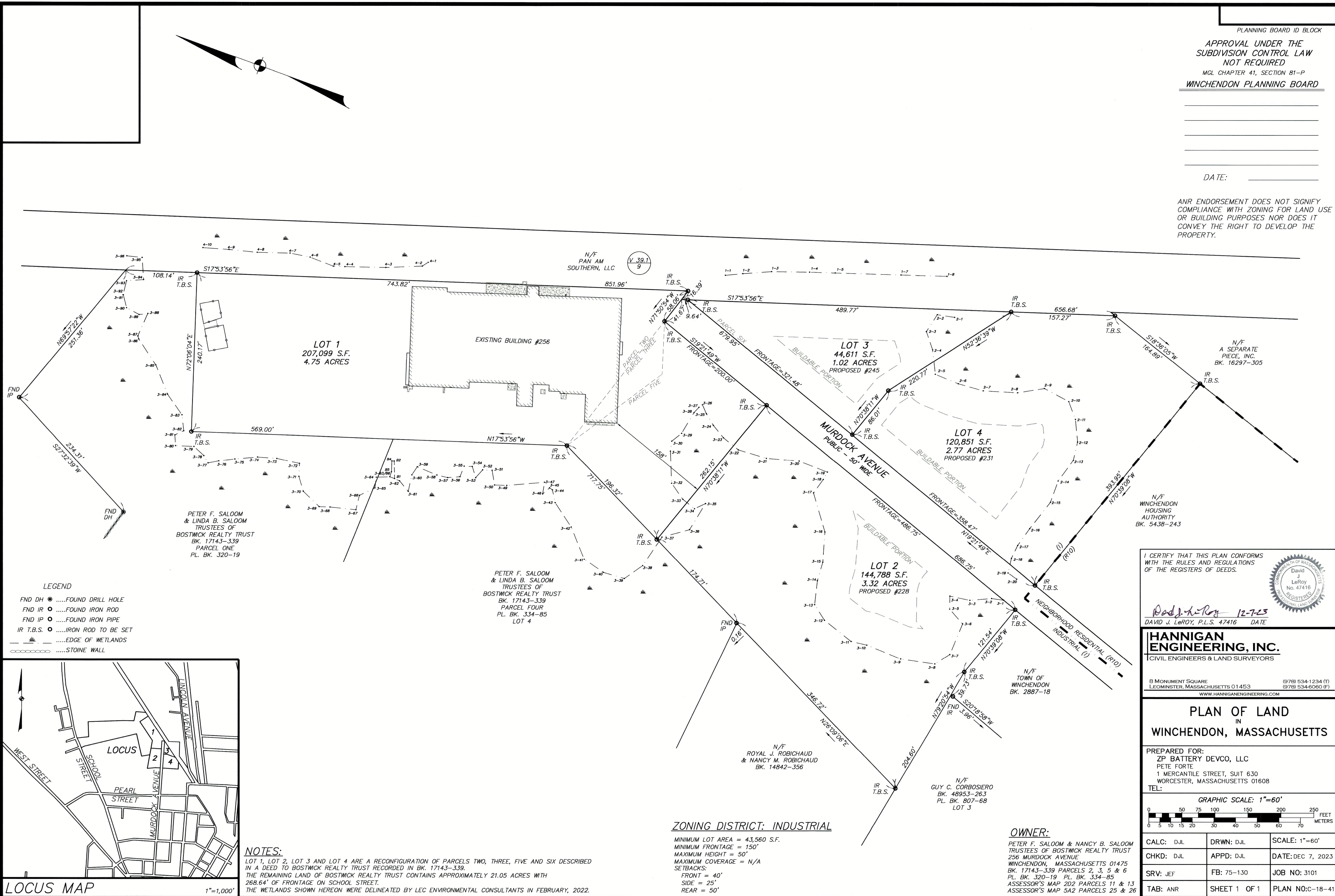


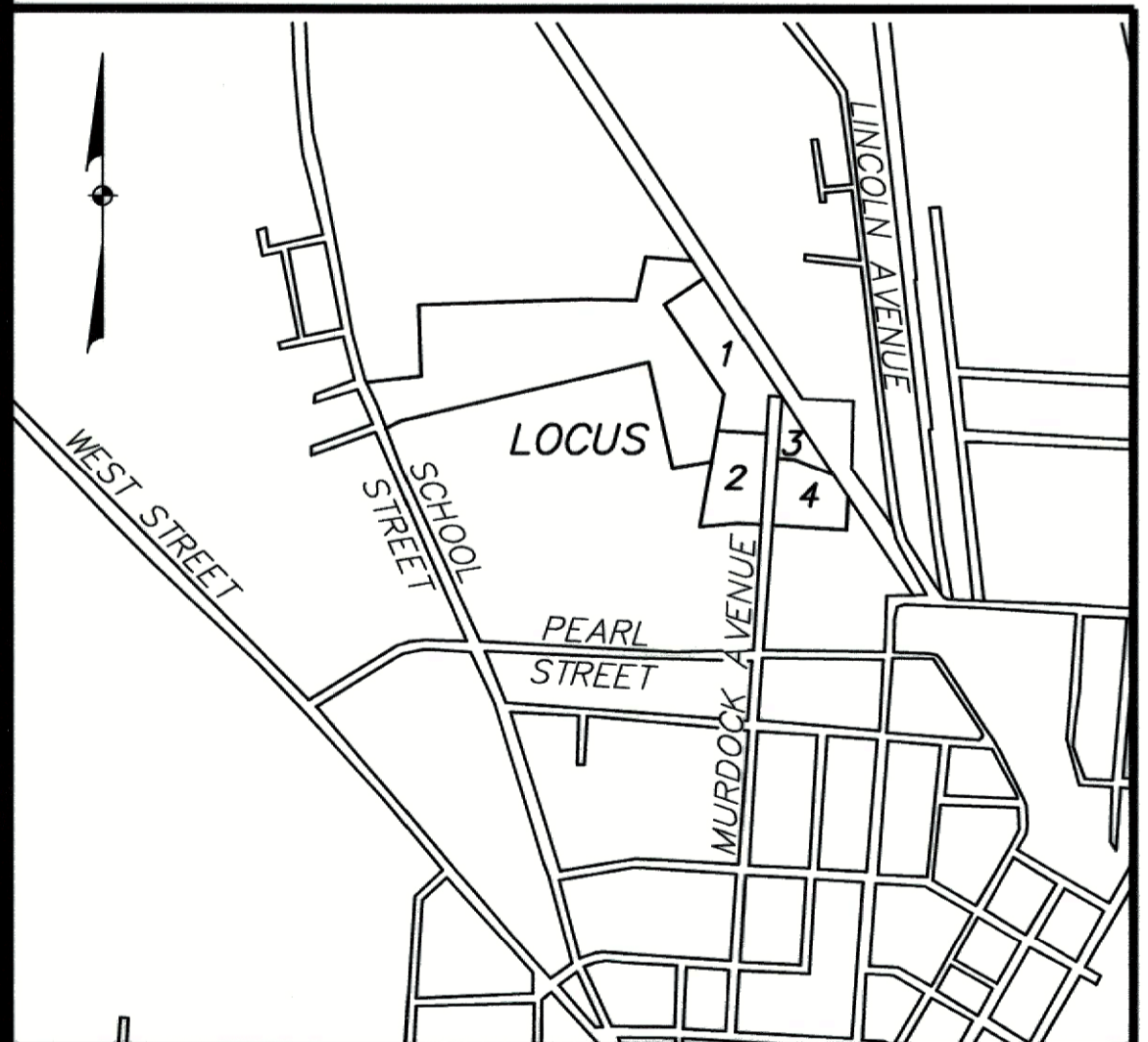
PLANNING BOARD ID BLOCK  
 APPROVAL UNDER THE  
 SUBDIVISION CONTROL LAW  
 NOT REQUIRED  
 MGL CHAPTER 41, SECTION 81-P  
**WINCHENDON PLANNING BOARD**

DATE: \_\_\_\_\_

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



**LEGEND**  
 FND DH ● .....FOUND DRILL HOLE  
 FND IR ○ .....FOUND IRON ROD  
 FND IP ○ .....FOUND IRON PIPE  
 IR T.B.S. ○ .....IRON ROD TO BE SET  
 .....EDGE OF WETLANDS  
 ○ ○ ○ ○ ○ .....STONE WALL



**LOCUS MAP**  
 1"=1,000'

**NOTES:**  
 LOT 1, LOT 2, LOT 3 AND LOT 4 ARE A RECONFIGURATION OF PARCELS TWO, THREE, FIVE AND SIX DESCRIBED IN A DEED TO BOSTWICK REALTY TRUST RECORDED IN BK. 17143-339.  
 THE REMAINING LAND OF BOSTWICK REALTY TRUST CONTAINS APPROXIMATELY 21.05 ACRES WITH 268.64' OF FRONTAGE ON SCHOOL STREET.  
 THE WETLANDS SHOWN HEREON WERE DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS IN FEBRUARY, 2022.

**ZONING DISTRICT: INDUSTRIAL**

MINIMUM LOT AREA = 43,560 S.F.  
 MINIMUM FRONTAGE = 150'  
 MAXIMUM HEIGHT = 50'  
 MAXIMUM COVERAGE = N/A  
 SETBACKS:  
 FRONT = 40'  
 SIDE = 25'  
 REAR = 50'

**OWNER:**

PETER F. SALOOM & NANCY B. SALOOM  
 TRUSTEES OF BOSTWICK REALTY TRUST  
 256 MURDOCK AVENUE  
 WINCHENDON, MASSACHUSETTS 01475  
 BK. 17143-339 PARCELS 2, 3, 5 & 6  
 PL. BK. 320-19 PL. BK. 334-85  
 ASSESSOR'S MAP 202 PARCELS 11 & 13  
 ASSESSOR'S MAP 5A2 PARCELS 25 & 26

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.  
  
 David J. LeRoy 12-7-23  
 DAVID J. LeROY, P.L.S. 47416 DATE

**HANNIGAN ENGINEERING, INC.**  
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 WWW.HANNIGANENGINEERING.COM

**PLAN OF LAND  
 IN  
 WINCHENDON, MASSACHUSETTS**

PREPARED FOR:  
 ZP BATTERY DEVCO, LLC  
 PETE FORTE  
 1 MERCANTILE STREET, SUIT 630  
 WORCESTER, MASSACHUSETTS 01608  
 TEL:

GRAPHIC SCALE: 1"=60'

CALC: DJL	DRWN: DJL	SCALE: 1"=60'
CHKD: DJL	APPD: DJL	DATE: DEC 7, 2023
SRV: JEF	FB: 75-130	JOB NO: 3101
TAB: ANR	SHEET 1 OF 1	PLAN NO: C-18-41