

TOWN OF WINCHENDON  
CONSERVATION COMMISSION MEETING MINUTES  
THURSDAY, DECEMBER 8, 2016 7 P.M.  
Town Hall, 2ND Floor Conference Room  
109 Front Street, Winchendon, Mass.



Present:

Garrett Davieau, Chairman  
Lionel Cloutier, Vice-Chairman  
Tony George, Member  
David Whitaker, Member  
Kyle Bradley, Member

David Koontz, Conservation Agent  
Debra Dennis, Recording Secretary

The meeting was called to order by Chairman Davieau 7:03 p.m.

- **Bills- A motion was made by Kyle Bradley to approve payment of \$75.00 to the Recording Secretary; Tony George seconded.**

DAVIEAU(Y) CLOUTIER(Y) GEORGE(Y) WHITAKER(Y) BRADLEY(Y)

- **Extension to Order of Condition 345-0500 (Glenwoods Mobile Home Park)-David Koontz said the drainage at the mobile home park expired a year ago but he sees no reason not to grant an extension. They are in compliance. Kyle Bradley made a motion to grant a two year extension; Tony George seconded.**

DAVIEAU(Y) CLOUTIER(Y) GEORGE(Y) WHITAKER(Y) BRADLEY(Y)

- **Certificate of Compliance 345-0261- David Koontz said he went out last Monday and did a sight inspection. Kyle Bradley made a motion to approve the extension; Tony George seconded.**

DAVIEAU(Y) CLOUTIER(Y) GEORGE(Y) WHITAKER(Y) BRADLEY(Y)

**Request for Determination Applicability**-Mass DOT Highway Division District #2-Route 12(School Street), extending from Mill Street north to the State Line. Kyle Bradley read the public meeting notice. Ms. Anne O'Flaherty came forward representing Mass DOT. She said this would be from the south of the Mill Street intersection to the state line. There would be no impasse per environmental. The work will be in the roadway, there will be no off road work. The sidewalks will be at the south end of the project, maybe 80 feet south of Mill Street. David Koontz said there are no concerns with the wetlands impact with this project. Erosion controls will be put in place. **Kyle Bradley made a motion to approve negative determination with conditions; Tony George seconded.** DAVIEAU(Y) CLOUTIER(Y) GEORGE(Y) WHITAKER(Y) BRADLEY(Y)

**Notice of Intent**-Shane Lampinen dba Broadvest Real Estate Group, 16 Stoddard Road; Assessor's Map 11, Lot 205-Kyle Bradley read the Public Hearing notice. Chairman Davieau recognized Mark Popham representing Shane Lampinen. Mr. Popham spoke about the plan and the revised plan. He said the original plan is with a 50 foot buffer zone associated with the septic system. The revised plan calls for the same plan but the alignment is 225 feet in length and 20 feet off the septic. David Koontz said the wetland was discovered when he went out to do site work. The house is 75 feet away from the wetlands. This is approvable. **Kyle Bradley made a motion to close the hearing; Tony George seconded.**

DAVIEAU(Y) CLOUTIER(Y) GEORGE(Y) WHITAKER(Y) BRADLEY(Y)

**David Whitaker made a motion to approve the notice of intent; Kyle Bradley seconded.**

**DAVIEAU(Y) CLOUTIER(Y) GEORGE(Y) WHITAKER(Y) BRADLEY(Y)**

**Request for Determination of Applicability**-S&A Rental Corp, 111-221 Peggi Lane: Assessor's Map 6A-1, Lot 58-Kyle Bradley read the public meeting notice. Chairman Davieau recognized Steven Kosakowski representing S&A Rental Corporation. He said the plan shows the new road, shows the layout of the manufactured homes. The wetlands have been relocated. He said they now want to put in houses. He said a couple of the lots have some issues and may have to be handled separately. All lots meet the 75 foot. Lot 161 has wetlands out back that is adjacent to the detention pond. They are hoping to get through the majority of the lots. David Whitaker questioned lot 111. Mr. Kosakowski said the house will be turned perpendicular then on the plan for lot 111. David Koontz said there may be issues with lot 111. Chairman Davieau said the plan should reflect the definite positioning of the homes. David Koontz said he will verify compliance with every lot. If the 75 foot setback requirement is not met he will not sign off on the building permit. He said you don't need to address lot by lot. **Lionel Cloutier made a motion to approve the determination of applicability; Kyle Bradley seconded.**

**DAVIEAU(Y) CLOUTIER(Y) GEORGE(Y) WHITAKER(Y) BRADLEY(Y)**

**Notice of Intent**-Town of Winchendon Department of Public Works, Lake Monomonac-John Lewandowski came forward. He said we had a contingency plan for wells but it is too late in the year. We can leave it open this year and come back next year with the best plans we have. He said he would like to get a true two foot drawdown this year. Chairman Davieau said the issue is who has the authority to conduct that measure. Tony George said he would like it put on record that the town received notice dated November 13, 2007 that the White's Mill dam doesn't meet the standards and it is non-compliant. He also read a report dated July 15, 2015 that when inspected it was just as bad maybe worse. He said pulling boards out of the Great Dam is a safety issue. Pulling boards at Great Dam pressurizes the White Mill Dam. Chairman Davieau said this information gives me some concern; we need to take a step back. No changes for now.

**Notice of Intent**-Catherine Mizhir dba All American Builders Inc. 606 School Street; Assessor's Map 1, Lot 245-Paul Grasewicz came forward. He said he moved the stakes for the house to come in compliance of the 75 foot setback. He reflagged the wetlands that were closest. There is erosion control on the easterly side. David Koontz said it looks less than the 50 feet no disturb. He said flip the well over and add the 50 foot line. Mr. Grasewicz said no problem. David Koontz said there needs to be erosion control and some kind of permanent marking of the 50 feet no disturb. **Kyle Bradley motioned to approve the notice of conditions with what was discussed; David Whitaker seconded.**

**DAVIEAU(Y) CLOUTIER(Y) GEORGE(Y) WHITAKER(Y) BRADLEY(Y)**

**Notice of Intent**-Jamison VanDyke Gardner Road; Assessor's Map 9 Lots 106 & 62-Paul Grasewicz said they filed with the Planning Board. David Koontz said we should continue this hearing pending any issues with the Planning Board review. **Kyle Bradley motioned to continue this until the January 26<sup>th</sup> meeting; Tony George seconded.**

**DAVIEAU(Y) CLOUTIER(Y) GEORGE(Y) WHITAKER(Y) BRADLEY(Y)**

**Notice of Intent**-Roger Leblanc 760 River Street; Assessor's Map 4, Lot 135- Roger Leblanc came forward. David Koontz said there were four tasks outlined in August that you had 60 days to complete. Two by the winter season and then two this spring. Mr. Leblanc said tasks 1 and 2 are completed. Tasks 3 and 4 haven't been attempted yet. Chairman Davieau said he would like the outstanding items resolved before the paddock is constructed. David Koontz said it will have to wait until next spring. **Kyle Bradley motioned to have this continued until the next meeting; Lionel Cloutier seconded.**

**DAVIEAU(Y) CLOUTIER(Y) GEORGE(Y) WHITAKER(Y) BRADLEY(Y)**

#### **NEW BUSINESS:**

- David Romanowski, proposed cutting of red pines at 261 High Street-John Walker and David Romanowski came forward. Mr. Walker said David would like to cut red pines down at 261 High Street. This would consist of 100 to 135 red pine trees that are in bad shape. Some are in the wet land. There are wetland plants growing. Any area of wetland that is compromised will be fixed up. David Koontz said it would be good to get rid of them. He

said his concern is it needs to be done when the ground is frozen. He said there will be a hearing on January 26<sup>th</sup> concerning this.

- Kenneth MacNeil, proposed modifications to Orders of Conditions 345-0449 and 345-0515 on Mellen Road-Andre and Kenneth MacNeil came forward. Mr. Andre said he would like to ask the commission to consider an extension of the order of conditions even though it expired. David Koontz said you are asking the commission to extend an order of conditions that originally was for lot 9 and you want it to be for lot 10 that doesn't comply with local bylaw guidelines. Kenneth MacNeil said lot 9 would take \$100,000 of landfill. It is more desirable to get into lot 10. David Koontz said he recommends to not extend. They are free to file a new notice of intent and propose not doing the 300 feet of filling. Chairman Davieau said the order of conditions has expired. You will have to reapply for the plan. David Koontz said the commission is in favor of the concept.
- Conservation Agent request for partial Certificate of Compliance 345-0582 Hillview Business Park-
- Update on wetland bylaw fees and land conservation projects and discuss scheduling of meetings with Board of Selectmen-David Koontz said on September 22<sup>nd</sup> the commission directed him to review area towns fees and he proposed to draft a fee schedule. The Commission voted in favor of that. The Commission needs to hold a hearing to adopt them. The Board of Selectmen would also need to adopt. He said he spoke with the Town Manager and it would make more sense to have an informal meeting with the Board of Selectmen first to make sure they are agreeable. The tentative joint meeting is for January 23, 2017.
- Vote to expend from Conservation Trust Fund for due diligence for Town Forest transfer-  
**Kyle Bradley motioned to expend \$15,000 from the Conservation Trust Fund for the survey and title work; Lionel Cloutier seconded.**

DAVIEAU(Y) CLOUTIER(Y) GEORGE(Y) WHITAKER(Y) BRADLEY(Y)

Chairman Davieau asked if the Building Inspector has looked at the camp. David Koontz said he is in the process of drafting a letter.

The next Conservation Commission meeting is January 26, 2017.

**ADJOURNMENT: A motion was made by Kyle Bradley to adjourn the meeting; Toney George seconded.**  
DAVIEAU(Y) CLOUTIER(Y) GEORGE(Y) WHITAKER(Y) BRADLEY(Y)

**The meeting was adjourned at 9:16p.m.**

Respectfully Submitted;

Debra A. Dennis  
Recording Secretary

