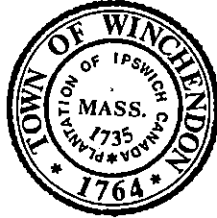


Approved: 3/20/25

# TOWN OF WINCHENDON

WINCHENDON TOWN CLERK  
RCUD MAR 24 2025 AM 9:34



Conservation Commission

Telephone (978)-297-5402

## Regular Meeting/Public Hearing

January 9, 2025

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

**PRESENT:** Chair- David Whitaker, Vice-Chair Lionel Cloutier, Melissa Blanchard, Mike Kearns  
Matthew Marro- Conservation Agent

**ABSENT:** Glenn LaRochelle

**CALL TO ORDER: 6:00PM-** Chair David Whitaker called the meeting to order, followed by the Pledge of Allegiance.

**ANNOUNCEMENTS:** None.

**PUBLIC COMMENT:** None.

**MINUTES:** 12/5/24

Melissa Blanchard motioned to approve the 12/5/24 minutes, 2nd by Lionel Cloutier

**Blanchard (Y) Cloutier (Y) Whitaker (Y) 3-0**

## HEARINGS:

Notice of Intent (NOI) **DEP # 345-0797**

Applicant: Tammy Sue Fanelli

Assessor's Map M7 Parcel 24

- Project address: 6 Beachview Drive

- Description: The proposed work includes demolish of an existing 2 bedroom house and construct a new 2 bedroom single family home within the 100 foot buffer zone.

The commission and applicants completed a site walk, and they are requesting an order of conditions to move forward with the construction of the 2 bedroom single family home. Matt Marro explained when they were completing the site walk, they discussed putting in some plantings. The rest of the proposed waiver was up to the commission members. After further discussion regarding the increase in square footage, the applicant decided to ask for a continuance to revise their plans.

Lionel Cloutier motioned to continue the hearing to February 13th 2025, 2nd by Melissa Blanchard.

**Blanchard (Y) Cloutier (Y) Whitaker (Y) 3-0**

Mike Kearns joined the meeting.

**Notice of Intent (NOI)          DEP # 345-0801**

Applicant: McCartney Engineering, Inc.

Assessor's Map 1 Parcel 237

- Project address: 703 School Street
- Description: The proposed work includes conversion of an existing structure on the property into a retail processing marijuana facility within the 100 foot buffer zone.

Melissa Blanchard read the public hearing notice. The hearing was opened.

Justin LeClair with McCarty Engineering was present on behalf of the owner. The property was the old auction house as you travel up towards the state line. The owner is looking to convert the property to a recreational marijuana dispensary. They do still have to go before the Planning Board for the Special Permit. They are proposing to reseal and restripe the existing parking lot, security fences along the left and right side of the property, and convert the compacted gravel to crushed stone. They are providing a piece of diaphragm along the right side of the pavement and back left side where the driveway sheets off and goes into the wetlands. There is a riverfront located on the right hand side of the property which is all previously degraded riverfront area, and they are meeting CMR 10.58. They are improving the site by adding some stormwater features in a site that they don't need to. They are not encroaching any further than what's already there and also not increasing any of the impervious area on site. They would need a waiver to work within the 50 ft no disturb zone to install the security fencing and for part of the stone located on the right hand side. M. Marro stated the fence is exempt from the setbacks and bylaws. With input from the Commission, they agreed they would like to see the fence extend to the left side.

M. Kearns motioned for an order of conditions with the special conditions stated, 2nd by M. Blanchard  
**Blanchard (Y) Cloutier (Y) Kearns (Y) Whitaker (Y) 4-0**

**Notice of Intent (NOI)          NO DEP#**

Applicant: John Lossman

Assessor's Map 6 Parcel 91

- Project address: 215 N. Ashburnham Road
- Description: The proposed work includes replacement of a culvert for a driveway crossing within the 100 foot buffer zone.

This hearing was going to be taken off the agenda. If the applicant decides to come back in the near future, they will have to re-advertise and put out the notice again.

**Notice of Intent (NOI)          DEP # 345-0799**

Applicant: Haley Ward, Inc.

Assessor's Map 5A2 Parcel 90

- Project address: Pearl Street
- Description: The proposed work includes construction of a single family dwelling on a vacant lot within the 100 foot buffer zone.

Brian Milisci with Haley Ward, Inc. was present representing Benjamin Builders. The revised plans include moving the house back so it was out of the 50 ft no disturb zone, adding a dry well that will be

connected to the gutters to aid in infiltration of the roof runoff, and a crushed stone filter strip along the eastern side of the driveway.

Les Goodrich of 141 Mill St. came forward and voiced his concerns with the water runoff draining into his property. His property has historically been wet with the runoff from the lot, and is concerned with the additional runoff with a house on that lot.

The Commission and applicant agreed to put in the verbiage that they will loam/seed all disturbed areas.

M. Kearns motioned for a standard order of conditions with the added condition that all disturbed areas will be loamed and seeded, 2nd by L. Cloutier.

**Blanchard (Y) Cloutier (Y) Kearns (Y) Whitaker (Y) 4-0**

**UPDATES/NEW BUSINESS:** Map M6, Parcel 53 Violation

M. Marro met on site with MaryAnn DePinto, the wetlands professional, and she is writing up a replanting and grading plan. She will be present at the next meeting with the plans.

**CERTIFICATES OF COMPLIANCE:**

- 336 Lakeview Drive.

L. Cloutier motioned to issue a certificate of compliance for 336 Lakeview Drive, 2nd by M. Kearns.

**Blanchard (Y) Cloutier (Y) Kearns (Y) Whitaker (Y) 4-0**

**ADJOURN: 6:43PM**

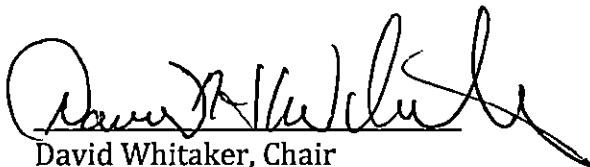
M. Blanchard motioned to adjourn, 2nd by L. Cloutier.

**Blanchard (Y) Cloutier (Y) Kearns (Y) Whitaker (Y) 4-0**

Respectfully submitted,

*Brianna Lindahl*

Brianna Lindahl, Conservation Commission Recording Secretary

  
David Whitaker, Chair

  
Lionel Cloutier, Vice-Chair

  
Melissa Blanchard

\_\_\_\_\_  
Mike Kearns

  
Glenn LaRochelle