

Approved: 3, 19, 24

WINCHENDON TOWN CLERK
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TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing
February 6, 2024
Town Hall 2nd floor Auditorium
109 Front Street, Winchendon, MA 01475

Present: Chair Guy Corbosiero, Leston Goodrich Jr., Burton Gould, Amanda Phillips
Alternate: Thomas Liao
Nicole Roberts- Planning/Land Use Coordinator

Absent: Arthur Amenta

6:00PM- Chair Guy Corbosiero called the Planning Board meeting to order, followed by The Pledge of Allegiance and audio/video recording disclosure.

Public Comment: None.

Minutes: 12/19/23

L. Goodrich motioned to accept the 12/19/23 minutes as presented, 2nd by B. Gould
Goodrich (Y) Gould (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 5-0

Weller Street Site Plan- Extend expiration date due to change of ownership of property. Matt Nowlan was present before the board to request an extension on the site plan that was granted for Weller and High Street. He purchased it from Ben Olson in October 2023.

L. Goodrich motioned to extend the site plan approval for Weller/High St. for 12 months, 2nd by B. Gould
Goodrich (Y) Gould (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 5-0

New Hearing:

Proposed FY2024 application by the Town of Winchendon to the Massachusetts Executive Office of Housing and Livable Communities for up to \$950,000 in Community Development Block Grant funds. The projects under consideration include: Beech Street Infrastructure Improvement. If awarded, the Town of Winchendon will be responsible for administration of the grant program, with assistance from the Pioneer Valley Planning Commission.

6:10PM- G. Corbosiero read the public hearing notice and opened the hearing.

Joe Hagopian, community development planner at Pioneer Valley Planning Commission was present before the board. PVPC is one of the states regional planning facilities out of Springfield, MA.

Beech Street Infrastructure Improvement Project: This project will include the first phase of infrastructure improvements on Beech Street, which are already fully designed. The first phase of improvements will include water main line relocation and sewer line repair. Drainage modifications will be included as a bid alternate should the budget leave room for this line item. It is anticipated that the remainder of the work for Beech Street will be applied for in future rounds of CDBG funding.
Total cost not to exceed: \$800,000.

Beech Street Delivery: PVPC will complete all project management including procurement of both the project engineer and the first phase construction, contract development and management, monitoring of Davis Bacon and Ma prevailing wage laws, coordinate project meetings, maintain filed, and all other related project tasks.
Total cost not to exceed: \$145,000

Grant Administration: The Pioneer Valley Planning Commission will provide all grant administration services.
Total cost not to exceed: \$145,000

Bruce Robert from 57 Beech Street came before the board to ask about the project. He stated he has a 3 ft. in diameter pipe in his back yard and would like it to be taken care of. He has previous let the DPW know but the town has not had the funding to resolve it. Nicole Roberts made a note of his information and address and would see if this funding could help.

L. Goodrich motioned to authorize the PVPC to submit the proposed FY24 Agawam Community Development Fund Grant application to the Massachusetts Department of Housing and Community Development in the amount not to exceed \$950,000 as detailed in the public hearing and to include infrastructure improvements on Beech Street. 2nd by T. Liao.

Goodrich (Y) Gould (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 5-0

L. Goodrich motioned to close the hearing, 2nd by A. Phillips

Goodrich (Y) Gould (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 5-0

Continued Hearings:

256 Murdock Avenue Solar: Request for a Stormwater Management Permit and Site Plan Approval for property identified as 256 Murdock Avenue Winchendon Assessors Map 2D2 Parcel 11 owned by Bostwick Realty Trust, petitioner, ZP Battery DevCo, LLC of 1 Mercantile Street, Suite 630, Worcester MA 01606. Stormwater Management Permit and Site Plan approval request for construction of a 5 Megawatt solar energy storage system with associated site improvements. Said property is located in the I-Industrial District.

6:30PM- G. Corbosiero opened the hearing

Tom Corbitt with ZP Battery DevCo was present, Bill Hannigan with Hannigan Engineering, Jean Christy with Tighe and Bond, and Mark Wallace with Tech Environmental were attending via zoom.

Tom Corbitt provided an update on Site A- 256 Murdock Ave. The hearing was previously continued due to the inclement weather. The Conservation Committee met on January 11th, 2024 and requested a waiver for work within the 50 ft zone. There are areas of permanent disturbance already through that 50 ft zone and they plan on replicating those areas 2-1 on the back side of the property towards the wetland system. The existing access road that goes around the building, which is required by the fire department, runs through the 50 ft zone, disturbing the continuity of the wetlands system. The Conservation Commission is meeting on Thursday 2/8/24 and they seem to be in favor of their proposal to add the waiver to the NOI. There was also a revision from the original plans that included 7ft fencing, changing it to an 8 ft fencing per request of the Planning Board.

It was clarified that the property owner is Bostwick Realty Trust, and the applicant, on behalf of the owner, is ZP Battery DevCo, listed in the original application.

David Connor, retired fireman and current Executive Director of the Winchendon Housing Authority, asked the applicant what the process/plan would be if a thermal runaway were to occur. T. Corbitt replied that it is analyzed through the large scale fire testing, which has shown there have not been any high concentrations of carbon emissions that would be a cause of concern. There will be an emergency response plan for each individual project. There are gas sensors on the units that will automatically notify the fire department in the event of an emergency, they will also be given gas meters to test the air quality.

Mark Wallace explained the process and results of the sound study. The sound study was performed on a Sunday to accurately capture the ambient noise while the Saloom Factory was not operating. The analysis results met the MA DEP regulations, ranging from 35-44 decibels. A. Phillips asked what time of year the sound study was completed. Mark replied it was in August. A. Phillips mentioned the foliage is still on the trees during that time, which would impact the noise. T. Corbitt mentioned they had previously suggested performing a study during all 4 seasons at the boards request.

L. Goodrich motioned to table the hearing, 2nd by A. Phillips
Goodrich (Y) Gould (N) Phillips (Y) Corbosiero (Y) 3-1

0 Murdock Avenue Solar: Request for a Stormwater Management Permit and Site Plan Approval for property identified as Winchendon Assessors Map 5A2 Parcels 25&26 owned by Bostwick Realty Trust, petitioner, ZP Battery DevCo, LLC of 1 Mercantile Street, Suite 630, Worcester MA 01606. Stormwater Management Permit and Site Plan approval request for construction of a solar energy storage system with associated site improvements.

G. Corbosiero reopened the hearing.

The NOI was granted by the Conservation Commission.

L. Goodrich motioned to close the hearing, 2nd by B. Gould
Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 4-0

L. Goodrich motioned to take 256 Murdock Ave off the table, 2nd by A. Phillips
Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 4-0

L. Goodrich motioned to close the hearing, 2nd by B. Gould
Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 4-0

N. Roberts had a few suggestions to add to the special permit for both 256 Murdock Ave (5 megawatt system) and 0 Murdock Ave (2 x 5 megawatt system= 10 megawatt)

- 8 ft fencing.
- Meet the fire departments requirements as stated in Chief Tom Smiths letter.
- Meet the Stormwater regulations and Site Plan rules and regulations.
- A Finalized Emergency Response Plan, which includes evacuation of surrounding properties (cost to be incurred by the current project owner) as determined by the Fire Department, must be included prior to an occupancy permit being issued.
- Include maintenance schedule
- Make it contingent upon the sound conditions #1 & #2- add to be conducted during all 4 seasons once the project is completed.
- Applicant shall conduct post construction sound monitoring to provide proof of compliance of Massachusetts 310 CMR- 7.10 CMR and shall provide sound mitigation if the project fails to comply. The applicant shall design and construct a sound mitigation wall following a post construction sound analysis. The sound analysis will determine the height, length, and material of the wall. Maintaining the standard State requirements.
- The Planning Board reserves the right to revisit any future concerns.
- Limit the operations of the solar battery storage from 3PM-9PM.
- Provide contact information on the outside of the wall for the public to contact in case of an emergency.
- Bond amount to be determined by Tighe & Bond prior to obtaining a building permit and the bond in place prior to the building permit being issued for the projects.

G. Corbosiero motioned to approve 256 Murdock Ave with the stated conditions, 2nd by L. Goodrich
Goodrich (Y) Gould (N) Phillips (N) Corbosiero (Y) 2-0 The motion failed.

The motion failed. The board clarified the motion should be for the site plan and stormwater management. The motion was rescinded.

G. Corbosiero motioned to approve the site plan and stormwater management permit for 256 Murdock Ave with the stated special conditions, 2nd by L. Goodrich
Goodrich (Y) Gould (N) Phillips (N) Corbosiero (Y) 2-0 The motion failed.

A. Phillips stated her motion to vote no was due to the surrounded residents (Pearl Drive), outside of the abutters, were not notified.

B. Gould stated his motion to vote not was due to not being in favor of the location of the project.

G. Corbosiero motioned to approve the site plan and stormwater management permit for 0 Murdock Ave with the stated special conditions, 2nd by L. Goodrich
Goodrich (Y) Gould (N) Phillips (N) Corbosiero (Y) 2-0 The motion failed.

Adjourn: B. Gould motioned to adjourn, 2nd by G. Corbosiero

Goodrich (Y) Gould (N) Phillips (N) Corbosiero (Y) 4-0

The meeting adjourned at 9:13PM

Respectfully submitted:

Brianna Lindahl

Brianna Lindahl, Planning Board Recording Secretary

Guy Corbosiero, Chairman

Arthur Amenta

Leston Goodrich Jr.

Leston Goodrich Jr.

Burton Gould

Amanda Phillips

Amanda Phillips