

## TOWN OF WINCHENDON



WINCHENDON TOWN CLERK  
RCUD MAY 18 2021 PM3:21

### Conservation Commission Regular Meeting/Public Hearing Minutes

April 8, 2021 remotely at [www.zoom.com](https://www.zoom.com)

Meeting ID: 935 8152 6684 Passcode: 7269867

Members Present: Kyle Bradley, David Whitaker, Melissa Blanchard, Ken Wante, Lionel Cloutier  
Identified Others Present: Alison Manugian (Conservation Agent), Fire Chief Thomas Smith, Angel Lehtonen, Karen & Travis Drudi, Kelley Fike, Nate Schroeder, Cindy Fitch, Ryan McCauley, Marc Dorwart, Sarah Monfreda, John Deline

Meeting called to order by Chair Kyle Bradley at 6:00pm.

**M. Blanchard made a motion to approve the minutes of March 11, 2021. L. Cloutier seconded the motion and K. Bradley, M. Blanchard & K. Wante, L. Cloutier approved via roll call vote; D. Whitaker abstained as he wasn't in attendance.**

#### 356 Lakeview

A Manugian filled the Commission in on the compliant received about raised garden beds under construction on the beach. This property has two Orders open- one for residential reconstruction and one for shed construction. M. Blanchard would like to take a look and D. Whitaker plans to stop by and review. D. Whitaker motioned to followup next month. K Wante seconded the motion and all voted aye via roll call.

#### Winchendon Community Park/Ingleside Prescribed Burn

- Following concerns expressed last month the Fire Chief is at this meeting to answer questions. A Manugian summarized that the primary Conservation concerns seem to be runoff quantity and erosion and possible contamination to Whitney Pond and vernal pools.
- K. Bradley reminded everyone to keep concerns and discussion to conservation topics. He summarized that the bottom floor windows are boarded up and that the windows, copper wiring and asbestos have been removed. The swabs he took indicate the presence of lead paint on the exterior.
- Chief Smith stated that the Fire Department was approached after the decision was made to demolish the structure. A prescribed burn such as this uses very little water as the intent is to have several staged burns to practice different situations. The structure will be burned down into the cellar. He anticipates no runoff from the structure and only very minor overspray. Lead paint is not part of the DEP list of items to be removed prior to burn. The current plan is so have the burn in Fall of 2021 when DEP confirms the conditions of the specific day; the DEP process review is still underway. A burn such as is scheduled is an invaluable training tool.
- K. Bradley pointed out the trees overhanging the structure that will need to be trimmed.
- Chief Smith clarified that the trees are not to be trimmed that they are very resilient and the Fire Department will work to minimize impact to them.
- D. Whitaker indicated that he's not familiar with this project, but understands the importance of training. He asked for clarification of what structure is to be burned (K. Bradley confirmed it's the

**TOWN OF WINCHENDON**  
**Conservation Commission Minutes – April 8, 2021**

large residence not the barn) and suggested that waddles be installed on the downhill sides of the structure.

- K Bradley agreed that this is a good idea.
- M. Blanchard indicated concern about the lead getting into the air and runoff in general and asked about air quality monitoring.
- Chief Smith indicated that the final go-ahead comes from DEP on the day of the scheduled burn based on weather conditions and the dispersion rate anticipated.
- L. Cloutier indicated he had two questions:
  - Is the Town going to float a bond to protect the Miller's River from contamination?
    - Chief Smith responded that he hasn't heard of this in any way
  - Will the Fire Department protect the vernal pool proximate to the burn?
    - Chief Smith indicated that there shouldn't be any contamination.
- A Manugian asked who at DEP has been part of the project and asked for copies of the reports and such to date.
  - Chief Smith indicated the contact is Michelle Delemarre who signs off on any live burns
- M. Dorwart expressed concerns about the balance between benefits and detriments and indicated is respect for the Fire Chief. He asked the Chief to sell the project and summarize the benefits.
  - Chief Smith indicated that this is a vital opportunity to experience flash over and training in room safety and ventilation techniques. Prior to the burn the building will be used for other trainings and that the day of the burn there will be multiple situations in different rooms
- No other concerns were expressed and the Chair indicated his appreciation to the Chief for coming to the meeting.

**Notice of Intent Hearing Continuation**

**DEP 345-0717**

- Applicant: Chris and Tracey Brennan of CTB Enterprises dba Rooterman
- Project Address: Gardner Road Assessor's Map 9, Parcels 17
- Description: work includes grading, stormwater management, paved driveway and parking lot between 50' and 100' from the wetland with a new commercial building.
  - A Manugian summarized that the peer review is still pending for Planning Board so it likely makes sense to keep this open as the applicant requested.

**K. Wante motioned to continue this hearing to May 13, 2021 at 6:05pm. M. Blanchard seconded the motion and all voted aye via roll call.**

**Amendment of Order of Conditions Hearing Continuation**

**DEP 345-0649**

- Applicant: West Street 1 Solar, LLC & Nexamp Solar
- Project Address: West Street; Assessor's Map 2, Parcels 109
- Description: Request to permanently leave boulders covering sections of buffer.
  - K. Fike of Nexamp indicated that in response to the community concerns they would like to withdraw, without prejudice, the request for amendment of the Order of Conditions. They would like an extension to be able to comply with the original Order that will continue to govern. The intent is to process the boulders onsite into rip rap and remove from the site. The erosion controls and flagging in the vicinity of the boulders have been refreshed.
  - K. Wante indicated comfort with the extension but added concerns about other possible future delays and extension requests
  - M. Blanchard, L. Cloutier and D. Whitaker indicated their satisfaction with this request for amendment and withdrawal of amendment request.

**TOWN OF WINCHENDON**  
**Conservation Commission Minutes – April 8, 2021**

- A. Manugian asked what abutters should anticipate in terms of noise or other impacts.
  - K. Fike responded that the crushing will take about two weeks with hours of 8-5. Before crushing the boulders will be relocated onsite.
- S. Monfreda indicated questions as an abutter:
  - Did all of the wetlands get reflagged? It appears some has been done but not all.
  - Did all of the erosion controls get checked and repaired
    - K. Fike indicated that only controls near the pending work were refreshed
  - Will only the boulders shown on the applicant's plan be relocated and crushed or will the boulders on her property and near the entrance be addressed?
    - K. Fike indicated that the work is scheduled for the buffer zones on the North and West sides and that there's nothing pending on the Eastern side or near the entrance way.
  - Following brief discussion of the intent with regard to boulders on Monfreda's property the Chair K. Bradley suggested meeting on-site with S. Monfreda
- M. Dorwart indicated that he'd like the work completed sooner than a year from now.
  - A. Manugian clarified that the extension would run through October of 2021 given the previous approval dates and automatic extension of deadlines from the Governor in response to the COVID pandemic.

**L. Cloutier motioned to close the hearing and M. Blanchard seconded; all present voted aye via roll call.**

**K. Wante motioned to allow the amendment request withdrawal without prejudice and to grant an extension of one year with work to be completed by October 26, 2021. M. Blanchard seconded the motion and all voted aye via roll call.**

**Notice of Intent Hearing Continuation**

**DEP 345-0725**

- Applicant: Cindy Fitch
- Project Address: 6 Island Road; Assessor's Map 6, Parcels 9
- Description: The proposed work includes addition to the existing home and installation of new septic system and artesian well and previous unpermitted fill and tree removal.
  - A Manugian summarized that there are two primary components to this property currently – the previous violations and the proposed project for residential expansion. Previously it seemed logical to include restoration and resolution of the violations (tree removal and fill) with the proposed project NOI, unfortunately the project isn't progressing which means that the violations linger unaddressed to date. Because of this the Agent would like to see the two separated moving forward.
  - K. Wante expressed concern about the restorations being undone with the NOI for the project moves forward eventually.
  - K. Bradley likes the idea of getting the violations cleaned up
  - D. Whitaker indicated that an enforcement order may be needed (previously issued)
  - K. Bradley wants to see the restoration as part of the NOI as does L. Cloutier
  - A Manugian indicated concern about accelerating erosion if the logs are cleaned up and no restoration is done.
  - D. Whitaker indicated that temporary cover should be considered – mulch or wood chips
  - N. Schroeder indicated that conversations are ongoing and that the team would like to see the violations separated from the proposed residential work. They intend to adjust the design

**TOWN OF WINCHENDON**  
**Conservation Commission Minutes – April 8, 2021**

coming forward to reduce the footprint. He's hoping that resubmission can happen in advance of the next meeting and would like Commission guidance on the violations.

**M. Blanchard motioned to separate the enforcement order violations from the NOI. L. Cloutier seconded the motion and all voted in agreement via roll call.**

- Discussion ensued regarding the cleanup and erosion controls. N. Schroeder suggested a site visit to review options in person. It may be possible to have cleanup begun if not completed by the May meeting.
- Consensus developed around the need to remove the cut trees and to establish erosion controls upstream of the house and a site visit was planned for 4:15pm on Monday April 12.
- R. McCauley indicated frustration with the duration of the application and hearing process and concerns about the zoning setbacks. He encouraged Commissioners to deny the NOI since there is so much requested information outstanding. He may attend the site walk on Monday.

**D. Whitaker motioned to have the site cleanup of trees completed by May 13 with a restoration plan for review. L. Cloutier seconded this motion and all voted aye via roll call.**

**K. Wante motioned to continue the public hearing to 6:10pm on May 13th. L. Cloutier seconded the motion and all present voted aye via roll call.**

**Discussion of 75 First Street pending work**

- A Manugian summarized that an Order of Conditions was issued last year allowing the applicant to demolish the existing residence at this location and to rebuild.
- In part due to the COVID pandemic the owners no longer plan to raze and rebuild – they would like to add on a new foundation where the car port is and around the streetside of the existing home. The Commission is being asked if an amendment to the Order is required or if the changes can be captured in the As-Built required for the Certificate of Compliance.
- L. Cloutier has no concerns.
- J. Deline, Engineer, has outlined that the current intent is less impactful than the original approval.
- K. Bradley and D. Whitaker are ok with proceeding and capturing changes in the As-Built
- K. Wante asked if the intent is to retain the exiting well located in the basement. T. Drudie confirmed this is the intent as it has great water quality per recent testing.
- M. Blanchard affirmed her comfort with the As-Built process and all agreed

**K. Wante motioned to adjourn, and M. Blanchard seconded the motion. All approved via roll call vote and the Chair adjourned the meeting at 7:22pm.**