

Approved 11 / 12 / 2020

WINCHENDON TOWN CLERK  
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## TOWN OF WINCHENDON



### Conservation Commission Regular Meeting/Public Hearing Minutes

October 8, 2020 remotely at [www.zoom.com](https://www.zoom.com)  
Meeting ID: 952 2041 6212      Passcode: 8266788

6:00 pm                      Call to Order

Announcements          None

6:00 pm                      Notice of Intent Hearing                      DEP 345-0709  
• Applicant: Tod Famous                      Representative: John Deline  
• Project Address: 26 Sunny Cove Road; Assessor's Map 10, Parcel 47  
• Description: New septic system and well with grading and site work.

The Chair read the public hearing notice and opened the hearing.

John Deline summarized the parcel and project. The parcel has many constraints. The septic tank(s) and pump chamber will be near the house and effluent will be pumped up to the leach field. Tanks will be monolithic and rated for H-20 loading. Leach field is approximately 10' higher than the water elevation. The Board of Health has approved the design and layout conditionally upon approvals from the Conservation Commission. The Board of Health also is requiring that 3 years of bacteria testing be submitted. The area is treed and stable currently and the area that is outside of the buffer zone is very steep.

Conservation Agent indicated that this is a tight lot and that this seems a reasonable solution.

M. Blanchard and D. Whitaker indicated no concerns about the proposed work.

K. Wante asked about the pipe location(s) and J. Deline clarified that the pipes will be within the driveway and will be Schedule 40 with 2-3' of cover (1' is standard). K. Bradley asked if pipes should be Schedule 80 and J. Deline provided assurance that Schedule 40 will be sufficient.

**K. Wante made a motion to close the public hearing and D. Whitaker seconded. All present voted aye via roll call vote.**

**D. Whitaker motioned to issue the Order of Conditions with the standard conditions per the discussion. K. Wante seconded the motion and all present voted aye via roll call vote.**

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6:05 pm                      Notice of Intent Hearing (Continuation)                      DEP 345-0704

- Applicant: Matthew Olson                      Representative: Mark Popham
- Project Address: Lot 2 – Mill Glen Road; Assessor's Map 10, Parcel 66
- Description: New single family home with septic system, well, driveway and associated grading and site work.

The hearing was reopened and the Conservation Agent outlined that the previous application plan showed the home and septic closer to the river than the new submission.

Mark Popham, the Engineer for the Applicant, highlighted parts of the plan; the driveway location has remained the same to ensure compliance with DPW requirements and the home still meets setbacks and zoning. The Board of Health separations have been met and no new test pits were required. The new design holds the limit of work at 125' from the river and keeps the riverfront disturbance at 8%.

The Chair polled members who indicated that the design has been improved and that they didn't have any further questions.

**D. Whitaker made a motion to close the public hearing and M. Blanchard seconded. All present voted aye via roll call vote.**

**K. Wante motioned to issue the Order of Conditions with the standard conditions per the discussion. D. Whitaker seconded the motion and all present voted aye via roll call vote.**

6:10 pm                      Notice of Intent Hearing (Continuation)                      DEP 345-0689

- Applicant: Chris and Lauren McNamara
- Project Address: 85 Beachview Drive; Assessor's Map 10, Parcel 53
- Description: Addition of a farmer's porch on the front of the home, expansion of the screened porch lakeside and expansion of the roof overhangs.

The hearing was reopened and the Conservation Agent outlined that the previous application plan encroached closer than 50' from the edge of Lake Monomonac. The new plan stays more than 50' from the edge of the wetland.

Chris McNamara, the property owner, stated that the house is 70-75' off of the water's edge and the proposed slab is 50' off of the Lake.

The Chair polled the members and Conservation Agent, none of whom had any concerns or questions. The proposed project accomplishes the Commission goal and will work for the McNamaras.

**D. Whitaker made a motion to close the public hearing and M. Blanchard seconded. All present voted aye via roll call vote.**

**K. Wante motioned to issue the Order of Conditions with the standard conditions per the discussion. M. Blanchard seconded the motion and all present voted aye via roll call vote.**

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6:15pm      Notice of Intent Hearing (Continuation)      DEP 345-0692

- Applicant: Ecos Energy, LLC
- Project Address: Spring Street; Assessor's Map 9, Parcels 97 & 98
- Description: Construction of a 9MW ground mounted solar array including work in wetland buffers and wetland crossings.

The Conservation Agent indicated that the applicant is present and that there are a few concerns unresolved in the peer review. The latest comments from peer review came in this afternoon.

Rodney Galton, of Ecos Energy, walked the Commission through the original peer review comments and spoke to those remaining outstanding.

Comments 1-4, all relating to wetland locations, have been addressed and are all set. Peer review has suggested that the linear wetland west of the access road, and all other resource areas within 100' of the proposed work, be clearly flagged prior to construction. Commission agreed that this should be a condition.

Comment #5 – the wetland on the town line has been called out as a possible vernal pool, which is typically determined in spring or fall. Peer review indicated that the Commission should decide if they want another review of the criteria. The general consensus is that the gravel pit has largely disturbed everything and that no further review is needed.

Comments 6-9 have all been resolved

Comment #10 – The mounding analysis for one area shows unanticipated results. All infiltration areas are designed to draw down within 72 hours, and the shift from gravel pit to meadow will reduce runoff overall. Commission to condition decision on calculations being checked and resubmitted to Conservation Agent prior to construction.

Comments 11-22 are all set

Comment #23 – There will be no changes in the riverfront buffer – all access will remain as it is. Some riverfront buffer areas may be seeded upon completion of work.

Conditions discussed by Commission to be included:

- Flagging of linear wetland west of the access road, and all other resource areas within 100' of the proposed work, prior to construction.
- Submission of mounding calculations to Conservation Agent prior to start of construction.
- Submission of drainage area maps and existing calculations with Tc corrected to 6m submitted to Conservation Agent prior to construction.
- No alterations to be made within Riverfront Buffer area
- Proposed seed mix to be submitted to Conservation Agent and approved before construction.
- Per recommendation of Peer review – the proposed routine maintenance activities and debris/sediment disposal ( in an upland location) be defined in writing to the Conservation Agent prior to construction.

D. Whitaker asked for clarification that the seed proposed will grow on the gravelly surface. Rodney Galton confirmed that it will, in part due to hydroseeded application.

No other Commission members had concerns.

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**D. Whitaker made a motion to close the public hearing and K. Wante seconded. All present voted aye via roll call vote.**

**K. Wante motioned to issue the Order of Conditions with the standard conditions and those discussed here. M. Blanchard seconded the motion and all present voted aye via roll call vote.**

6:20pm	Notice of Intent Hearing	DEP 345-0705
	<ul style="list-style-type: none"><li>• Applicant: Scott Bullen</li><li>• Project Address: 52 West Shore Drive; Assessor's Map 6, Parcel 27</li><li>• Description: The proposed work will recreate a previously existing beach area – removal of grass and vegetation, replacement of sand and installation of a row of pavers to delineate lawn from beach area</li></ul>	

The hearing notice was read by the Chair and the hearing opened.

The Applicant outlined that existing sand was removed, with grass and new sand replaced in the same footprint. The intent is to install two layers of 8" high pavers to demark the beach area. The pavers will be installed over the already placed trap rock and work will be done by hand. The area behind the pavers will be loamed and reseeded.

Conservation Agent highlighted that the work began prior to permitting but the site was clean and erosion controls were in place.

K. Bradley stated that the work would likely have been approved and that similar work has been allowed previously. Other Commission members stated they have no concerns.

**D. Whitaker made a motion to close the public hearing and M. Blanchard seconded. All present voted aye via roll call vote.**

**K. Wante motioned to issue the Order of Conditions with the standard conditions. M. Blanchard seconded the motion and all present voted aye via roll call vote.**

6:25pm	Notice of Intent Hearing	DEP 345-0703
	<ul style="list-style-type: none"><li>• Applicant: Town of Winchendon</li><li>• Project Address: Robbins Bridge; No Assessor's Map/Parcel</li><li>• Description: This is a limited project to replace the existing failed culvert with a new high strength concrete bridge structure with similar horizontal and vertical alignment.</li></ul>	

The Chair read the public notice hearing and opened the hearing. Sara Kreisel of BSC presented an overview of the proposed project. The project area is very rural with few homes in the area. There is no flood zone and no endangered species are present. The project will replace the existing failed culvert (13.5'w x 8'h x 32' l) that has rusted through and been undermined by flow. Grant funding (\$500k) has been received to install a new pre-cast three sided rigid framed bridge of the same size. It is designed for the 10 year flood and will have an open bottom allowing for improved wildlife

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passage. The project will allow for widening of the roadway and all impacted areas will be restored. The work will likely be done in Spring of 2021 and MA DOT review will be completed this winter.

K. Wante asked if there will be any weight limits on the bridge and Sara Kreisel responded that there will not be; that any statutory truck will be fine and there will be no postings needed.

Other members had no concerns and M. Blanchard indicated that the project will improve safety.

**D. Whitaker made a motion to close the public hearing and M. Blanchard seconded. All present voted aye via roll call vote.**

**K. Wante motioned to issue the Order of Conditions with the standard conditions. M. Blanchard seconded the motion and all present voted aye via roll call vote.**

6:30pm	Notice of Intent Hearing	DEP 345-0706
	<ul style="list-style-type: none"><li>• Applicant: Greg Neumaier</li><li>• Project Address: 336 Lakeview Drive; Assessor's Map 12, Parcel 24</li><li>• Description: Reconstruction of walkways and drainage grading.</li></ul>	

Greg Neumaier explained the project; replacement of the existing RR tie/brick sidewalks with stamped concrete and fill in the area of the existing deck to direct drainage away from the structure. There are two tree stumps that create a high point and drainage runs under the home. He would like to fill with approximately 18" of soil then install a stamped concrete patio area.

D. Whitaker asked about the distance from the Lake, which Greg Neumaier responded is about 30' to the existing deck. D. Whitaker indicated concern with changing drainage to run directly into the lake.

K. Bradley asked if removing the stumps would help to address the drainage issue. Greg Neumaier indicated that removing these would likely be more disruptive and would be difficult.

M. Blanchard agreed that it's too close to the Lake to have runoff directed into water. K. Bradley indicated additional concern that grading that close to the Lake is generally not allowed. K. Bradley indicated that in addition to concerns about the distance to the lake that the runoff would need to have a drywell or similar treatment/infiltration.

Greg Neumaier indicated willingness to consider drywell and that pavers could be used instead of stamped concrete if that would be preferable.

K. Bradley indicated that the distance to the lake is difficult and suggested that the hearing be continued so the applicant can re-work drainage. He asked when the applicant intends to start construction. K. Bradley also thinks replacement of the walks is less problematic than the re-grading.

Greg Neumaier indicated a Spring 2021 start. He offered a site visit and is open to suggestions.

**D. Whitaker made a motion to continue the public hearing to 6:05pm on December 10th and M. Blanchard seconded. All present voted aye via roll call vote.**

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6:35pm                      Notice of Intent Hearing                      DEP 345-0707

- Applicant: Michael Carlotto
- Project Address: 126 East Monomonac Drive; Assessor's Map 8, Parcel 9
- Description: The proposed work includes replacement of existing piers with a full block foundation approximately 75' from Lake Monomonac.

Michael Carlotto walked through the sketches and ideas for the proposed project. One of the middle piers had failed due to erosion and the work done to date has shored that up. The current piers go approximately 1' into the soil and have no ties. His intent is to install two I-beams to support the building with CMU blocks. The site will be loamed and seeded upon completion.

M. Blanchard indicated that erosion controls will be needed and that equipment will need to be kept away from the water as much as possible.

**D. Whitaker made a motion to close the public hearing and M. Blanchard seconded. All present voted aye via roll call vote.**

**K. Wante motioned to issue the Order of Conditions with the standard conditions. M. Blanchard seconded the motion and all present voted aye via roll call vote.**

Certificates of Compliance Request- 57 Elmwood - Atty Glenn for Rick Morin  
Two development lots were issued Orders of Conditions (345-0532) in 2007 that need to be released.

Conservation Agent indicated that the sites appear complete, neat and no issues were seen.

**D. Whitaker motioned to issue the two Certificates of Compliance as requested. M. Blanchard seconded and all present voted aye via roll call vote.**

Conservation Agent notified the Commission that a resident on Town Farm Road needs to replace their well. Their site is constrained by their septic location, residence and wetland area. They are hoping that the Commission can meet in advance of November 12 to review this urgent project. The garage to the property line is approximately 35' and the well requirements include offset of 15' from property line and from foundation, leaving a very narrow possible location. Wetlands are located off the property – approximately 25' from the proposed well location. Shifting to the rear of the home is not viable due to septic location.

**D. Whitaker motioned to allow the Agent to review and issue the Order of Conditions with the standard conditions. M. Blanchard seconded the motion and all present voted aye via roll call vote.**

**K. Wante motioned to adjourn the meeting. M. Blanchard seconded and all voted aye via roll call.**

**Chair adjourned the meeting at 7:33pm**