

TOWN OF WINCHENDON



Conservation Commission

Telephone (978)-297-5402

Regular Meeting/Public Hearing

October 9, 2025

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

PRESENT: Chair Lionel Cloutier, Vice-Chair Glen LaRochelle, Barry Jean, Mike Kearns
Nicole Roberts, Planning and Land Use Coordinator

ABSENT: Melissa Blanchard

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

ANNOUNCEMENTS: None.

PUBLIC COMMENT: None.

MINUTES: 7/10/25 & 8/14/25

Glen LaRochelle motioned to approve the 7/10/25 minutes, 2nd by Mike Kearns.

Cloutier (Y) Jean (Y) Kearns (Y) LaRochelle (Y) 4-0

Glen LaRochelle motioned to approve the 8/14/25 minutes, 2nd by Mike Kearns.

Cloutier (Y) Jean (Y) Kearns (Y) LaRochelle (Y) 4-0

Nicole Roberts let the board know there was an amended order of conditions for 97 Gardner Rd. that needs to be advertised. It will be advertised and posted for the November 13th meeting.

CERTIFICATES OF COMPLIANCE:

Glen LaRochelle motioned to take the agenda out of order and approve the certificate of compliance for 32 Old County Rd. 2nd by Mike Kearns.

Cloutier (Y) Jean (Y) Kearns (Y) LaRochelle (Y) 4-0

32 Old County Rd is being sold and there was an open order of conditions on the property from years ago. It was confirmed by Matt that it is in compliance.

Glen LaRochelle motioned to approve the certificate of compliance for 32 Old County Rd. 2nd by Mike Kearns.

Cloutier (Y) Jean (Y) Kearns (Y) LaRochelle (Y) 4-0

HEARINGS:

Request for Determination of Applicability (RDA)

Applicant: Trevor Fletcher

Assessor's Map 12, Parcel 39

- Project Address: 216 Lakeview Drive
- Description: The proposed work includes replacement of a septic system.

Nicole Roberts read the public hearing. The hearing was opened.

Trevor Fletcher was present. The property is an existing 2 bedroom house with a failed septic system. They did soil testing and there was only one area they would be able to install it. The closest point to the septic system is 75 ft from the lake. Matt reviewed the plans and deemed they were acceptable.

Glen LaRochelle motioned for a negative determination. 2nd by Mike Kearns.

Cloutier (Y) Jean (Y) Kearns (Y) LaRochelle (Y) 4-0

Request for Determination of Applicability (RDA)

Applicant: David Griggs

Assessor's Map 12, Parcel 30

- Project Address: 306 Lakeview Drive
- Description: The proposed work includes spreading washed sand along the shoreline.

Nicole Roberts read the public hearing. The hearing was opened.

David Griggs was present. He already completed the project, not knowing it required a permit. Matt Marro visited the site already. Mr. Griggs put about 15 ton of sand down, along the shoreline, not in the water. He also discussed with Matt that he would like to use some natural stone to create a buffer, and as long as he does not use any machinery and no digging/trenching, he approved the work and did not need a permit.

Glen LaRochelle motioned for a negative determination. 2nd by Mike Kearns.

Cloutier (Y) Jean (Y) Kearns (Y) LaRochelle (Y) 4-0

Notice of Intent (NOI)

Applicant: Nivant Raval

Assessor's Map 5D1, Parcel 39

- Project Address: 16 Main Street
- Description: The proposed work includes motor fuel outlet site development within the 100 ft buffer zone and (200 ft riverfront- corrected in advertisement to omit).

Nicole Roberts read the public hearing. The hearing was opened.

The project includes existing gas pumps not in service. They are requesting to remove those, and add 8 new ones with a diesel fuel island out back. Hearing has already gone through planning and zoning. DEP

responded overnight, there is a small wetland area located on the property. They request the applicant re-flag the wetland, and redo the plans to reflect the area.

Robert Brewer and Greg Hochmuth with Epsilon Associates and Chris York with GPI were present. The parcel is 4 acres at the intersection of Main St and Alger St. There is no floodplain or vernal pools within the area. There will also be a 1,000 sq. ft. store addition to the southeast corner of the existing plaza. There will be a new comprehensive stormwater system, where one did not previously exist, new utilities, and landscaping improvements.

Chris York stated behind the building they are proposing two infiltration basins. There is a trench drain along Alger St, along with a drain manhole, an oil/water separator, and a jellyfish treatment device that outlets into the rip rap swale that discharges into the existing head wall that runs into main st. The stormwater system meets all the DEP standards.

It was suggested to continue the hearing to November 13th, as the applicant needs to resubmit the plans to the board. The board will review the plans between now and the next meeting, and if Matt Marro and the board find the plans acceptable, the applicant does not have to come back to the November 13th meeting. The board can close the hearing and approve the plans.

Mike Kearns motioned to continue the hearing to November 13th with review of the revised plans, 2nd by Glen LaRochelle.

Cloutier (Y) Jean (Y) Kearns (Y) LaRochelle (Y) 4-0

316 Lakeview Drive- The hearing has already been opened and discussed. DEP stated Mr. Carville needs to hire an engineer to go over his concerns. He is working with Matt Marro on that process. The hearing will be continued to the next meeting.

Glen LaRochelle motioned to continue the hearing to November 13th, 2nd by Mike Kearns.

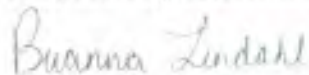
Cloutier (Y) Jean (Y) Kearns (Y) LaRochelle (Y) 4-0

ADJOURN: 6:28PM

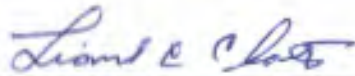
Glen LaRochelle motioned to adjourn, 2nd by Mike Kearns.

Cloutier (Y) Jean (Y) Kearns (Y) LaRochelle (Y) 4-0

Respectfully submitted,



Brianna Lindahl, Conservation Commission Recording Secretary



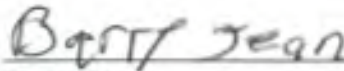
Lionel Cloutier, Chair



Glen LaRochelle, Vice-Chair



Melissa Blanchard



Barry Jean



Mike Kearns