

Approved: 11/7/23
WINCHENDON TOWN CLERK
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TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

October 17, 2023

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

Present: Chair Guy Corbosiero, Arthur Amenta, Burton Gould, Amanda Phillips
Alternate: Thomas Liao
Nicole Roberts- Planning/Land Use Coordinator
Absent: Leston Goodrich Jr.

6:06PM- Chair Guy Corbosiero called the Planning Board meeting to order, followed by The Pledge of Allegiance and audio/video recording disclosure.

Public Comment: None.

Minutes: 9/19/23 & 10/3/23

A. Phillips motioned to accept the 9/19/23 minutes as presented, 2nd by B. Gould
Amenta (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 4-0

A. Phillips motioned to accept the 10/3/23 minutes as presented, 2nd by B. Gould
Amenta (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 4-0

Acceptance of unaccepted roads: Brian Croteau, DPW Director

Brian presented a list of unaccepted roads that were never approved by the town. In order to receive state funding for them, they need to be Chapter 90 approved. The process requires a vote and approval from the Planning Board and the Board of Selectmen, then it will appear in the Fall Town Meeting.

B. Gould motioned to approve the list of unaccepted roads, 2nd by A. Amenta
Amenta (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 4-0

Land Swap: Spruce St.

The Town was fortunate enough to receive a rail trail grant from the state to extend the bike path. It was discussed using the pre-existing rail trail from Central st. to Jackson Ave, but that section was privately owned by Mr. Joe Ladeau. After speaking with Mr. Ladeau, he offered to donate the rail trail section of his

property, and swap it for a section of property behind the old Walgreens. There was a small triangle shaped section of land next to his property that was owned by the town. They agreed to swap ownership of the parcels to benefit both parties.

B. Gould motioned to approve the land swap, 2nd by A. Amenta
Amenta (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 4-0

Continued Hearings:

Request for a Site Plan and Stormwater Management Permit for property owned by Kevin Doyle, applicant, Winchendon Solar, LLC of 4 Park Plaza, Suite 1250, Irvine, CA 92614. Site Plan and Stormwater Management Permit request for a proposed ground-mounted solar photovoltaic (PV) development located on Baldwinville Road. Property identified as Winchendon Assessors Map 13 Parcels 272, 273, and 274. Said property is located in the R-80 Rural Residential District.

Jean Christy, Senior Engineer with Tighe & Bond, Andrew Vardakis, Civil Engineer/Project Manager for WSP, consulting engineer on behalf of Sunpin Solar, and Jim Martin, Counsel to Sunpin Solar were present before the board to discuss the Peer Review dated October 11th, 2023.

Jean Christy stated revised documents and stormwater management plans were received on September 27th and their comments were issued on October 11th. She stated there were a few outstanding items, but suggested adding them as conditions of approval instead of revising the comments and requiring an additional meeting.

#1- No action needed.

#2- Stormwater peak rate attenuation- making sure the post rates match the pre rates. In the revised calculations, the post rate is .11 cubic ft per second above the existing. It is not a significant amount and should not create an impact, so they felt comfortable stating the comment has been addressed.

#3-8 No action needed.

#9- Operation and Maintenance Plan for the Stormwater Management System. It was noted they did not include a couple of components of the Stormwater Management System. This can be a condition to approve at a later date. The applicants had no issue with updating the O&M Plan.

#11C- It was suggested to update the plan to include an emergency spill way in the stormwater basin, in the event of a catastrophic storm. This could be added as a condition.

#12-13 No action needed.

#14- Including a contact phone number in the O&M Plan.

#15- No action needed.

#16- Watershed Maps- The data provided on the watershed map does not include a breakdown of all surface conditions within each subcatchment. The information is provided elsewhere in the application

documents. Jean stated she was happy with the information provided, she just wanted to point out it didn't meet the town regulations.

A. Amenta motioned to waive the condition, 2nd by A. Phillips.

Amenta (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 4-0

#17-20 No action needed.

#21- Inspection and Maintenance Agreement. J. Christy suggested to add a condition- execute the inspection and maintenance agreement prior to certificate of occupancy.

#22-24 No action needed.

There were no further comments from the board or public.

A. Amenta motioned to close the hearing, 2nd by B. Gould.

N. Roberts listed the discussed conditions:

- Updated O&M Plan prior to the issuance of building permit
- Plans need to reflect a way for the water to be removed from the basin in the event of a large rain event
- O&M Plan needs to have a contact phone number
- Waive the breakdown summary of the watershed map
- Have agreement in place for the maintenance plan prior to the certificate of occupancy being issued

G. Corbosiero motioned to approve with the stated conditions, 2nd by B. Gould

Amenta (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 4-0

0 Murdock Avenue Solar (Continued Hearing): Request for a Stormwater Management Permit and Site Plan Approval for property identified as Winchendon Assessors Map 5A2 Parcels 25&26 owned by Bostwick Realty Trust, petitioner, ZP Battery DevCO, LLC of 1 Mercantile Street, Suite 630, Worcester MA 01606. Stormwater Management Permit and Site Plan approval request for construction of a solar energy storage system with associated site improvements. Said property is located in the I- Industrial District.

256 Murdock Avenue Solar (Continued Hearing): Request for a Stormwater Management Permit and Site Plan Approval for property identified as 256 Murdock Avenue Winchendon Assessors Map 2D2 Parcel 11 owned by Bostwick Realty Trust, petitioner, ZP Battery DevCO, LLC of 1 Mercantile Street, Suite 630, Worcester MA 01606. Stormwater Management Permit and Site Plan approval request for construction of a 5 Megawatt solar energy storage system with associated site improvements. Said property is located in the I- Industrial District.

Tom Corbett- Zero Point Development, ZP Battery DevCo, and Christopher Anderson- Hannigan Engineering, were present.

G. Corbosiero let the applicants know that the Conservation Committee did not have a quorum at the last meeting/hearing, so they were unfortunately unable to meet and be able to provide their feedback. The Planning Board will hold off on voting until they receive their report and are able to discuss further.

The applicants were aware of the situation and were present solely just to review the plans to refresh the boards memory.

There was a sound study completed in August 2023. From those findings, they will implement a sound mitigation wall on the south side closest to Pearl Dr. and Brown Ct. to meet the towns requirements.

Fire Chief Smith provided a report with a list of requirements. The board will discuss in more detail at the next hearing.

J. Christy suggested adding a condition to complete a noise study after the project is completed.

motioned to continue hearing to the next meeting on November 21, 2023, 2nd by
Amenta (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 4-0

G. Corbosiero motioned to continue the hearings for 0 Murdock Ave. and 256 Murdock Ave. to November 21, 2023 at 6:05PM, 2nd by A. Amenta

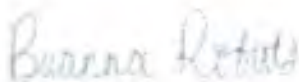
Amenta (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 4-0

Adjourn: A. Amenta motioned to adjourn, 2nd by A. Phillips

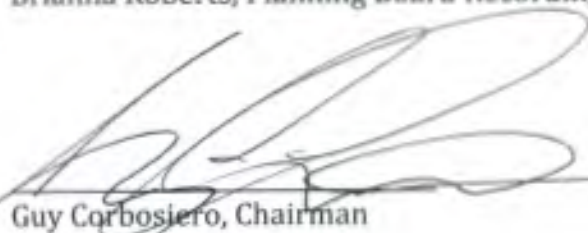
Amenta (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 4-0

The meeting adjourned at 7:18PM

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary



Guy Corbosiero, Chairman



Arthur Amenta



Leston Goodrich Jr.

Burton Gould



Amanda Phillips