

Approved: 1/12/23

TOWN OF WINCHENDON

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Conservation Commission

Telephone (978)-297-5402

Regular Meeting/Public Hearing

August 11th, 2022

Town Hall 2nd Floor Auditorium

109 Front Street, Winchendon, MA 01475

PRESENT: Kyle Bradley, Melissa Blanchard, Lionel Cloutier
Nicole Roberts, Planning/Land Use Coordinator
Matt Marro- Conservation Agent, present remotely
Justin Sultzbach, Town Manager

ABSENT: David Whitaker

MATERIALS: Agenda & Notice of Meeting: August 11th, 2022

CALL TO ORDER: K. Bradley called the meeting to order at 6:00PM

MINUTES: None.

NEW BUSINESS:

- Recommendation for a new Conservation Commission Member: Glenn LaRochelle

L. Cloutier motioned to appoint Glenn LaRochelle as a new Conservation Commission member, 2nd by M. Blanchard.

Blanchard (Y) Cloutier (Y) Bradley (Y) 3-0

- Disc golf at the Winchendon Community Park

Chris Tompkins came before the board to present a plan for installing a disc golf course at the Winchendon Community Park. It would include one basket in the field for practice and warm up and 3 family friendly disc golf holes south of the soccer field. The intention is to expand to 9 holes once resources allow. All wetland flags were remarked and plotted via GPS. The Tee Pads were minimally invasive, usually consist of a small concrete pad, rubber mat, or crushed stone. The committee planned to do a site visit on August 13th, 2022 at 3:30PM.

HEARINGS:

6:05PM Notice of Intent (NOI)

Applicant: Roger Bolvin

Project Address: 135 Island Road;

Assessor's Map M5 Parcel 2

Conservation Commission Minutes
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Description: Addition of beach sand to existing beach

K. Bradley read the public hearing notice and opened the hearing.

M. Mario explained his reasoning for approval with the the conditions- no beach expansion and no sand in the water past the high water mark.

L. Cloutier motioned for a negative determination, 2nd by M. Blanchard.

Blanchard (Y) Cloutier (Y) Bradley (Y) 3-0

6:10PM Notice of Intent (NOI)

Applicant: Bull Spit Brewing Company

Project Address: 4 Summer Drive Assessor's Map 583 Parcels 100, 153, 158, 159, & 160

Project Description: Refurbishing 4 Summer Drive into the Bull Spit Brewery & Tap Room. Removal of the middle section of the existing building located at 11 Summer Drive, preservation of the remaining easterly section to be used as cold storage and another use TBD for the western section.

K. Bradley read the public hearing notice and opened the hearing.

The project consists of 5 parcels totaling 4.4 acres. It will include 128 parking spaces, a brewery & tap room building, and an outdoor patio area. There is work proposed within the 75 ft buffer zone but it would be an improvement to the property. K. Bradley expressed his approval of the project but added he was not sure about the parking within the 50 ft buffer zone. It was mentioned the site is pre-existing and it would only be an improvement to the currently existing lot, as they just suggesting to add a strip of grass between the pond and lot. N. Roberts added the project has a DEP # issued and they had no comments. Wooden guardrails were discussed to keep vehicles from moving more forward in the parking area. There was no public comment.

L. Cloutier motioned for an approval with standard order of conditions, 2nd by M. Blanchard.

Blanchard (Y) Cloutier (Y) Bradley (Y) 3-0

NEW BUSINESS:

- Discussion, Hillview Business Park Subdivision off Commercial Drive

K. Bradley read the public hearing notice, opened the hearing, and asked for a motion to continue to the next meeting.

L. Cloutier motioned to continue the hearing to September 8th, 2022, 2nd by M. Blanchard.

Blanchard (Y) Cloutier (Y) Bradley (Y) 3-0

Continued Hearings:

6:15PM Notice of Intent (NOI)

Applicant: Alphonse Baron

Project Address: 28 West Shore Drive Assessor's Map 6 Parcel 49

Project Description: Construction of a septic system to serve an existing dwelling within 100' of Sunset Lake

K. Bradley read the public hearing notice.

Paul Grasewicz presented the revised plans. There were no comments by the board or public.

L. Cloutier motioned for an approval with standard order of conditions, 2nd by M. Blanchard.

Blanchard (Y) Cloutier (Y) Bradley (Y) 3-0

6:20PM Notice of Intent (NOI)

Applicant: Dan Bertram

Project Address: 67 Hill Street Assessor's Map 5C1 Parcel 73

Project Description: Construction of a driveway within the 200' riverfront buffer. Construction will result in 3,731 S.F. of new riverfront buffer disturbance.

K. Bradley read the public hearing notice.

M. Blanchard motioned to continue the hearing to September 8th, 2022 at 6:10PM, 2nd by L. Cloutier.

Blanchard (Y) Cloutier (Y) Bradley (Y) 3-0

6:25PM Notice of Intent (NOI)

Applicant: Asher Construction, LLC.

Project Address: Doyle Avenue Assessor's Map 8 Parcel 236

Project Description: Construction of a single family dwelling serviced by a septic system within the 100' buffer zone of a wetland accessed by a driveway which involved a wetland crossing with 1,553 S.F. of wetland disturbance.

K. Bradley read the public hearing notice.

L. Cloutier motioned to continue the hearing to September 8th, 2022 at 6:15PM, 2nd by M. Blanchard

Blanchard (Y) Cloutier (Y) Bradley (Y) 3-0

6:30PM Notice of Intent (NOI)

Applicant: Chris Kapsimalis

Project Address: 770 River Street Assessor's Map 4 Parcel 136

The revised plans showed they moved the septic system out of the 100 ft well radius of the abutter. It is still located in the properties 100 ft well radius by 85.9 ft, but that is where the current system is.

L. Cloutier motioned to approve with standard order of conditions, subject to the board of health approval, 2nd by M. Blanchard.

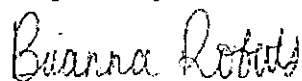
Blanchard (Y) Cloutier (Y) Bradley (Y) 3-0

L. Cloutier made a motion to adjourn, 2nd by M. Blanchard.


Blanchard (Y) Cloutier (Y) Bradley (Y) 3-0


ADJOURNMENT: 7:10PM


Respectfully submitted,

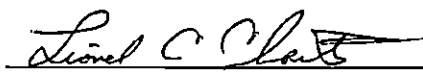


Brianna Roberts, Conservation Commission Recording Secretary



Kyle Bradley, Chairman

David Whitaker, Vice-Chairman

Melissa Blanchard

Lionel Cloutier