

08/15/19

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JAN 30 2020

WINCHENDON TOWN CLERK

CONSERVATION COMMISSION MINUTES
4th Floor Conference Room
7/25/19

Present: Garrett Davieau, Tony George and David Whitaker

DOCUMENTS & EXHIBITS

191 Mill Glen Rd. - plans
291 Glenallen Rd. - plans & photos
Lot A & C Roberts Way - plan
10 Gardner Rd.

CALL TO ORDER

Garrett Davieau called the meeting to order at 7:04 p.m.

NEW BUSINESS

David Whitaker made a motion, 2nd by Tony George - **VOTE** - unanimously approved the minutes of 6/13/19.
David Whitaker made a motion, 2nd by Tony George - **VOTE** - unanimously approved to pay the secretary.
David Whitaker made a motion, 2nd by Tony George - **VOTE** - unanimously approved to extend the Order of Conditions (345-0598) for 3 yrs. for Sunset Lake for weed control.

HEARINGS

7:05 p.m. RDA, Request for Determination of Applicability, 191 Mill Glen Rd., Stuart & Heather Jones, Construction of a Detached Garage

Karen Keegan, Guaranteed Builders & Developers, Inc. represented the applicant.

The project entails the construction of a detached 24'x 28' (672 square foot) garage with four-foot frost wall and grading. The work is in the buffer zone 75' from the wetlands and is 21' off of the house outside of the 50' buffer zone. The area has been staked out with straw waddles and siltation fence installed. Agent Koonce suggested 1' wide trench filled with crushed stone under the drip line for erosion control. David Whitaker made a motion, 2nd by Tony George - **VOTE** - unanimously approved to close the hearing. David Whitaker made a motion, 2nd by Tony George - **VOTE** - unanimously approved a Negative Determination.

7:10 p.m. NOI, Notice of Intent (After-the-Fact Filing) 291 Glenallen St., Darren Senecal, Waterfront Beach
Arthur Allen, EcoTec, Inc. represented the applicant.

The project entails the restoration planting, creation of waterfront/beach (including existing dock), and installation of privacy fencing. Mr. Allen passed in the Certificate of Mailings and passed out photos of work done on dock from google earth. Agent Koonce stated work was done on the dock but the applicant did not apply for any permits and did not come before the Commission. Arthur Allen has filed for a site plan for delineation to restore and replant in the 100' buffer zone and riverfront area. A restoration plan for 13,030 square feet has been submitted. Two areas would have orchard trees of peach, pear, cherry or apple and other areas would be oak and cherry. He is proposing 11' wide of grass in the beach front area and a 15' area to work in the 50' no disturb zone. He is requesting a waiver for this work in the Riverfront area and for privacy fencing. Maps of 2015, 2016 and 2017 show the work that was done. Tony George feels the same species of plant life should be used within the 50' no disturb area and they should be maintained. David Whitaker stated pine and birch trees were in the area, and the area was previously used as a gravel pit. Agent Koonce stated planting red oak, red cedars are good choices and fruit trees will attract pollinators to enhance the wildlife. More mitigation is needed in the 50' no disturb zone. Garrett first wants to address the

issue of no filing fee or permit was taken out for the dock. Tony George stated he should have come before the Commission. David Whitaker is willing to waive the fee due to more serious issues to address. Agent Koonce stated no chemical pesticides to be used and a mowing management plan is needed. Abutters, Mr. & Mrs. Paquin, submitted a letter of concern. In March & June 2019 trees were taken down that caused the area to flood and their loss of privacy. The applicant is proposing planting between saplings and water tolerant shrubs. Agent Koonce stated possibly a landscape architect would need to determine the best course along with a water management plan. Garrett Davieau stated the plans need to be revised to show larger trees and a management plan to deal with the water. Agent Koonce stated the orchard should be moved back to the 50' line. Tony George recommends continuing the hearing to September 12. David Whitaker stated the court case will be dismissed as long as he files a Notice of Intent. He also recommends the \$500 check be returned to Mr. Senecal. Tony George made a motion, 2nd by David Whitaker - **VOTE** - unanimously approved to continue the hearing to September 12, 2019.

7:20 p.m. NOI, Notice of Intent, Lot A & C Robert Way's, Barkley Enterprises, LLC, (2) Car Garages and (5) Storage Buildings Paul Grasewicz, GRAZ Engineering, represented the applicant.

The project entails the construction of pavement and storm water management infrastructure serving two (2) proposed garages (Lot-A) and five (5) proposed storage buildings (Lot-C). Agent Koonce stated the wetland replication area is in poor shape. Agent Koonce stated a wetland scientist is needed with a written plan of action to deal with problems in the replication area. Agent Koonce presented a letter from the Division of Fisheries & Wildlife approving the site plan regarding the turtle species. He also had a letter from Tighe & Bond with their recommendation that the 50' no disturb area would apply to the replication area. This is a policy issue the Commission needs to decide. Tony George had concerns that the fire prevention pond and the replication area, in the original order of conditions, have not been done. Paul Grasewicz will do the replication area once the wetland scientist's report is completed. David Whitaker made a motion, 2nd by Tony George - **VOTE** - unanimously approved to continue the hearing to 9/12/19.

7:25 p.m. NOI, (Cont'd) Request for Determination of Applicability, 10 Gardner Rd., Twelve Forty-One Realty, LLC, Construction of a New Entrance Patrick McCarty Companies represented the applicant Mr. Rameau.

The project entails the construction of a new entrance, pavement, storm water management infrastructure, and associated site work. Mr. McCarty referenced a letter dated 7/15/19 from Tighe & Bond. They will respect the 50' setback with the erosion control. The area will be staked when the work begins. They do not object to the special condition regarding stockpiling. Mr. Rameau will do the tree work only and Powell will do the rest. Agent Koonce recommends boulders for a permanent boundary. Mr. McCarty stated there is a wall and guard rail for the boundary. The conditions will include storm water management and stock piling conditions will comply. Abutter, Walter LaGrassa stated he had no problem with the work being done. David Whitaker made a motion, 2nd by Tony George - **VOTE** - unanimously approved to close the hearing. David Whitaker made a motion, 2nd by Tony George - **VOTE** - unanimously approved a Favorable Order of Conditions.

OLD BUSINESS

Update: District Court Case re: Violation at 291 Glenallen St.

David Whitaker stated the court case will be dismissed as long as Mr. Senecal files a Notice of Intent.

Update: Violation at 55 Island Rd.

The original deck and stairs were replaced. A section was added to the deck that was too close to the water line. Dead brush was removed too close to the lake. Brush from the lower & upper deck was removed within 50' of the buffer zone. Agent Koonce stated no building permit was taken out for the new lower deck. Tree samplings and hemlocks were also taken down. The Commission will do a site visit. This will be on the September 15, 2019 agenda.

NEW BUSINESS**Discussion: Boulders in 100' Buffer Zone at West Street 1 Solar Project**

Agent Koonce stated the number of boulders and their placement are in violation of the Order of Conditions. It is encroachment on abutters. The easement on the property goes with the property to allow work on the Solar Array. The Order of Conditions states all refuse needs to be removed. Agent Koonce feels the boulders are considered refuse. A Certificate of Compliance should not be issued until this is resolved. Alan Clapp, Nexamp, the developer and previous owner did not intend to leave it this way. The boulders need to be excavated and put in the ground. They were the result from the construction for the access road. Sarah Monfreda, Winchendon Ventures LLC, the new owner, did not expect to see boulders in multiples spots when she purchased the property. Mr. Clapp will remove all boulders by fall 2019. Agent Koonce will check before the Certificate of Compliance is issued. In the Order of Conditions Item #22 states the Agent would be notified of any property transfers. He was not notified. Note when the property sold, the property line changed.

MEETING RECESSED AT 9:19**MEETING RECONVENED AT 9:29****Discussion: Emergency Waterline Installation at 32 Mill Glen Rd.**

Agent Koonce is working with the contractor for installation.

ADJOURNMENT & EXECUTIVE SESSION

David Whitaker made a motion, 2nd by Tony George - **VOTE** - unanimously approved to adjourn and go into Executive Session.

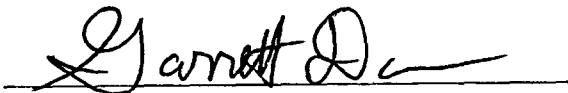
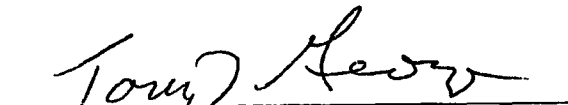
Garrett Davieau - YES

David Whitaker - YES

Tony George - YES

Respectfully Submitted,

Patty Driscoll, Secretary


Garrett Davieau
David Whitaker
Tony George