

BRANDYWINE FARMS
WHITE'S MILL POND
155 MILL CIRCLE

"A SUSTAINABLE, LIFESTYLE COMMUNITY"
WINCHENDON, MASSACHUSETTS

PHASE I-Environmental Hazard Remediation

White's Mill Pond Dam



The permitting was made possible through a \$250,000 Commonwealth of Massachusetts Grant to remove this Public Safety Hazard.



White's Mill Pond Dam is classified as a "High Hazard" Dam, "Likely to cause loss of Life and Property" by the Department of Dam Safety. The Pond is classified as a Category 4 on the Commonwealth of Massachusetts 303D Pollution List. Although there is no activity on White's Mill Pond, it is downstream from Lake Monomonic, which is listed as a Category 5. The invasive plants can not live in a flowing River. The Wetlands will be placed in a Conservation Restriction and a Maintenance Reserve Fund created to ensure the continued compliance with Wetlands Regulations. We are required to monitor and maintain the Wetlands for eight (8) years by Federal and State permits.

This Ecological Restoration Project has been approved by **Massachusetts Historic Commission**, Army Corps of Engineers, Massachusetts Department of Environmental Protection and the Office of Dam Safety. We are grateful for the opportunity to play a role in the restoration of the Historic North Branch, the Headwaters of the Miller's River. We expect work to begin in September 2021.

GZA Geo Environmental has provided engineering services. **SumCo Eco** will provide construction services.



EEA Sponsored Project

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Massachusetts Investigation I

Economic Output 2012 Key Finding: Investment in restoration design and construction stimulates job creation and economic output that equals or exceeds other capital projects like water and transportation infrastructure.

Massachusetts Investigation II

Ecosystem Services 2013 Key Finding: Improved ecosystem services, such as water quality and flood reduction, generate significant economic value and help communities avoid millions of dollars in future costs.

Massachusetts Investigation III

Cost Comparison 2014 Key Finding: The average cost of 6 stream barrier removal projects was significantly less than the expense of repairing and maintaining existing structures over a 30 year period.

Source: Economic Benefits from Aquatic Ecological Restoration Projects in Massachusetts Summary of Three Phases of Investigation.

Massachusetts Department of Fish and Game Division of Ecological Restoration, April 2015 Economic Benefits from Aquatic Ecological Restoration Projects in Massachusetts. Summary of Three Phases of Investigation. Charles D. Baker Governor, Karyn E. Polito Lieutenant Governor, Matthew A. Beaton Secretary, George N. Peterson, Jr. Commissioner, Mary-Lee King Deputy Commissioner, Tim Purinton Director.

PHASE I a-Environmental Hazard Remediation Brownfield

On July 14, 2014, the previous owner was notified of an oil sheen in the river by a neighbor alerting the Fire Department. On August 21, 2014, the previous owner was notified by the Massachusetts Department of Environmental Protection through issuance of a "Notice of Responsibility" to Mil-Win, Incorporated that the site was Classified as Tier I and emergency cleanup began.

The site was abandoned after the initial cleanup and it was purchased on April 8, 2015 with the assumption of the remaining cleanup. Mill Farm has removed 1500 tons of Contaminated Soil and the site has been released by DEP in Tier II Status. The completion of the project will come in January 2021 by SUMCO.



Parcel II (shown above) is now free of any contaminants.

The Mill (Parcel I) has Barriers installed. Test Wells are monitored. No oil has been detected in four years after cleanup.

PHASE II-Food Insecurity

The designation of Winchendon as a Food Desert (without a Grocery for 5 years) has expedited efforts to build out Building IX. The building will contain wholesale and retail Produce, Dry Goods and a Butcher Counter. We have developed a Supply Chain to purchase our Heirlooms from the 50,000 sq. ft. greenhouse and create a Produce Terminal, West to provide Economic Development for New Markets and enhance job creation. This model optimizes space and decreases the opportunity for Supply Chain interruptions. *From Industrial Revolution to Agricultural Innovation.*



3,500 Sq. Ft. Retail/Wholesale Produce- 3,500 Sq. Ft. will be the Commercial Kitchen for Added Value Processing, Rental to Farmers and packaging. This building is designed to create 20-25 Living Wage Jobs.

The Greenhouse

The 50,000 Sq. Ft. Greenhouse has been designed by Rimol. Five Zones for optimum growing conditions for greens and flowering crops.



The MillFarm



Hydroponic Greens grown in stone in Royalston High Tunnel-Seedling Tomatoes in Gutters

Year Round Growing

In House Grow, Added Value and Wholesale Produce from the Largest Importers in New England will supplement purchases from Local Farmers and Cooperatives. The Greenhouse will hire 25 employees by March 2021. An additional 25 will be hired between May 2021 and July 2021. All Greenhouse operations will be Cooperatively Owned; Producer/ Distributor Co-op. An Agricultural Engineer and Farm Manager have been retained to be trained by the Engineers and Builders in design, maintenance and general operations. The Systems will be Closed Loop Hydroponics, therefore no pollution from run off or discharge. Operations will require 24 hour supervision. An additional 15 jobs to be created 2021, traditional/ seasonal Farming in soil.



Brandywine's Lettuce Leaf Basil



**Massachusetts
grown...and fresher!™**

Phase III-Public Water Supply

NOTES

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- PLAN REFERENCES**
- 1. PHASE I & II PUBLIC WATER SUPPLY PLAN
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Scale: 1" = 100'

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DATE: 11/11/11

PROJECT: PHASE III-PUBLIC WATER SUPPLY

DESIGNED BY: TFM

CHECKED BY: TFM

APPROVED BY: TFM



CONCEPT SITE LAYOUT PLAN
PHASE III-PUBLIC WATER SUPPLY
ON MILL CREEK ROAD, WINTERHAVEN, FL
DESIGNED BY TFM

DATE: 11/11/11

PROJECT: PHASE III-PUBLIC WATER SUPPLY

DESIGNED BY: TFM

CHECKED BY: TFM

APPROVED BY: TFM

PHASE III- The Mill Farm Initiative, Incorporated

A 501 © 3

USDA Community Facilities Approved

The NGO will provide infrastructure to the project. The Town of Winchendon can not provide sufficient water to the project. The Town shares a surface water supply from Ashburnham and serves 2,100 customers. As Climate Change progresses, the Aquifer can provide a supplementary or emergency supply of water for the Town. The Aquifer (Tested by Tighe & Bond), at the request of the Town, has the capacity to change the future economic development of Winchendon. The water needs, including new Fire Suppression for the Mill can only be met by development of the Aquifer.



From Water Power to Fresh Water Supply.

PHASE IV

The 5 year Historic Tax Credit Build

Building 1/1A
Restore Post
Office/Offices

Building 2
Museum
Art Gallery
Agri- Library
Function Hall

Building 3/4
Apartments

Building 5,6,6A
Micro Brewery
Bio Mass
Maintenance

Building 7
Apartments

Building 8
Apartments

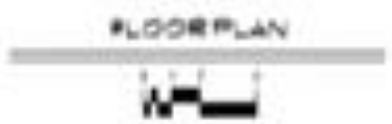
Building 10
Apartments



One Bedroom Loft Plan-Two Bedroom Capacity



1:10
 1/2" = 1'-0"



WORK FORCE HOUSING

1:10
 1/2" = 1'-0"



One Bedroom- Accessible



1

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL BUILDING CODE (IBC) AND THE 2010 INTERNATIONAL ACCESSIBILITY AND MOBILITY CODE (IMC).

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2010 INTERNATIONAL BUILDING CODE (IBC) AND THE 2010 INTERNATIONAL ACCESSIBILITY AND MOBILITY CODE (IMC).

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2

ADA FLOOR PLAN

WORK FORCE HOUSING

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PHASE V

Wetlands Conservation & Preservation

This Phase will complete construction within the 5 year requirement by Massachusetts Historic Commission. All Wetlands will be placed under a Deeded Conservation Restriction. All other Deed Restrictions for Property Use will be instituted as per the Succession Plan.

The Mill Farm Initiative, Incorporated will enter a Joint Venture Agreement to create 100 units of Housing. At present, 87 units are located in the Mill. The One Stop Application is being updated for CEDAC.

The Mill Farm Initiative, Incorporated will enter a 99 year Lease with Brandywine Farms Cooperative to develop and own all Agricultural Activities. The Mill Farm Initiative will enter a 99 year Lease with the Monomanoc Mills Foundation for an Art Gallery and Museum. The Mill Farm Initiative will enter a 5-10 year lease with each Wholesale Vendor. 30 Tiny Houses will be available for camping; each to be towed to different areas, depending on seasons and privacy requested.

The Project estimate is \$ 43,000,000. The Town of Winchendon would receive in excess of \$7,000,000 in Tax Revenue within 10 years generated by the Project, Infrastructure Improvements and a Fresh Water Supply. The Owner has \$21,000,000 in Tax Credit Equity. Your Tax Dollars brought Home.

ZONING

4.7.1 A planned development district (PD) is an area characterized by a cluster of commercial, industrial, residential, institutional, and public uses at moderate to high density. Commercial, industrial, and institutional uses in easily walkable proximity will form the essential center that defines a planned development district. Adjacent multifamily housing and mixed uses may extend the planned development district from this center.

A. Planned development districts are directed more towards pedestrian travel than vehicle travel. Distances between buildings will generally be short. Mixed commercial and residential uses are encouraged. It should be accented with vegetated open spaces such as small public parks. Commercial uses will include retail stores, personal and professional service businesses, restaurants, and entertainment uses. Home based businesses are appropriate. Buildings will generally be close to the street with sidewalks.

The Property is also Zoned Rural Housing. Mill Farm was designed with attention to the Winchendon Master Plan goals for a "Green Community", the goals of the Winchendon Agricultural Commission and the White Paper on Rural Housing Issues in Massachusetts.

Our Partners

- The Town of Winchendon
- Community Economic Development Assistance Corporation
- Executive Office of Energy and Environmental Affairs
- National Grid
- USDA
- GZA-Geo Environmental
- SumCo Eco Contracting
- Mirick, O'Connell, DeMallie & Lougee, LLP
- We also thank the Kuehn Foundation for their Feasibility Grant.
Website: Millfarminitiativeinc.org