUSETTS

APPROVAL OF THIS PLAN IS GRANTED ON CONDITIONS LISTED IN A SEPARATE STATEMENT OF CONDITIONS WHICH IS PART OF THE APPROVAL OF THIS SITE PLAN

CALC: CMA/DJL	DRWN: CMA/WDH	SCALE: NA
CHKD: WDH	APPD: WDH	DATE: JUN 21, 2021
SRV: JHG	FB: 66-128	JOB NO: 2916
TAB: (3-4) DET	SHEET 4 OF 4	PLAN NO: C-16-31

DATE: _____

TOWN OF WINCHENDON

Planning Board



Telephone (978) 297-5410

109 Front Street
Winchendon, Massachusetts 01475-1758

**Town of Winchendon
Planning Board
PUBLIC HEARING NOTICE**

Notice is hereby given that the Winchendon Planning Board will consider the site plan application for multiple single family homes submitted by Asher Construction, LLC. of 77 Nashua Road in Sharon NH for work proposed on Weller Road, Winchendon, MA 01475 identified as Winchendon Assessors Map 5C3 Parcels 223, 224, 225 at their regularly scheduled meeting on Tuesday, July 20 at 6:46pm. Said property is located in the 'R10' Neighborhood Residential zone. The hearing will be held in the Second Floor Auditorium of Town Hall at 109 Front Street. Information is available by emailing amanugian@townofwinchendon.com. All interested persons should plan to attend. Alternative translation and accommodations are available by advance request.

BY: Guy C. Corbosiero, Chair
Winchendon Planning Board

Weller Street Site Plan

List of Waivers

Site Plan Checklist:

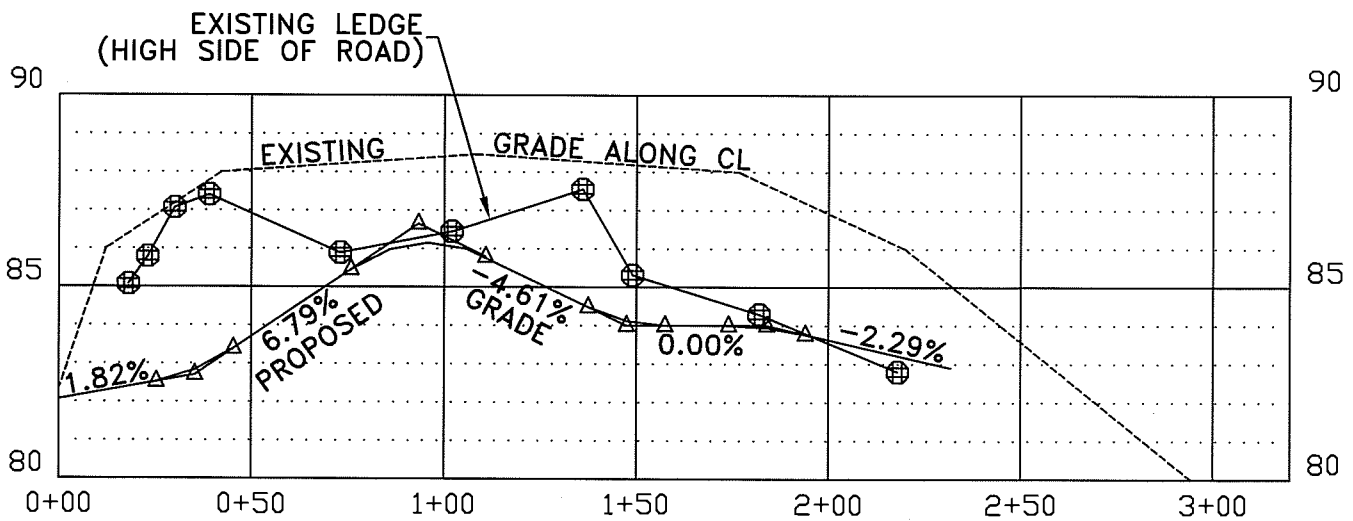
Cover Sheet – A waiver from this requirement is being made due to the Board already being familiar with the site through a prior submittal/approval (which construction has already begun under). There will be no added value of a summary cover sheet page.

Existing Conditions Plan – A waiver from this requirement is being made due to the pre-construction condition no longer exists on-site as construction has already began. Therefore, there would be no added value adding a sheet depicting what the site used to look like.

Additional Site Plan Considerations:

No increase flow of stormwater runoff (using a 100-year storm)- The construction of a large basin on the toe of the slope is not possible & will present safety hazards. Because of that, smaller subsurface infiltration basins have been proposed to infiltrate as much excess stormwater from impervious surfaces as possible, however they do not detain enough water to lessen the peak runoff in a 100-year storm. Furthermore, construction has already began under the prior permit issued.

Plan @ 1"=100' scale showing streets, bodies of water, landscape features, topography, historic sites, habitats for endangered species within the parcel and within 200 feet of the parcel and all buildings within the parcel and within 200 feet of the parcel – A waiver is being requested for relief of this requirement due to the limited information that it would provide, as the board has already visited and is familiar with the site. Furthermore, construction has already began under the prior permit issued.



*DUE TO PROXIMITY TO LEDGE, 2' OF COMPACT GRAVEL TO BE INSTALLED UNDER PAVEMENT & SUBDRAIN INSTALLED.

1"=50' HORIZONTAL
1"=5' VERTICAL

REVISED 2-11-21 PER LEDGE INFO

RIGHT-OF-WAY PROFILE
#21, 29, 35 WELLER STREET
WINCHENDON, MA 01475

GRAZ Engineering, LLC

323 WEST LAKE ROAD, FITZWILLIAM, NH 03447

TEL.: (603) 585-6959

FAX: (603) 585-6960

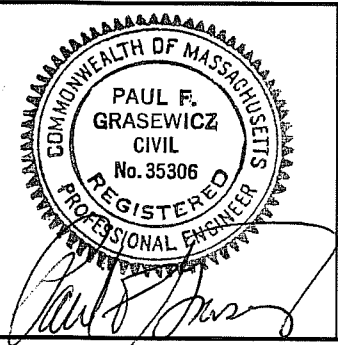
PREPARED FOR:
ASHER CONSTRUCTION
77 NASHUA ROAD
SHARON, NH 03458

DATE
DECEMBER 8, 2020

JOB NUMBER
20147

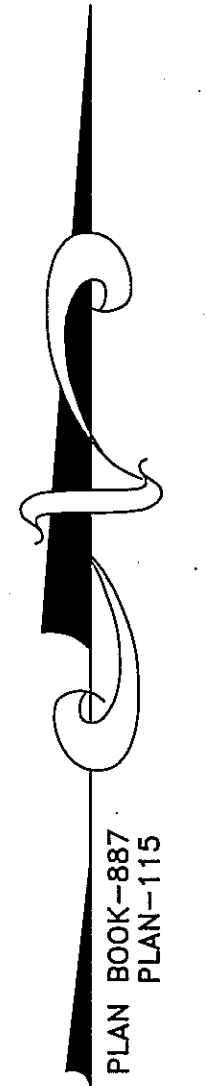
SCALE
AS NOTED

SHEET 1 OF 1

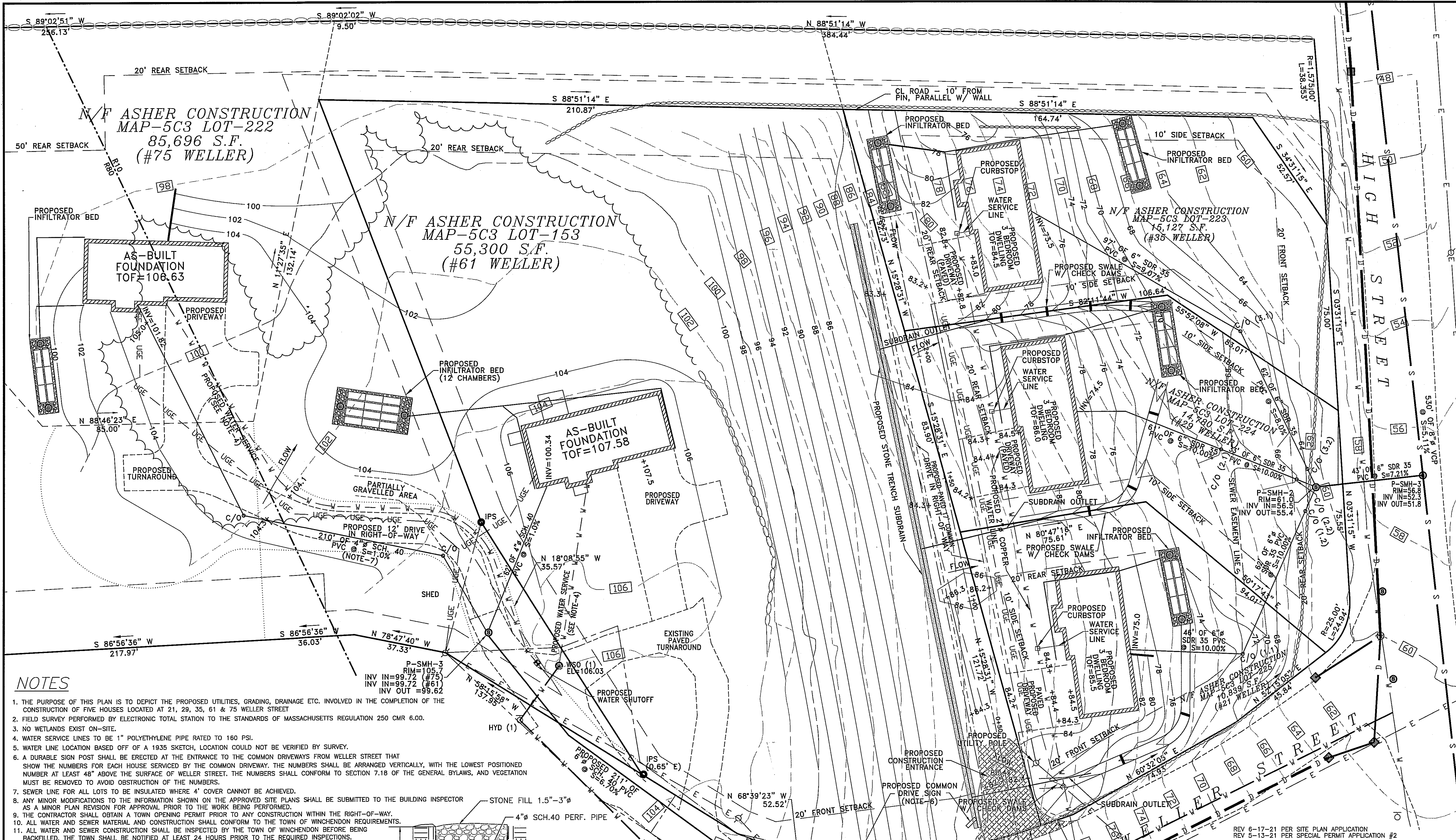


LEGEND

- N/F NOW OR FORMER OWNER
- IPF ○ IRON PIN FOUND
- EXISTING STONE WALL
- DHF ○ DRILL HOLE FOUND
- IPTS ● IRON PIN SET (NOTE-5)
- S SEWER LINE
- W WATER LINE
- E POWER LINES
- D DRAINAGE
- FM PROPOSED FORCE MAIN
- UGE PROPOSED UNDERGROUND ELEC.
- C/O ● PROPOSED CLEANOUT (SEWER)
- x72.3 EXISTING LEDGE
- +72.3 PROPOSED SPOT GRADE

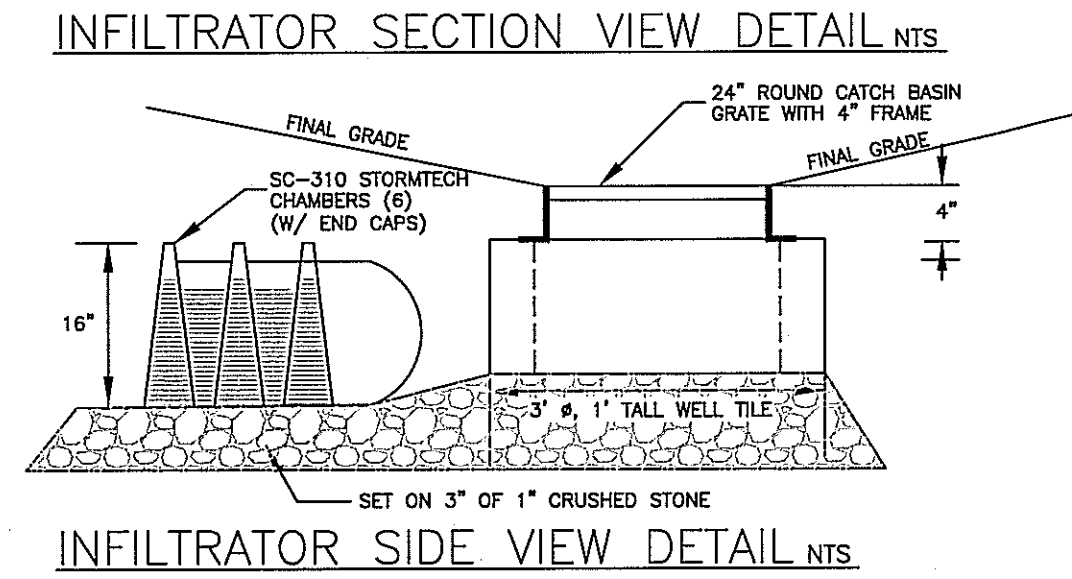
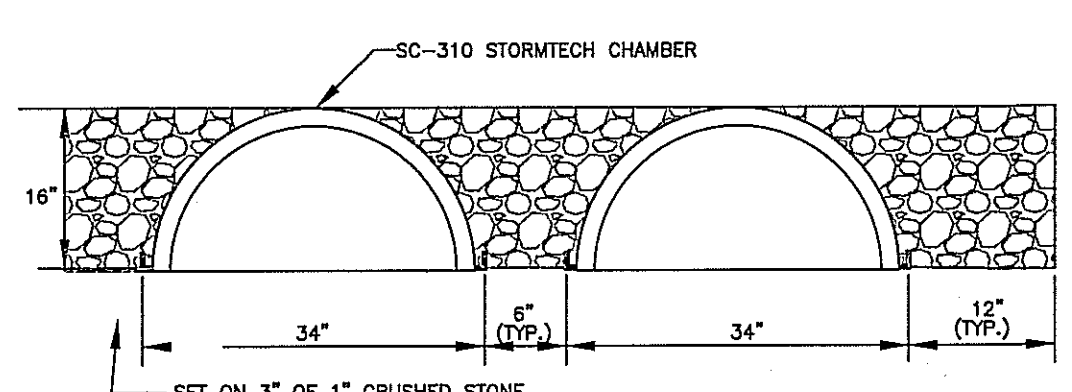


PLAN BOOK-887
PLAN-115

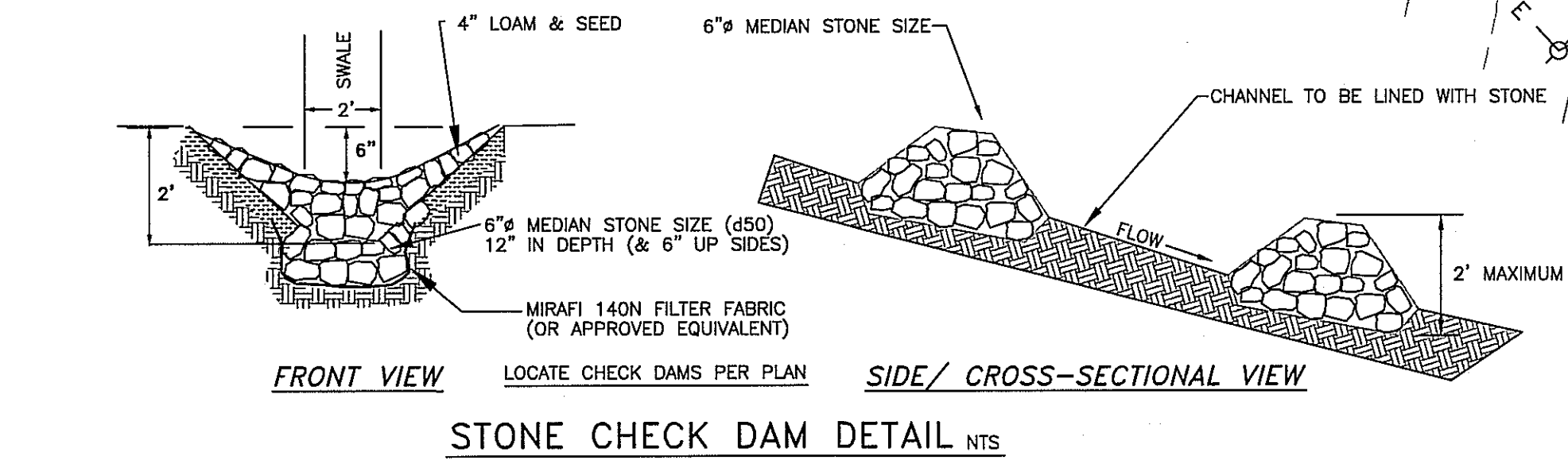


NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED UTILITIES, GRADING, DRAINAGE ETC. INVOLVED IN THE COMPLETION OF THE CONSTRUCTION OF FIVE HOUSES LOCATED AT 21, 29, 35, 61 & 75 WELLES STREET
2. FIELD SURVEY PERFORMED BY ELECTRONIC TOTAL STATION TO THE STANDARDS OF MASSACHUSETTS REGULATION 250 CMR 6.00.
3. NO WETLANDS EXIST ON-SITE.
4. WATER SERVICE LINES TO BE 1" POLYETHYLENE PIPE RATED TO 160 PSI.
5. WATER LINE LOCATION BASED OFF OF A 1935 SKETCH, LOCATION COULD NOT BE VERIFIED BY SURVEY.
6. A DURABLE SIGN POST SHALL BE ERECTED AT THE ENTRANCE TO THE COMMON DRIVEWAYS FROM WELLES STREET THAT SHOW THE NUMBERS FOR EACH HOUSE SERVICED BY THE COMMON DRIVEWAY. THE NUMBERS SHALL BE ARRANGED VERTICALLY, WITH THE LOWEST POSITIONED NUMBER AT LEAST 48" ABOVE THE SURFACE OF WELLES STREET. THE NUMBERS SHALL CONFORM TO SECTION 7.18 OF THE GENERAL BYLAWS, AND VEGETATION MUST BE REMOVED TO AVOID OBSTRUCTION OF THE NUMBERS.
7. SEWER LINE FOR ALL LOTS TO BE INSULATED WHERE 4" COVER CANNOT BE ACHIEVED.
8. ANY MINOR MODIFICATIONS TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE BUILDING INSPECTOR AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
9. THE CONTRACTOR SHALL OBTAIN A TOWN OPENING PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
10. ALL WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE TOWN OF WINCHENDON REQUIREMENTS.
11. ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE TOWN OF WINCHENDON BEFORE BEING BACKFILLED. THE TOWN SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.



TYPICAL SUBDRAIN DETAIL (INT.S.)



REV 6-17-21 PER SITE PLAN APPLICATION
 REV 5-13-21 PER SPECIAL PERMIT APPLICATION #2
 REV 3-11-21 PER LEDGE SHOTS

COMPREHENSIVE SPECIAL PERMIT SITE PLAN

21, 29, 35, 61, & 75 WELLES STREET
 MAP-5C3 LOTS-153, 222-225
 WINCHENDON, MA 01475

PREPARED FOR:
 ASHER CONSTRUCTION, LLC
 77 NASHUA ROAD
 SHARON, NH 03458

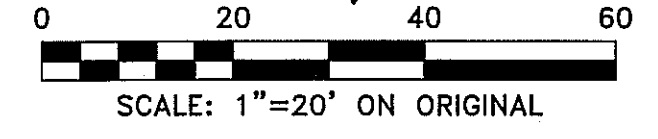
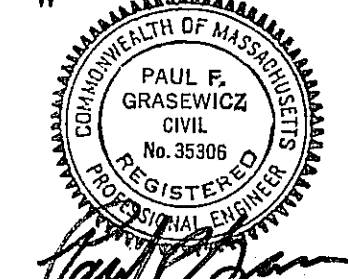
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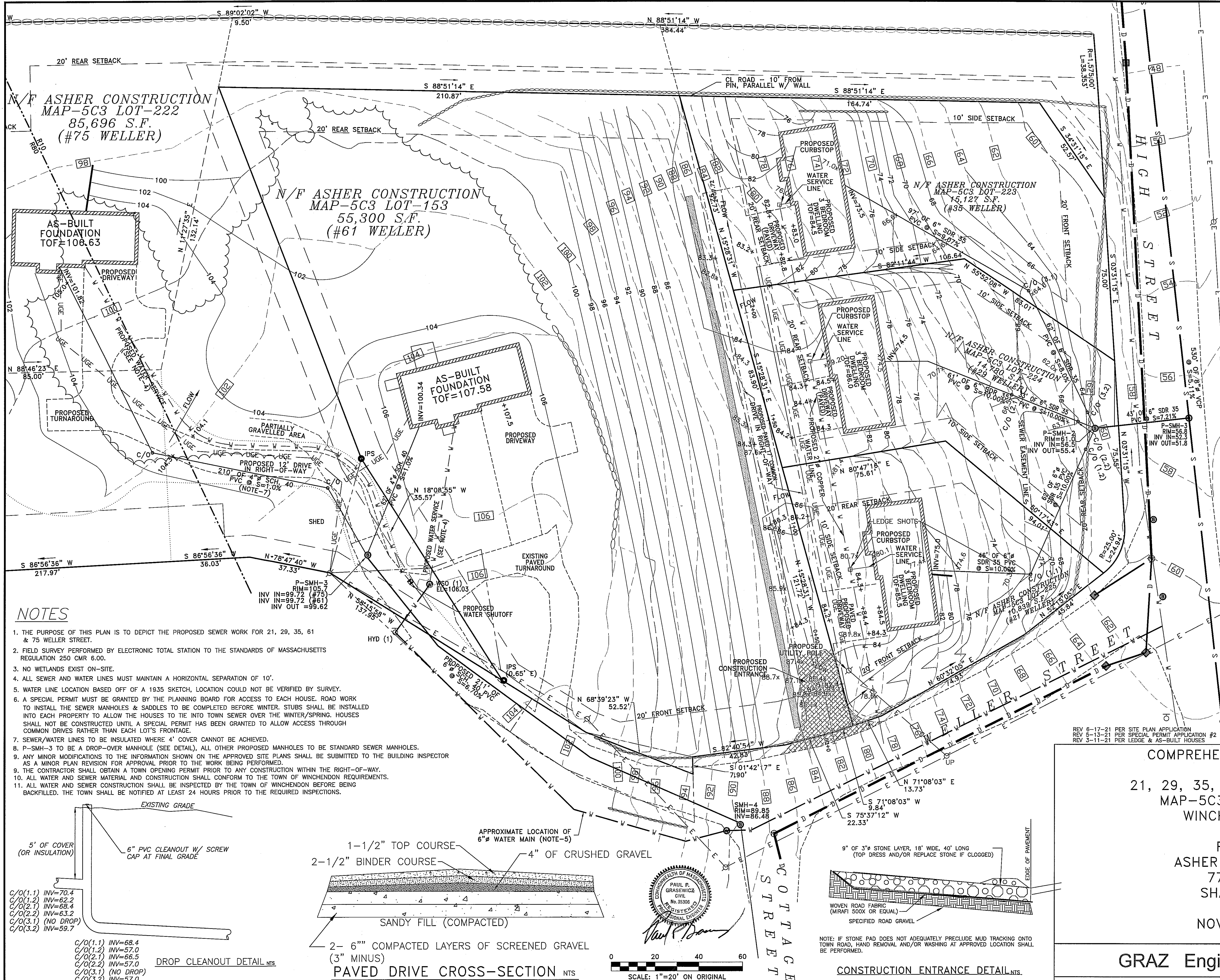
GRAZ Engineering, LLC

323 WEST LAKE ROAD; FITZWILLIAM, NH 03447; (603) 585-6959

JOB NO. 20147

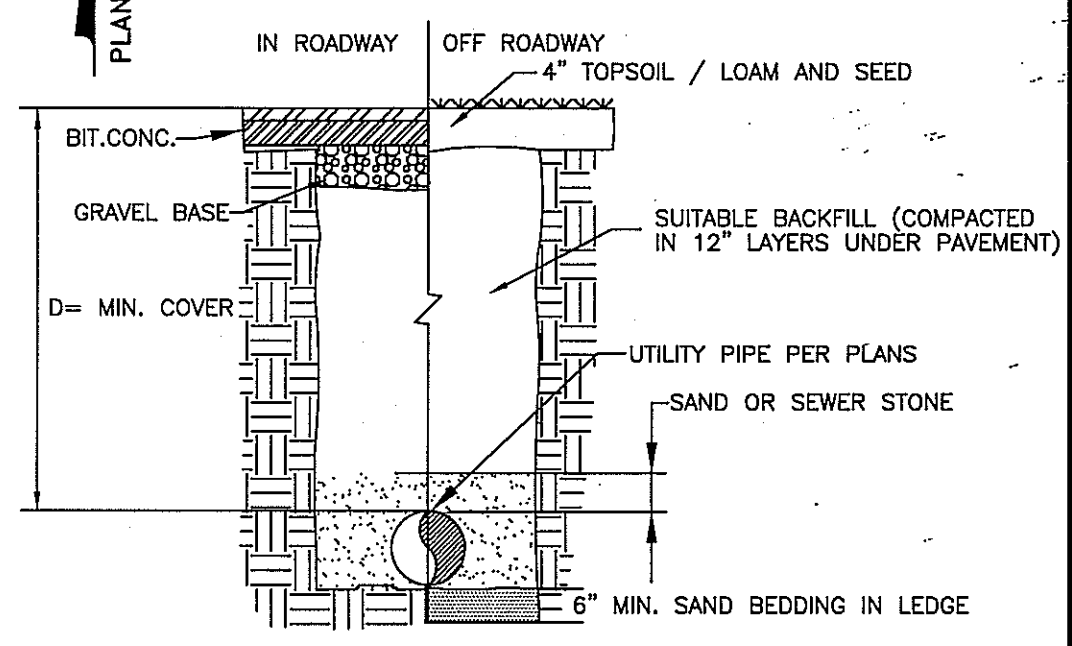
SHEET 1 OF 1





LEGEND

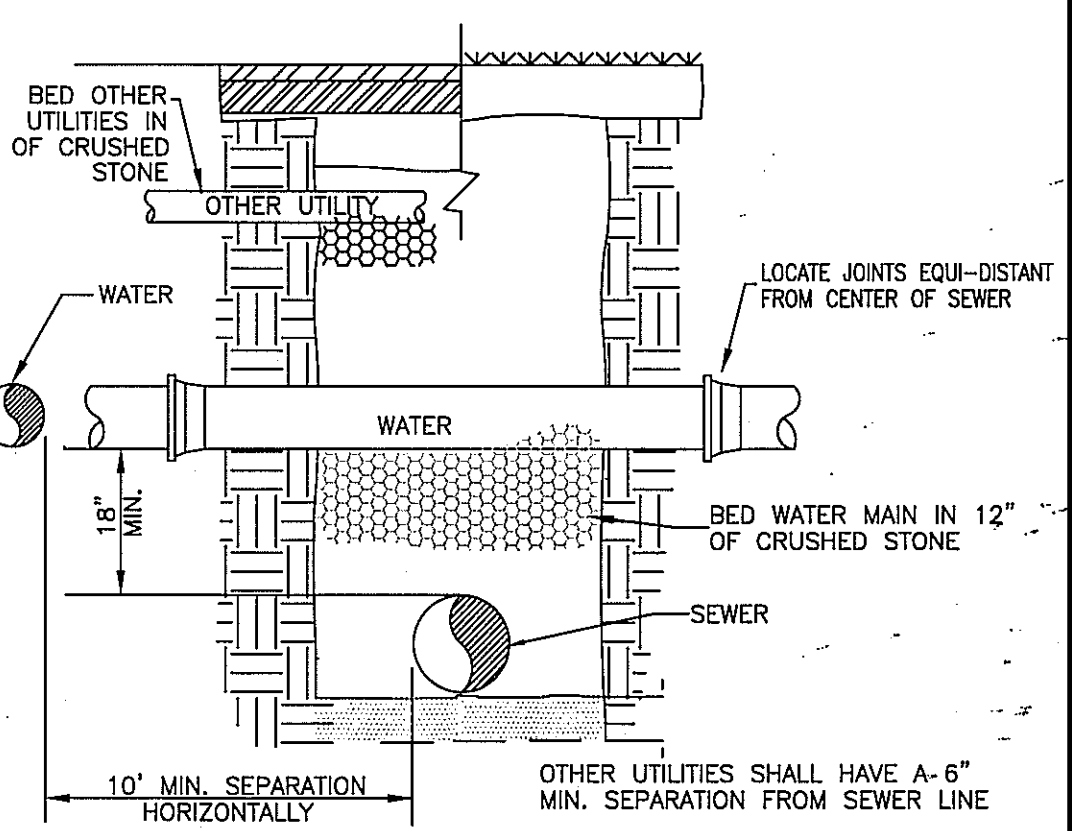
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○	EXISTING STONE WALL
DHF ○	DRILL HOLE FOUND
IPBTS ●	IRON PIN SET (NOTE-5)
S	SEWER LINE
W	WATER LINE
E	POWER LINES
D	DRAINAGE
FM	PROPOSED FORCE MAIN
UGE	PROPOSED UNDERGROUND ELEC.
C/O	PROPOSED CLEANOUT (SEWER)
x72.3	EXISTING LEGGE
+72.3	PROPOSED SPOT GRADE



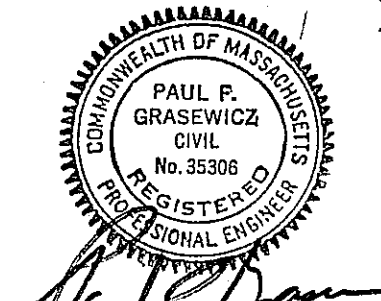
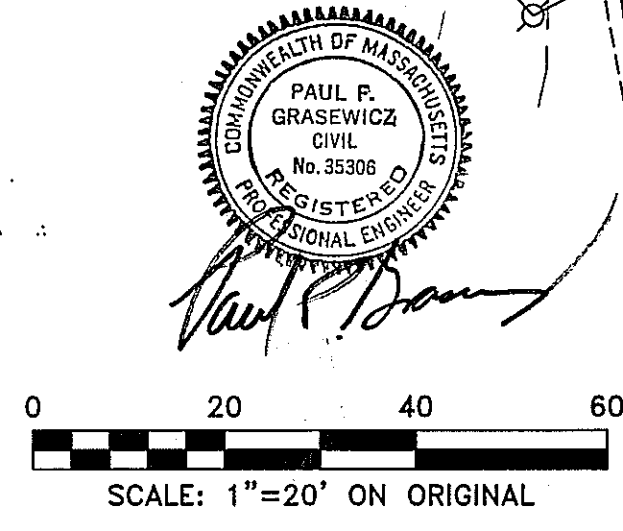
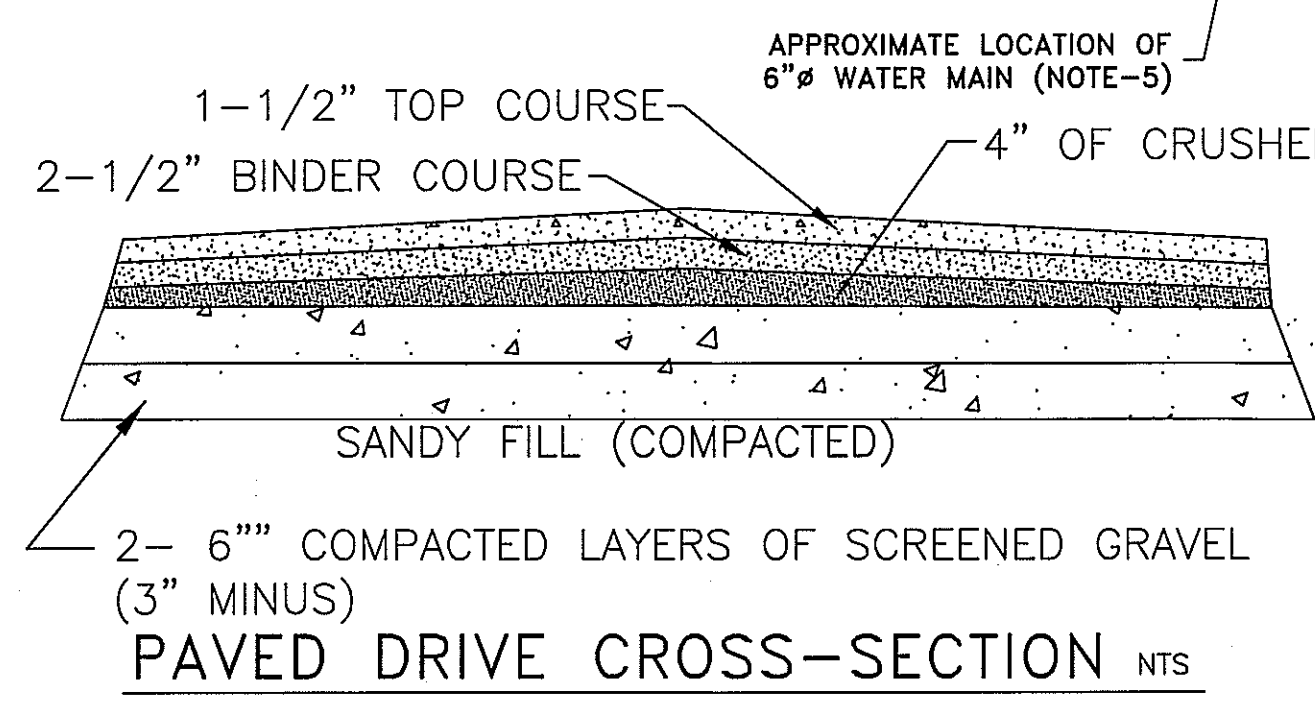
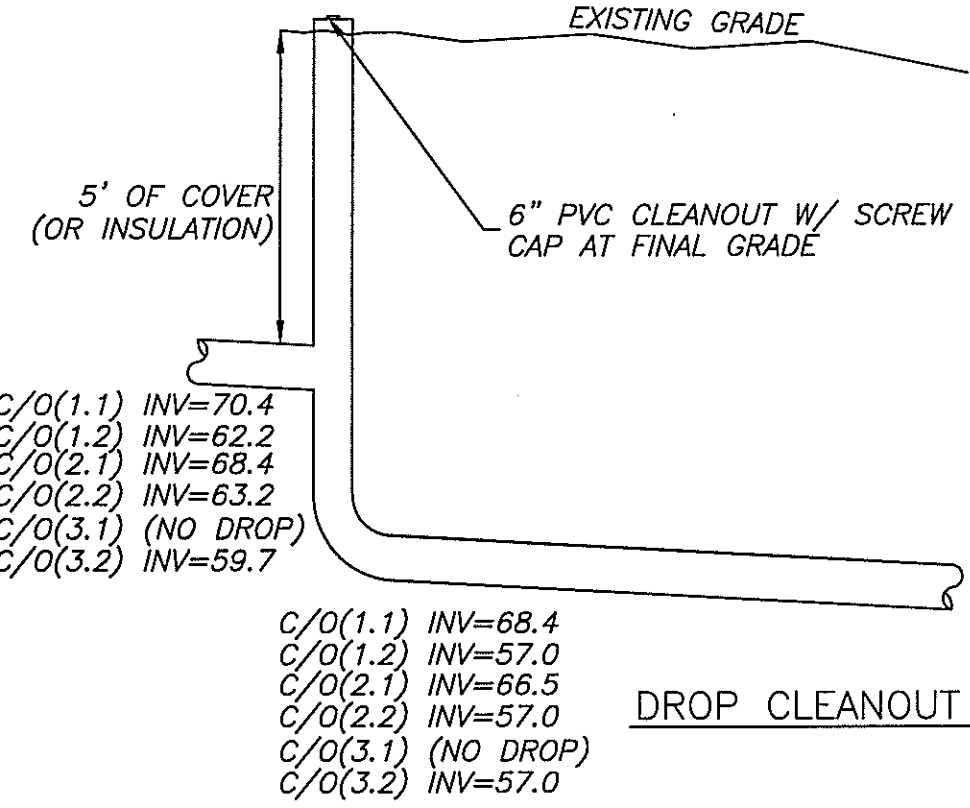
D= 4" MIN FOR SEWER- SEE PLAN
 D= 5" MIN FOR WATER
 D= 3" MIN FOR DRAIN
 D= 3" MIN FOR ELECTRICAL CONDUIT

PROPOSED SEWER MANHOLE TIES

	HYD(1)	WSO(1)	UTIL. POLE
P-SMH-4	57.4	31.4	19.3



- NOTES**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SEWER WORK FOR 21, 29, 35, 61 & 75 WELLER STREET.
 - FIELD SURVEY PERFORMED BY ELECTRONIC TOTAL STATION TO THE STANDARDS OF MASSACHUSETTS REGULATION 250 CMR 6.00.
 - NO WETLANDS EXIST ON-SITE.
 - ALL SEWER AND WATER LINES MUST MAINTAIN A HORIZONTAL SEPARATION OF 10'.
 - WATER LINE LOCATION BASED OFF OF A 1935 SKETCH, LOCATION COULD NOT BE VERIFIED BY SURVEY.
 - A SPECIAL PERMIT MUST BE GRANTED BY THE PLANNING BOARD FOR ACCESS TO EACH HOUSE. ROAD WORK TO INSTALL THE SEWER MANHOLES & SADDLES TO BE COMPLETED BEFORE WINTER. STUBS SHALL BE INSTALLED INTO EACH PROPERTY TO ALLOW THE HOUSES TO TIE INTO TOWN SEWER OVER THE WINTER/SPRING. HOUSES SHALL NOT BE CONSTRUCTED UNTIL A SPECIAL PERMIT HAS BEEN GRANTED TO ALLOW ACCESS THROUGH COMMON DRIVES RATHER THAN EACH LOT'S FRONTAGE.
 - SEWER/WATER LINES TO BE INSULATED WHERE 4' COVER CANNOT BE ACHIEVED.
 - P-SMH-3 TO BE A DROP-OVER MANHOLE (SEE DETAIL), ALL OTHER PROPOSED MANHOLES TO BE STANDARD SEWER MANHOLES.
 - ANY MINOR MODIFICATIONS TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE BUILDING INSPECTOR AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
 - THE CONTRACTOR SHALL OBTAIN A TOWN OPENING PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
 - ALL WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE TOWN OF WINCHENDON REQUIREMENTS.
 - ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE TOWN OF WINCHENDON BEFORE BEING BACKFILLED. THE TOWN SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.



REV 6-17-21 PER SITE PLAN APPLICATION
 REV 5-13-21 PER SPECIAL PERMIT APPLICATION #2
 REV 3-11-21 PER LEDGE & AS-BUILT HOUSES

COMPREHENSIVE SEWER SITE PLAN

21, 29, 35, 61, & 75 WELLER STREET
 MAP-5C3 LOTS-153, 222-225
 WINCHENDON, MA 01475

PREPARED FOR:
 ASHER CONSTRUCTION, LLC
 77 NASHUA ROAD
 SHARON, NH 03458

NOVEMBER 11, 2020

GRAZ Engineering, LLC

323 WEST LAKE ROAD; FITZWILLIAM, NH 03447; (603) 585-6959

JOB NO. 20147
 SHEET 1 OF 1

W-1157090
July 14, 2021

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

Re: **Weller Residential Development Site Plan Review Application**

Dear Alison and Members of the Planning Board:

Tighe & Bond has been retained by the Town of Winchendon to provide Peer Review Services to the Planning Board in their review of the Site Plan Review Application for the development of three single-family houses and a shared driveway providing access off Weller Street (the Project). The Project is located on Weller Street in the Town of Winchendon, Massachusetts. The property is located within the R10 – Neighborhood Residential and R80 – Rural Residential zoning districts, according to the latest Zoning Map, dated October 2019. The Applicant, Asher Construction, has provided the following documents for review:

- Planning Decision Petition
- Weller Street Site Plan List of Waivers
- Stormwater Runoff Calculations dated May 13, 2021.
- Right-Of-Way Profile, prepared by GRAZ Engineering, LLC, dated December 8, 2020.
- Weller Street Special Permit Site Plan, prepared by GRAZ Engineering, LLC, dated October 14, 2020.
- Weller Street Sewer Site Plan, prepared by GRAZ Engineering, LLC, dated November 11, 2020.
- Sewer Site Plan Detail Sheet, prepared by GRAZ Engineering, LLC, dated March 11, 2021.
- ANR Plan, prepared by GRAZ Engineering, LLC, dated October 14, 2020.

The documents were reviewed for compliance with general engineering practices, the Winchendon Zoning Bylaw, Rules and Regulations for the Review and Approval of Site Plans and Site Development (Site Plan Rules and Regulations). Low Impact Development (LID) Regulations, and the Massachusetts Stormwater Management Standards. The following are our findings of this review.

Winchendon Zoning Bylaw

1. Per Section 8.8 (Driveway Standards) of the Zoning Bylaw, dimensions for driveways should be provided on the Site Plans including but not limited to width, length, radii, etc.
2. The following requirements under Section 11 (Residential Developments) of the Zoning Bylaw were not included on the site plans:
 - a. The location, size, and legal protection of dedicated open space should be provided in the site plans per Section 11.
 - b. The number and location of off-street parking spaces should be provided in the site plans per Section 11.12.1.7 and 11.12.1.8.
 - c. Maintenance measures and responsibilities of the shared driveway should be outlined per Section 11.12.1.9.



3. The following requirements under Section 12.4 (Required Submittals) of the Zoning Bylaw were not included as part of the application materials:
 - a. A copy of the signed application should be provided per Section 12.4.2(A).
 - b. Proof of payment of the application fee should be provided per Section 12.4.2(C).
4. The following requirements under Section 12.6 (Site Plan Evaluation) of the Zoning Bylaw were not included on the site plans:
 - a. Existing and proposed tree lines should be displayed on the Site Plans to verify adequate sight distances are achieved per Section 12.6.1(A).
 - b. Exterior lighting should be shown in the Site Plans to provide for security per Section 12.6.1(E).
 - c. Site Plans should include evidence outlining how exterior lighting will minimize light pollution and intrusion onto other properties and display how fixtures will be shielded per Section 12.6.1(F).
 - d. Open space shall be should be shown on the Site Plans per Section 12.6.1(J).

Site Plan Rules and Regulations

5. The following requirements under Section 3.3.1 (Application) of the Site Plan Rules and Regulations were not included as part of the application materials:
 - a. Proof of the owner's title to the property and any easements should be provided per Section 3.3.1(C)(1).
 - b. An abutter's list prepared by the Assessors should be provided per Section 3.3.1(C)(2).
 - c. An Impact Statement should be provided per Section 3.3.1(C)(4). See Section 3.3.5 of the Site Plan Rules and Regulations for Impact Statement requirements.
6. The following requirements under Section 3.3.3 (Form and Contents of Site Plan) of the Site Plan Rules and Regulations were not included on the site plans:
 - a. A site location map should be provided in the Site Plans per Section 3.3.3(A)(1).
 - b. A date of signature should be provided with the Registered Professional Engineer stamp and signature per Section 3.3.3(A)(3).
 - c. Benchmarks should be included in the Site Plans per Section 3.3.3(A)(5).
 - d. Space for signatures of the members of the Board with the required note should be provided per Section 3.3.3(A)(7).
 - e. Provide evidence that the required data was provided on compact disk in AutoCAD, Word, or Excel format with all AutoCAD data related to state plane coordinates per Section 3.3.3(B).
7. The following requirements under Section 3.3.4 (Supplemental Plan Information Required) of the Site Plan Rules and Regulations were not included on the site plans:
 - a. A table demonstrating compliance with zoning regulations should be provided in the Site Plans per Section 3.3.4(C).
 - b. Volume of earth calculations should be provided per Section 3.3.4(D).
 - c. A profile plan of existing and proposed utilities should be provided per Section 3.3.4(E).

- d. Stormwater calculations should include a written summary, any reference data used to prepare calculations, pre- and post-development runoff rates for the entire work area, and details for the proposed swale and the inlets to each proposed infiltrator bed per Section 3.3.4(H).
 - e. Sidewalks should be displayed on the Site Plans per Section 3.3.4(J).
 - f. Building elevations should be shown on the Site Plans per Section 3.3.4(L).
 - g. All parking facilities should be shown on Site Plans, Floor Plans should be provided for each building, and typical details should be provided for each type of parking space per Section 3.3.4(N).
 - h. Exterior lighting should be shown on Site Plans per Section 3.3.4(O).
 - i. A Landscaping Plan should be provided including any proposed plantings, ground covers, landscaping details, limits of work, existing and proposed tree lines, and a planting table per Section 3.3.4(P).
 - j. The proposed common driveway sign should be shown on site plans with dimensions, materials of construction, and location per Section 3.3.4(Q).
 - k. If any previous licenses, permits, orders of conditions, or other approvals have been issued in connection with this site development, copies of such documents should be submitted per Section 3.3.4(R).
 - l. Standard site development notes should be added to the Site Plans per Section 3.3.4(S).
 - m. Open space shall be clearly shown on the Site Plans including square foot area of such open space per Section 3.3.4(V)(1).
 - n. Driveways should be dimensioned, and evidence should be provided that the SU-30 design vehicle can safely maneuver to each building per Section 3.3.4(V)(2).
 - o. Driveway entrances on other lots within 75 feet of the site should be shown on the Site Plans and should be dimensioned from onsite driveways per Section 3.3.4(V)(3).
8. Section 4.3 (Street, Driveways, Walkways) of the Site Plan Rules and Regulations require that sidewalks be included on the Site Plans.
9. The following requirements under Section 4.4 (Other Site Requirements) of the Site Plan Rules and Regulations were not included on the site plans:
- a. Dedicated open space should be included in the Site Plans per Section 4.4.1.
 - b. Snow storage areas should be shown on the Site Plans per Section 4.4.3.
 - c. A landscape plan should be included in the Site Plans per Section 4.4.10.
 - d. The applicant should consult with the school department regarding likely bus stop locations and shelters per Section 4.4.11.
 - e. Exterior lighting should be shown on the Site Plans per Section 4.4.13.
10. Section 4.8 (Building Design) of the Site Plan Rules and Regulations require that basement drainage information be provided.

LID Regulations

11. The following requirements under Section 6.3.1 (Filing Application) of the Low Impact Development bylaw were not included as part of the application materials:

- a. Low Impact Development Endorsement was not marked on the Planning Board Decision Petition form.
 - b. A Project description was not provided to Tighe & Bond for the Low Impact Development application. A Project narrative and description should be provided prior to the application approval.
 - c. An Inspection and Maintenance agreement was not provided to Tighe & Bond for the Low Impact Development application, as required under Section 6.3.1.6.
 - d. A Low Impact Development Management Plan was not provided to Tighe & Bond for the Low Impact Development application, as required under Section 6.3.1. The Applicant should provide this document or update the site plans and other site documentation to include the LID Management Plan Contents required in Section 6.12 of the Low Impact Development bylaw.
 - e. An Erosion and Sediment Control Plan was not provided to Tighe & Bond for the Low Impact Development application, as required under Section 6.3.1.
12. The following comments pertain to the project's compliance with the Massachusetts Stormwater Standards and Stormwater Handbook:
- a. **Standard 1** – The standard is met.
 - b. **Standard 2** – The stormwater calculations provided include runoff analyses for the roof areas and sizing information for the infiltrator beds. Calculations did not include any other surface areas within the limit of work, however the Site Plans indicate that other areas will drain to the infiltrator beds. The Applicant should revise the stormwater calculations to include both existing and proposed conditions for all surface conditions and for all drainage areas within the limits of work.
 - c. **Standard 3:**
 - i. Soil Test Data was not provided as part of the application, therefore we cannot verify the soil texture, infiltration rate or separation to groundwater assumptions used in the provided calculations.
 - ii. Required Recharge Volume and Drawdown calculations were not included in the application.
 - iii. The Applicant should provide a mounding analysis for any infiltrator beds if the separation to groundwater is less than four (4) feet and the recharge system is proposed to attenuate the peak discharge from a 10-year or higher 24-hour storm.
 - d. **Standard 4:**
 - i. According to the Stormwater Handbook, an Infiltration Trench provides 80% TSS removal with adequate pretreatment. The 80% removal rate includes the TSS removal of an adequate pretreatment system; however, no such pretreatment device is shown on the site plans.
 - ii. Site Plans show several proposed infiltrator beds. Subsurface infiltration structures provide 80% TSS removal. Site Plans show proposed swales with check dams. If the swales are used as a best management practice to remove TSS, calculations should be provided to demonstrate compliance with the requirements of a Water Quality Swale of Grassed Channel per Volume 2 of the Massachusetts Stormwater Handbook.
 - iii. No TSS removal calculations were provided in the application.

- iv. No Water Quality Volume calculations were provided in the application.
- e. **Standard 5** – The standard is met.
- f. **Standard 6** – The Applicant should confirm the site is not within critical areas as identified in the Massachusetts Stormwater Handbook and Stormwater Standards.
- g. **Standard 7** – The project is not considered a redevelopment, therefore the standard does not apply.
- h. **Standard 8** – A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan was not included in the application. The Applicant should provide this information as outlined in Standard 8.
- i. **Standard 9** – A long-term operation and maintenance plan was not included in the application. The Applicant should provide this information as outlined in Standard 9.
- j. **Standard 10** – An illicit discharge compliance statement was not included in the application. The Applicant should provide this information as outlined in Standard 10.


General Engineer Practice

13. The following comments pertain to the project's conformance with general engineering practice:
- a. The Site Plans show proposed work for #61 & #75 Weller Street in addition to the development of #21, #29, & #35 Weller Street. On the Planning Decision Petition, the project summary only mentions the work associated with the construction of three single family houses and a shared driveway off Weller Street. The Applicant should clarify what work is proposed under this application.
 - b. The Applicant should provide drainage area maps so the existing and proposed drainage areas and time of concentration flow paths can be reviewed.
 - c. The Applicant should include precipitation data, test pit and/or soil boring data, and any other data used in preparation of hydrologic analyses.
 - d. The Applicant should detail how roof water will reach the infiltrator beds.
 - e. The Applicant should clarify how the subdrain discharges water to the infiltrator beds.
 - f. Manufacturer recommended installation instructions for the Stormtech SC-310 system includes a minimum 6" of stone below and above the chambers, 12" of stone around the perimeter, and 65" of stone between adjacent rows of chambers. This perimeter stone layer is then wrapped with a non-woven geotextile fabric. The Applicant should review the design of the infiltrator beds.
 - g. The Applicant should check for conflicts between the sewer service and the water and drainage mains in High Street.
 - h. The Site Plans show bends in sewer pipe not located at a manhole or cleanout. The Applicant should revise the plans to include a manhole, cleanout, or similar access point at the location of all bends in sewer pipes.
 - i. Note 7 on the Comprehensive Sewer Site Plan requires sewer lines to be insulated when there is less than 4' of cover. The drop cleanout detail calls for insulation when there is less than 5' of cover. The Applicant should clarify when insulation is required over sewer pipe.

- j. P-SMH-2 has three incoming pipes at elevation 56.5 and one outlet pipe at elevation 55.4. The Applicant should verify that all proposed pipes will fit within the 4'-0" inside diameter manhole as shown in the standard sewer manhole detail while maintaining appropriate structural integrity of the structure.
- k. The Applicant should confirm with the Winchendon Department of Public Works (DPW) review the drop cleanout. A drop across a cleanout is not standard engineering practice for a sewer service.
- l. The proposed 2" diameter copper water line running parallel to the common driveway does not extend to the water main in Weller Street. In addition, there are no details to show how the 2" water line will connect to the existing main. The Applicant should revise the Site Plans to show the 2" water line connecting to the main in Weller Street and provide details for the connection.
- m. The Site Plans do not include details for connecting the water services for #61 & #75 Weller Street to the existing water main in Weller Street.
- n. The Site Plans do not include any information on water pipe size or material for existing pipes. The Applicant should revise the Site Plans to include this information.
- o. The Site Plans do not include any details for the curb stop or water shutoff. The Applicant should revise the Site Plans to include this information.
- p. There is no information for electrical conduit. The Applicant should revise the Site Plans to include conduit size and material information.
- q. The grading information between #61 Weller and the stone trench subdrain is incomplete. The Applicant should review this area and revise the site plans accordingly.
- r. The Site Plans show a bold line at the rear of #21 that appears to be a retaining wall. The Applicant should clearly label what this feature is and provide appropriate construction details.
- s. Grading near P-SMH-2 shows an approximately 1'-2' fill up to an existing stone retaining wall. The Applicant should review if the existing wall is structurally capable of supporting this extra fill.
- t. The Applicant should include erosion control measures to prevent soil erosion during construction
- u. The Applicant should revise the Site Plans to include any applicable demolition and construction staging information such as tree removal, removal of topsoil, stockpile locations, laydown areas, refuse container locations, etc.

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

Very truly yours,
TIGHE & BOND, INC.


 Jean E. Christy, PE
 Senior Engineer

TOWN OF WINCHENDON

Planning Board



Telephone (978) 297-3537

109 Front Street
Winchendon, Massachusetts 01475-1758

**Town of Winchendon
Planning Board
PUBLIC HEARING NOTICE**

Notice is hereby given that the Planning Board will hold a PUBLIC HEARING on Tuesday, July 20, 2021 at 6:55 to discuss the application for Site Plan Review filed on behalf of the Town of Winchendon for work proposed at Winchendon Community Park on Ingleside Drive. (also known as Assessors Map 5A3, Parcel 348) Winchendon, MA 01475. Said property is located in a R10 – Neighborhood Residential district. The hearing will be held in the Second Floor Auditorium at Town Hall - 109 Front St., Winchendon, MA 01475. All interested persons should plan to attend. Alternative translation and accommodation for disabled persons is available by advance request.

Additional information can be requested via amanugian@townofwinchendon.com

BY: Guy Corbosiero, Chair
Winchendon Planning Board

July 6, 13

Application for Site Plan Review

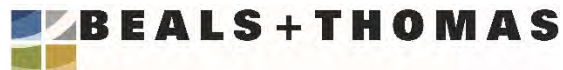
WINCHENDON COMMUNITY PARK LIFE-LONG PERFORMING ARTS CENTER

**86 Ingleside Drive
Winchendon, Massachusetts**



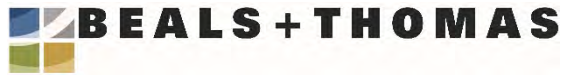
Prepared for:
**Town of Winchendon
109 Front Street, Dept 11
Winchendon, MA 01475**

Prepared by:



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

July 1, 2021



July 1, 2021

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

via: FedEx and Email to amanugian@townofwinchendon.com

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

Dear Members of the Board:

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

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

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

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

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

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

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

Very truly yours,

BEALS AND THOMAS, INC.



David J. LaPointe, RLA, LEED AP
Principal

Enclosures

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

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Section 2.0
Project Narrative

2.0 PROJECT NARRATIVE

2.1 Introduction

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

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

2.2 Existing Conditions

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

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

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

2.3 Proposed Conditions

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

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

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

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

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

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

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

2.4 Site Plan Evaluation

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

2.4.1 Adequacy of Traffic Access

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

2.4.2 Adequacy of Traffic Circulation and Parking

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

2.4.3 Efficient and Effective Circulation

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

2.4.4 Landscaping and Screening

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

2.4.5 Exterior and Parking Lot Lighting

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

2.4.6 Minimize Light Intrusion

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

2.4.7 Use of Renewable Energy Resources

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

2.4.8 Relate Development to Its Environment

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

2.4.9 Preserve the Landscape

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

2.4.10 Provide Open Space

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

2.4.11 Provide for Nature's Events

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

2.4.12 Make Advertising Features Understandable

No advertising features are proposed for this Project.

2.4.13 Integrate Special Features with the Design

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

2.4.14 Make Spaces Secure and Safe

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

2.4.15 Protect Winchendon's Heritage

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

2.4.16 Consider the Microclimate

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

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

2.4.17 Consider Winchendon's Resources

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

2.4.18 Achieve Design Excellence

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

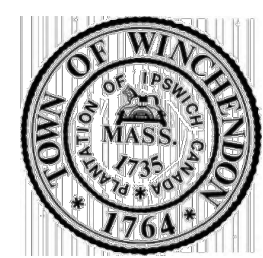
The forms are simple:

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

WINCHENDON COMMUNITY PARK LIFE-LONG PERFORMING ARTS CENTER

86 INGLESIDE DRIVE
WINCHENDON, MASSACHUSETTS
(Worcester County)

APPLICANT



Town of Winchendon
109 Front Street, Dept 11
Winchendon Massachusetts 01475

CIVIL ENGINEER/SURVEYOR

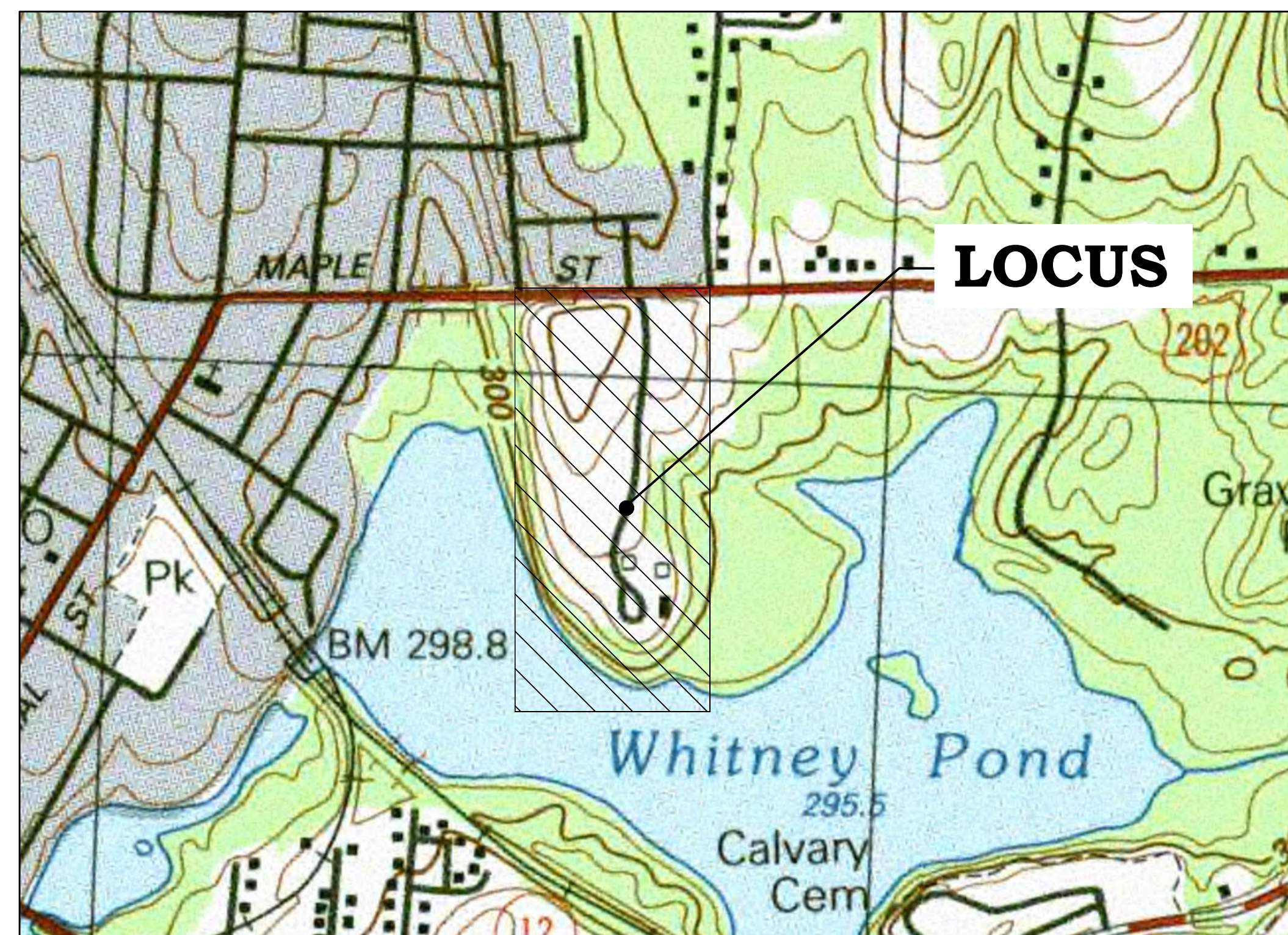
Beals and Thomas, Inc.
Reservoir Corporate Center
144 Turnpike Road
Southborough, Massachusetts 01772

LANDSCAPE ARCHITECT

Ground, Inc.
285 Washington Street Unit G
Somerville, Massachusetts 02143

ARCHITECT

Abacus [Architects + Planners]
119 Braintree Street
Boston, Massachusetts 02134



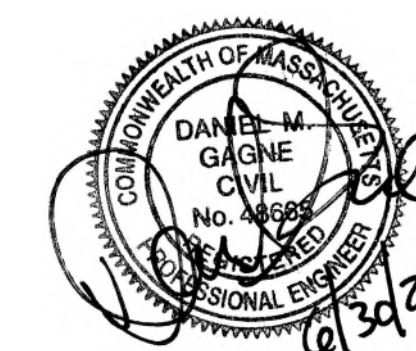
Locus Map
Scale: 1" = 500'



SHEET INDEX

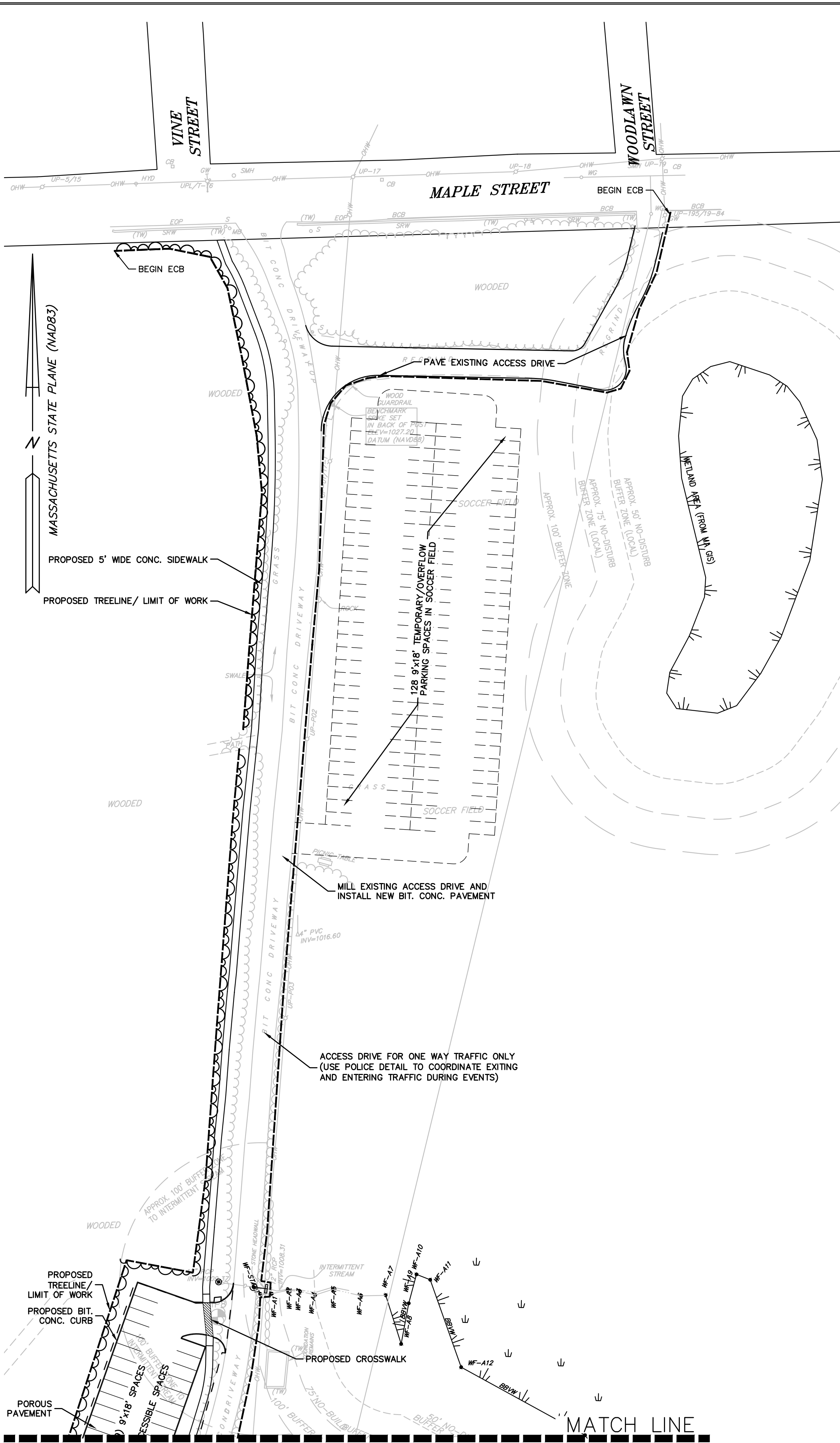
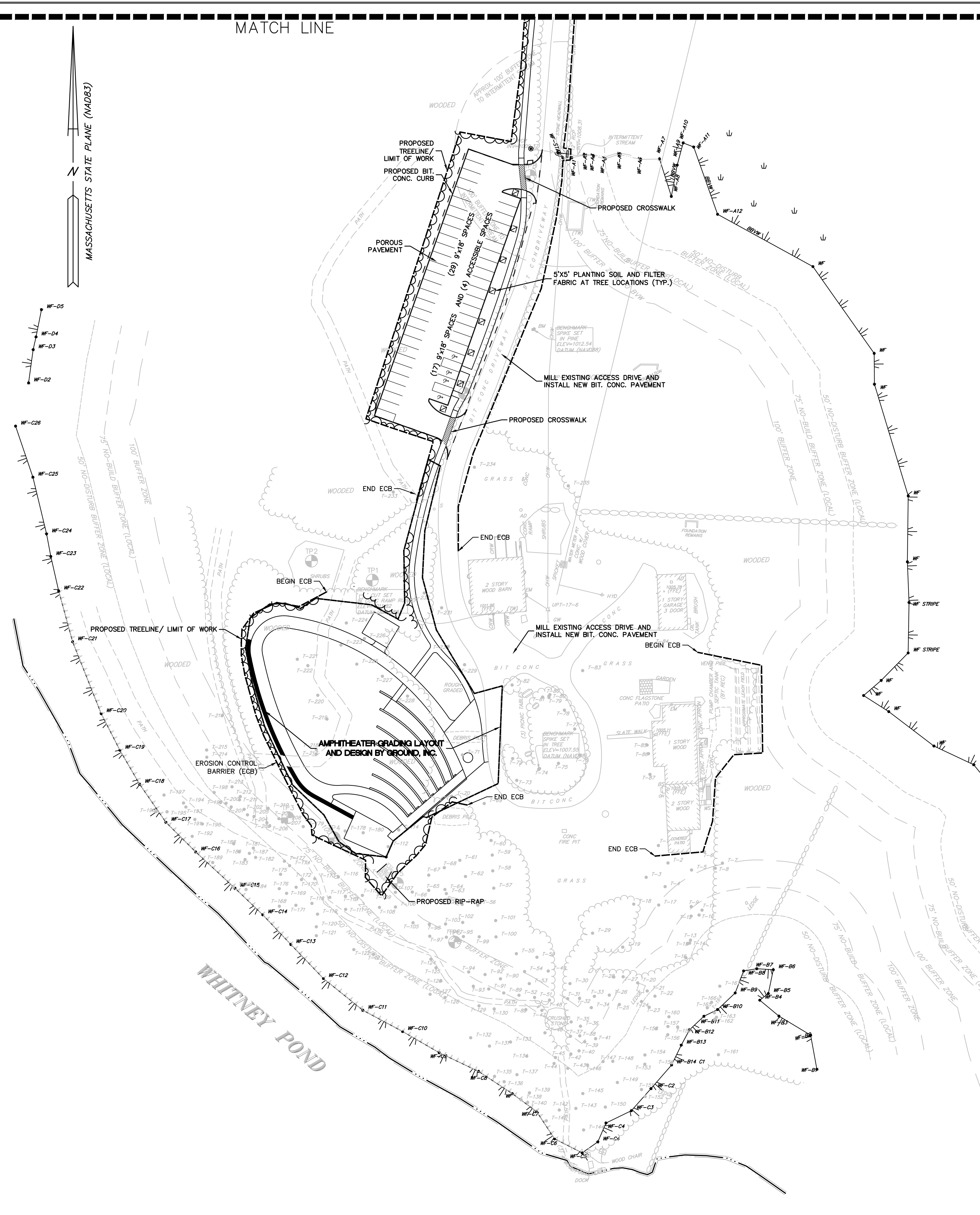
	Cover Sheet
TP-1-2	Topographic Plan
C1.1	Notes, References and Legend
C2.1	Overall Site Plan
C3.1	Site Preparation Plan
C4.1	Layout and Materials Plan
C5.1	Grading and Drainage Plan
C6.1	Site Details #1
C6.2	Site Details #2
L100	Tree Protection Plan (Provided by Ground, Inc.)
L110	Layout Plan (Provided by Ground, Inc.)
L120	Material Plan (Provided by Ground, Inc.)
L130	Grading Plan (Provided by Ground, Inc.)
L140	Planting Plan (Provided by Ground, Inc.)
A201	Overall Elevations (Provided by Abacus)

Issued For Permitting - May 14, 2021
Revised For Permitting - June 30, 2021



FOR PERMITTING
ONLY

Job No.: 3157.02
Plan No.: 315702P008B-001
Sheet 1 of 16



FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.1.

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PREPARED FOR:

TOWN OF WINCHENDON

109 FRONT STREET, DEPT 11
WINCHENDON, MASSACHUSETTS

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PREPARED BY:

BEALS + THOMAS
Civil Engineers | Landscape Architects |
Land Surveyors | Planners |
Environmental Specialists

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

5	
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1	06/30/2021 REVISED FOR PERMITTING
0	05/14/2021 ISSUED FOR PERMITTING
ISSUE DATE	DESCRIPTION
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DES	DWN CHK'D APP'D

PROJECT:

WINCHENDON COMMUNITY PARK LIFE-LONG PERFORMING ARTS CENTER

86 INGLESIDE DRIVE
WINCHENDON, MASSACHUSETTS

SCALE: 1" = 50' DATE: MAY 14, 2021

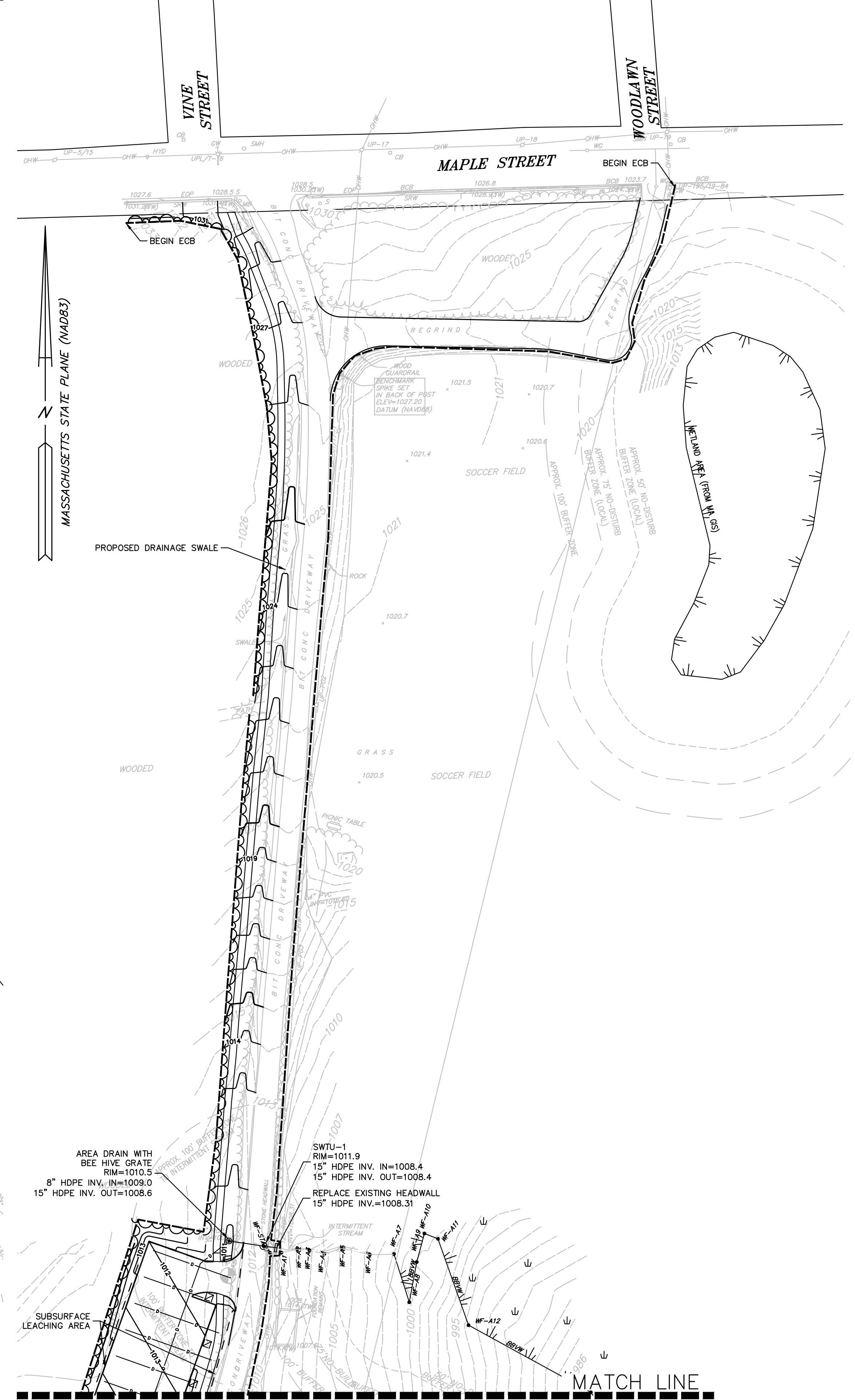
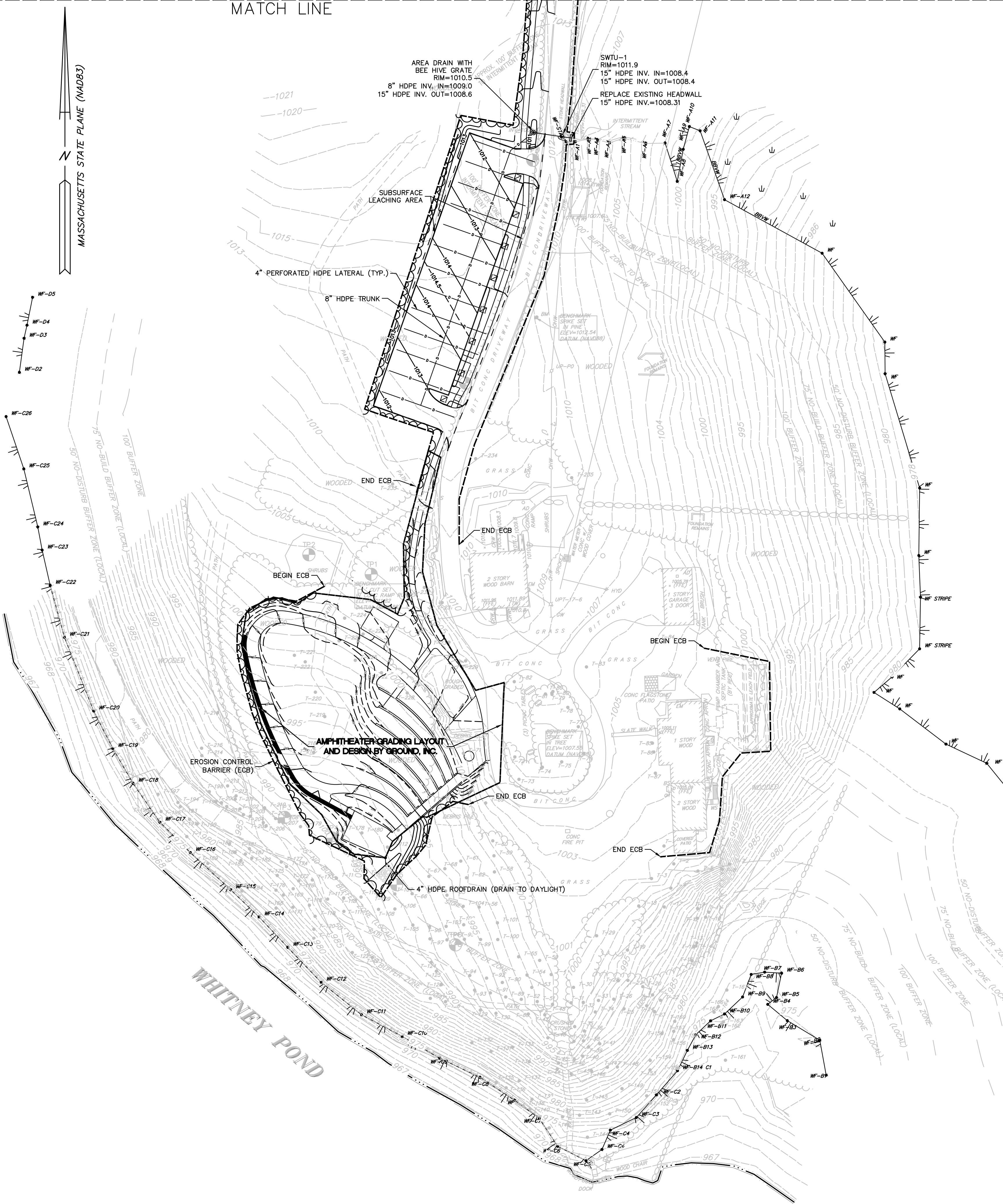
LAYOUT AND MATERIALS PLAN

B+T JOB NO.3157.02

B+T PLAN NO. 315702P008B-005

C4.1

MATCH LINE



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

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4	
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1	06/30/2021 REVISED FOR PERMITTING
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	APP'D

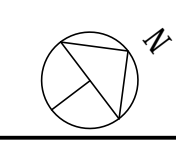
PROJECT:
WINCHENDON COMMUNITY PARK LIFE-LONG PERFORMING ARTS CENTER
86 INGLESIDE DRIVE
WINCHENDON, MASSACHUSETTS

SCALE: 1" = 50' DATE: MAY 14, 2021

GRADING AND DRAINAGE PLAN

B+T JOB NO.3157.02
B+T PLAN NO. 315702P008B-006

C5.1



L 110

LAYOUT PLAN

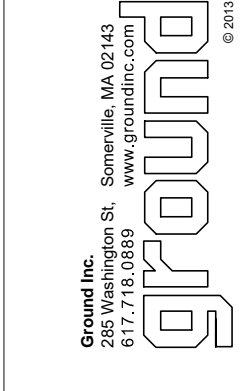
Town of Winchendon, MA
 Winchendon Community Park Life-Long Performing
 Arts Center

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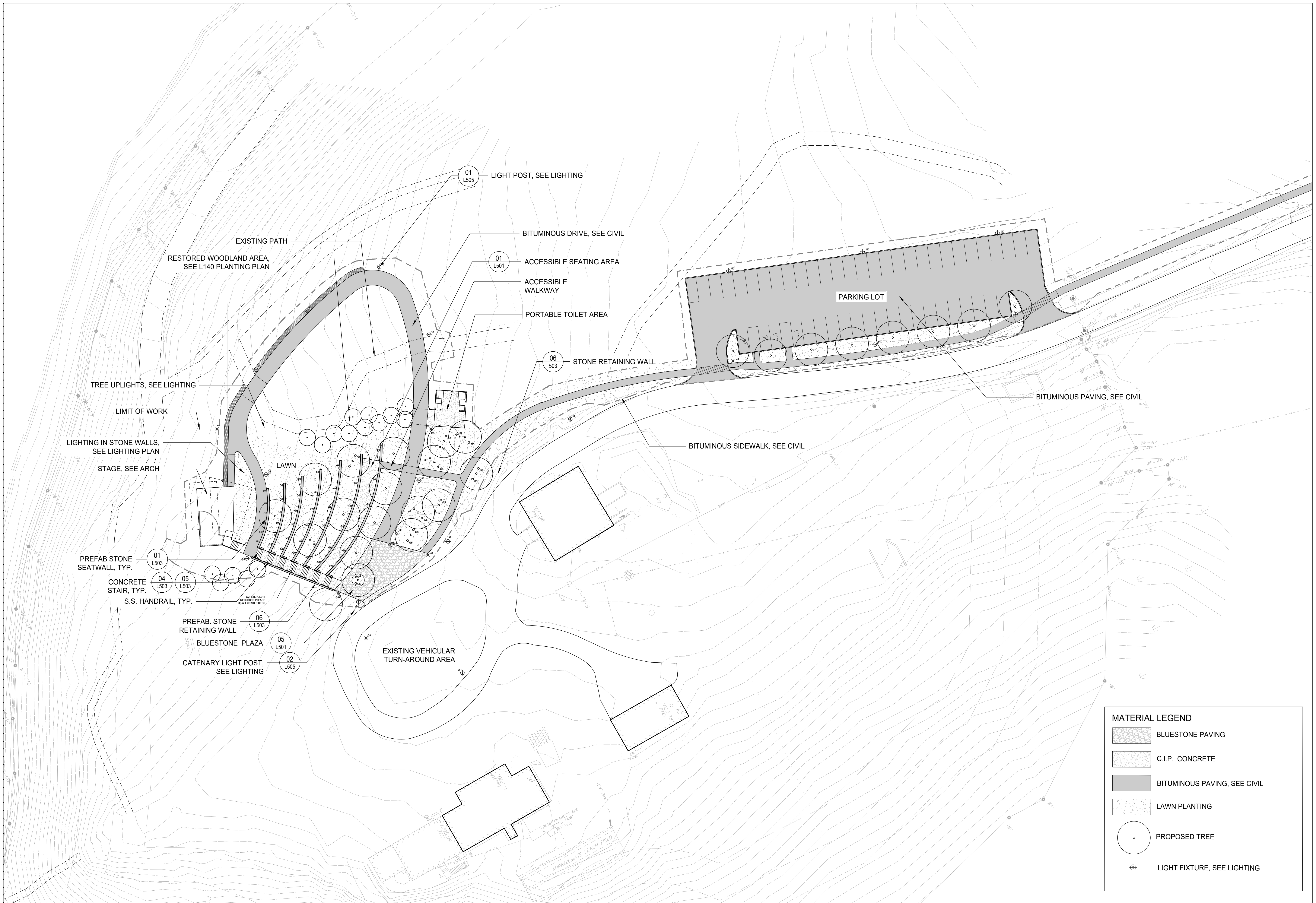
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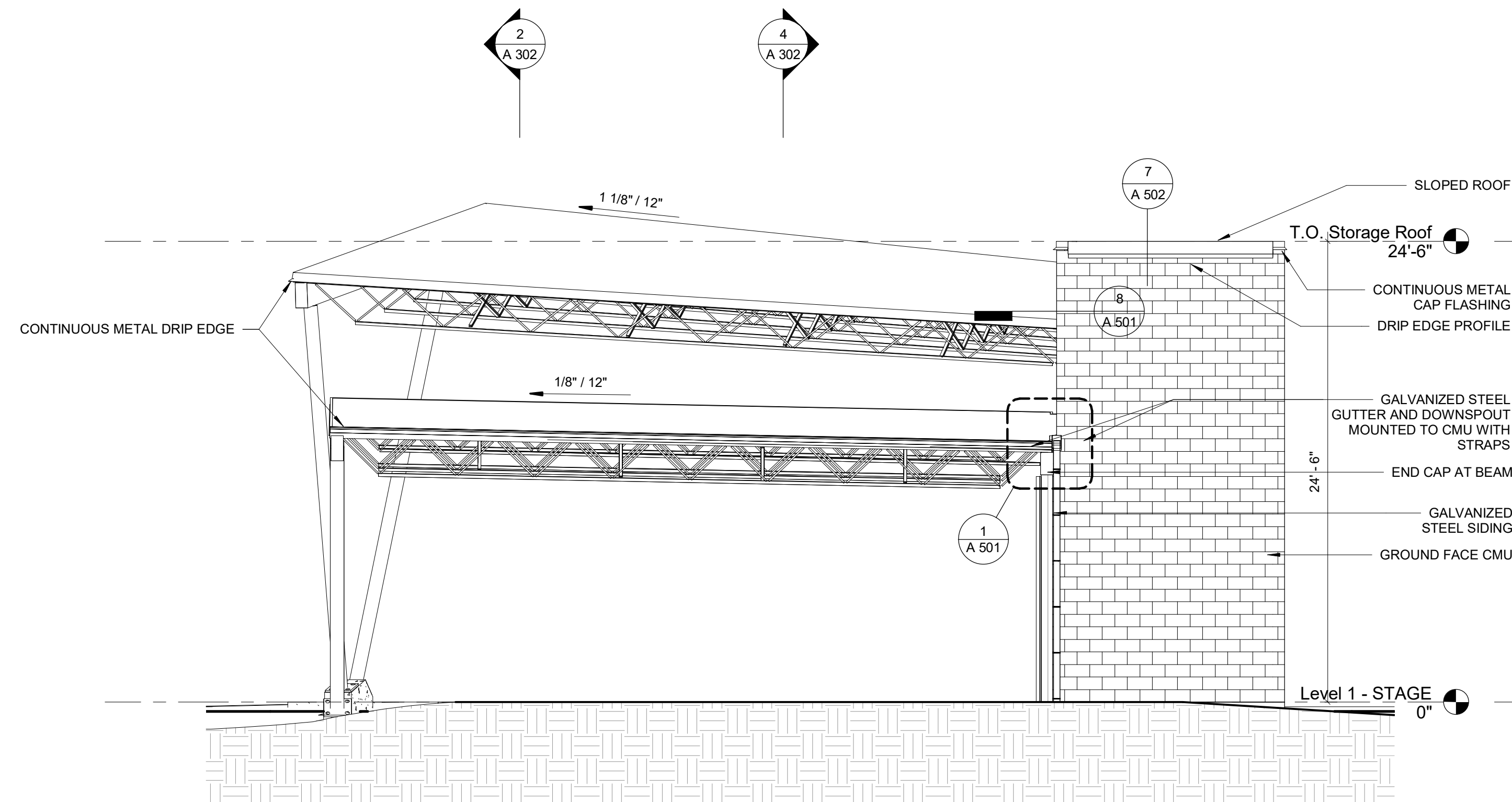
ABACUS [ARCHITECTS + PLANNERS]
 119 Brantree Street, Boston MA 02134
 tel 617.552.4446 fax 617.254.0004
 contact@abacusarchitects.com



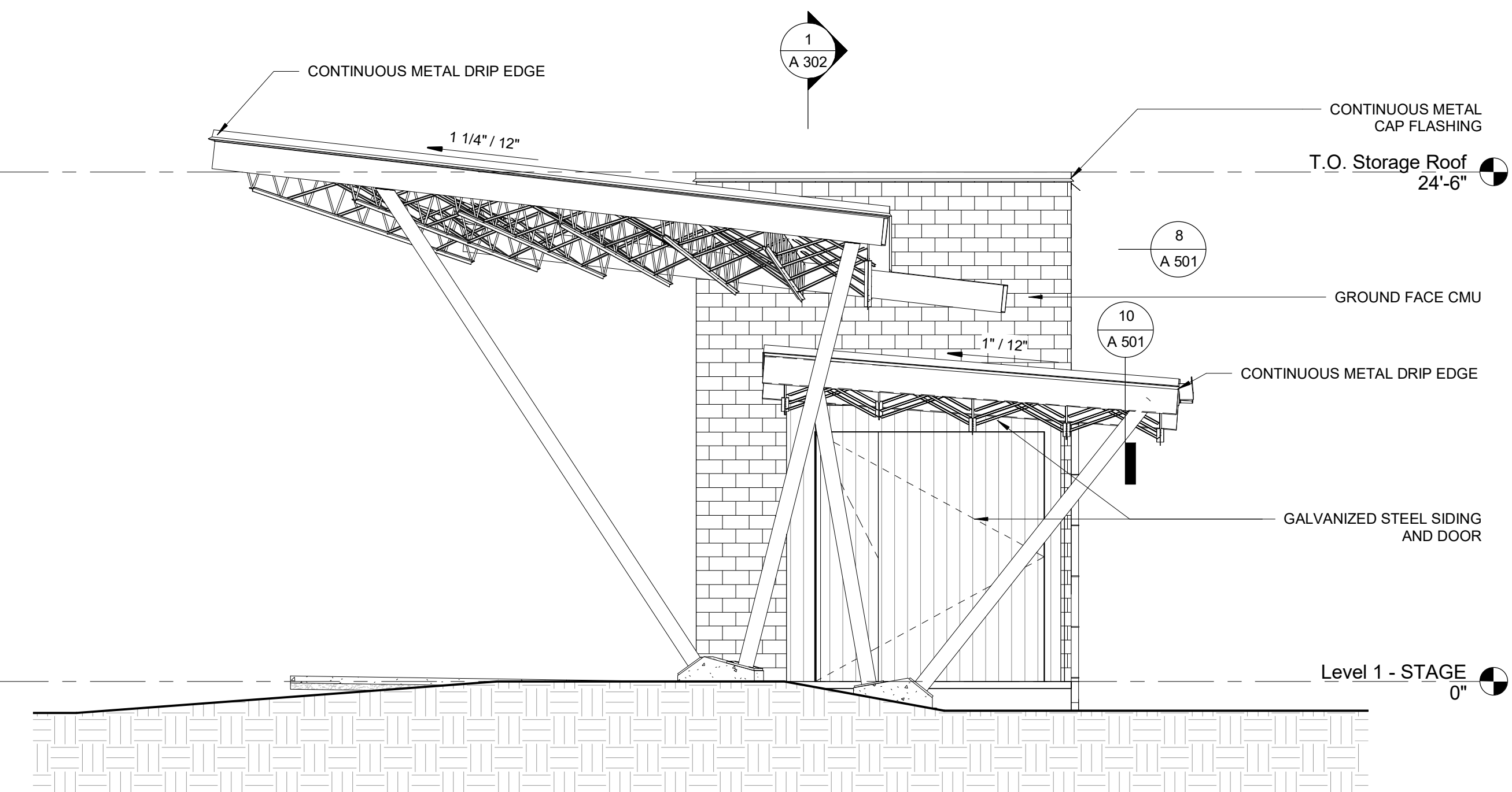
MATERIAL LEGEND

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	LAWN PLANTING
	PROPOSED TREE
	LIGHT FIXTURE, SEE LIGHTING

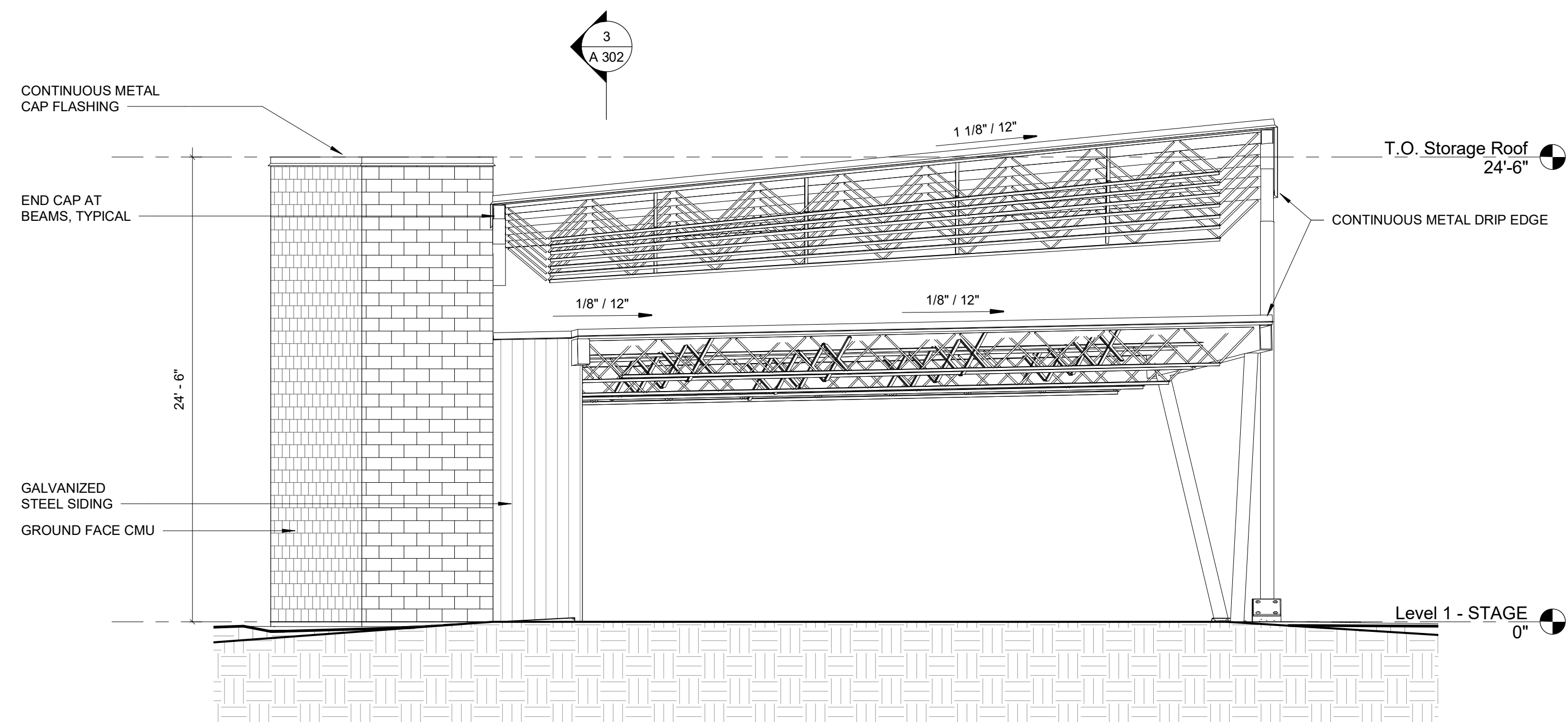
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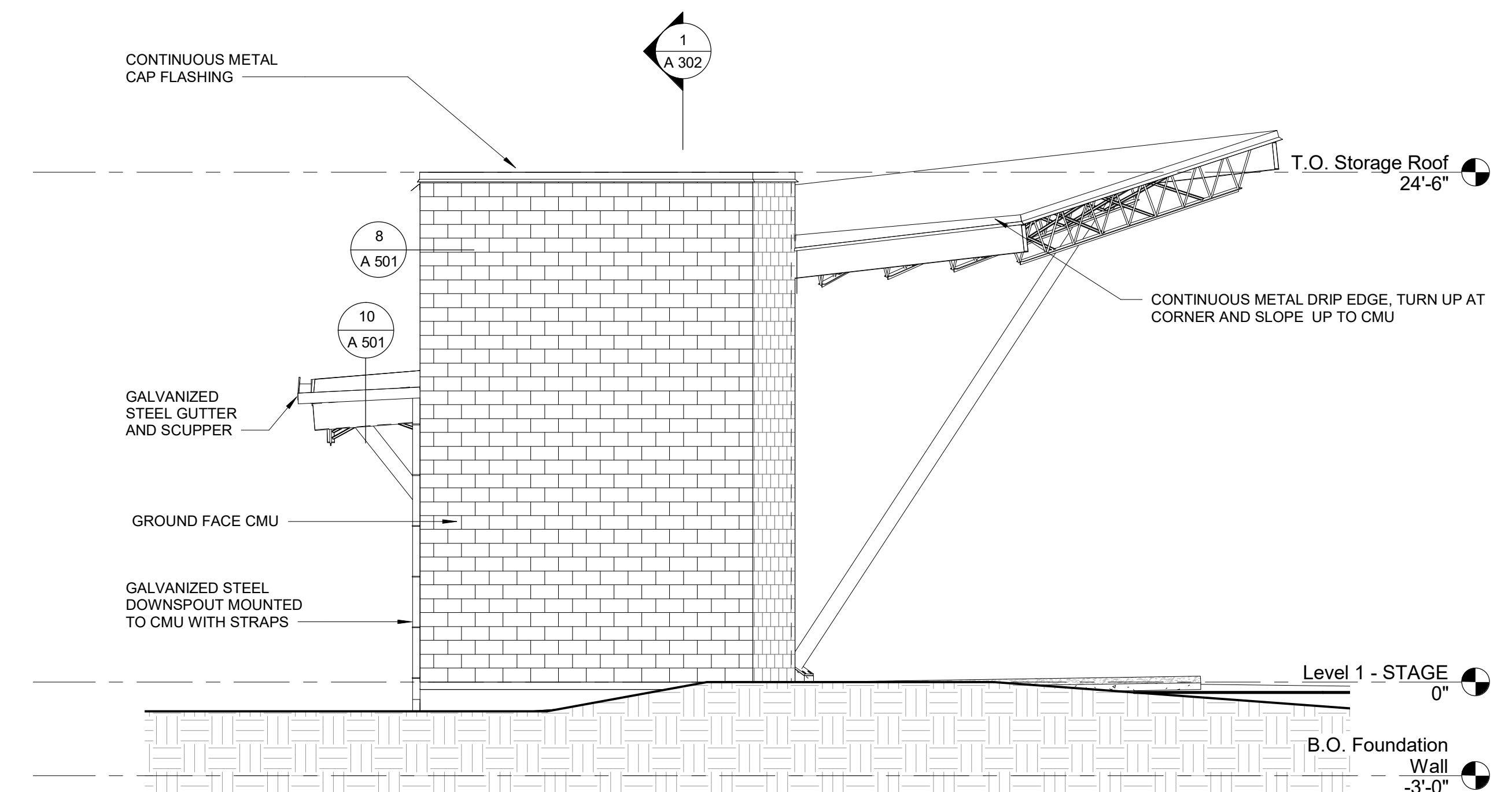
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1 WEST ELEVATION
 3/16" = 1'-0"



3 NORTH ELEVATION
 3/16" = 1'-0"



2 EAST ELEVATION
 3/16" = 1'-0"

NO.	REVISIONS	DATE

STATUS: 50% Construction Documents (Progress)

DRAWN: JP CHECKED: DP

DATE: 06-28-2021 SCALE: 3/16" = 1'-0"

Town of Winchendon, MA
 Winchendon Community Park Performing Arts and Life-Long Learning Center

OVERALL ELEVATIONS

A 201