

October 14, 2025

Ms. Mary Thomas, Conservation Agent  
Town of Wendell Conservation Commission  
9 Morse Village Road  
Wendell, Massachusetts 01379

Re: Request for Amended Order of Conditions (OOC)  
Wendell Solar PV  
0/69 Lockes Village Road  
Map 408 Lot 37  
Wendell, MA 01379  
Resource Area Boundary Review  
Wetland Consultant Peer Review Proposal

Dear Ms. Thomas and Commissioners:

Foremost, thank you for considering Stockman Associates LLC. It is our understanding that the Wendell Conservation Commission is seeking an estimate for a wetland consultant peer review of the wetland resource area boundary delineations related to the request for an Amended Order of Conditions submitted by Beals and Thomas, Inc. on behalf of their client, Wendell Solar, LLC. It is our understanding that during the review process for the request to Amend to Order Conditions, the applicant has approved a peer review of the wetland resource area boundary delineations and the project area to assess the potential presence of additional unmapped resource areas due to timber harvesting impacts on the property. Furthermore, based on communications with MassDEP, it is our understanding that the wetland resource area boundaries are set under the existing, valid, extended Order of Conditions and boundary review is only permissible at the request of the applicant. Stockman Associates LLC requires confirmation that the applicant has requested review of wetland resource area boundaries prior to performing the peer review.

## **Scope of Work**

### **Field Work**

**Site Visit:** to review and confirm field work performed by Beals and Thomas. It is anticipated that boundary delineation flagging will be clearly visible and labeled in the field. Any observation plots utilized by Beals and Thomas to evaluate soils, vegetation, and hydrology should also be clearly marked in the field for review. Review is limited to the wetland resource area boundaries highlighted in orange on the attached map and the project area.

Furthermore, it is anticipated that a representative from Beals and Thomas as well as members of the Wendell Conservation Commission may be present during the site visits.

Please note that the time of year field conditions may prohibit a review of the delineated boundaries based on the lack of indicators required under state and federal methodologies. As such, the review may require postponement until site conditions are conducive to data collection and review.

***Estimated 1 Field Day***

### **Materials Review**

**Site Plan Review:** limited to the review of the revised site plans submitted with the request for an Amended Order of Condition entitled "Wendell Solar, LLC 0/69 Lockes Village Road Assessor's Map 408 Lot 37 Wendell, Massachusetts, (Franklin County)", prepared by Beals and Thomas, Inc. 9 Sheets. Dated July 22, 2025.

### **Reporting**

**Review Findings:** including a findings report and recommendations based on the reviewed site plan and the site visit. The report will specifically address concurrence and non-concurrence with resource area boundaries.

### **Meetings**

Attendance: This proposal includes attendance at one (1) remote Wendell Conservation Commission meeting.

## **Total Cost Estimate**

**18 hours**  
**\$1,980**

Please note that the above cost estimate has been provided based on the Commission's email request for the review of resource area boundaries under the MA WPA and Wendell Wetland Bylaw. Any additional submittals, additional site visits, and/or public hearings would be considered extra work beyond the proposed scope. If additional review is requested during the process, Stockman Associates LLC will bill for those services at the rates provided below.

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#### **Hourly Rates (including travel):**

Wetland Scientist \$110/hour  
Field Technician \$65/hour

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This proposal is valid for 30 days. Our receipt of a signed copy of this proposal and confirmation of funding will serve to authorize Stockman Associates LLC to proceed with the work outlined above in our Scope of Services and in the attached General Contract Conditions.

It is anticipated that work will commence within three weeks of authorization. Please note that aspects of the proposed timeline are subject to the scheduling and availability of others as well as site conditions and, therefore, may be subject to change. The review of boundaries in the field is dependent on time of year constraints and site conditions.

I look forward to working with you on this project. Thank you for considering Stockman Associates LLC.

If you have any questions regarding the above estimate, please do not hesitate to contact me at [emily@stockmanassociates.com](mailto:emily@stockmanassociates.com) or at 413-743-1372.

Sincerely,

*Emily Stockman*

Emily Stockman, M.S., P.W.S.  
Senior Scientist/Principal  
Stockman Associates LLC

**AUTHORIZATION TO PROCEED**

**Wendell Conservation Commission**

**Request for Amended Order of Conditions (OOC)**

**Wendell Solar PV**

**0/69 Lockes Village Road**

**Map 408 Lot 37**

**Wendell, MA 01379**

**Resource Area Boundary Review**

**Wetland Consultant Peer Review Proposal**

I hereby authorize Stockman Associates LLC to proceed with the above-referenced project in accordance with the Scope of Services described herein.

**Wendell Conservation Commission**

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title