

FEB 20 2019

WINCHENDON TOWN CLERK

**CONSERVATION COMMISSION MINUTES**  
**4<sup>TH</sup> Floor Conference Room**  
**9/20/18**

**Present:** Lionel Cloutier, David Whitaker, Kyle Bradley, David Koonce

**Absent:** Garrett Davieau and Tony George

**DOCUMENTS & EXHIBITS**

116 Beachview Dr. - plans

296 Beachview Dr. - plans

**CALL TO ORDER**

Vice Chairman, Kyle Bradley called the meeting to order at 7:00 p.m.

**NEW BUSINESS**

David Whitaker made a motion, 2<sup>nd</sup> by Lionel Cloutier - **VOTE** unanimously approved to pay the secretary. Agent Koonce presented a Certificate of Compliance for 16 Stoddard Rd. for signature. David Whitaker made a motion, 2<sup>nd</sup> by Lionel Cloutier - **VOTE** unanimously approved to issue the Certificate of Compliance for 16 Stoddard Rd. The minutes could not be approved. Commission members at that meeting were not present.

**HEARING**

**7:05 p.m. (RDA) Request for Determination of Applicability, 116 Beachview Dr. James McDonald, Removal and the Replacement of a Retaining Wall**  
**James McDonald represented himself.**

The project entails the removal of an existing retaining wall followed by the replacement with a 16' long x 8" wide x 20" high retaining wall and a 25' long x 8" wide x 28" high retaining wall. The wall will support the existing wall 2' from the water. The work will be done by hand after the drawdown. Agent Koonce requests erosion control in place before the work begins. Keith Ditaranto of Landscape Construction, who is doing the work, stated it is a one day job and will begin at the low point of the drawdown. Agent Koonce approves the plans. David Whitaker stated there needs a silt fence between the wall and the lake. The board is in favor. Lionel Cloutier made a motion, 2<sup>nd</sup> by David Whitaker - **VOTE** unanimously approved to close the hearing. Lionel Cloutier, made a motion, 2<sup>nd</sup> by David Whitaker - **VOTE** unanimously approved a Negative Determination.

**7:15 p.m. (NOI-Cont'd) Notice of Intent, 296 Beachview Dr., Construction of (2) Two Retaining Walls**  
**The applicants, Peter and Susan Avdoulos were present.**

The project entails the construction of a forty (40) foot long retaining wall along the shoreline and a second elevated retaining wall between the road and shoreline, deck and walkway. The Wildlife Habitat Study was done. Susan Avdoulos stated there was no adverse potential affect. Keith Ditaranto of Landscape Construction stated an excavator will be used only for the upper wall; the lower wall will be dug by hand. The work will be done during the drawdown. Erosion control will be in place before the work begins. GEO grid mesh will be laid under the stone. Lionel Cloutier asked about the deck dimensions. The deck will not be done this year. The hearing needs to be kept open because abutters were not notified in time. Agent Koonce recommends it be recorded at the Registry of Deeds. David Whitaker made a motion, 2<sup>nd</sup> by Lionel Cloutier - **VOTE** unanimously approved to continue the hearing.

## NEW BUSINESS

### Discussion - Possible gift of 19 ¾ acres of land from Henry Finch on Robbins Rd.

The Commission supports and accepts the gift with the following stipulations:

No building or clear cutting will be allowed and it must have public access. If Mr. Finch does gift the Commission, Town Council would draft a deed. Title examination would need to be done to check the boundaries. It would then go to the Selectmen for approval.

## OLD BUSINESS

### Discussion - Dean Lepkowski: Request to discuss required deed restriction at 53 Belmont Ave.

He received approval to build a garage with a permanent deed restriction. The garage is 20' from the house and he wants to build a patio. He is requesting the Commission to amend the Deed Restriction to say "no build 50' in back of property". The deed restriction states no alterations are allowed. Agent Koonce can modify the language. He is asking for a drawing showing the modification. David Whitaker made a motion, 2<sup>nd</sup> by Lionel Cloutier - **VOTE** unanimously approved to modify the language.

### Update - John Cahill & Mark Arigoni (New Auto & Truck Recycling) - progress on addressing wetland violations at 800 Spring St.

The wetland delineation is complete. The sedimentation that is being washed into the wetlands still needs to be delineated. A Notice of Intent for Storm Water Management needs to be filed. Agent Koonce requires the filing 2 weeks before our next meeting of October 11, 2018, or it would be at the November 15<sup>th</sup> meeting. He would like the Commission's Pier Reviewer to verify the wetland delineation and sedimentation. He also requires the slope to be pulled back. These concerns need to be addressed.

### Vote to Issue Enforcement Order - 15 Krantz Rd.

Agent Koonce will send the Enforcement Order to the Registry of Deeds to record with the deed. This will restrict the property from being sold or refinanced. Lionel Cloutier made a motion, 2<sup>nd</sup> by David Whitaker - **VOTE** unanimously approved to sign the order.

### Discussion and possible vote: Non-compliance of construction of Robert's Way

Roberts Way is now underway and in compliance.

**JOINT MEETING** - with Ingleside Utilization Committee - Proposed Site Enhancements (establish trails)  
Saturday, September 15, 2018 @ 9:30 a.m. at Ingleside.


## ADJOURNMENT

David Whitaker made a motion, 2<sup>nd</sup> by Lionel Cloutier - **VOTE** unanimously approved to adjourn.

The meeting adjourned at 8 p.m.

Respectfully Submitted,

Patty Driscoll, Secretary

  
Lionel Cloutier  
David Whitaker  
Kyle Bradley