

Date Approved 12/13/18

RECEIVED

FEB 20 2019

CONSERVATION COMMISSION MINUTES
4th floor Conference Room
11/29/18

WINCHENDON TOWN CLERK

Present: David Whitaker, Garrett, Davieau, Tony George, Kyle Bradley and David Koonce

Absent: Lionel Cloutier

DOCUMENTS & EXHIBITS

356 Lakeview Dr. - plans

24 Sibley Rd. - plans

Bemis Rd. - plans

192 Main St. - plans

CALL TO ORDER

Chairman Garrett Davieau, called the meeting to order at 7 p.m.

NEW BUSINESS

Tony George made a motion, 2nd by David Whitaker - **VOTE** - unanimously approved to accept the minutes of 11/8/18

David Whitaker made a motion, 2nd by Kyle Bradley - **VOTE** - unanimously approved to pay the secretary.

HEARINGS

7:05 p.m. (RDA) Request for Determination of Applicability, 356 Lakeview Dr., Julie Osborne, construction two bedroom home
Warren Field represented the applicant.

The project entails the demolition and reconstruction, including new foundation within the same footprint, of an existing two-bedroom dwelling. The work includes the removal of three 6" + diameter pine trees. The applicant will tear down existing structure and rebuild with a foundation. No change in the grading of the area. Agent Koonce did not have any concerns. He requests erosion control in place before the work begins. Agent Koonce recommended crushed stone for erosion control around the base of the house. Chairman Davieau asked the board for comments. There were no concerns from the members. David Whitaker made a motion, 2nd by Tony George - **VOTE** - unanimously approved to close the hearing. David Whitaker made a motion, 2nd by Kyle Bradley - **VOTE** - unanimously approved a Negative Determination.

7:15 p.m. (ANRAD) Abbreviated Notice of Resource Area Delineation, Bemis Rd., Toy Town Solar, LLC
Michael Newhouse of Kleinfelder, represented the applicant.

The project entails the confirmation of Wetland Resource Area Boundaries off Bemis Rd. Agent Koonce requested for abutter notification cards. Mr. Newhouse will get them to Agent Koonce. Agent Koonce went over DEP's comments. Mr. Newhouse will revise the text. A site visit will need to be rescheduled for the following week. Mr. Newhouse will revise the wording to say the Town of Winchendon. The Commission's peer review, Chuck Caron is scheduled for a site visit tomorrow. Another may be scheduled next week. Agent Koonce will review the forest cutting plans. David Whitaker made a motion, 2nd by Kyle Bradley - **VOTE** - unanimously approved to continue the hearing to December 13, 2018.

7:30 p.m. (ANRAD) Abbreviated Notice of Resource Area Delineation, 122 Gardner Rd., Carmichael Solar, LLC,
No one was present. Agent Koonce asked for a continuance.

Agent Koonce stated it is in the very early stage. No peer review has been started. The Board asked who requested a continuance. Agent Koonce stated it should be the applicant. David Whitaker made a motion, 2nd by Kyle Bradley - **VOTE** - approved by Garrett Davieau, David Whitaker and Kyle Bradley to continue the hearing.
Tony George **VOTED - NO.**

7:40 p.m. NOI, Notice of Intent, School Street, Christopher Gagnon, Construction of a One-Story Building, Associated Septic System, Driveway Access, Parking, Storm Water Management Infrastructure, Grading and Landscaping.

The applicant requested a continuance.

Tony George made a motion, 2nd by David Whitaker - **VOTE** - unanimously approved to continue the hearing to December 13, 2018.

7:50 p.m. (RDA) Request for Determination of Applicability, 192 Main St., Ronald Alger, Jr., Repair/Upgrade for Existing Sewage System serving a three-bedroom dwelling.
John Deline, Deline Engineering, represented the applicant.

John Deline stated the property did not pass a Title 5 inspection. A septic repair/upgrade is needed. Agent Koonce approves with conditions. Tony George made a motion, 2nd by Kyle Bradley - **VOTE** - unanimously approved to close the hearing. David Whitaker made a motion, 2nd by Tony George - **VOTE** - unanimously approved a Negative Determination with conditions.

7:55 p.m. (RDA) Request for Determination of Applicability, 24 Sibley Rd., Bruce & Rosemarie Santangelo, Repair/Upgrade Existing Sewage System
John Deline, Deline Engineering, represented the applicant.

John Deline stated the property did not pass a Title 5 inspection. A septic repair/upgrade is needed. They are going to the Board of Health for a variance of 50'. There is a high water table. Agent Koonce stated there is not much room. The erosion control needs to be extended. John Deline stated something will need to be moved - the shed or the pool. Kyle Bradley made a motion, 2nd by David Whitaker - **VOTE** - unanimously approved to close the hearing. Tony George made a motion, 2nd by Kyle Bradley - **VOTE** - unanimously approved a Negative Determination with erosion control.

OLD BUSINESS

Discussion (cont'd) William and Jennifer Biker - Request to re-negotiate a deed restriction required by Order of Conditions 345-0661 (286 Lakeview Drive) Mr. & Mrs. Biker were in attendance.


Mr. & Mrs. Biker are merging two pieces of property and removing the old cottage. After some discussion with the Board, it was decided that Mr. & Mrs. Biker will go to the Zoning Board first to ask for a Variance. If they are refused, they will come back before the Conservation Commission to re-negotiate the deed restriction. Agent Koonce will write up revised language. Tony George made a motion, 2nd by David Whitaker - **VOTE** - unanimously approved for Agent Koonce to revise the language for review at the Board's next meeting. David Whitaker suggested the language should say "To be considered for a deed restriction modification, the applicant must exhaust all options through all town boards". The discussion will be continued at the December 13, 2018 meeting.

ADJOURNMENT

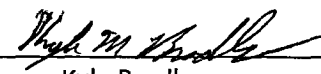
Tony George made a motion, 2nd by David Whitaker - **VOTE** - unanimously approved to adjourn. The meeting adjourned at 8:11 p.m.

Respectfully submitted by

Patty Driscoll, Secretary




Garrett Davieau



Kyle Bradley



David Whitaker



Tony George