

2025-09-19

Reference: US-EI-3652230438

WSP 100 Apollo Drive, Suite 302 Chelmsford, MA 01824 United States T +1 978-692-9090

wsp.com

Town of Worthington, Massachusetts Planning Board PO Box 247 Worthington, MA 01098

#### **Application for Special Permit**

On behalf of BWC Wades Stream, LLC, (Applicant/BlueWave), WSP USA Inc. is pleased to submit this Special Permit Application to the Worthington Town Planning Board for a proposed Large-Scale Ground Mounted Solar Photovoltaic Installation (LSGMSPI) (the Project). The completed Special Permit Application form is included as Attachment A, and all information requirements are provided in this letter and its attachments. Please find the certified abutter's list included with the Special Permit Application form in Attachment A. The petition filing fee will accompany this application from the Applicant under separate cover.

The Project is located at 190 Ridge Road, Worthington, Massachusetts in Hampshire County (the Site). Plans showing the existing and proposed Site conditions are included as Attachment B. The full legal description of the premises is included as Attachment C. The most recent deed for the property was filed on December 30, 2004, and can be found in the Hampshire County Registry of Deeds, book 8119 page 223. The assessor's map showing the Site lot number can be found in Attachment D.

The Project includes the installation of approximately 7,462 ground-mounted PV modules and will generate approximately 3.95-megawatts (MW) direct current (DC) and 2.00 MW alternating current (AC). The Project is considered a Large-Scale Ground Mounted Solar Photovoltaic Installation (LSGMSPI) per the Town of Worthington Protective Zoning By-laws (the By-laws). The Project has been designed to comply with all applicable local zoning and environmental regulations.

The proposed use may fall under a commercial or industrial classification due to the system's size and commercial power generation. Additionally, a portion of the northwest corner of the Site lies within the Town's designated Aquifer Protection Area. Per the By-laws, commercial and industrial development in this area requires a Special Permit. Considering these factors, the Applicant is submitting this request for a Special Permit to ensure the Project complies with the By-laws. Relevant requirements for development within the Aquifer Protection Area, as detailed in the By-laws section 9.2.7, are addressed in the Stormwater Report submitted with the Site Plan Review application.

This Special Permit Application is being submitted concurrently with the Site Plan Review (SPR) Application. Please refer to the SPR Application for detailed information regarding site layout, equipment specifications, environmental considerations, stormwater design, and applicant and property owner contact information. The materials submitted as part of that application are intended to serve both review processes.



Yours sincerely,

WSP USA Inc.

Olivia Crosby, PE

Lead Consultant, Civil Engineer

CC: BWC Wades Stream, LLC

Town of Worthington Zoning Board of Appeals

Attachments: A – Special Permit Application Form & Abutter's List

B – Issued for Permitting Plan Set

C – Legal Description of Premises

D - Assessor's Map

Reference: US-EI-3652230438







# **Attachment A - Special Permit Application Form & Abutters List**

#### TOWN OF WORTHINGTON



P.O. Box 247 • Worthington, MA 01098 • 413 238-5577 • FAX 413 238-5579

Petitions To The Zoning Board of Appeals For Variances, Special Permits and Appeals

Petitions to the Board shall be on this accompanying form and additional pages attached for other information required.

This petition requires:

- 1. The name and address of the petitioning party.
- 2. The name of the owner and addresses of the owner of the property which is the subject matter of the petition [if not the same as the petitioning party].
- 3. A list of the names and addresses of all the owners of property within a distance of three hundred (300) feet of any boundary of the premises affected as they appear on the most recent tax list.
- 4. A sketch or plan of the affected premises showing the location, dimensions, and area of the lot, all existing and proposed structures/additions, and distance from the boundary lines of all structures/additions erected and to be erected on the lot. The Board of Appeals may require a copy of that portion of the building plans that show the height and other dimensions of any proposed structures/additions, as well as any exterior lighting, grade alterations, drainage, parking areas, landscaping, or other improvements/ alterations that may affect abutting properties. The Board may further require a full or partial survey plan of the property when, in its opinion, boundary lines and/or setbacks cannot be reliably determined by a sketch.
- 5. The application shall also be accompanied by a legal description of said premises (taken from the deed or mortgage).
- 6. Registry of deeds recording information for most recent deed to the premises book, page, and date of recording.
- 7. A copy of that portion of the current assessors map showing the property and that of all abutters required to receive notice (see item 3, above).
- 8. Each petition shall be accompanied by a filing fee of 50 dollars.

This petition must be filled out in ink or typewritten, filed with the Town Clerk (original and four copies), and accompanied by the plans and documents referred to above.

# TOWN OF WORTHINGTON, MASSACHUSETTS BOARD OF APPEALS

PETITION 1	TO BOARD OF APPEAR	LS	
Petitioner(s)	BWC Wades Stream,	LLC Addres	Massachusetts
The petitioner affected by this please list owner	is petition. ( <i>Cross out inapplica</i>	) in possession, hable words, not ap	nas a written contract to purchase or lease the premises plicable to petitions for review). If petitioner is not owner
Petition is here	eby made for a	Permit under t  -Variation from  -Review of a de	he provisions  the requirements of  cision of the Building Inspector under—
Ric	affected are situated on the N	North South_ feet distant	from the corner ofBuffington Hill RdStreet
	DESCRIPTIO	N OF PROPOSI	ED/ EXISTING BUILDING
Height No	ting Not applicable. from the properties of applicable. stories: Not or use: (of each floor) Not	NA feet	1
	tion (only if already existing)		ole.
5 Was those ha	oon a muorrious matition son so		James To the applicant's knowledge no prior ZRA
6 Description	of proposed work and for us	ea.	petitions have been filed for this property.
The Project inclumegawatts (MW Mounted Solar F	ludes the installation of approxin V) direct current (DC) and 2.00 N Photovoltaic Installation (LSGM)	nately 7,462 grour MW alternating cur SPI) per the Town	rent (AC). The Project is considered a Large-Scale Ground of Worthington Protective Zoning By-laws (the By-laws).
provements. Fur	ırther technical and design detai	ls, including site p	age, interconnection infrastructure, fencing, and other site im- lans, equipment specifications and stormwater design are pro- with this Special Permit application.
	upon which I base my petition		
under the zo Town's design	oning by-laws. Given this gnated Wellhead Protec	s classification ction Area, the	within the commercial or industrial use category in and the Project's partial location within the standard Applicant is seeking Special Permit approval equirements and environmental protections.
09/22/25	Date	Лагок	Signature of owner or agent
	2		organism coj owner or uzent

# Compiled BW Ridge Rd Special Permit Application 2025.09.19

Final Audit Report 2025-09-22

Created: 2025-09-22

By: Brie Fortmuller (brie.fortmuller@bluewavesolar.com)

Status: Signed

Transaction ID: CBJCHBCAABAAxlOb3t25jJFf-le6UAJUudQgl\_BPJw7a

# "Compiled BW Ridge Rd Special Permit Application 2025.09.19" History

- Document created by Brie Fortmuller (brie.fortmuller@bluewavesolar.com) 2025-09-22 3:20:13 PM GMT
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- Document e-signed by Aaron Simms (asimms@bluewavesolar.com)
  Signature Date: 2025-09-22 3:25:59 PM GMT Time Source: server
- Agreement completed.
   2025-09-22 3:25:59 PM GMT



# TOWN OF WORTHINGTON

P.O. Box 135 • Worthington, MA 01098 • (413) 238-5577x104 • FAX (413) 238-5579 assessors@worthington-ma.us

### **BOARD OF ASSESSORS**

#### 300 feet ABUTTERS' LIST Report

Subject Property:

190 Ridge Road - 407 0 28

Sena, Timothy J

[also own 407 0 27.1]

Rude-Sena, Catherine

PO Box 132

Worthington, MA 01098

Abutters:	Record Owners	Mailing Address
407 0 134.1	Worthington Golf Links, LLC [also own 407 0 26]	PO Box 207 Worthington, MA 01098
407 0 146	Lagoy, Matthew J & Ann M [also own 407 0 29]	140 Buffington Hill Road Worthington, MA 01098
407 0 147	Marich, Michael J & Kiersten C	99 Green Hill Road Washington, CT 06793
407 0 26.2	95 Dalton Avenue Nominee Trust Jeffrey Lynch, Trustee	PO Box 1787 Pittsfield, MA 01202
407 0 27	Commonwealth of MA Division of Fisheries & Wildlife	251 Causeway Street Ste 400 Boston, MA 02114-2152
407 0 32	Norman & Cynthia Tebo Living Trust Norman W. Tebo, Trustee	PO Box 118 Worthington, MA 01098
407 0 33	Sena, Paul A. & Judith A [also own Lots 35 & 39]	PO Box 272 Worthington, MA 01098
407 0 34	Muller, Karin I	141 Buffington Hill Road Worthington, MA 01098

September 17, 2025

Prepared by: Sulfream Jean Boudream Assessor

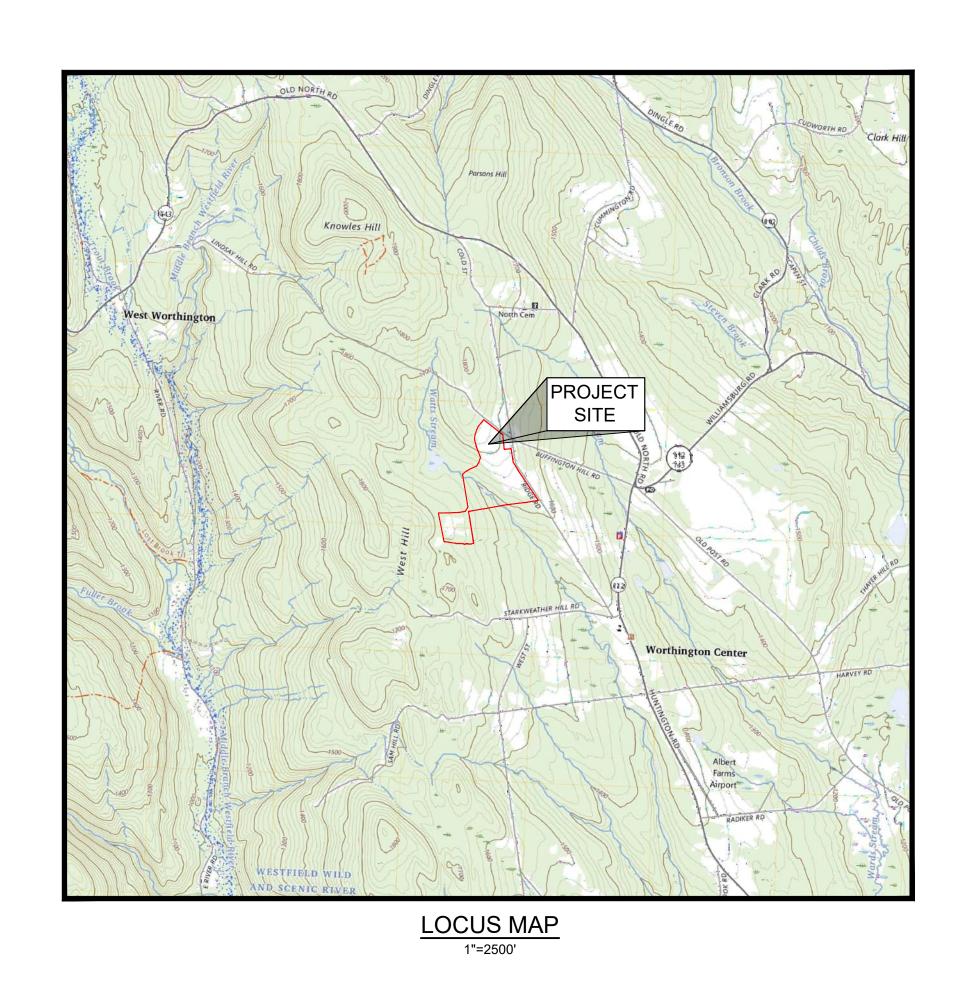
Attached please find copy of Assessors Map.

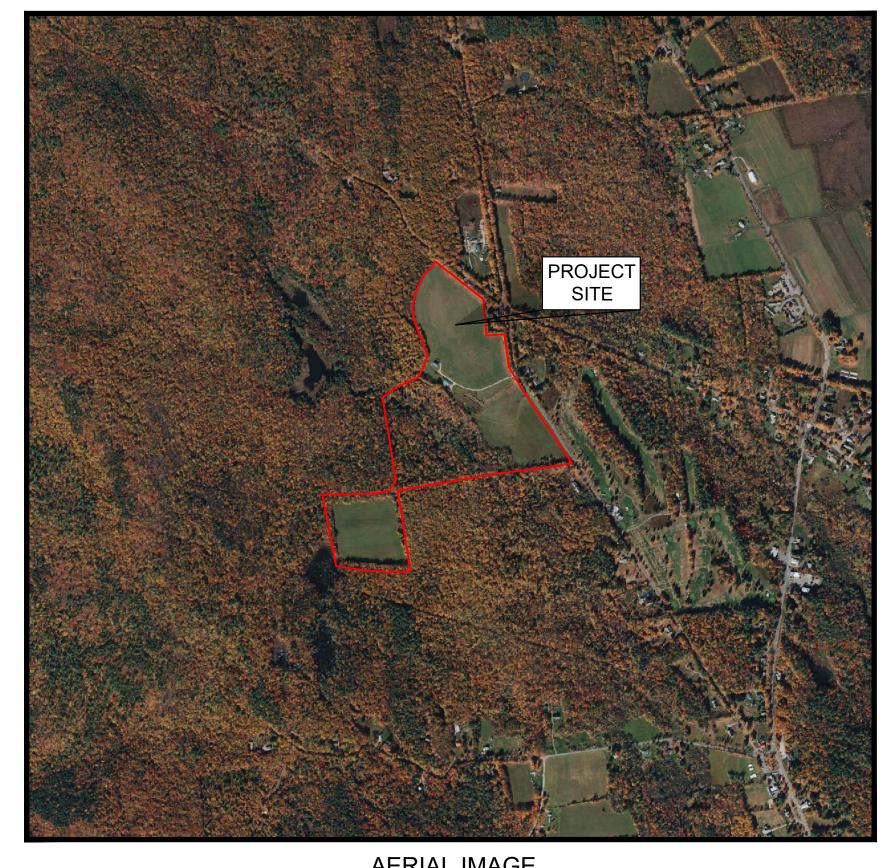


# **Attachment B – Issued for Permitting Plan Set**

# BWC WADES STREAM, LLC

2.0 MW AC GROUND-MOUNT SOLAR PV DEVELOPMENT
190 RIDGE ROAD
WORTHINGTON, MA 01098
SEPTEMBER 23, 2025
ISSUED FOR PERMITTING/NOT FOR CONSTRUCTION





AERIAL IMAGE

#### DRAWING INDEX

SHEET NUMBER	DRAWING TITLE	DRAWING NUMBER
	COVER SHEET	
1	CONSTRUCTION, EROSION AND SEDIMENTATION CONTROL NOTES	G-001
2	EXISTING CONDITIONS	V-101
3	PROPOSED CONDITIONS	C-101
4	GRADING/EARTHWORK PLAN	C-102
5	ACCESS ROAD TOPOGRAPHIC PROFILE ANALYSIS	C-104
6	SHADOW ANALYSIS OF PROPOSED CONDITIONS	C-105
7	DETAILS (SHEET 1 OF 2)	C-501
8	DETAILS (SHEET 2 OF 2)	C-502

PROPERTY OWNER

TIMOTHY J. SENA & CATHERINE RUDE-SENA

PO BOX 132 WORTHINGTON, MA 01098 PREPARED BY

••••

WSP USA INC.

100 APOLLO DRIVE SUITE 302
CHELMSFORD, MASSACHUSETTS 01824
T +1 978-692-9090
OLIVIA.CROSBY@WSP.COM

DEVELOPED BY

BWC WADES STREAM, LLC



116 HUNTINGTON AVE BOSTON, MA 02116 T +1 617-209-3122 ASSETMGMT@BLUEWAVE.ENERGY SITE PLAN REVIEW BY

TOWN OF WORTHINGTON PLANNING BOARD

PO BOX 247; 160 HUNTINGTON ROAD WORTHINGTON, MA 01098 T +1 413-238-5577 PLANNING@WORTHINGTONMA.US ge Rd - G-000.dwg - G-000 - Sep. 23, 2025 10:08am - wds\_morgan.mcdonald

## **MATERIAL SPECIFICATIONS AND PLACEMENT REQUIREMENTS:**

#### 1.1 ANGULAR ROCK FILL

ANGULAR ROCK FILL SHALL BE USED FOR THE CONSTRUCTION ENTRANCE AS SHOWN ON THE DRAWINGS, AND SHALL MEET THE GRADATION REQUIREMENTS LISTED BELOW.

U.S. STANDARD SIEVE	PERCENT PASSING
3 INCH	100
2 INCH	80 - 100
1 INCH	50 - 80
NO. 200	0 - 10

PRIOR TO USE. THE ANGULAR ROCK FILL SHALL BE TESTED FOR APPROVAL AS DESCRIBED IN SECTION 2.0 AND SHALL BE PLACED AS DESCRIBED IN SECTION 3.0.

#### 1.2 DENSE GRADED CRUSHED STONE

DENSE GRADED CRUSHED STONE SHALL BE USED TO CONSTRUCT THE CRUSHED STONE ACCESS ROAD, AND SHALL MEET THE REQUIREMENTS OF A MATERIAL SUCH AS MASSDOT SPECIFICATION M2.01.7 CRUSHED STONE, OR APPROVED EQUAL. THIS MATERIAL SHALL BE PLACED AT A MINIMUM THICKNESS OF 6-INCHES AND SHALL BE IN DIRECT CONTACT WITH THE BALLAST BLOCKS. THIS MATERIAL SHALL CONSIST OF CLEAN, HARD, DURABLE CRUSHED ROCK OR CRUSHED GRAVEL STONE, FREE FROM LOAM AND CLAY AND DELETERIOUS MATERIAL AND NO MORE THAN 10 PERCENT PASSING THE U.S. NO. 200 SIEVE. THIS MATERIAL SHALL MEET THE FOLLOWING GRADATION:

#### SIEVE DESIGNATION PERCENT PASSING

2-INCH	100
1.5-INCH	70-100
¾-INCH	50-85
NO. 4	30-55
NO. 50	8-24
NO. 200	3-10

PRIOR TO USE, THE DENSE GRADED CRUSHED STONE SHALL BE TESTED FOR APPROVAL AS DESCRIBED BELOW IN SECTION 2.0 AND SHALL BE PLACED AS DESCRIBED BELOW IN SECTION 3.0.

#### 1.3 GRANULAR FILL MATERIAL

CLEAN GRANULAR FILL MAY BE USED FOR FILL OR GRADING MATERIAL. GRANULAR FILL SHALL CONSIST OF MASSDOT MATERIAL M1.03.0, GRAVEL BORROW. TYPE C. OR APPROVED EQUAL. AND MEET THE FOLLOWING GRADATION:

SIEVE DESIGNATION	PERCENT PASSIN
2-INCH	100

½-INCH	50-85
NO. 4	40-75
NO. 50	8-28
NO. 200	0-10

PRIOR TO USE, THE GRANULAR FILL SHALL BE TESTED FOR APPROVAL AS DESCRIBED IN SECTION 2.0 AND SHALL BE PLACED AS DESCRIBED IN SECTION 3.0.

#### 1.4 LOAM BORROW MATERIAL

THE LOAM BORROW SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, DIVISION III - MATERIALS SPECIFICATIONS, SECTION M1.05.0 "LOAM BORROW". THE LOAM SHALL CONTAIN NOT LESS THAN 4% NOR MORE THAN 20% ORGANIC MATTER.

#### 1.5 GEOTEXTILE FABRIC

FIBERS USED IN MANUFACTURING OF THE GEOTEXTILES SHALL CONSIST OF POLYPROPYLENE, POLYVINYL CHLORIDE, NYLON, POLYOLEFINS, POLYAMIDES, OR POLYESTER. THE FIBERS SHALL BE FORMED INTO A NETWORK SUCH THAT THE FILAMENTS OR YARNS RETAIN DIMENSIONAL STABILITY RELATIVE TO EACH OTHER, INCLUDING SELVAGES. THE GEOTEXTILE SHALL CONTAIN STABILIZERS AND/OR INHIBITORS TO MAKE THE FIBERS RESISTANT TO DETERIORATION RESULTING FROM EXPOSURE TO SUNLIGHT, WATER, OR HEAT. THE GEOTEXTILE SHALL BE FREE OF DEFECTS OR FLAWS WHICH WILL AFFECT ITS PHYSICAL PROPERTIES. PROVIDE A GEOTEXTILE MEETING THE PROPERTIES LISTED IN TABLE

TABLE 1				
REQUIRED PHYSICAL PROPERTIES OF GEOTEXTILE FABRIC				
PROPERTY	TEST METHOD	NON-WOVEN	WOVEN	
MASS PER UNIT AREA	D 5261	6	N/A	
GRAB TENSILE STRENGTH (LBS)	D 4632	170	N/A	
TENSILE STRENGTH (LBS/FT)	D 4595	N/A	7200	
ELONGATION (%)	D 4632	50	N/A	
PUNCTURE STRENGTH (LBS)	D 6241	435	N/A	
TRAPEZOID TEAR (LBS)	D 4533	70	N/A	
PERMITTIVITY (SEC-1)	D 4491	1.50	0.90	
WATER FLOW RATE (GPM/FT <sup>2</sup> )	D 4491	110	65	
ULTRAVIOLET STABILITY (% FOR MIN 500 HRS)	D 4355	70	80	
APPARENT OPENING SIZE (AOS) (STANDARD SIEVE)	D 4751	70	20	

## TABLE NOTES:

- 1. ALL NUMERICAL VALUES EXCEPT AOS AND ULTRAVIOLET STABILITY REPRESENT MINIMUM AVERAGE ROLL VALUES (MARV), IN THE WEAKER PRINCIPAL DIRECTION.
- AOS VALUE IS A MAXIMUM AVERAGE ROLL VALUE OR MAXARV.
- 3. ULTRAVIOLET STABILITY IS MEASURED AS A MINIMUM AVERAGE PERCENTAGE.
- 4. SEE DETAILS ON DRAWING C-501 FOR LOCATIONS OF WOVEN AND NON-WOVEN GEOTEXTILES.

# 2.0 BORROW SOURCE TESTING REQUIREMENTS

PRIOR TO USE, BORROW SOURCE TESTING, INCLUDING GEOTECHNICAL CHARACTERIZATION REQUIREMENTS, SHALL BE CONDUCTED ON ALL SOIL MATERIALS PROPOSED FOR CONSTRUCTION AND SUBMITTED TO THE ENGINEER TO ASSESS CONFORMANCE TO MATERIAL SPECIFICATIONS.

3.0 MATERIAL PLACEMENT AND FIELD QUALITY CONTROL REQUIREMENTS

- 1. FILL MATERIAL SHALL NOT BE PLACED ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE.
- SURFACES ON WHICH THE GEOTEXTILE WILL BE PLACED SHALL BE PREPARED TO A RELATIVELY SMOOTH SURFACE CONDITION SURFACES SHALL BE FREE FROM OBSTRUCTION, DEBRIS, DEPRESSIONS, EROSION FEATURE, OR VEGETATION. ANY IRREGULARITIES SHALL BE REMOVED SO AS TO ENSURE CONTINUOUS, INTIMATE CONTACT OF THE GEOTEXTILE WITH THE SURFACE. ANY LOOSE MATERIAL, OR SOFT OR LOW DENSITY POCKETS OF MATERIAL, SHALL BE REMOVED, FILLED WITH SUITABLE SUBGRADE FILL, AND COMPACTED. EROSION FEATURES SUCH AS RILLS AND GULLIES MUST BE GRADED OUT OF THE SURFACE BEFORE GEOTEXTILE PLACEMENT.
- AT THE TIME OF INSTALLATION, FABRIC SHALL BE REJECTED IF IT HAS DEFECTS, RIPS, HOLES, FLAWS, DETERIORATION OR DAMAGE INCURRED DURING MANUFACTURE, TRANSPORT OR STORAGE.
- . FABRIC SHALL LAY SMOOTH AND BE FREE OF TENSION, STRESS, FOLDS, WRINKLES, OR CREASES.
- CRUSHED STONE FOR ACCESS ROADS SHALL BE PLACED IN MAXIMUM 6-INCH LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY (MODIFIED PROCTOR (ASTM D 1557)).
- LOAM BORROW FOR STORMWATER INFILTRATION BEST MANAGEMENT PRACTICES (BMPS) SHALL BE PLACED IN MAXIMUM 6-INCH LOOSE LIFTS AND COMPACTED TO A MINIMUM OF 92% OF MAXIMUM DRY DENSITY (MODIFIED PROCTOR (ASTM D 1557)).

## **CONCEPTUAL CONSTRUCTION SEQUENCE:**

- ESTABLISHMENT OF LIMITS OF WORK;
- 2. PLACEMENT OF EROSION CONTROLS;
- 3. MINOR CLEARING AND GRUBBING AND SITE GRADING:
- CONSTRUCTION OF ACCESS ROAD;
- 5. CONSTRUCTION OF THE SOLAR ARRAY AND APPURTENANT EQUIPMENT;
- RESTORATION OF DISTURBED AREAS;
- 5. CONSTRUCTION OF STORMWATER INFILTRATION BMPS
- 6. ERECTION OF THE PERIMETER FENCE; AND

7. FINAL STABILIZATION OF DISTURBED AREAS.

#### **EROSION AND SEDIMENTATION CONTROL PLAN:**

THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR CONTROLLING SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROPOSED PROJECT.

THIS PLAN IS BASED ON STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, 2003.

#### **GENERAL EROSION AND SEDIMENTATION CONSTRUCTION DETAIL NOTES:**

DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO SCHEDULE EARTHWORK OPERATIONS SUCH THAT THE AREA OF EXPOSED AND DISTURBED SOIL IS MINIMIZED. CONSTRUCTION SHALL BE PHASED TO MINIMIZE THE AREA OF DISTURBED SOIL THAT IS EXPOSED AT ANY ONE TIME. UPGRADIENT STORM WATER DIVERSION AND DISPERSION MEASURES SHALL BE INSTALLED WHERE APPROPRIATE. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION. THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO PROVIDE MAXIMUM PROTECTION TO THE SOIL, WATER, AND ABUTTING LANDS:

PRIOR TO GRUBBING OR ANY EARTH MOVING OPERATION, SEDIMENT BARRIERS, OR OTHER APPROPRIATE PERIMETER CONTROL BMPS SHALL BE INSTALLED ACROSS THE SLOPE ON THE CONTOUR AT THE DOWNHILL LIMIT OF THE WORK AS PROTECTION AGAINST CONSTRUCTION RELATED EROSION. INSTALL ALL NECESSARY STORMWATER DIVERSIONS AND DISPERSION MEASURES.

- 1. PERMANENT SOIL STABILIZATION MEASURES FOR ALL SLOPES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN FOURTEEN CALENDAR DAYS AFTER FINAL GRADING HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE OR PRACTICAL TO PERMANENTLY STABILIZE DISTURBED LAND, TEMPORARY EROSION CONTROL MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS (INCLUDING STOCKPILES) WITHIN FOURTEEN CALENDAR DAYS OF EXPOSURE OF SOIL OR FORMATION OF PILES, UNLESS THESE AREAS ARE TO BE SUBSEQUENTLY SURFACED WITH PERMANENT STRUCTURES. ALL DISTURBED AREAS SHALL BE MULCHED FOR EROSION CONTROL UPON COMPLETION OF ROUGH GRADING.
- 2. ANY EXPOSED SLOPES 3:1 OR GREATER SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS (NORTH AMERICAN GREEN C125BN OR APPROVED EQUAL) TO PREVENT EROSION DURING CONSTRUCTION AND TO FACILITATE REVEGETATION AFTER TOPSOILING AND SEEDING.
- 3. EXISTING TOPSOIL SHALL BE SAVED. STOCKPILED. AND REUSED AS MUCH AS POSSIBLE ON SITE. SEDIMENT BARRIER SHALL BE INSTALLED AT THE BASE OF STOCKPILES AT THE DOWNHILL LIMIT TO PROTECT AGAINST EROSION. STOCKPILES ANTICIPATED TO REMAIN FOR MORE THAN 14 CALENDAR DAYS SHALL BE STABILIZED BY SEEDING AND MULCHING UPON FORMATION OF THE PILES. UPGRADIENT OF THE STOCKPILES, STABILIZED DITCHES AND/OR BERMS SHALL BE CONSTRUCTED TO DIVERT STORMWATER RUNOFF AWAY FROM THE PILES.
- 4. INTERCEPTED SEDIMENT SHALL BE REMOVED WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SEDIMENT BARRIER, OR AS DIRECTED IN THE DRAWING DETAILS FOR OTHER BMPS, AND SHALL BE DEPOSITED IN AN AREA THAT SHALL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED. ALL DAMAGED EROSION CONTROL DEVICES SHALL BE REPAIRED AND/OR REPLACED IMMEDIATELY. DEVICES NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION SHALL ALSO BE REPAIRED AND/OR REPLACED AS REQUIRED.
- 5. ADDITIONAL EROSION CONTROL METHODS SHALL BE IMPLEMENTED IF CONSTRUCTION OCCURS BETWEEN NOVEMBER 1ST AND APRIL 15TH. ALL DISTURBED AREAS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE. PRIOR TO FREEZING, ADDITIONAL EROSION CONTROL DEVICES SHALL BE INSTALLED AS APPROPRIATE. INSPECTION OF THESE EROSION CONTROL ITEMS SHALL BE FREQUENT, WITH PARTICULAR ATTENTION PAID TO WEATHER PREDICTIONS TO ENSURE THAT THESE MEASURES ARE PROPERLY IN PLACE TO HANDLE LARGE QUANTITIES OF RUNOFF RESULTING FROM HEAVY RAINS OR EXCESSIVE THAWS.
- 6. GENERAL EROSION AND SEDIMENTATION CONTROL ACTIONS SHALL BE EMPLOYED, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - MARK SOIL DISTURBANCE LIMITS
  - INSTALL SEDIMENT BARRIERS BEFORE DISTURBING ANY SOILS
  - DIVERT AND DISPERSE STORM WATER RUNOFF TO UNDISTURBED AREAS WHEREVER POSSIBLE MULCH DISTURBED AREAS
- PROTECT STEEP SLOPES
- INSPECT AND REPAIR EROSION CONTROLS AND SEDIMENT BARRIERS

## DUST CONTROL:

CONTROL.

- 1. CONSTRUCTION ACTIVITIES SHALL BE SCHEDULED TO MINIMIZE THE AREA OF DISTURBED SOIL THAT IS EXPOSED AT ONE TIME.
- 2. DUST CONTROL SHALL BE USED ON CONSTRUCTION ROUTES AND OTHER DISTURBED AREAS SUBJECT TO SURFACE DUST MOVEMENT AND DUST BLOWING.
- 3. MAINTAIN DUST CONTROL MEASURES PROPERLY THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN
- 4. DUST CONTROL METHODS SHALL BE APPROVED BY THE ENGINEER AND MAY INCLUDE VEGETATIVE COVER, MULCH (INCLUDING GRAVEL MULCH), SPRINKLING, STONE, AND BARRIERS.
- 5. VEGETATIVE COVER FOR DISTURBED AREAS NOT SUBJECT TO TRAFFIC, VEGETATION PROVIDES THE MOST PRACTICAL METHOD OF DUST
- 6. MULCH (INCLUDING GRAVEL MULCH) WHEN PROPERLY APPLIED, MULCH OFFERS A FAST, EFFECTIVE MEANS OF CONTROLLING DUST. SEE MANUFACTURER'S RECOMMENDATIONS OR THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND
- SUBURBAN AREAS, 2003 FOR APPLICATION RATES. 7. SPRINKLING - EXPOSED SOILS MAY BE SPRINKLED UNTIL THE SURFACE IS WET. SPRINKLING IS ESPECIALLY EFFECTIVE FOR DUST
- CONTROL ON HAUL ROADS AND OTHER TRAFFIC ROUTES.
- 8. STONE USED TO STABILIZE CONSTRUCTION ROADS; CAN ALSO BE EFFECTIVE FOR DUST CONTROL.
- 9. BARRIERS A BOARD FENCE, WIND FENCE, SEDIMENT FENCE, OR SIMILAR BARRIER CAN CONTROL AIR CURRENTS AND BLOWING SOIL. ALL OF THESE FENCES ARE NORMALLY CONSTRUCTED OF WOOD AND THEY PREVENT EROSION BY OBSTRUCTING THE WIND NEAR THE GROUND AND PREVENTING THE SOIL FROM BLOWING OFFSITE.

#### **MONITORING PROGRAM:**

- EROSION AND SEDIMENTATION CONTROLS SHALL BE INSPECTED AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.25 INCHES OR GREATER. DAILY RAINFALL SHALL BE MONITORED AND RECORDED BY THE CONTRACTOR. ALL STRUCTURES DAMAGED BY CONSTRUCTION EQUIPMENT, VANDALS, OR THE ELEMENTS SHALL BE REPAIRED OR REPLACED IMMEDIATELY, PRIOR TO CONTINUING THE CONSTRUCTION.
- 2. FOLLOWING THE FINAL SEEDING, THE SITE SHALL BE INSPECTED IN ACCORDANCE WITH THE SCHEDULE OUTLINED IN #1 ABOVE, TO ENSURE THAT THE VEGETATION HAS BEEN ESTABLISHED (90% COVER ACHIEVED). IN THE EVENT OF ANY UNSATISFACTORY GROWTH, RESEEDING WILL BE CARRIED OUT, WITH FOLLOW-UP INSPECTION.
- 3. AFTER THE CONSTRUCTION INSPECTOR HAS DETERMINED THAT THE PROJECT AREA HAS BEEN PERMANENTLY STABILIZED (70% COVER HAS BEEN ACHIVED OR NON-VEGETATED MEASURES HAVE BEEN IMPLEMENTED), THE CONTRACTOR SHALL REMOVE ALL SEDIMENT BARRIERS, TEMPORARY SEDIMENTATION CONTROL RISERS AND ANY OTHER TEMPORARY EROSION CONTROL MEASURES.

#### **SEEDING AND REVEGETATION PLAN:**

IMMEDIATELY FOLLOWING THE COMPLETION OF TREE CLEARING. ALL DISTURBED AREAS SHALL BE TREATED AS STATED BELOW IN ORDER TO MINIMIZE CONSTRUCTION-PERIOD EROSION.

APPLY SEED/TACKIFIER MIX ACCORDING TO THE FOLLOWING SPECIFICATIONS:

- 1. SEED: ERNST SEEDS QUICK EROSION CONTROL COVER MIX CONSISTING OF (% BY WEIGHT):
- 50% LOLIUM MULTIFLORUM (ANNUAL RYEGRASS)
- 50% LOLIUM PERENNE, 'BIGLEAGUE' (PERENNIAL RYEGRASS, 'BIGLEAGUE')
- 1.1. SEEDING RATE: 50 LBS PER ACRE

2. TACKIFIER: GEOPERM BONDED FIBER MATRIX (OR APPROVED EQUAL) APPLIED PER MANUFACTURER SPECIFICATIONS.

UPON COMPLETION OF SITE CONSTRUCTION. ALL AREAS PREVIOUSLY DISTURBED WITHIN THE FENCED AREA SHALL BE TREATED AS STATED BELOW. THESE AREAS WILL BE CLOSELY MONITORED BY THE CONTRACTOR UNTIL SUCH TIME AS A SATISFACTORY GROWTH OF VEGETATION IS ESTABLISHED. SATISFACTORY GROWTH SHALL MEAN A MINIMUM OF 90% OF THE AREA IS VEGETATED WITH VIGOROUS GROWTH.

- 1. TOPSOIL WILL BE SPREAD OVER ALL DISTURBED AREAS TO BE REVEGETATED AND SHALL BE GRADED TO A UNIFORM DEPTH OF FOUR (4) TO SIX (6) INCHES.
- 2. APPLY SEED AS DIRECTED BY THE OWNER AND FARMER OF THE LAND TO MAINTAIN HAY PRODUCTION AND RESTORE SITE TO PRE-EXISTING CONDITIONS TO THE MAXIMUM EXTENT PRACTICABLE.
- 3. SEEDING METHODS MAY BE DRILL SEEDINGS, BROADCASTS AND ROLLED, CULTIPACKED, OR TRACKED WITH A SMALL TRACK PIECE OF CONSTRUCTION EQUIPMENT, OR HYDRO-SEEDING, WITH SUBSEQUENT TRACKING.
- 4. WATERING MAY BE REQUIRED DURING DRY PERIODS. THE CONTRACTOR MUST CONSULT SEED MANUFACTURER'S INSTRUCTIONS.
- 5. INSPECT SEEDED AREAS FOR FAILURE AND MAKE NECESSARY REPAIRS AND RESEED IMMEDIATELY. CONDUCT A FOLLOW-UP SURVEY AFTER ONE YEAR AND RESEED WHERE NECESSARY.
- 6. ALL SEDIMENT CONTROL STRUCTURES LOCATED DOWN GRADIENT OF SOILS STABILIZED BY VEGETATIVE MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 70% OF THE AREA IS VEGETATED WITH VIGOROUS

UPON COMPLETION OF SITE CONSTRUCTION, ALL AREAS PREVIOUSLY DISTURBED OUTSIDE THE FENCED AREA SHALL BE TREATED AS STATED BELOW. THESE AREAS WILL BE CLOSELY MONITORED BY THE CONTRACTOR UNTIL SUCH TIME AS A SATISFACTORY GROWTH OF VEGETATION IS ESTABLISHED. SATISFACTORY GROWTH SHALL MEAN A MINIMUM OF 90% OF THE AREA IS VEGETATED WITH VIGOROUS GROWTH.

1. APPLY SEED AS DIRECTED BELOW:

#### (APRIL 1ST THROUGH OCTOBER 1ST)

- SEED DISTURBED AREAS AT THE RATE OF 30 LBS PER ACRE OF ERNST SEEDS NORTHEAST SOLAR POLLINATOR 4' MIX CONSISTING OF (% BY WEIGHT):
- ••• 35% BOUTELOUA CURTIPENDULA, BUTTE (SIDEOATS GRAMA, BUTTE)
- ••• 35% SCHIZACHYRIUM SCOPARIUM, 'CAMPER' (LITTLE BLUESTEM, 'CAMPER')
- ••• 10% PANICUM SPHAERONCARPON (ROUNDSEED PANICGRASS)
- ••• 4% ASCLEPIAS TUBEROSA (BUTTERFLY MILKWEED)
- ••• 4% CHAMAECRISTA FASCICULATA, PA ECOTYPE (PARTRIDGE PEA, PA ECOTYPE)
- ••• 4% COREOPSIS LANCEOLATA (LANCELEAF COREOPSIS) ••• 4% RUDBECKIA HIRTA (BLACKEYED SUSAN)
- ••• 0.9% PYCNANTHEMUM TENUIFOLIUM (NARROWLEAF MOUNTAINMINT)
- ••• 0.7% ASTER OBLONGIFOLIUS, (AROMATIC ASTER, PA ECOTYPE)
- ••• 0.5% ASTER PRENANTHOIDES, PA ECOTYPE (ZIGZAG ASTER, PA ECOTYPE)
- ••• 0.5% PENSTEMON DIGITALIS (TALL WHITE BEARDTONGUE)
- ••• 0.5% TRADESCANTIA OHIENSIS (OHIO SPIDERWORT, PA ECOTYPE) ••• 0.5% ZIZIA AUREA (GOLDEN ALEXANDERS)
- ••• 0.3% OENOTHERA FRUTICOSA VAR. FRUTICOSA (SUNDROPS)
- ••• 0.1% SOLIDAGO NEMORALIS, PA ECOTYPE (GRAY GOLDENROD, PA ECOTYPE) APPLY WOOD FIBER MULCH AT A RATE OF 2.000 LBS PER ACRE FOR MAXIMUM MOISTURE RETENTION.
- SEEDING SHALL HAVE A MINIMUM GERMINATION PERCENTAGE OF 85%.

## (NOVEMBER 1ST THROUGH DECEMBER 15TH)

- SEED DISTURBED AREAS AT THE RATE OF 3 LBS PER 1,000 SQ. FT. OF WINTER RYE
- APPLY HAY MULCH AT THE RATE OF 100 LBS PER 1,000 SQ. FT.

## (AFTER DECEMBER 15TH)

DO NOT SEED.

GROWTH.

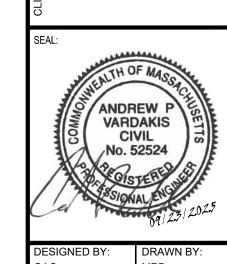
- APPLY HAY MULCH AT THE RATE OF 100 LBS PER 1.000 SQ. FT.
- SEEDING METHODS MAY BE DRILL SEEDINGS, BROADCASTS AND ROLLED, CULTIPACKED, OR TRACKED WITH A SMALL TRACK PIECE OF CONSTRUCTION EQUIPMENT, OR HYDRO-SEEDING, WITH SUBSEQUENT TRACKING.
- 3. WATERING MAY BE REQUIRED DURING DRY PERIODS CONSULT SEED MANUFACTURER'S INSTRUCTIONS.
- 4. INSPECT SEEDED AREAS FOR FAILURE AND MAKE NECESSARY REPAIRS AND RESEED IMMEDIATELY. CONDUCT A FOLLOW-UP SURVEY AFTER ONE YEAR AND RESEED WHERE NECESSARY.
- 5. ALL SEDIMENT CONTROL STRUCTURES LOCATED DOWN GRADIENT OF SOILS STABILIZED BY VEGETATIVE MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 70% OF THE AREA IS VEGETATED WITH VIGOROUS

WSP USA INC. 100 APOLLO DRIVE, SUITE 302 **ELMSFORD MASSACHUSETTS 018** TELEPHONE: (978) 692-9090

FAX: (978) 692-6633

WEB: WWW.WSP.COM

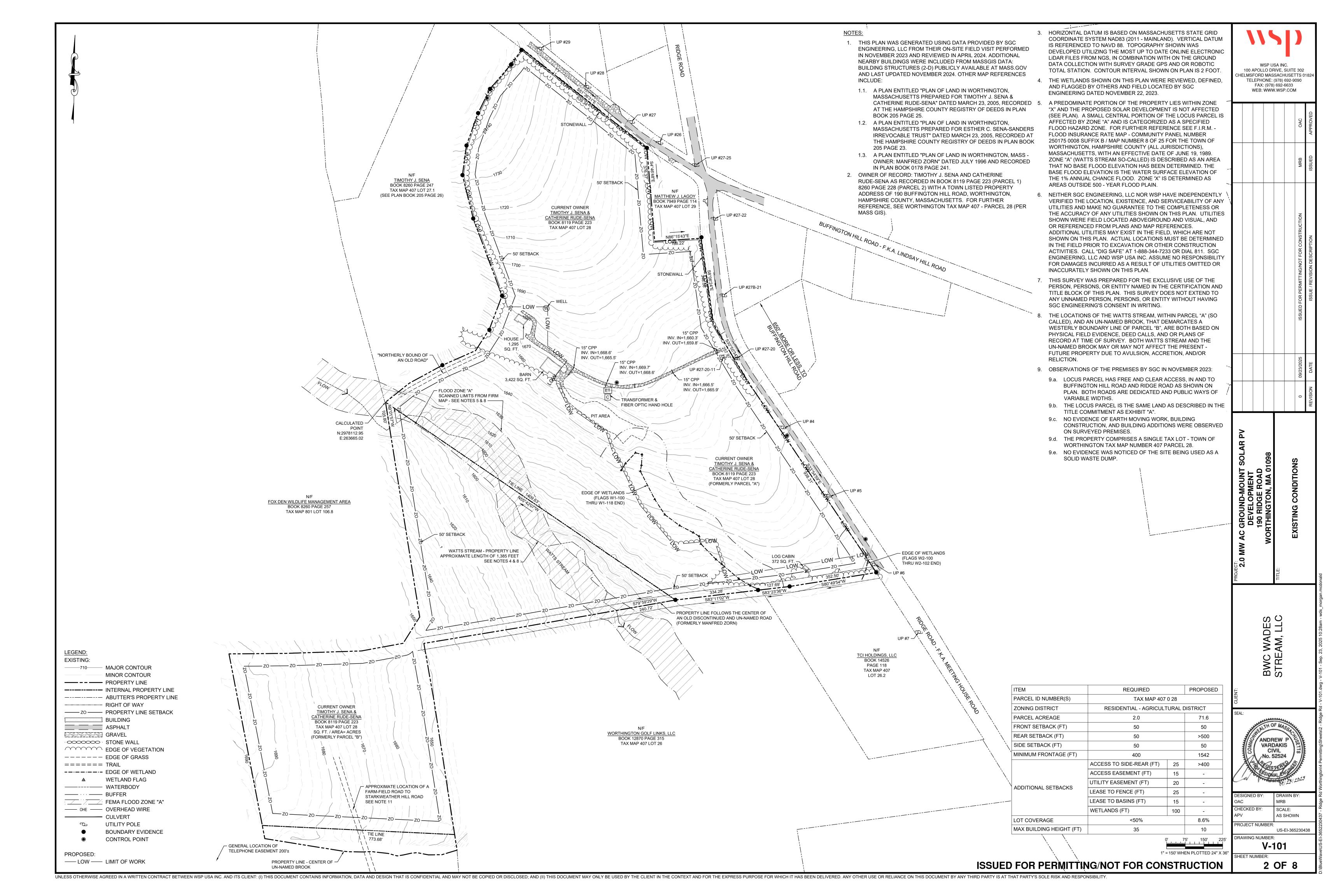
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	DEVELOPMENT					
(	190 RIDGE ROAD					
ES	WORTHINGTON, MA 01098					
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	SEDIMENTATION CONTROL NOTES	0	09/23/2025	ISSUED FOR PERMITTING/NOT FOR CONSTRUCTION	MRB	OAC
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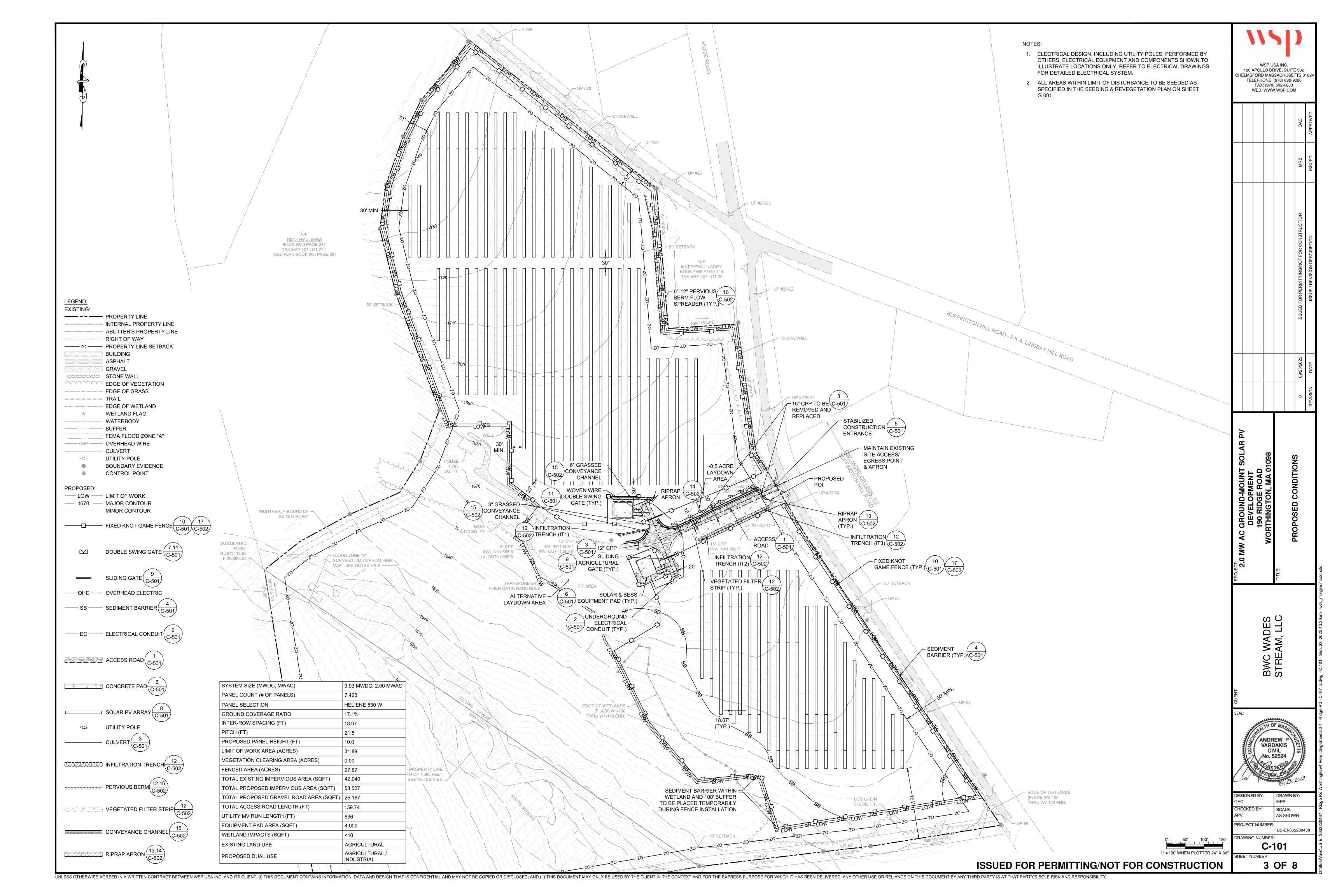


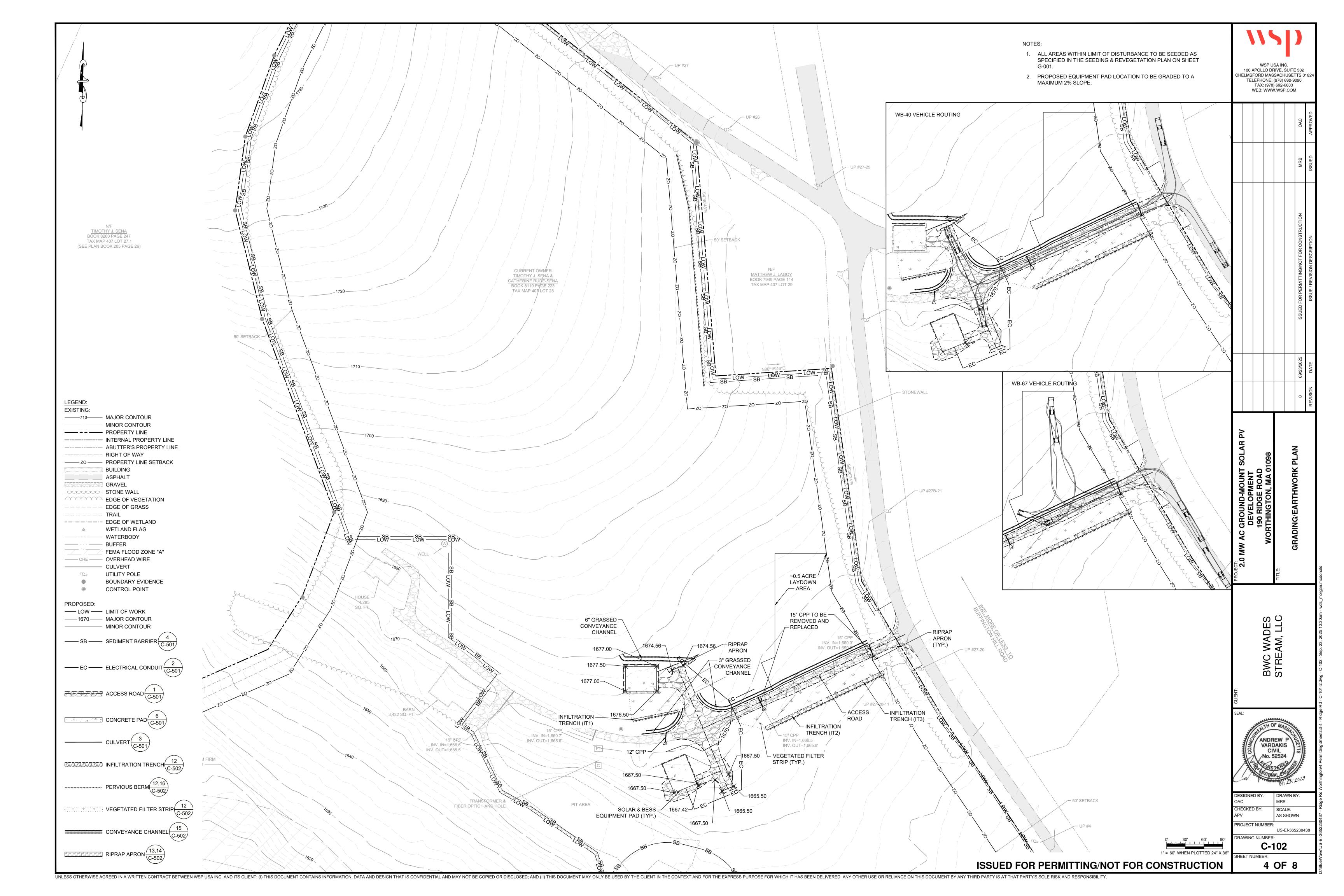
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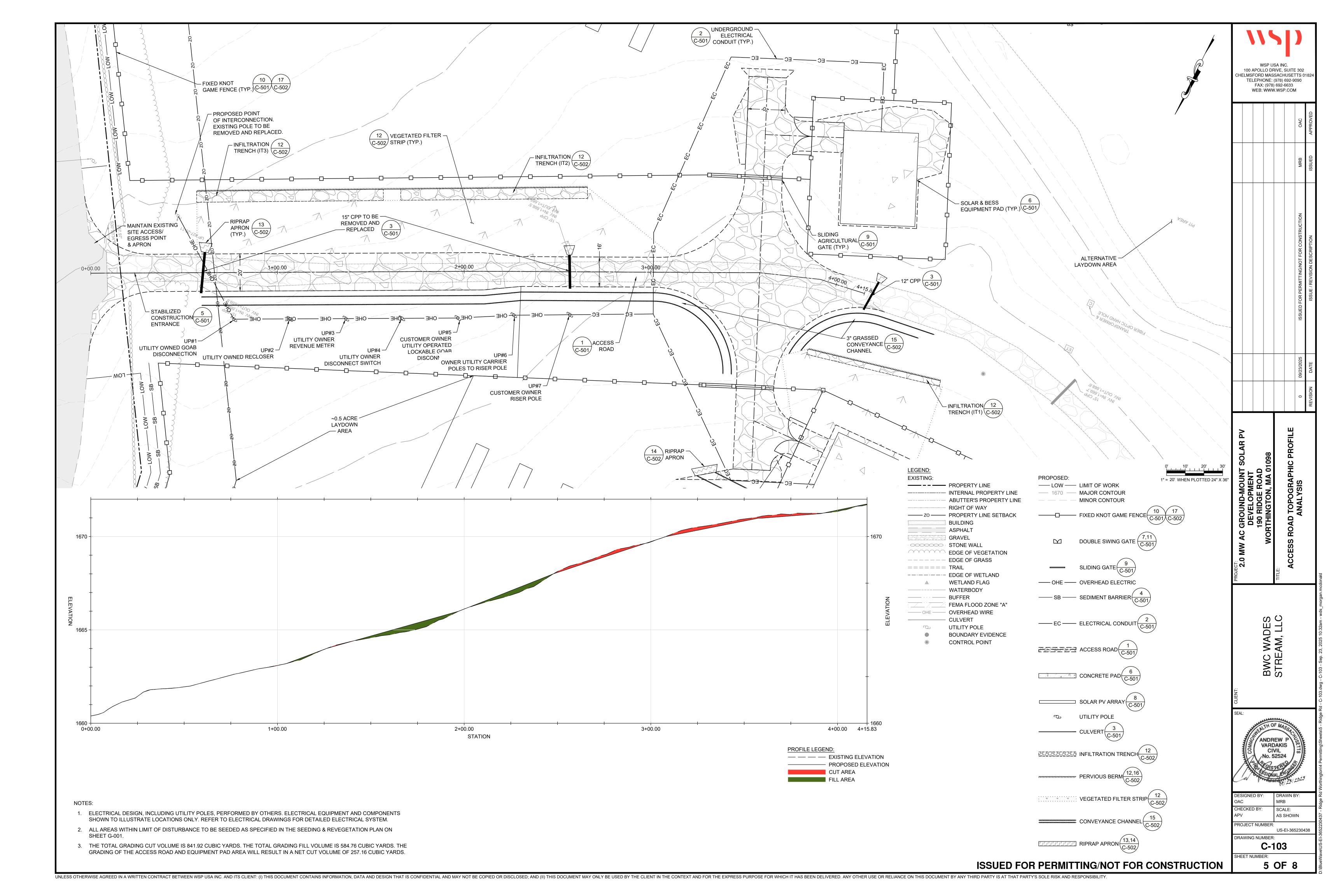
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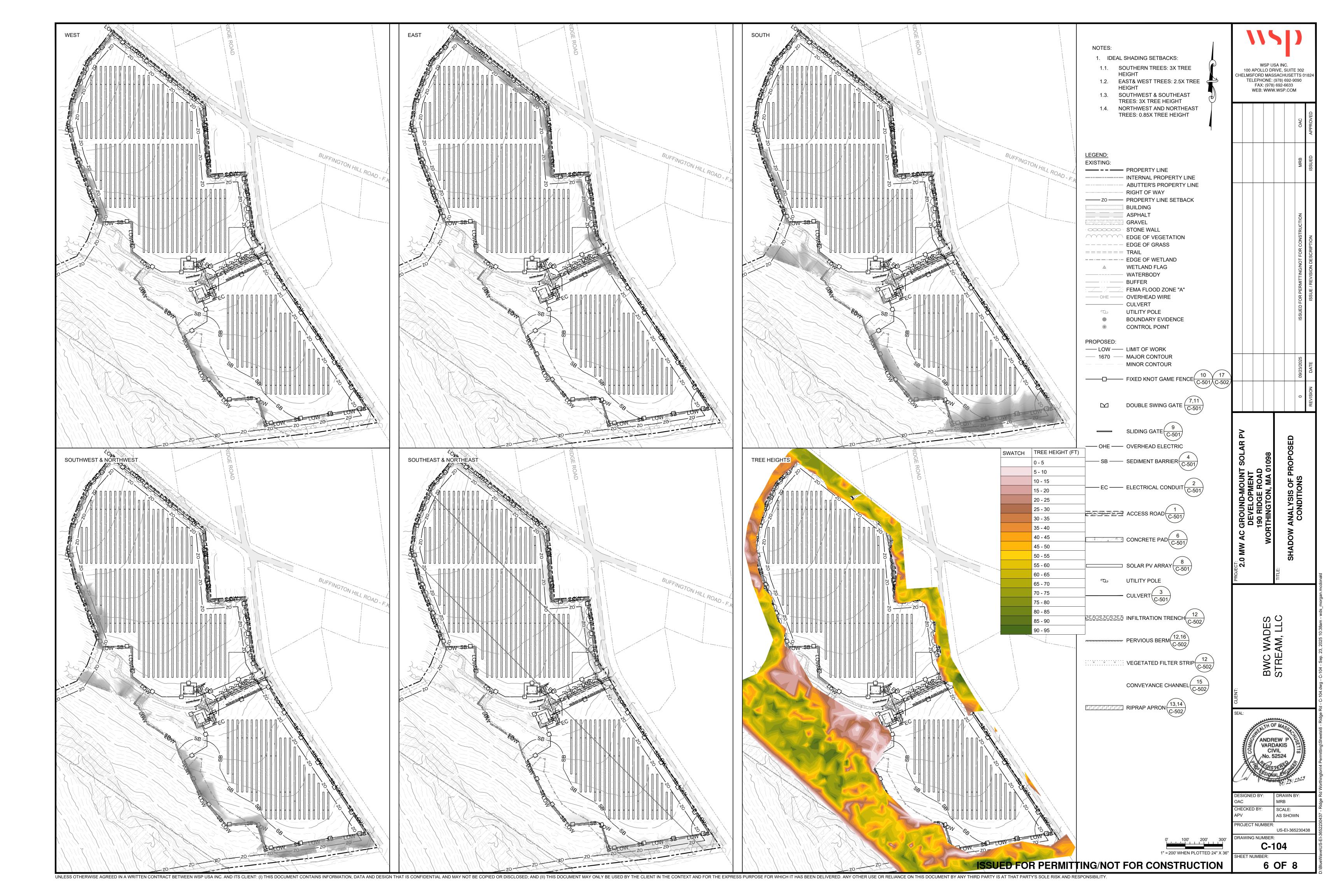
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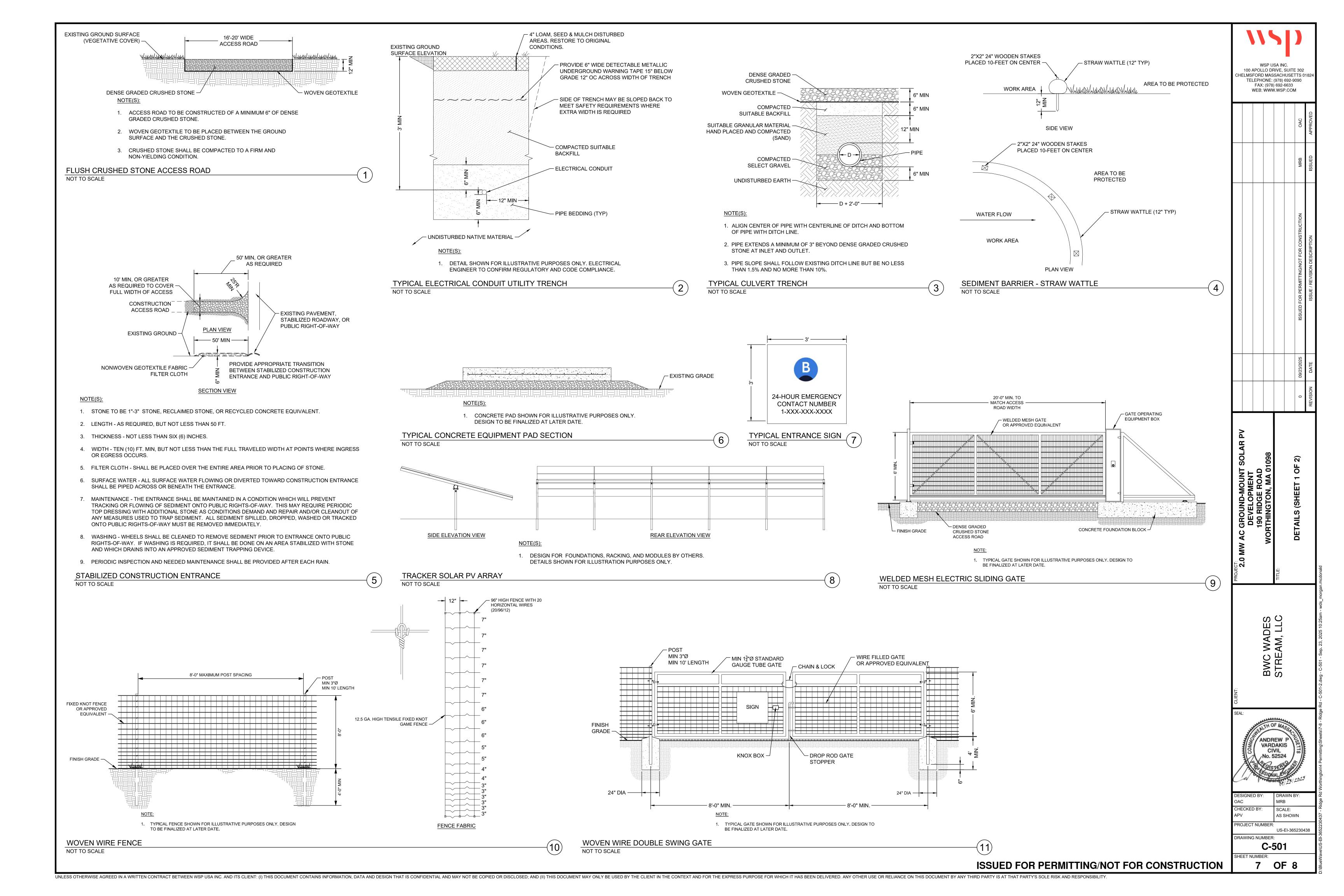


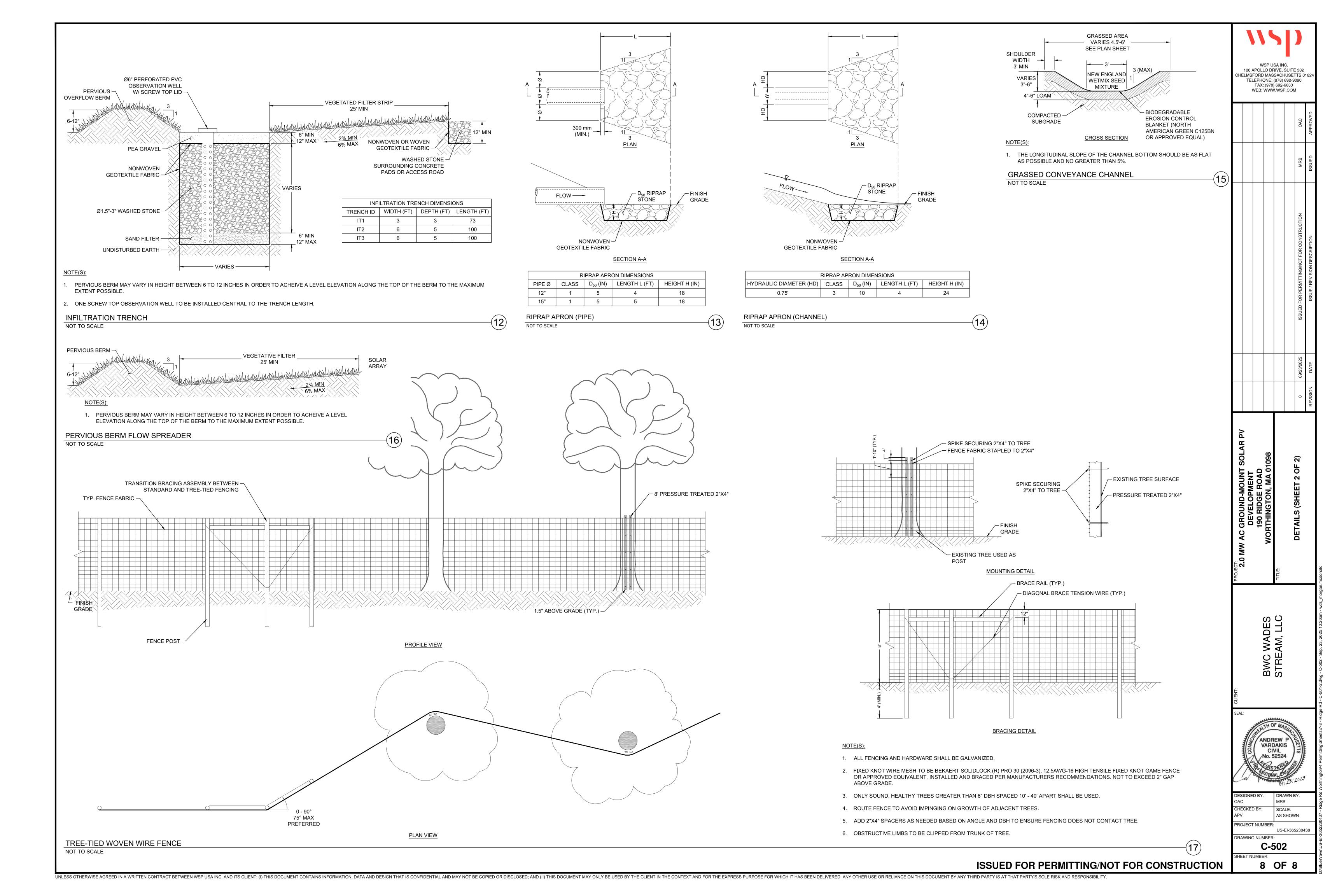














# **Attachment C – Legal Description of Premises**

LOCUS PARCEL-(AS SURVEYED)
OFFICE FILE NUMBER: 24-0258
EFFECTIVE DATE: MARCH 14, 2024

A PORTION OF A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON LYING ON THE WESTERLY SIDELINE OF RIDGE ROAD, FORMERLY KNOWN AS MEETING HOUSE ROAD, SITUATED IN THE TOWN OF WORTHINGTON, HAMPSHIRE COUNTY, MASSACHUSETTS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN A STONE WALL ON THE WESTERLY SIDELINE OF RIDGE ROAD AT THE INTERSECTION OF SAID SIDELINE AND LANDS OF TIMOTHY J. SENA & CATHERINE RUDE-SENA, AS DESCRIBED IN BOOK 8119 LOT 223 AND LAND OF MATTHEW J. LAGOY, AS DESCRIBED IN BOOK 7949 PAGE 114, AND RUNNING:

THENCE, ALONG SAID SIDELINE OF RIDGE ROAD AND REMNANT STONE WALL, SOUTH 8°06'24" EAST, 346.06 FEET TO A POINT;

THENCE, SOUTH 30°50'34" EAST, ALONG SAID RIDGE ROAD AND REMNANT STONE WALL, 257.97 FEET TO A POINT:

THENCE, SOUTH 33°54'59" EAST, ALONG SAID RIDGE ROAD, 938.31 FEET TO AN IRON PIPE FOUND MARKING LANDS NOW OR FORMERLY TCI HOLDINGS LLC;

THENCE, SOUTH 80°49'54" WEST, ALONG LANDS OF TCI HOLDINGS LLC, 352.50 FEET TO AN IRON PIPE FOUND;

THENCE, SOUTH 83°23'36" WEST, ALONG LANDS OF TCI HOLDINGS LLC, 127.69 FEET TO AN IRON PIPE FOUND:

THENCE, SOUTH 83°11'02" WEST, ALONG LANDS OF WORTHINGTON GOLF LINKS LLC, 334.28 FEET TO AN IRON PIPE FOUND;

THENCE, SOUTH 79°59'29" WEST, ALONG LANDS OF WORTHINGTON GOLF LINKS LLC, ABOUT 241 FEET TO THE CENTERLINE OF THE WATTS BROOK, SO CALLED;

THENCE, FOLLOWING THE MEANDERING CENTERLINE OF SAID WATTS BROOK IN A NORTHERLY DIRECTION FOR A DISTANCE OF ABOUT 1,385 FEET TO LAND NOW OR FORMERLY FOX DEN WILDLIFE MANAGEMENT AREA AS DESCRIBED IN BOOK 8260 PAGE 257;

THENCE, NORTH 09°01'57" WEST, ALONG LAND OF SAID FOX DEN, ABOUT 105 FEET TO A POINT AND OTHER LANDS OF TIMOTHY J. SENA AS DESCRIBED IN BOOK 8260 PAGE 247 AND HAVING A "TIE DISTANCE" OF NORTH 55°42'07" WEST, 1409.63 FEET FROM THE LAST IRON PIPE FOUND LOCATED ON THE SOUTHERLY SIDELINE OF THIS PARCEL AND EASTERLY 247 FEET FROM THE WATTS BROOK;

THENCE ALONG OTHER LANDS OF SAID SENA, NORTH 51°24'03" EAST, 121.60 FEET TO A POINT;

THENCE, NORTH 61°29'07" EAST, 151.77 FEET TO A REBAR FOUND;

THENCE, NORTH 66°15'14" EAST, 145.71 FEET TO A POINT;

THENCE, NORTH 32°42'32" EAST, 102.91 FEET TO A REBAR FOUND;

THENCE, NORTH 20°46'45" EAST, 143.12 FEET TO A REBAR FOUND;

THENCE, NORTH 20°27'08" WEST, 331.28 FEET TO A REBAR FOUND; THENCE, NORTH 13°58'42" WEST, 179.91 FEET TO A REBAR FOUND;

THENCE, NORTH 13'58'42" WEST, 179.91 FEET TO A REBAR FOUND THENCE, NORTH 7°49'44" EAST, 119.69 FEET TO A REBAR FOUND;

THENCE, NORTH 19°35'39" EAST, 138.58 FEET TO A REBAR FOUND;

THENCE, NORTH 26°15'59" EAST, 108.29 FEET TO A REBAR FOUND;

THENCE, NORTH 40°42'06" EAST, 129.09 FEET TO A REBAR FOUND;

THENCE, NORTH 36°05'20" EAST, 76.64 FEET TO A REBAR FOUND MARKING THE SOUTHERLY SIDELINE OF BUFFINGTON HILL ROAD (FORMERLY LINDSAY HILL ROAD);

THENCE, SOUTH 51°36'31" EAST, ALONG BUFFINGTON HILL ROAD AND A STONE WALL, 639.34 FEET TO A REBAR FOUND MARKING LANDS NOW OR FORMERLY MATTHEW J. LAGOY;

THENCE, SOUTH 4°46'48" EAST, ALONG SAID LANDS OF LAGOY, 376.37 FEET TO A POINT;

THENCE, NORTH 86°15'43" EAST, ALONG SAID LANDS OF LAGOY, 186.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.046.829 SQUARE FEET / 46.99 ACRES. MORE OR LESS.

BEARINGS ARE BASED ON MASS GRID COORDINATES - NAD 83 (2011 -



# Attachment D – Assessor's Map

