NOTICE OF INTENT

ZP BATTERY DEVCO, LLC 1355 MAIN STREET SOLAR ENERGY STORAGE SYSTEM ZPB-38

1355 MAIN STREET LEICESTER, MA

SUBMITTED TO: Leicester Conservation Commission 3 Washburn Square Leicester, MA 01524

SUBMITTED ON BEHALF OF: ZP Battery Devco, LLC. 10 E. Worcester Street; Suite 3A Worcester, MA 01604

PREPARED BY: Caron Environmental Consulting, LLC 247 Bragg Hill Road Westminster, MA 01473

October 25, 2021

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Massachusetts WPA Form 3 – Notice of Intent (October 2021)

Attachments

Project Narrative (October 2021) Authorization Letter (October 2021) Locus Map (October 2021) Wetland Delineation Letter & Data Forms (June 1, 2021) Abutters List (September 2021) Copy of NOI Filing Fee (October 2021) Right to Enter Form (October 2021) Stormwater Report (October 2021) Project Plans (October 2021)

Project Introduction and Overview

This Notice of Intent (NOI) is being filed by ZP Battery Devco, LLC (the Applicant) in accordance with the Massachusetts Wetlands Protection Act (MAWPA) (M.G.L Chapter 131, Section 40), its implementing regulations (310 CMR 10.00) and the Leicester Wetlands Protection Bylaw.

The proposed project is the construction of a solar energy storage system (ESS) at 1355 Main Street, Leicester. The proposed ESS consists of eight battery storage cabinets on concrete pads, transformers on concrete pads, underground electric, standpipes, fencing, gravel driveway, a stormwater basin and appurtenances. Portions of the project are within the 100-foot Buffer Zone.

Project Impacts and Mitigation

Buffer Zone:

The proposed project will alter about 17,300 sq.ft. of buffer zone. The majority of the work will be for stormwater features and site grading. Portions of three of the battery storage units, the transformers, portions of the underground electric connections, access drive, and the fencing will be within the buffer zone. No work is proposed within the 25-foot No Disturb Zone. Erosion control measures will be placed between all work and the wetland. All disturbed surfaces will be permanently stabilized as soon as possible.

Caron Environmental Consulting LLC 247 Bragg Hill Rd Westminster, MA 01473

July 14, 2021

RE: Notice of Intent Filing 1355 Main Street Energy Storage System Map 26B, Block A1, Parcel 0

To Whom it may concern:

Please be advised that W R Enterprise LLC has authorized Caron Environmental Consulting LLC to submit applications and sign submittals electronically for W R Enterprise LLC relative to the Notice of Intent filing associated with Assessor's Map 26B, Block A1, Parcel 0.

Signed

Date 7/20/2021

Name: William Roberts

Title: Landowner





Caron Environmental Consulting, LLC

Wetlands • Forestry • Permitting • Habitat Studies

June 1, 2021

Mr. Peter Forte Zero-Point Development, Inc. 10 E. Worcester Street: Suite 3A Worcester, MA 01604

Re: Wetland Delineation ZPB-38 Main Street/Leicester

Dear Mr. Forte:

As requested, we have delineated the wetlands on the above-referenced site. The delineation was conducted on March 25, 2021. The delineation was based on observations of the soils, the plant communities and hydrology. There was no snowcover at the time.

The edges of Bordering Vegetated Wetlands were delineated with blue flagging labeled A1 to A8 and B1 to B15. The wetlands and uplands are an area of old field that has reverted to forest. There is a small excavated channel flowing into the wetland from a road drain, this area should not be considered jurisdictional as it does not have wetland characteristics along it and there is no wetland across the street. A significant portion of the site is dominated by Multiflora Rose along with some Speckled Alder and Morrow's Honeysuckle. Scattered among these species are areas of groundcover dominated by Sensitive Fern and a mix of Goldenrods. The soil in these areas generally has a Munsell Soil Color of 10 YR 2/2 to 4/2. Starting at varied depths, mottling is generally less than 2% and mostly high chroma especially within 12" of the surface. Under these circumstances, for deep A-horizons with 2 chromas to be considered hydric they would need to have greater than 2% mottling with both high and low mottles present. The area is an old pasture with organically enriched soils exacerbated by highway runoff mimicking wetland conditions, but the soil conditions indicate the area is not wet enough to be considered a wetland.

Species which were observed to be dominant primarily in the wetlands include Pussy Willow, Highbush Blueberry and Winterberry. Several species are common in both the wetlands and uplands including Red Maple, Green Ash, White Ash, Speckled Alder, Multiflora Rose, Morrow's Honeysuckle, Meadowsweet, and Sensitive Fern. Species abundant primarily in the uplands include Beech, Black Oak, Black Cherry, Norway Maple, White Pine, Bittersweet, Fox Grape and Pennsylvania Sedge. The attached Delineation Data Forms provide greater detail on the vegetation, soil conditions and hydrological indicators.

The MassGIS Online Viewer does not show any Estimated/Priority Habitat Areas or Certified Vernal Pools on the site.

The delineation was based on features visually apparent and the regulations in place at the time. As you are aware the interpretation of the boundaries of wetlands can vary depending on many factors including the time of year, growth phase of vegetation, groundwater levels, soil conditions, weather, and political factors. As a result, no delineation can be considered definitive until it has been reviewed and verified by all of the relevant approving authorities.

If you have any questions in regards to this matter, please feel free to contact us.

Very truly yours, CARON ENVIRONMENTAL CONSULTING, LLC

By

Charles E. Caron

247 Bragg Hill Road • Westminster, MA 01473 978-874-5469 • Email: caronenv@aol.com DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: Zero-Point

Prepared by: Caron Environmental Consulting Project location: 1355 Main Street/Leicester DEP File #:

Check all that apply:

Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only

Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II

A. Sample Layer and Plant Species (by common/scientific name)	Observation Plot Number: A5-W	Transect Number: A5		Date of Delineation: 03/26/2021
	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
<u>Herbs & Seedlings</u> Sensitive Fern/Onoclea sensibilis	10.5	100	Yes	FACW*
<u>Shrubs</u> Multiflora Rose/Rosa multiflora	63.0	100	Yes	FACU
Saplings Red Maple/Acer rubrum	10.5	100	Yes	FAC*
<u>Trees</u> None				

* Use an asterisk to mark wetland indicator plants

Vegetation conclusion:

Is the number of dominant wetland indicator plants equal to or greater than the number of dominant non-wetland indicator plants? Yes Number of dominant non-wetland indicator plants: 2 Number of dominant wetland indicator plants:

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

MA DEP; 3/95

Section II. Indicators of Hydrology Plot A5-W	Other Indicators of Hydrology: (check all that apply and describe)
itermetation	□ Site inundated:
1 Coil Survey	Depth to free water in observation hole:
Þ	Depth to soil saturation in observation hole: at 4"
Is there a published soil survey for this site? Yes No	Water marks:
Title/date: Soil Survey of Worcester County, Massachusetts	Drift lines:
Southern Part	
Map number: Online map	Sediment deposits:
Soil type mapped: Paxton Fine Sandy Loam	Drainage patterns in BVW:
Hydric soil inclusions:	Oxidized rhizospheres:
Are field observations consistent with soil survey?	Water-stained leaves:
Remarks:	□ Other:
2. Soil Description Horizon Depth (inches) Matrix Color Mottles Color	Vegetation and Hydrology Conclusion Yes No
A 0"-20"+ 10 YR 3/1 10 YR 6/2	
5 YR 4/4	
	Hydric soil present
Remarks: Layered with road sand	
Other	present

photo; other):

No

Σ

present

Sample location is in a BVW

Submit this form with the Request for Determination of Applicability or Notice of Intent.

No

Yes Σ

Conclusion: Is soil hydric:

Other:

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Prepared by: Caron Environmental Consulting Project location: 1355 Main Street/Leicester DEP File #: Applicant: Zero-Point

Check all that apply:

Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only

Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II >

Method other that dominance test used (attach additional information)

Section I. Vegetation	Observation Plot Number: A5-U	Transect Number: A5		Date of Delineation: 03/26/2021
A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
Herbs & Seculings Pennsylvania Sedge/Carex pensylvanica	10.5	54	Yes	UPL
Common Dewberry/Rubus flagellaris	3.0	15	No	FACU
Multiflora Rose	3.0	15	No	FACU
Flowering Dogwood/Cornus florida	3.0	15	No	FACU
Shrubs				
Multiflora Rose	10.5	44	Yes	FACU
Flowering Dogwood	10.5	44	Yes	FACU
Privet/Ligustrum vulgare	3.0	13	No	FACU
Saplings				
Black Cherry/Prunus serotina	20.5	99	Yes	FACU
Red Maple	10.5	34	Yes	FAC*
Woody Vincs				
Bittersweet/Celastrus orbiculatus	38.0	100	Yes	UPL
Trees				
Black Oak/Quercus velutina	2.377	50	Yes	UPL
White Pine/Pinus strobus	1.008	21	Yes	FACU
Black Cherry	1.007	21	Yes	FACU
Red Maple	0.196	4	No	FAC*
White Ash/Fraxinus americana	0.136	3	No	FACU
* Use an asterisk to mark wetland indicator plants				
Vegetation conclusion:				
Number of dominant wetland indicator plants:	or plants: 1 Number of domina	Number of dominant non-wetland indicator plants:	ator plants: 8	
Is the number of dominant wetland indicator	dicator plants equal to or greater than the number of dominant non-wetland indicator plants? No	e number of domina	int non-wetland indic	ator plants? No
If vegetation alone is presumed adequate to delineate	If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.	sst for Determination of Ap	plicability or Notice of Inter	t. MA DEP; 3/95

Section II. Indicators of Hydrology Plot A5-U Other Indicators of Hydrology: (check all that apply and describe) Hydric Soil Interpretation 1. Soil Interpretation 2. Site imundated: 2. Site imundated: 1. Soil Survey for this site? Z Yes No 1. Soil Survey Soil survey for this site? Z Yes No 1. Soil Survey of Worcester County, Massachusetts Depth to free water in observation hole: Depth to soil survation hole: Southern Part Southern Part No Vater marks: Map number: Online map Sediment deposits: Drift lines: Soil type mapped: Pacton Fine Sandy Loam Drift lines: Drift lines: Hydric soil inclusions: No Drift lines: Drift lines: Are field observations consistent with soil survey? Z Yes No Remarks: Dide: Dide: Dide: Dide: 2. Soil Description Depth (inches) Mottles Other No							
ndicators of Hydrology Plot A etation soil survey for this site? Soil Survey of Worcester County, Massac Southern Part Southern Part er: Online map napped: Paxton Fine Sandy Loam inclusions: I inclusions: Matrix Solor epth (inches) Matrix Color	auge; Aerial J	Drainage patterns in BV w: Oxidized rhizospheres: Water-stained leaves:	 Sediment deposits: Drainage patterns in BVW: 	Drift lines:	Depth to soil saturation in observation hole:	Depth to free water in observation hole:	Other Indicators of Hydrology: (check all that apply and describe) Site inundated:
Section II. Indicators of Hydrology Hydric Soil Interpretation 1. Soil Survey for this site? 1. Soil Survey Survey of Worcester Count Southern Part Southern Part Map number: Online map Soil type mapped: Paxton Fine Sandy Loa Hydric soil inclusions: Hydric soil inclusions: Are field observations consistent with soil survey? Remarks: Senthern Survey Map number: Online map Soil type mapped: Paxton Fine Sandy Loa Hydric soil inclusions: Hydric soil inclusions: Hydric soil inclusions: Soil type mapped: Paxton Fine Sandy Loa Hydric soil inclusions: Soil type mapped: Paxton Fine Sandy Loa Hydric soil inclusions: Soil type mapped: Paxton Fine Sandy Loa Hydric soil inclusions: Soil type mapped: Paxton Fine Sandy Loa Hydric soil inclusions: Soil type mapped: Paxton Fine Sandy Loa Hydric soil inclusions: Soil type mapped: Paxton Fine Sandy Loa Hydric soil inclusions: Soil type mapped: Paxton Fine Sandy Loa Hydric soil inclusions: Soil type Matrix Soil Survey Senter Soil type Matrix Soil Description Horizon Deptht (inches) Matrix C	Ye	D	F	y, Massachusetts	Yes□		Plot A5-U
Section II. Indicators of Hydric Soil Interpretation 1. Soil Survey Is there a published soil survey for Title/date: Soil Survey of Southern Part Map number: Online may Soil type mapped: Paxtor Hydric soil inclusions: Hydric soil inclusions: Are field observations consistent v Remarks: 2. Soil Description Horizon Depth (inches)	vith soil survey? Matrix Color 10 YR 3/3	ı Fine Sandy Loar) I Fine Sandy Loan	Worcester Count	r this site?		Hydrology
Section II. Hydric Soil In 1. Soil Survey Is there a publ Title/ Map Soil t Hydri Are field obser Remarks: Remarks: 2. Soil Descrip Horizon	rvations consistent w otion Depth (inches) 0"-14"	ype mapped: Paxtor ic soil inclusions:	number: Online may ype mapped: Paxton	date: Soil Survey of Southern Part	ished soil survey for	terpretation	Indicators of
	Are field obser Remarks: 2. Soil Descrip Horizon Ap	Soil t Hydri	Map 1 Soil ty	Title/	Is there a publi	1. Soil Survev	Section II.

> D > > > = number of non-wetland indicator plants Other indicators of hydrology Sample location is in a BVW Number of wetland indicator plants present Hydric soil present Wetland hydrology present:

None

7.5 YR 4/6

14"-26"+

Bw

Submit this form with the Request for Determination of Applicability or Notice of Intent.

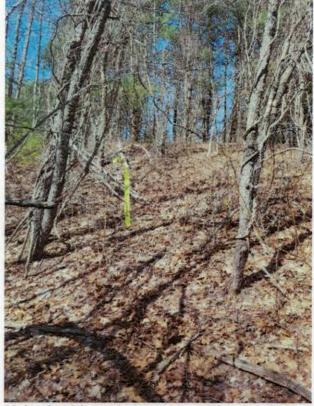
No 2 □ Yes Conclusion: Is soil hydric: Remarks: Other:



Wetland at Plot A5-W



Soil at Plot A5-W



Upland at Plot A5-U



Soil at Plot A5-U

DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Prepared by: Caron Environmental Consulting Project location: 1355 Main Street/Leicester DEP File #: Applicant: Zero-Point

Check all that apply:

Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only

Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II

A. Sample Layer and Plant Species (by common/scientific name)	Observation Plot Number: B8-W	Transect Number: B8		Date of Delineation: 03/25/2021
	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
Herbs & Seedlings		ł	;	
I all Goldenrod/ Solidago altissima	63.0	57	Yes	FACU
Sedge spp.	38.0	34	Yes	FACW*
Red Fescue/Festuca rubra	10.5	6	No	FACU
Shrubs				
European Buckthorn/Frangula alnus	3.0	33	Yes	FAC*
Multiflora Rose/Rosa multiflora	3.0	33	Yes	FACU
Highbush Blueberry/Vaccinium corymbosum		33	Yes	FACW*
<u>Saplings</u> None				
Trees Green Ash/Fraxinus pennsylvanica	0.267	100	Yes	FACW*
•				
* Use an asterisk to mark wetland indicator plants				
Vegetation conclusion: Number of dominant wetland indicator plants:	nlants: 4 Number of dominant non-wetland indicator plants:	t non-wetland indic	ator nlante. 7	
Is the number of dominant wetland indicator	ants equal 1	e number of domina	ator prants	or nlants? Yes

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

MA DEP; 3/95

Section II. I	Indicators of Hydrology	Hydrology	Plot B8-W	Other Indicators of Hydrology: (check all that apply and describe)
Hydric Soil Interpretation	retation			Site inundated:
1. Soil Survey				Depth to free water in observation hole:
Is there a published soil survey for this site?	d soil survey for	this site?	Ves No	Depth to soil saturation in observation hole: to surface
Title/date:	: Soil Survey of	Title/date: Soil Survey of Worcester County, Massachusetts	y, Massachusetts	□ Water marks:
	Southern Part			Drift lines:
Map numl	Map number: Online map			□ Sediment deposits:
Soil type 1	mapped: Paxton	Soil type mapped: Paxton Fine Sandy Loam	u	
Hydric soi	Hydric soil inclusions:			Drainage patterns in BV w:
				Water-stained leaves:
Are field observations consistent with soil survey?	ons consistent w	rith soil survey?	Yes No	Recorded data (stream, lake, or tidal gauge; Aerial photo; other):
Remarks:				
				Other:
2. Soil Description Horizon D	n Depth (inches)	Matrix Color	Mottles Color	Vegetation and Hydrology Conclusion Yes No
Ap 0	0,,-6,,	10 YR 3/2	~5% 10 YR 2/2 ~5% 2 5 VB 4/4	Number of wetland indicator plants
B 6	6"-20"+	10 YR 4/1		Wetland hydrology present:
Remarks:				Hydric soil present Other indicators of hydrology
				present 🔽
Other:				Sample location is in a BVW
Conclusion: Is soil hydric:	hydric:	Ves Yes	No	Submit this form with the Request for Determination of Applicability or Notice of Intent.

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DEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data For
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Applicant: Zero-Point

Prepared by: Caron Environmental Consulting Project location: 1355 Main Street/Leicester DEP File #:

Check all that apply:

Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only

Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II

Section I. Vegetation	Observation Plot Number: B8-U	Transect Number: B8		Date of Delineation: 03/25/2021
A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
<u>Herbs & Seedlings</u> Tall Goldenrod	20.5	26	Yes	FACU
<u>Shrubs</u> Multiflora Rose	98.0	100	Yes	FACU
<u>Saplings</u> None				
<u>Woody Vines</u> Bittersweet/Celastrus orbiculatus	10.5	100	Yes	FACU
Trees None				
* Use an asterisk to mark wetland indicator plants				
Vegetation conclusion: Number of dominant wetland indicator plants: 0 Is the number of dominant wetland indicator plants	equal 1	Number of dominant non-wetland indicator plants: to or greater than the number of dominant non-wetl	ator plants: 3 int non-wetland indicat	or plants? No

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent.

MA DEP; 3/95

Section II. Indicators of Hydrology Plot B8-U	
Hydric Soil Interpretation	Outer indicators of rhydrology: (cneck all that apply and describe)
1. Soil Survey	Depth to free water in observation hole:
Is there a published soil survey for this site? \blacksquare Yes \square No	Depth to soil saturation in observation hole:
Title/date: Soil Survey of Worcester County, Massachusetts	□ Water marks:
Southern Part	Drift lines:
Map number: Online map	Cadiment demosite.
Soil type mapped: Paxton Fine Sandy loam	
Hydric soil inclusions:	
1	Unidized fill20splictes:
Are field observations consistent with soil survey?	
Remarks:	Recorded data (stream, lake, or tidal gauge; Aerial photo; other):
	Other:
2. Soil Description Horizon Denth (inches) Matrix Color Mottles Color	
0"-25"+ 10 YR 4/2 <2% Below 14"	Yes No Number of wetland indicator plants
10 TK 0/4 2.5 YR 3/4	>/= number of non-wetland indicator plants
	Hydric soil present
Remarks:	Other indicators of hydrology
Other:	present 🗖
	Sample location is in a BVW
Conclusion: Is soil hydric: Yes No	Submit this form with the Request for Determination of Applicability or Notice of Intent.



Wetland at Plot B8-W



Soil at Plot B8-W



Upland at Plot B8-U



Soil at Plot B8-U

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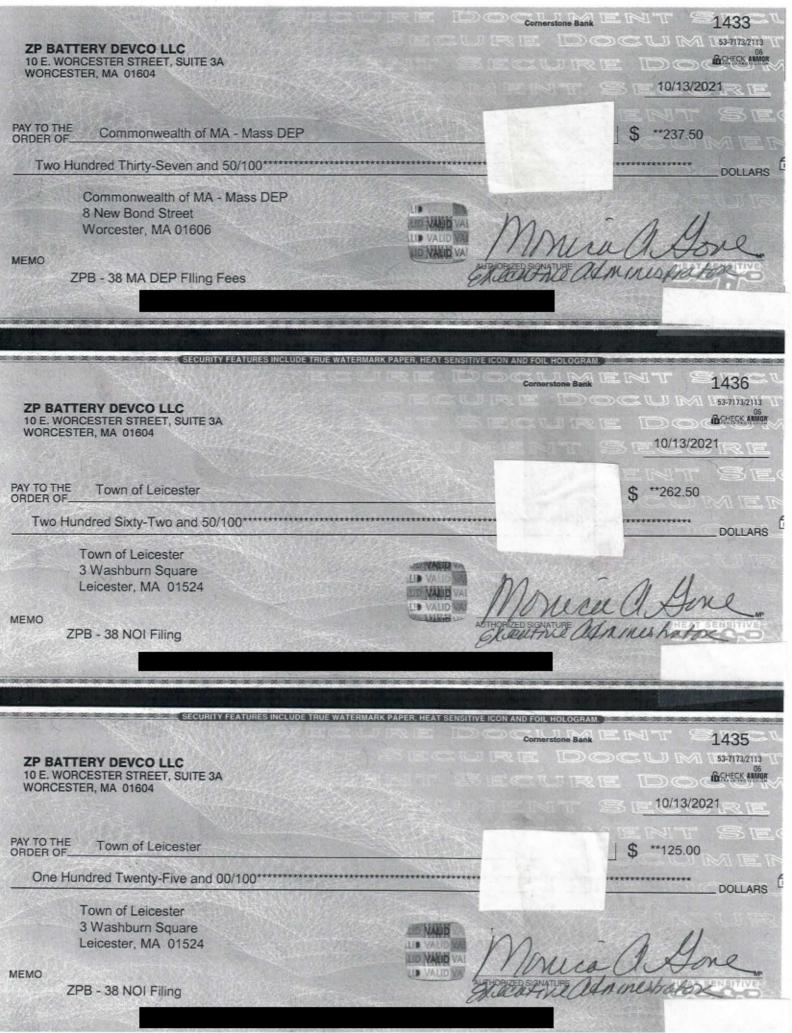
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ParcelID	ParcellD Location Owner Co-Owner	Owner		Mailing Address	City	Stat	State Zip
17 B9 0	MAIN ST	LEICESTER COUNTRY CLUB LLC		enservations and and and a second second second second second second second second second and a second	LEICESTER	MA	01524
19 A7 0	1430 MAIN ST	LEICESTER COUNTRY CLUB LLC		PO BOX 138	LEICESTER	MA	01524
19A A1 0	1434 MAIN ST	HOLLYER MARK G	PERKINS TRACY L	1434 MAIN STREET	LEICESTER	MA	01524
19A A2 0	1360 MAIN ST	LEICESTER WATER SUPPLY DIST		124 PINE ST P O BOX 86	LEICESTER	MA	01524-0086
19A A4 0	1350 MAIN ST	CONLEY PEGGY J		1350 MAIN ST	LEICESTER	MA	01524
19A A5 0	1342 MAIN ST	BRENNAN JR TR THOMAS V	BRENNAM FAMILY TRUST	4 GREENVILLE CIRCLE	ROCHDALE	MA	01542
19A A6 0	1340 MAIN ST	DINEEN DONALD R	DINEEN PATRICIA A	PO BOX 365	LEICESTER	MA	01524
19A A7 0	1326 MAIN ST	PRIME PROPERTY DEVELOPERS I		P O BOX 318	EAST BROOKFIELIMA	ELIMA	01515
19A A8 0	1312 MAIN ST	FAULKNER JASON A		1312 MAIN ST	LEICESTER	MA	01524
26A B28 0	1439 MAIN ST	CENTRAL LAND DEVELOPMENT C		1 CHARLESVIEW ROAD	HOPEDALE	MA	01747
26A B28.1 0	1445 MAIN ST	TRACTOR SUPPLY CO		PO BOX 4900	SCOTTSDALE	AZ	85261
26B A10 0	RAWSON ST	KNOTT JASON G TRUSTEE	KNOTT FAMILY IRREV TRUS 86 RAWSON ST	B6 RAWSON ST	LEICESTER	MA	01524
26B A2 0	1323 MAIN ST	RRM CORPORATION		PO BOX 294	LEICESTER	MA	01524
26B A6 0	44 RAWSON ST	MCNABOE TIMOTHY W		44 RAWSON ST	LEICESTER	MA	01524
26B A8 0	54 RAWSON ST	WADDEN JOSHUA F	MULHEARN SHELBY	54 RAWSON ST	LEICESTER	MA	01524
26B A9 0	58 RAWSON ST	MARTINELLI DAVID C	MARTINELLI LEË ANN	58 RAWSON ST	LEICESTER	MA	01524

End of Report

Above is a certified list of abutters and abutters to abutters within 300 feet of subject. Subject property: 1355 Main Street, Assessors Map 26B-A1, Deed Ref. 65218/149 Subject owner(s): WR Enterprises LLC

Sandy Genna, Principal Assessor . Prepared by: Kathleen Asquith, Assistant Assessor





Town of Leicester CONSERVATION COMMISSION

3 Washburn square

Leicester, MA 01524-1333

PHONE (508) 892-7007 FAX (508) 892-7070

> The applicant, its agent, employees and all successors assigns in interest or control do hereby grant the members of the Leicester Conservation Commission and/or its agents to the right to enter upon and inspect the premises subject to this application prior to the issuance of Orders of Conditions and to evaluate compliance with the Orders of Conditions until such time as a Certificate of Compliance is issued by the Commission.

Applicant/Authorized Agent

ZP Battery Devco, LLC Applicant's Full Name 1355 Main Street Property Address

<u>10/25/2021</u> Date