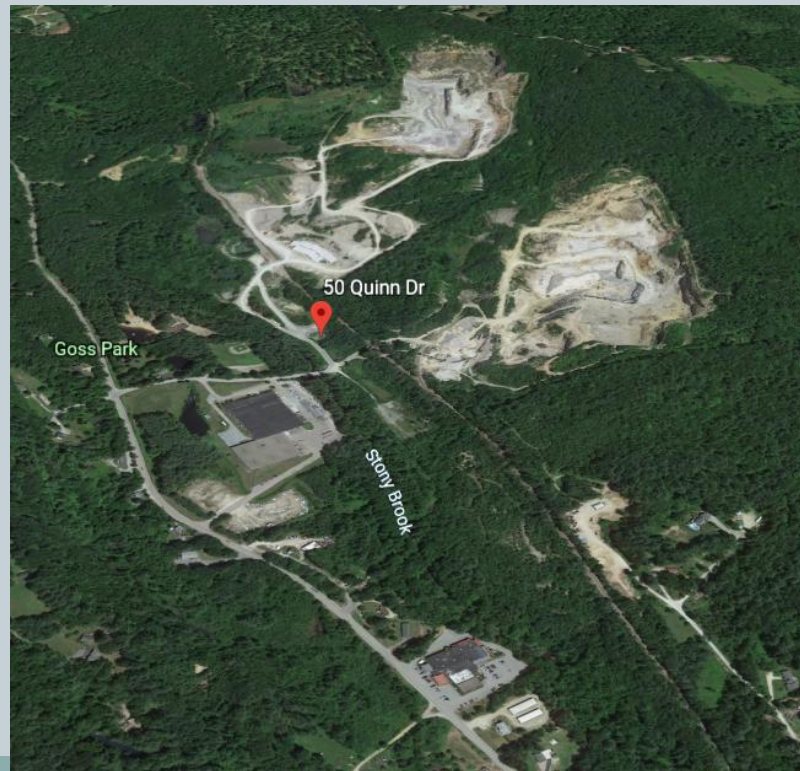
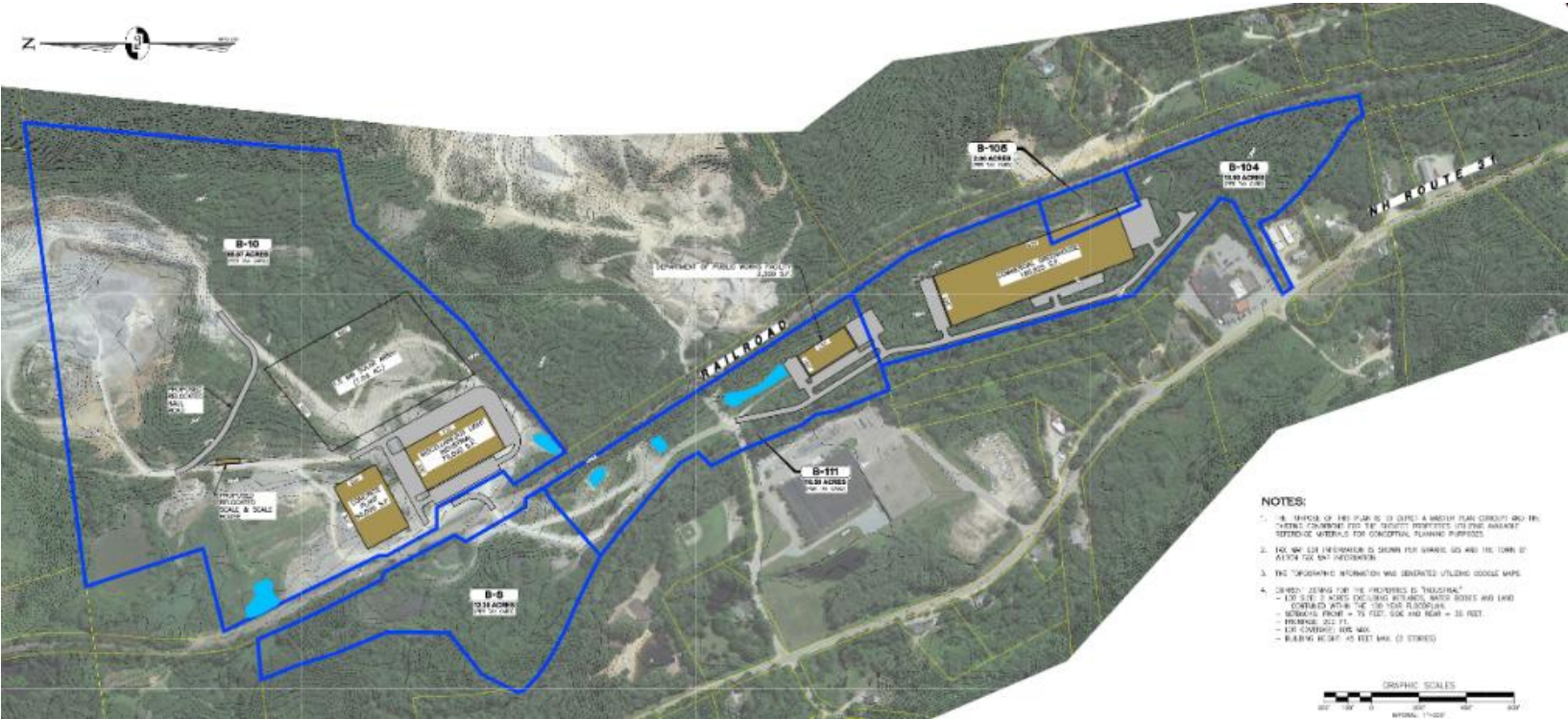


Conceptual Development Plan

Quinn Quarry



Overall Plan



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO OBTAIN A WIDE-AREA CONCEPT AND THE "GENERAL" CONCEPT FOR THE FACILITY DEVELOPMENT AND THE GENERAL SITE/USE PATTERNS FOR CONCEPTUAL PLANNING PURPOSES.
 2. THE MAP AND INFORMATION IS SHOWN FOR GENERAL USE AND THE TOWN OF ALICEA FOR GENERAL INFORMATION.
 3. THE UNDERLYING INFORMATION WAS GENERATED USING GOOGLE MAPS.
 4. CONCEPTS FOR THE FACILITIES IS "INDICATED"
 - ALL SIZE IS BASED ON EXISTING PLANS, MATRIX NOTES AND LAND CONTAINED WITHIN THE 200 YEAR FLOODPLAIN.
 - BUILDING FLOOR = 75 FEET SIDE AND 400' = 30 FEET
 - BUILDING 200 FT.
 - USE COVERED AREAS
 - BUILDING HEIGHT = 45 FEET MAX. (3 STORES)

Key Facts



- 150 acres over eight parcels in Wilton and Lyndeborough.
- Five specific development areas with footprints ranging from 7ac to less than an acre.
- Goal – lower impact development that works with the physical features of the property and can co-exist with two nearby quarries.
- Minimal tree clearing as sites are largely open.
- At least \$3M in investment.
- Undetermined number of jobs added to area.

Conceptual is Key



This concept for development is subject to and dependent on the following:

- Positive initial community response.
- Feasibility of construction of certain things in certain areas.
- Locating specific tenants for specific purposes.
- Availability of financing for certain aspects of proposal.

South End – Lots 111,104,105



There are two proposed structures on the south side of the quarry property.

DPW - Wilton



- Six heated bays.
- Office and storage space.
- Easy access to materials and material storage.
- Covered salt storage.
- Long term lease to town.
- Possible ambulance add on.
- More discussion needed with town as to interest/requirements.
- Minimal land clearing.
- Some land to come out of current use.



Industrial Scale Hydroponics



- Large, automated facility - +/- 5ac.
- Virtually no noise or emissions.
- Some facilities utilize rain catchment for water needs – limited water draws.
- Most product sold in very local area.
- Would likely sell parcel due to construction finance issues.
- Building site and infrastructure area requires clearing.
- Site and infrastructure areas would come out of current use.



North End – Lot B-5



There are three proposed structures on the north end of the property.

Misc – Light Industrial/Warehousing



- Large development pad.
- Either one large tenant or several smaller ones.
- No identified users at the current time.
- Access to rail siding.
- Anticipate unit/unit(s) to be rentals.
- Shared water/sewer.
- Potential solar access.



Concrete Production Facility



- Smaller concrete plants are common and economically feasible.
- Most concrete components are not hazardous in nature.
- Concrete production does not generally produce significant dust and dust control is standard on plants.
- It is not anticipated a height variance would be required.
- Moderate user of water
- Potential access to solar
- Anticipate leasing the pad to an existing concrete producer.
- Satisfactory outlet for quarry products.



Utility Scale Solar



- Array size of approximately 1/2 to 1MW.
- Significant investment \$1-2M+
- Anticipated lifespan of 25-35 years.
- Some land clearing.
- Power not used on site to be sold to grid.
- Array operator would need to identify “customers” for the power sold to the grid. Possible town interest?
- Quinn expects to own and operate the array.



Benefits to Wilton



- Significant economic investment in town and an undetermined number of jobs would be created.
- Some land would come out of current use and become productive tax wise.
- Wilton would have a new and modern DPW facility
- Nearly 12 acres of development is proposed to be green positive (hydroponic and solar)
- It is anticipated that the development areas would be less dusty and have improved landscape. Site drainage should be improved over current conditions.
- It is not anticipated that any of this development would be visible from Goss Park.

Conclusion



- This is a significant undertaking and a big investment in the town.
- Further work on the proposal would be contingent on community support and general support of the conceptual idea from Economic Development and Planning Board.
- Some components of this conceptual may require change due to site concerns (wetlands or general site conditions) or problems securing financing for specific applications.
- This conceptual assumes tenants can be secured for the proposed uses. If not, alternate plans may need to be proposed in the future.