

Approved: *Y 1/1/24*

TOWN OF WINCHENDON

WINCHENDON TOWN CLERK
RCUD APR 16 2024 AM 10:28



Conservation Commission

Telephone (978)-297-5402

Regular Meeting/Public Hearing

February 8, 2024

Town Hall 2nd Floor Auditorium
109 Front Street, Winchendon, MA 01475

PRESENT: Vice-Chair: David Whitaker, Melissa Blanchard, Lionel Cloutier, Glenn LaRochelle
Matthew Marro- Conservation Agent

ABSENT: Chair: Kyle Bradley

CALL TO ORDER: 6:00PM- Kyle Bradley called the meeting to order.

ANNOUNCEMENTS: None.

PUBLIC COMMENT: None.

MINUTES: 1/11/24

Melissa Blanchard motioned to approve the minutes from 1/11/24, 2nd by Glenn LaRochelle
Blanchard (Y) Cloutier (A) LaRochelle (Y) Whitaker (Y) 3-0-1 Abstention

HEARINGS:

Request for Determination of Applicability (RDA) New Hearing

Applicant: MassDOT

Assessor's Map 5C1, road layout

Project Address: Main Street at Brown Street

Project Description: The proposed work includes pedestrian curb ramp reconstruction, sidewalk reconstruction and catch basin relocation.

David Whitaker read the public hearing notice and opened the hearing.

Chris Lyman with Howard Stein Hudson- Civil Design Team, and Melissa Lenker with MassDOT were present. The project includes sidewalk and pedestrian curb ramp reconstruction at the intersection of Brown Street and River Street. The preexisting sidewalks will be updated and the curb ramp reconstruction will make them ADA compliant. The catch basin will be relocated, due to making the radius of the curb smaller, it would push it out to the roadway more.

Lionel Cloutier asked if flashing lights would be installed at the crosswalk. C. Lyman replied no, as those lights are typically installed at a mid-walk crossing, not a T intersection like this one. The sight distance for those are not adequate here.

M. Blanchard motioned for a negative determination, 2nd by G. LaRochelle

Blanchard (Y) Cloutier (Y) LaRochelle (Y) Whitaker (Y) 4-0

Notice of Intent (NOI) New Hearing

Applicant: Elizabeth Branham

Assessor's Map 6, Parcel 51

Project Address: 26 West Shore Drive

Project Description: The proposed work includes an addition and deck to the existing single family home within the 100 foot buffer zone

D. Whitaker read the public hearing notice and opened the hearing.

L. Cloutier motioned to continue the hearing to March 14, 2024, 2nd by M. Blanchard

Blanchard (Y) Cloutier (Y) LaRochelle (Y) Whitaker (Y) 4-0

Notice of Intent (NOI) New Hearing

Applicant: Ron Amidon

Assessor's Map 11, Parcel 43

Project Address: 340 Mill Glen North

Project Description: The proposed work includes construction of a single family dwelling, attached garage, septic and well within the 100 foot buffer zone

D. Whitaker read the public hearing notice and opened the hearing.

L. Cloutier motioned to continue the hearing to March 14, 2024, 2nd by M. Blanchard

Blanchard (Y) Cloutier (Y) LaRochelle (Y) Whitaker (Y) 4-0

Notice of Intent (NOI) DEP# 345-0782 Continued from 1/11/24

Applicant: Ben Olson

Assessor's Map 8, Parcel 243

Project Address: Doyle Avenue, Map 8, Parcel 243

Project Description: The proposed work includes construction of a single family dwelling and septic system to service it along with a driveway within 100 foot buffer zone.

The Commission decided to discuss both hearings together, as they are abutting lots by the same applicant. Trevor Fletcher with Graz Engineering was present. All the work has been kept outside the 50 ft no disturb zone, the house has been kept out of the 75 ft no build zone, and the septic has been kept out of the 100 ft wetland setback.

Notice of Intent (NOI) DEP# 345-0783 Continued from 1/11/24

Applicant: Ben Olson

Assessor's Map 8, Parcel 244

Project Address: Doyle Avenue, Map 8, Parcel 244

Project Description: The proposed work includes construction of a single family dwelling and septic system to service it along with a driveway within 100 foot buffer zone.

The swale continues at the top of the lot from 243 and runs behind the septic system and the reserve area for this lot, then enters into an infiltration basin that was designed/peer reviewed through the Planning Board stormwater permit process. It is designed to capture and treat all the impervious area from the 2 lots. It will recharge the appropriate amount and detail it so that the post construction peak flows off site. The house and septic system were kept outside the 100 ft buffer zone, the septic requires a minimal amount of grading within the 75 to 100 ft buffer zone. There is a wetlands across the street as well, which was difficult to avoid. The construction entrance within the right of way is slightly in the 50 ft no disturb zone, but since the wetland is across the street and all the runoff is being kept on the opposite side so the intent of the bylaw is being met.

M. Blanchard motioned for a standard order of conditions on parcels 243 & 244, 2nd by G. LaRochelle
Blanchard (Y) Cloutier (Y) LaRochelle (Y) Whitaker (Y) 4-0

Notice of Intent (NOI) Continued from 12/14/23

Applicant: Tyler Deruosi

Assessor's Map M1, Parcels 1&2

Project Address: Assessors Map M1-0-1 and M1-0-2

Project Description: The proposed work includes construction of a single family dwelling and septic system to service it within 100 foot buffer zone.

The applicant is working on designing a plan that would work better with the lot.

Trevor Fletcher refreshed the commission regarding the previous meeting. The applicant had plans for a single family dwelling that was too large for the peninsula shaped lot due to setbacks and buffer zones. The plans were revised to keep the foundation out of the 75 ft no build zone. The applicant would also like to add a detached garage on the property. M. Marro pointed out a waiver would still be required for the swimming pool as that would be in between the 50 ft and 75 ft zones. There was discussion on the definition of a "structure" in regards to the bylaw language.

G. LaRochelle motioned for a standard order of conditions, 2nd by M. Blanchard
Blanchard (Y) Cloutier (Y) LaRochelle (Y) Whitaker (Y) 4-0

Notice of Intent (NOI) Continued from 5/11/23

Applicant: ZP Battery DevCo, LLC

Assessor's Map 2D2 Parcels 11,12,27

Project Address: 256 Murdock Avenue, School Street & Off School Street

Project Description: The proposed work includes construction of a solar energy storage system within the 100 foot buffer zone

M. Blanchard motioned to continue the hearing to March 14, 2024, 2nd by G. LaRochelle
Blanchard (Y) Cloutier (Y) LaRochelle (Y) Whitaker (Y) 4-0

UPDATES:

- **Lake Monomonac:** Request for an extension permit for Lake Monomonac for their weed treatment order of conditions. It currently expires in August and they are requesting a 3 year extension.

L. Cloutier motioned to extend the order of conditions for 3 years from August 2024 for the Winchendon Springs Lake Association, 2nd by G. LaRochelle

Blanchard (Y) Cloutier (Y) LaRochelle (Y) Whitaker (Y) 4-0

-49 Town Farm Road

The applicant met with John Deline who has been working with M. Marro in regards to a plan. He will keep the commission updated with the progress. DEP requested the work to be completed under the enforcement order, not filing an NOI.

- 36 Beachview Drive

The applicant started working with Trevor Fletcher to determine a plan. They plan on filing an NOI for the restoration work.

- 16 Second Street- field change update to original plan submission

The applicant submitted a revised plan with a smaller footprint to stay outside of the buffer zones as much as possible. M. Marro requested the commission to approve as a field change.

L. Cloutier motioned to approve the plans as a field change, 2nd by G. LaRochelle

Blanchard (Y) Cloutier (Y) LaRochelle (Y) Whitaker (Y) 4-0

- Monomonac Road West, Map 6, Parcel 53

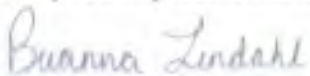
Enforcement order from DEP. The property owner was not present.

ADJOURN: 6:42PM

L. Cloutier motioned to adjourn, 2nd by M. Blanchard

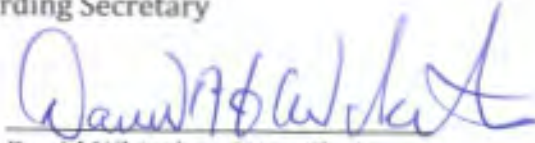
Blanchard (Y) Cloutier (Y) LaRochelle (Y) Whitaker (Y) 4-0

Respectfully submitted,



Brianna Lindahl, Conservation Commission Recording Secretary

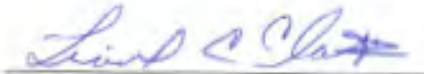
Kyle Bradley, Chair



David Whitaker, Vice-Chair



Melissa Blanchard



Lionel Cloutier

Glenn LaRochelle