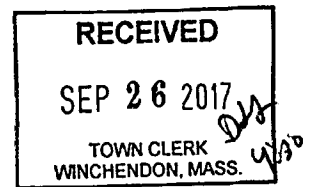


Minutes Approved 9/19/17

TOWN OF WINCHENDON
WINCHENDON PLANNING BOARD
MEETING MINUTES
Tuesday September 5, 2017 6:30pm
Town Hall, 2nd Floor Conference Room
109 Front Street, Winchendon Mass.



Members in attendance: Chairman Guy Corbosiero, Robert O'Keefe, Burton Gould, Cailte Kelley and Arthur Amenta

Absent: James McCrohan

List of Documents:

- ANR Off of Benjamin Street
- Public Hearing Notice and Documents-West Street Solar 1
- Public Hearing Notice and Documents-West Street Solar 2

Call to order: 6:30 pm

Pledge

Chairman Corbosiero asked if anyone would be recording the meeting tonight; there was no reply.

Announcements: None

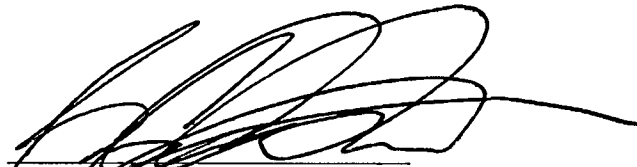
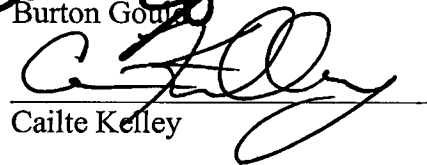
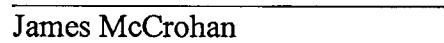
Public Comments: None

New Business:

ANR-Off of Benjamin Street-Ms. Shirley Chodin came forward. She said she wants to sell a lot. She will be taking one and a half acre and selling it to a builder to put a house on it. Chairman Corbosiero said it meets the requirements for an ANR. **Burton Gould moved to approve; Robert O'Keefe seconded.**

CORBOSIERO (Y) O'KEEFE (Y) GOULD (Y) KELLEY (Y) AMENTA (Y)

6:30 pm Public Hearing: Formal Site Plan Review-West Street Solar 1-Chairman Corbosiero read the public hearing notice. He called the public hearing open at 6:42 pm. Mr. Eric Las and Mr. Jeff Murphy from Beals & Thomas Inc. came forward. Mr. Las explained the project. He said it is a one hundred and twenty acre parcel. It is a 1.3 megawatt project. The solar array will take up to six acres and the whole project would take up to fifteen acres. The site work would be done in less than six weeks. Burton Gould commented there is no elevations on the plan. He said he thinks before they do anything they should go down and take a look at the site. Cailte


Chairman Guy Corbosiero
Vice Chairman Robert O'Keefe
Arthur Amenta
Burton Gould
Cailte Kelley
James McCrohan

Kelley asked about the access road and if it will be able to handle the delivery trucks. Mr. Las said they use an auto turn application to make sure they have efficient room. After the project is complete there will be seasonal maintenance four times a year. Chairman Corbosiero asked how close the closest resident of the converter pad is. Mr. Murphy said his guestimate is a least five hundred feet. Ms. Jean Christi from Tighe & Bond came forward. She said she has reviewed the project. She said there was some missing information concerning the storm water report. She said they have provided it now to her but she hasn't had time to review it.

Mr. Michael McKellick came forward and asked what the life expectancy of the project is and what would happen then. Mr. Las said it is twenty years and the applicant provides a surety bond for dismantling if needed.

Chairman Corbosiero said it is beneficial to the town because it brings in taxes without using benefits. Mr. Larry Murphy came forward and asked about the impact on traffic. Mr. Las said a solar array has about the least traffic impact.

Chairman Corbosiero said the Conservation Commission is having a hearing concerning this on September 7th. Burton Gould suggested the Board make a site visit and suggested Tighe & Bond be there. All the Board members agreed to the site visit which will take place on September 12th at 3pm. **Robert O'Keefe motioned to continue until the next meeting on September 19th at 6:40pm; Cailte Kelley seconded.**

CORBOSIERO (Y) O'KEEFE (Y) GOULD (Y) KELLEY (Y) AMENTA (Y)

7:00pm Public Hearing-Formal Site Plan Review-West Street Solar 2-Chairman Corbosiero read the public hearing notice. He called the public hearing open at 7:54pm. Mr. Jeff Murphy from Beals & Thomas Inc. gave a presentation on the project. He said it is a 1.3 mega watt facility. Ms. Christi from Tighe & Bond said she has some concerns about the access line and some about storm water management. She said she didn't do a site visit.

Mr. John Laplante came forward and asked how far this will be away from parcels 96, 94, 93 and 92. He wanted to know how much wood line. Mr. Jeff Murphy said five feet or so. Mr. Laplante said five feet isn't adequate between residential and commercial. **Robert O'Keefe moved to continue until the next meeting on September 19th at 7:00pm; Cailte Kelley seconded.**

CORBOSIERO (Y) O'KEEFE (Y) GOULD(Y) KELLEY (Y) AMENTA (Y)

Robert O'Keefe moved to table the rest of the agenda and adjourn; Cailte Kelley seconded.
CORBOSIERO (Y) O'KEEFE (Y) GOULD(Y) KELLEY (Y) AMENTA (Y)

The meeting was adjourned at 8:43pm.

Respectfully submitted;

Debra Dennis
Planning Board Recording Secretary