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Your Source

for the latest...
Bids & Proposals

Bids & Proposals

Liaufied Propose (L.P.) Supply Bid
NRSD is seeking bids for the procurement of the following for the 2022-2023 school year: approximately 33,000 gallons of liquid propane to two school locations.

Bids will be due on Sept 1, 2022 at 10:00 AM

Heating Oil Bid
NRSD is seeking bids for the procurement of the following for the 2022-2023 school year: approximately 25,000 gallons of No. 2 Heating Oil for the Templeton Elementary School.

Bids will be due on Sept 1, 2022 at 11:00 AM

Woodchip Supply Bid
NRSD is seeking bids for the procurement of the following for the 2022-2023 school year: an estimated 1000 tons +/- 20% for the Nov 2022 - April 2023 heating season.

Bids & Proposals

Bids will be due on Sept 1, 2022 at 1:00 P.M.
 Bid documents in pdf format, may be obtained by emailing beckerc@nrsd.org or obtained on the district website at www.nrsd.org. Bids will be due on the above dates of the Narragansett RSD Central Office, 462 Baldwinville Rd., MA 01836, where they will be publicly opened. Any bid not received to the NRSD Central Office by the deadline will not be considered and will be returned unopened to the bidder.

Govt Public Notices

Town of Winchendon Planning Board PUBLIC HEARING NOTICE

Notice is hereby given that the Winchendon Planning Board will hold a PUBLIC HEARING on Tuesday, September 13, 2022 at 6:10pm to consider the request to modify the Formal Site Plan Approval for a self-storage facility owned by Jamison VanDyke 1032 NH Rt. 119 Rindge, NH 03461. Property located at 21 Roberts Way, Winchendon, MA 01475 identified as Winchendon Assessors map 9 Parcel 383, dba Lock'd Up Storage with a mailing address of P.O. Box 792, Rindge, NH 03461 owned by the same. Modification seeks to add three (3) additional storage units to the property. Said property is located in the C1 Large Scale

Govt Public Notices

Commercial District. The hearing will be held in the 2nd Floor Auditorium of the Winchendon Town Hall, 109 Front Street. Information is available in the Winchendon Planning and Development Office. All interested persons should plan to attend. Alternative translation and accommodations are available by advance request by contacting the Planning & Development Department at least 3 days in advance.

BY: Guy C. Carabosiero, Chair Winchendon Planning Board

August 23&30

Govt Public Notices

Mount Wachusett Community College, the Awarding Authority, invited sealed bids from DCAMMA Certified General Contractors for Project CP2023-01, the Haley Building Nursing Lab Renovations in accordance with the documents prepared by PRA Architects, 700 Massachusetts Avenue, 4th Floor, Cambridge, MA 02139 dated August 24, 2022. This project involves the following trades: Resilient Flooring, Plumbing and Electrical. DCAMMA certification is required. The project estimate is \$180,000. Documents will be available

Govt Public Notices

Thursday, August 25, 2022 from www.biddocs.com. A plan deposit of \$7500 made payable to BidDocs Online, Inc. Deposits may be electronically paid, or must be a certified or cashier's check. Sealed Sub-bids will be opened on 9/13/2022 at 2:00pm online. General Bids will be opened on 09/20/2022 at 2:00pm online. A Pre Bid Conference/Walk-through will be held on Thursday, September 1, 2022 at 10:00AM.

Public Notices

PUBLIC HEARING NOTICE

To all persons deemed interested, a public hearing will be held on Tuesday, August 30, 2022 at 6:30 p.m. (or as soon thereafter as the agenda allows) in the conference room at 160 Patriots Rd., East Templeton, before the Templeton Zoning Board of Appeals, acting under the Templeton Zoning By Laws, for a request made by Maurice and Iona Richards of 14 Main St. to consider a variance to reduce a side setback requirement from 15' to 5'. All interested parties who wish to be heard shall be heard; all relevant documents for review are located in the offices of Development Services, 160 Patriots Rd., E Templeton. For further information please send your requests to lwilla@templetonma.gov.

Joseph Risi, Acting Chair Templeton Zoning Board of Appeals
August 16, 23, 2022

Public Hearing Notice

To all persons deemed interested, a public hearing will be held on Tuesday, August 30, 2022 at 6:30 p.m. (or as soon thereafter as the agenda allows) in the conference room at 160 Patriots Rd., East Templeton, before the Templeton Zoning Board of Appeals, acting under the Templeton Zoning By Laws, section 5.2.2 Non-Conforming Uses, for a request made by Ronald Lovrore of 283 State Road, to consider a special permit for a non-conforming use in an RA1 zone and a variance request to reduce side setback from 15' to 13.2' on one side. All interested parties who wish to be heard shall be heard; all relevant documents for review are located in the offices of Development Services, 160 Patriots Rd., E Templeton. For further information please send your requests to lwilla@templetonma.gov.

Joseph Risi, Acting Chair Templeton Zoning Board of Appeals
August 16, 2022

Public Hearing Notice

To all persons deemed interested, a public hearing will be held on Tuesday, August 30, 2022 at 6:30 p.m. (or as soon thereafter as the agenda allows) in the conference room at 160 Patriots Rd., East Templeton, before the Templeton Zoning Board of Appeals, acting under the Templeton Zoning By Laws, for a request made by Corey and Heather Fisher of 4 Baptist Common Rd. to consider a variance to reduce the frontage requirement from 150' to 145.98'. All interested parties who wish to be heard shall be heard; all relevant documents for review are located in the offices of Development Services, 160 Patriots Rd., E Templeton. For further information please send your requests to lwilla@templetonma.gov.

Joseph Risi, Acting Chair Templeton Zoning Board of Appeals
August 16, 23, 2022

CARE AND PROTECTION, TERMINATION OF PARENTAL RIGHTS, SUMMONS BY PUBLICATION; DOCKET NUMBER: 21CP00930G

Commonwealth of Massachusetts, Juvenile Court Department, COMONWEALTH OF MASSACHUSETTS, Franklin/Hampshire County Court Department, 43 Hope Street, Greenfield, MA 01301 TO: Emmanuel Torres-Perez and to Unknown/Unnamed father of Tsvolian Emmanuel Torres born 09/15/2021 to

Public Notices

Kerrie Lyn Gallant in Gardner, MA: A petition has been presented to this court by DCF Greenfield Office, seeking, as to the following child, Tsvolian Torres, that said child be found in need of care and protection and committed to the Department of Children and Families. The court may dispense the notice of the person(s) named herein to receive notice of or to consent to any legal proceeding affecting the adoption, custody, or guardianship, or any other disposition of the child named herein, if it finds that the child is in need of care and protection and that the best interests of the child would be served by said disposition.

Public Notices

You are hereby ORDERED to appear in this court, at the court address set forth above, on the following date and time: 10/17/2022 at 09:00 AM Other Hearing. You may bring an attorney with you. If you have a right to an attorney and if the court determines that you are indigent, the court will appoint an attorney to represent you. If you fail to appear, the court may proceed on that date and any date thereafter with a trial on the merits of the petition and an adjudication of this matter. For further information call the Office of the Clerk-Magistrate at 978-544-5125. WITNESS: Hon. Charles S. Belsky, FIRST JUSTICE, Christopher D. Revere, Clerk-Magistrate, DATE ISSUED: 08/01/2022 8/12, 8/16, 8/23/2022

Commonwealth of Massachusetts The Trial Court Probate and Family Court Worcester Division Docket No. W02P2777EA

INFORMAL PROBATE PUBLICATION NOTICE

Estate of: Robert R. Hamel Date of Death: May 1, 2022 To all persons interested in the above captioned estate, by Petition of Petitioner Warren C. Demsey of Winchendon, MA, who has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision of the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner. August 23, 2022

Commonwealth of Massachusetts The Trial Court Probate and Family Court Worcester Division Family Court 225 Main Street Worcester, MA 01608 (508) 831-2200 Docket No. W02P3553EA

Estate of: Lawrence Albert Larondeau, Sr. Also known as: Lawrence Albert Larondeau Date of Death: 03/08/2020

CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT

A Petition for Order of Complete Settlement has been filed by Debora A. Horne of Leominster, MA requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account, First and Final and other such relief as may be requested in the Petition.

IMPORTANT NOTICE You have the right to obtain a copy of the Petition from the Petitioner or at the court. You have a right to object to this proceeding. To do so,

Public Notices

you or your attorney must file a written appearance and objection of this court before the return day of 09/20/2022. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

WITNESS: Hon. Lailah A. Keamy, First Justice of this Court.

Date: August 16, 2022

/s/ Stephanie K. Fallman Stephanie Fallman Register of Probate

Public Sale

LEGAL NOTICE PUBLIC AUCTION SALE OF HOUSEHOLD GOODS

By virtue of the right granted by statute, The Massachusetts Uniform Commercial Code; section 7-210. Enforcements of Warehouseman's Lien and all other rights. For the purpose of satisfying the lien for 101 Mini Storage, for storage and other expenses they will be sold at public auction at: 265 GARDNER RD. TEMPLETON, MA 01468 on SATURDAY AUGUST 27, 2022 at 9:00 a.m. household items and furnishings and equipment of the C034 MICHAEL CARUSO D020 STEVE CELONA D021 BRIAN LEAM JR D033 EMILY COTE M013 ANKAYLA BUDRY 20023 MICHÈLE GAUGUIRE D045 DANIEL MCMEILHEUX E013 MARY L'HEUREUX - NYS 1013 CODY KINNARD 0602 PHILIP THERIAULT G049 SARAH MARTIN 8/16, 8/23/2022

Summons

CARE AND PROTECTION, TERMINATION OF PARENTAL RIGHTS, SUMMONS BY PUBLICATION; DOCKET NUMBER: 21CP00930G, Trial Court of Massachusetts, Juvenile Court Department, COMONWEALTH OF MASSACHUSETTS, Franklin/Hampshire County Juvenile Court, 43 Hope Street, Greenfield, MA 01301 TO: William M Cronin, Father of Elijah Ezekiel Cronin, born May 11, 2018 to Donette Chase, in Gardner, MA: A petition has been presented to this court by DCF Greenfield Office, seeking, as to the following child, Elijah Cronin, that said child be found in need of care and protection and committed to the Department of Children and Families. The court may dispense the notice of the person(s) named herein to receive notice of or to consent to any legal proceeding affecting the adoption, custody, or guardianship, or any other disposition of the child named herein, if it finds that the child is in need of care and protection and that the best interests of the child would be served by said disposition.

You are hereby ORDERED to appear in this court, at the court address set forth above, on the following date and time: 08/29/2022 at 09:00 AM Other Hearing. You may bring an attorney with you. If you have a right to an attorney and if the court determines that you are indigent, the court will appoint an attorney to represent you.

If you fail to appear, the court may proceed on that date and any date thereafter with a trial on the merits of the petition and an adjudication of this matter. For further information call the Office of the Clerk-Magistrate at 978-544-5125. WITNESS: Hon. Charles S. Belsky, FIRST JUSTICE, Christopher D. Revere, Clerk-Magistrate, DATE ISSUED: 07/25/2022

PHOTOS are worth a thousand words included in your ad.



REGISTER NOW

Millipore Sigma

Tuesday, August 23rd

9:00 - 1:00pm
3:00 - 7:00pm

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The Doubletree by Hilton Hotel Leominster

99 Erdman Way, Leominster, MA 01453

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TOWN OF WINCHENDON

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Ug

WINCHENDON TOWN CLERK
Telephone (978) 297-3537

Planning Board



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 hold a PUBLIC HEARING on Tuesday, September 13, 2022 at 6:10pm to consider the request to modify the Formal Site Plan Approval for a self-storage facility owned by Jamison VanDyke 1032 NH Rt. 119 Rindge, NH 03461. Property located at 21 Roberts Way, Winchendon, MA 01475 identified as Winchendon Assessors map 9 Parcel 383, dba Lock'd Up Storage with a mailing address of PO Box 792, Rindge, NH 03461 owned by the same. Modification seeks to add three (3) additional storage units to the property. Said property is located in the C1 Large Scale Commercial District. The hearing will be held in the 2nd Floor Auditorium of the Winchendon Town Hall, 109 Front Street. Information is available in the Winchendon Planning and Development Office. All interested persons should plan to attend. Alternative translation and accommodations are available by advance request by contacting the Planning & Development Department at least 3 days in advance.

BY: Guy C. Corbosiero, Chair
Winchendon Planning Board

August 23&30



300 foot Abutters List Report

Winchendon, MA
August 18, 2022

Subject Property:

Parcel Number: 9-0-383
CAMA Number: 9-0-383
Property Address: 22 ROBERTS WAY

Mailing Address: LOCK'D UP STORAGE LLC
PO BOX 792
RINDGE, NH 03461

Abutters:

Parcel Number: 9-0-106
CAMA Number: 9-0-106
Property Address: 20 ROBERTS WAY

Mailing Address: ROBERTS WAY LLC
PO BOX 792
RINDGE, NH 03461

Parcel Number: 9-0-150
CAMA Number: 9-0-150
Property Address: OLD GARDNER RD

Mailing Address: ROCHELEAU, GEORGE S. ROCHELEAU,
NORMA J.
OLD GARDNER ROAD
WINCHENDON, MA 01475

Parcel Number: 9-0-151
CAMA Number: 9-0-151
Property Address: 13 OLD GARDNER RD

Mailing Address: REEDY JOHN J MURPHY BREANNA
13 OLD GARDNER RD
WINCHENDON, MA 01475

Parcel Number: 9-0-217
CAMA Number: 9-0-217
Property Address: 38 GARDNER RD

Mailing Address: LUCIUS, ROLAND A. JR.
25 MILL ST
BALDWINVILLE, MA 01436

Parcel Number: 9-0-370
CAMA Number: 9-0-370
Property Address: GARDNER RD

Mailing Address: PAN AM SOUTHERN LLC
1700 IRON HORSE PARK
BILLERICA, MA 01862-1641

Parcel Number: 9-0-384
CAMA Number: 9-0-384
Property Address: 21 ROBERTS WAY

Mailing Address: LOCK'D UP STORAGE LLC
1032 NH ROUTE 119, UNIT 4
RINDGE, NH 03461

Parcel Number: 9-0-54
CAMA Number: 9-0-54
Property Address: 11 OLD GARDNER RD

Mailing Address: LABARGE, KEVIN M. LABARGE, ERNEST
P.
11 OLD GARDNER ROAD
WINCHENDON, MA 01475

Parcel Number: 9-0-62
CAMA Number: 9-0-62
Property Address: TEEL RD

Mailing Address: LECLERC RYAN
15 OLDE TAVERN RD
LEOMINSTER, MA 01453

Parcel Number: 9-0-63
CAMA Number: 9-0-63
Property Address: GARDNER RD

Mailing Address: F + Z CORPORATION
158 AIRPORT RD
FITCHBURG, MA 01420

*Mail to Abutters,
Applicant &
towns.*



www.cai-tech.com

TOWN OF WINCHENDON

Planning Board



WINCHENDON TOWN CLERK
PHONE (978) 297-0088
Facsimile (978) 297-1616

109 Front Street
Winchendon, Massachusetts 01475-1758

Application for Site Plan Approval

ck #5772

Fee paid: Town of Winchendon \$ 613 - Winchendon Courier \$ _____

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

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

Jody Wood
Town Treasurer

8-18-22
Date

PB # 2022-0818 Rec'd by Planning Board 8/18/22

APPLICANT name Jamison VanDyke

Address 1032 NH Rt. 119, Rindge, NH 03461 Tel. # 978-888-8407

LANDOWNER name Jamison VanDyke

Address 1032 NH Rt. 119, Rindge, NH 03461 Tel. # 978-888-8407

LOCATION OF LAND Roberts Way (Lot-C) 21 Roberts Way

TITLE OF PLAN Lock'd Up Storage

Property is to be used for Mini-storage units

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

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

Book 64726 Page 134 and is shown on

Assessors Map 9 Parcel 383 Zoning C-1

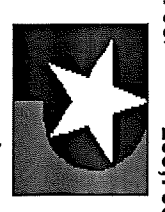
Lot size 263,935 s.f.

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

OWNER signature _____

APPLICANT signature Jamison VanDyke

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



USER DEFINED
 154891

PROPERTY LOCATION

No	Air No	Direction/Street/City
316		ROBERTS WAY WINCHENDON
OWNERSHIP		
Owner 1:	LOCK'D UP STORAGE LLC	Unit #:
Owner 2:		
Owner 3:		
Street 1:	PO BOX 792	
Street 2:		
Twn/City:	RINDGE	
SP/Prov:	NH	Own Occ: N
Postal:	03461	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	4.628		129,700	80,000	209,700
Total Card	4.628		129,700	80,000	209,700
Total Parcel	4.628		129,700	80,000	209,700
Source:	Market Adj Cost	Total Value per SQ unit/Card:	N/A	Parcel:	N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2022	316	FV	129700		4.628	80,000	209,700		Year End Roll
2022	316	PTCH	129700		4.628	78,600	208,300		Year End Roll
2021	390	FV			4.628	78,600	78,600		Year End Roll
2020	390	FV			4.628	78,600	78,600		Year End Roll
2019	390	FV			10.13	104,300	104,300		Year End Roll
2018	390	FV			10.13	104,300	104,300		Year End Roll
2017	390	FV			67.4	188,700	188,700		Year End Roll
2016	390	FV			67.4	187,400	187,400		Year End Roll

PREVIOUS OWNER

Owner 1:	LECLERC, RAYMOND W. -
Owner 2:	TRUSTEE OF TEEL REALTY TRUST -
Street 1:	143 CONSTITUTION DR
Twn/City:	FITCHBURG
SP/Prov:	MA
Postal:	01420

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
LECLERC, RAYMOND	58471-28		2/23/2018	FAMILY	100	No	No	
LECLERC RYAN,	56468-38		12/15/2016		15,195	No	No	
LECLERC	10140-29		1/12/1987		Yes	No	No	

TAX DISTRICT

Parcel ID	9-0-383
PRINT	Date
	7/6/2021
	1/4/2021
	4/30/2020
	1/3/2019
LAST REV	Date
	8/23/2018
	2/12/2017
	08/18/22
	10:36:15
	apro
	5489

NARRATIVE DESCRIPTION

This parcel contains 4.628 ACRES of land mainly classified as COM WHS with a N/A Building built about , having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int

PAT ACCT.

ASR Map:	ASR Dist:	Reval Dist:	Year:	LandReason:	BldReason:	CivilDistrict:	Ratio:

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water	1	TYPICL
o				Sewer		
n				Electri		
Census:						
Exmpt						
Food Haz:						
D				Topo		
s				Street		
t				Gas:		

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2020	B-20-000264	MANUAL	375,000	C	3/1/2021			

ACTIVITY INFORMATION

Date	Result	By	Name
3/2/2021	PERMIT VISIT	507	GG8

LAND SECTION (First 7 lines only)

Use Code	Description	LUCC	No of Units	Depth / ProclUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Mod	Neigh Intf 1	%	Neigh Intf 2	%	Neigh Intf 3	%	Appraised Value	Alt Class	Spec %	Land Code	Fact Use Value	Notes
316	COM WHS		43560		SQUARE FSITE			0	1.42	1.00	CA								61,855				61,900	
316	COM WHS		3,6279		ACRES EXCESS			0	5,000.	1.00	CA								18,140				18,100	

Summary Totals

Total AC/H/A:	4.62790	Total SF/SM:	201591	Parcel LUC:	316	COM WHS	Prime NB Desc:	COMM AV	Total:	79,995	SpI Credit:	Total:	80,000
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DEED

Jamison Van Dyke, individually, and **Barkley Enterprises, LLC**, a Massachusetts limited liability company of 1032 NH Route 119, Unit 4, Rindge, New Hampshire 03461

for consideration paid of One and 00/100 Dollar (\$1.00)

grant to **Lock'd Up Storage, LLC**, a Massachusetts limited liability company, with an office at 1032 NH Route 119, Unit 4, Rindge, New Hampshire 03461

with Quitclaim Covenants

A certain parcel of land, with the buildings and improvements thereon, situated on Roberts Way in Winchendon, Worcester County, Massachusetts, shown as Lot-C on a plan of land entitled "Definitive Subdivision Plan Robert's Way, Winchendon, Massachusetts", Applicant: Jamison Van Dyke, Land Owners: Jamison Van Dyke & Barkley Enterprises, LLC, Engineer/Surveyor: Graz Engineering, LLC, Date: Oct. 31, 2016, Revised: Feb. 1, 2017, recorded with the Worcester District Registry of Deeds in Plan Book 945, Plan 55, and to which plan reference is hereby made for a more particular description of said lot.

Lot-C containing 201,592 square feet of land according to said plan.

The premises are conveyed subject to and together with the benefit of Drainage Easements as shown on the above-referenced plan.

The premises are conveyed together with the right to use the roadway shown as Roberts Way on the above-referenced plan for all purposes for which streets and ways are commonly used in the Town of Winchendon in common with all others entitled to the use thereof, but there is excepted the fee in said roadway.

The Grantors certify under the pains and penalties of perjury that no person or entity is entitled to homestead rights in said premises and this conveyance is not a sale of all or substantially all of the assets of Barkley Enterprises, LLC within the Commonwealth of Massachusetts.

For title of the Grantors, see deeds recorded with Worcester District Registry of Deeds in Book 53474, Page 304 and in Book 56468, Page 38.

Property Address: 21 Roberts Way, Winchendon, MA 01475



June 22, 2022

Jared Van Dyke
Form-Up Foundations LLC
1032 NH Route 119, Unit 4
Rindge, NH 03461
Via E-mail: jcvandyke@formupfoundations.com

Dear Jared:

Following are my comments and insight regarding the activity and traffic generated by self-storage facilities, which you can share with the Town of Lancaster, as they try to better understand the potential impact of the self-storage facility you are proposing to develop at **710 Fort Pond Road**, which I believe is a feasible project (as detailed in the study I completed previously).

I have over 33 years of experience as a self-storage manager, operator, developer, and consultant (see attached info that details my background). My experience has always been that self-storage facilities are low-traffic generators, especially compared to other real estate types you might find in similar locations, which can include industrial (e.g. large, noisy trucks) and retail (heavy consumer traffic).

Operator information and statistics are not often shared – partly because the large, national operators keep information confidential and partly because it's still very much an independent-operator dominated industry, but the Self Storage Association (www.selfstorage.org) has conducted traffic studies suggesting there are about customer 7 visits (trips) per 100 units on average each day.

I am currently the operating partner of a Class-A facility in Watertown that opened in June 2020 (www.watertownself-storage.com), with a total of 400 indoor, climate-controlled units. Access information from this past May shows that we had about 14 tenants visit the facility on average each day. There are days with heavier traffic, but they're generally at non-peak times from an overall traffic standpoint; there are also days with NO traffic (I have personally managed facilities and had no visitors for an entire day). Furthermore, some trucks come and go, but most people bring stuff to storage via cars and SUV's – keep in mind this is a do-it-yourself service.

Some industry professionals have suggested only about 25% of storage users actually visit their unit on a regular (monthly) basis (<https://consensus-strategies.com/the-self-storage-conundrum/>). This seems like a reasonable assumption based upon my experience – businesses and people with small apartments might visit regularly, while someone moving might visit a few times when moving in, then only to move out; and, there are plenty of customers who put stuff in storage and literally don't come back for years.

Overall, self-storage facilities are generally quiet and not disruptive. If designed and operated professionally, they are typically a much better development option when considering the impact upon the surrounding community (<https://www.westcoastselfstorage.com/are-self-storage-facilities-good-for-a-city/>).

If you have any questions, please don't hesitate to contact me. I appreciate the opportunity to provide this insight and help with your project.

Sincerely,

James A. DiNardo
J. DiNardo Consulting



100 foot Abutters List Report

Winchendon, MA
July 11, 2022

Subject Property:

Parcel Number: 9-0-383
CAMA Number: 9-0-383
Property Address: 22 ROBERTS WAY

Mailing Address: LOCK'D UP STORAGE LLC
PO BOX 792
RINDGE, NH 03461

Abutters:

Parcel Number: 9-0-106
CAMA Number: 9-0-106
Property Address: 20 ROBERTS WAY

Mailing Address: ROBERTS WAY LLC
PO BOX 792
RINDGE, NH 03461

Parcel Number: 9-0-217
CAMA Number: 9-0-217
Property Address: 38 GARDNER RD

Mailing Address: LUCIUS, ROLAND A. JR.
25 MILL ST
BALDWINVILLE, MA 01436

Parcel Number: 9-0-370
CAMA Number: 9-0-370
Property Address: GARDNER RD

Mailing Address: PAN AM SOUTHERN LLC
1700 IRON HORSE PARK
BILLERICA, MA 01862-1641

Parcel Number: 9-0-384
CAMA Number: 9-0-384
Property Address: 21 ROBERTS WAY

Mailing Address: LOCK'D UP STORAGE LLC
1032 NH ROUTE 119, UNIT 4
RINDGE, NH 03461

Parcel Number: 9-0-62
CAMA Number: 9-0-62
Property Address: TEEL RD

Mailing Address: LECLERC RYAN
15 OLDE TAVERN RD
LEOMINSTER, MA 01453

Parcel Number: 9-0-63
CAMA Number: 9-0-63
Property Address: GARDNER RD

Mailing Address: F + Z CORPORATION
158 AIRPORT RD
FITCHBURG, MA 01420



www.cai-tech.com

7/11/2022

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

Page 1 of 1

Task Order No. 321157-112
In accordance with
On-Call Agreement
For
Engineering Services
Relative To
Various Infrastructure Improvements Project
Dated October 1, 2020
* * * * *
Town of Winchendon
Winchendon, Massachusetts

1. Scope of Work:

ENGINEER shall provide services to the Winchendon Planning Board as described in Attachment A to this Task Order.

2. Time Schedule:

Services as described in this Task Order shall begin upon noticed to proceed by execution of this Task Order and receipt of application materials by the Town. We anticipate that initial findings of the peer review will be provided to the Town within two (2) weeks.

3. Compensation:

Services shall be provided for the not to exceed value of \$4,000. Invoicing will be in accordance with the terms of the Agreement.

Accepted by:

TOWN OF WINCHENDON



Authorized Representative

8/23/2022

Date

TIGHE & BOND, INC.



Authorized Representative

August 22, 2022

Date

W11570-P112
August 22, 2022

Nicole Roberts
Conservation & Planning Agent
Town of Winchendon
109 Front Street
Winchendon, MA 01475

Re: **Planning Board Peer Review Services
Proposed Additional Storage Buildings (Lot B)
Robert's Way, Winchendon, Massachusetts**

Dear Nicole:

As requested, Tighe & Bond is pleased to submit this proposal to the Winchendon Planning Board for Peer Review services related to the proposed addition to the Lock'd Up Storage facility on Robert's Way in Winchendon, Massachusetts. The project includes the construction of three new storage buildings located southwest of the existing storage facility, accompanied by the construction of a new stormwater management basin. The following scope of services has been developed to assist the Winchendon Planning Board in their review of the project application.

Scope of Services

It is our understanding that the peer review of the Project will include review of an application that has not yet been received by the Town. We anticipate that the following documents will be provided for our review:

- Site Plans and Site Details
- Stormwater Management Report

The proposed addition and site modifications will be evaluated for compliance with the Winchendon Zoning Bylaws and the Winchendon Stormwater Regulations. We will consider the design of the project and provide comments and recommendations to the Board regarding compliance with the Town's land development regulations and standards.

Upon completion of the review, Tighe & Bond will prepare an initial technical letter that summarizes our findings of the compliance review and render professional opinions regarding the project's compliance with zoning and subdivision requirements. A Tighe & Bond engineer will be available to attend one Planning Board Hearing to discuss the results of the peer review. At this time, we have assumed that the public hearing will be in-person at the Winchendon Town Hall. Following the initial review and public hearing process, we will review responses to our comments and any supporting documentation and render a final letter of findings to the Planning Board for the project.

Exclusions

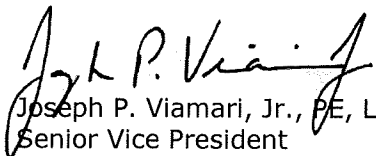
The Scope of Services for this Agreement is inclusive only of those tasks herein specified. Should any other work be required, including but not limited to the items listed below, Tighe & Bond will prepare an appropriate proposal or amendment, at the Client's request, that contains the scope of services, fee, and schedule required to complete the additional work items.



- Review of other permit applications/submittals to the Town of Winchendon
- Review of subsequent submittals to the Town of Winchendon addressing peer review comments beyond what is outlined above
- Meetings, site visits, or technical memoranda not noted above
- Review of traffic studies

We appreciate the opportunity to offer these engineering services to the Winchendon Planning Board. If you have any questions on the scope of services or fee proposal provided herein, please do not hesitate to contact Jean Christy (413.572.3238, JEChristy@tighebond.com).

Very truly yours,
TIGHE & BOND, INC.


Joseph P. Viamari, Jr., PE, LEED AP
Senior Vice President

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Site Plan Impact Report

Applicant's Name: Jamison Van Dyke

Location of Project: Roberts Way, Winchendon, MA (Map-9 Parcel-383)

Description of Project: Site Plan for Storage Units

Prepared By: GRAZ Engineering, LLC

Date: July 11, 2022

Revised Date: N/A

1. Existing Conditions:

- a) The project is located on Roberts Way, on the west side of Rt. 140 in Winchendon, MA about a half mile south of the intersection of Rt. 140 and Rt. 12 (Map-9 Parcels-62, 106)
- b) The existing site contains five existing storage unit buildings having a total area of 12,600 s.f. Each Building has a foundation drain day-lighted to the wetlands to the east. Each building has a roof drain connected to a catch basin the flows to a detention basin.
- c) The soil is mostly a loamy sand with several stones and cobbles. For more information about the soil characteristics of the site, see on-site soil evaluations in appendix A.
- d) There are registered endangered species on the site, however the NHESP has already been contacted and have approved the project.

2. Proposed Development

- a) The permits required for the subdivision are as follows:
 - Wetlands Order of Conditions
 - Building Permit

b)

<u>Category</u>	<u>Acreage:</u>	<u>Percentage:</u>
Site Area:	6.06	100.00%
Wetland and other resource areas on site:	1.36	22.50%
Area dedicated to residential lots:	0	0.00%
Area dedicated to drainage and other utilities:	0.21	3.50%
Proposed Impervious Areas:	0.53	8.77%
Total area of disturbance:	1.18	19.55%
Area reserved for recreation, parks, or other open land:	0	0.00%

3. Transportation

- a) There has been a traffic study conducted in the area of proposed construction in which there is a daily traffic count of 10,915 on Rt, 140. This consists of 5,422 cars northbound and 5,493 cars southbound. The additional traffic is estimated at 6 cars per day based on 7 visits per 100 units per day (see attachment by J. DiNardo Consulting). This impact is insignificant compared to the current traffic of Route 140 (0.05% increase).
- b) The proposed driveway will connect to the existing driveway on site. The driveway will have a width of 20'.

4. Construction

- a) **Phase one** Phase one will consist of constructing the proposed drainage infrastructure.
Phase two will consist of the construction of the steel buildings and pavement and will begin **once the site plans are approved by all necessary departments.**
- b) The costs of construction is estimated at 300,000+/-
- c) An estimated 900 cubic yards of fill is needed during construction. Fill will come from the excavated cuts required on site.
- d) The different types of erosion control to be used during construction are silt fences and haybales. No clearing is required for the completion of this project. If extreme weather is to occur during construction, soil stockpiles should be covered as to not create unnecessary runoff pollution. The site contractor holds the responsibility to inspect any erosion control measures daily and make any repairs if necessary.
- e) There are several permanent erosion control measures that will be taken on the site. The lot will contain an infiltration basin fed by a grass swale and sediment forebay. Each outlet is to contain a rip-rap apron. There is a rip-rap swale that will run along side the driveway.

5. Public Utility

- a) There is no water required for this project.
- b) There is no proposed sewage usage for this site.
- c) Water on the existing site drains to a wetland on the site near the edge of Gardner Rd. The grading of the site will shed water to the proposed catch basin and sediment forebay.
- d) Solid waste will be stored on site in a dumpster and will be removed from site through Waste Management.

6. Conservation and Recreation

- a) There is a wetland along Gardner Rd. that leads to a large bog heading south. No work is proposed within 75' of the wetlands.
- b) The subsurface conditions do not limit any part of the proposed project. Two percolation tests were performed and four deep holes were inspected on the lot. The soils will allow for stormwater to be adequately drained (see stormwater report for recharge calculations). No septic system is being proposed on site.
- c) Water quality will not be affected on-site or downstream because all contaminated water will be treated prior to entering any waterway.
- d) **NHESP has approved the project with respect to the endangered species in the area. Also, the site will consist of an open-bottom box culvert in which will allow aquatic species to pass under the roadway unaffected. A large corrugated metal parabolic arch culvert was used in place of the box culvert.**

- e) The proposed industrial development is not reliant on the existing soils, nor will it affect the soils in any negative manner. Storage of hazardous material onsite and lots being used for anything other than what is allowed by right within the C1 zoning district is prohibited.
- f) There is no proposed recreational areas or open spaces.

7. Aesthetics

- a) The proposed structures will self storage units. The proposed buildings will match the existing building on site. See Plan sheet 5 of 5.
- b) Adequate lighting shall be provided to ensure safety and on the lot.
- c) Landscaping shall consist of grass in all drainage areas. See site plans.
- d) The site will not be visible from Gardner Road, and will be seen only by those intending to go to one of the three lots at the end of Roberts Way.

8. Neighborhood and Community

- a) There will be no impact on schools in the vicinity, whereas the site will not be residential.
- b) There will be little to no impact on the ability of the police to protect the development. The access to the site will not change as it currently exists as a storage unit site.
- c) The work that will be conducted on the premises is low-risk in terms of fire protection needs. Adequate resources for on-site firefighting will be installed/provided in the buildings (e.g. fire extinguishers).
- d) The current land use of the parcel is storage units. The parcel to the north (Map-9 Lot-384) is used for material storage/stockpiles.
- e) The project conforms with the master plan to construct a highway commercial zone along Gardner Road.

9. Social-Economic

- a) Not Applicable.
- b) Not Applicable.
- c) A construction crew of approximately 6 people will be working on-site during construction. There will be no employees for the storage units after construction.

10. Municipal Benefit/Cost

This project will have no financial impact on the town.