

Approved: 5, 9, 24

TOWN OF WINCHENDON

WINCHENDON TOWN CLERK
ROUD MAY 13 2024 AM8:45



Conservation Commission

Telephone (978)-297-5402

Regular Meeting/Public Hearing

April 11, 2024

Town Hall 4th Floor Meeting Room
109 Front Street, Winchendon, MA 01475

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

ABSENT: Glenn LaRochelle

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

ANNOUNCEMENTS: None.

PUBLIC COMMENT: None.

MINUTES: 2/8/24

Melissa Blanchard motioned to approve the minutes from 2/8/24, 2nd by Lionel Cloutier

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

BOARD REORGANIZATION: Former Chair Kyle Bradley has resigned from his position, leaving an open position available on the board.

D. Whitaker opened nominations for the Clerk position. He nominated Melissa Blanchard, 2nd by L. Cloutier. M. Blanchard accepted.

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

D. Whitaker opened nominations for the Chair position. L. Cloutier nominated David Whitaker, 2nd by M. Blanchard. D. Whitaker accepted.

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

D. Whitaker opened nominations for the Vice-Chair position. He nominated Lionel Cloutier, 2nd by M. Blanchard. L. Cloutier accepted.

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

Board Member Glenn LaRochelle joined the meeting at 6:04PM

HEARINGS:

Notice of Intent (NOI) **DEP#345-0784** **Continued from 2/8/24**
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

John Deline was present on behalf of the applicant Ron Amidon. The applicant has owned this property for a number of years, with a trailer and a gravel drive on the lot. He is now looking to build a single family home. There are no wetlands around, besides the lake, and the existing soil is primarily gravel. The plans meet the requires setbacks, 75 ft to the lake edge and the septic/tank are out of the 100 ft buffer zone. He is looking to maintain an access way around the house to use the existing driveway. There is an existing well on the property but should not interfere with the plans.

Matt Marro visited the site and approved, he commended John Deline on his great plans.

L. Cloutier motioned to approve with a standard order of conditions, 2nd by G. LaRoche

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

Request for Determination of Applicability (RDA) **New Hearing**
Applicant: Matthew Smith Assessor's Map 8, Parcels 44-2, 44-3

Project Address: Cummings Road

Project Description: The proposed work includes construction of a driveway within the 100 foot buffer zone

M. Blanchard read the public hearing notice. D. Whitaker opened the hearing.

Matthew Smith explained his request was to put in a gravel driveway to the 2 existing lots he owns. They had an engineer come out for the septic and draft a plan. It was recommended to use silt fence and straw wattle while the drive is being built to keep any erosion out of the wetlands.

M. Marro explained the driveway was between the 50 and 100 foot buffer zone. In the bylaws, there is no setback for driveway access, so the 50 and 75 ft do not apply. The remainder of the construction is well out of the buffer zone.

M. Marro recommended to motion for a negative determination with the added condition that the erosion line be set up and inspected by the conservation agent within 48 hours prior to construction.

G. LaRoche motioned for a negative determination with a standard order of conditions, 2nd by L. Cloutier.

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

Request for Determination of Applicability (RDA) **New Hearing**
Applicant: Robert Farrell Assessor's Map M3, Parcel 55

Project Address: 85 Fourth Street

Project Description: The proposed work includes installation of five (5) techno posts 12' from lake. Techno posts are designed to install in a corkscrew manner and have very little disturbance to the ground when installed.

L. Cloutier motioned for a negative determination with a standard order of conditions, with an added condition to receive the soil testing results when sent to the building inspector, 2nd by G. LaRochelle.

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

Notice of Intent (NOI) New Hearing

Applicant: Ben Olson

Assessor's Map 8, Parcel 247

Project Address: 49 Doyle Avenue, Map 8, Parcel 247

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.

Notice of Intent (NOI) New Hearing

Applicant: Ben Olson

Assessor's Map 8, Parcel 239

Project Address: 369 Hitchcock Road, Map 8, Parcel 239

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

Notice of Intent (NOI) New Hearing

Applicant: Ben Olson

Assessor's Map 8, Parcel 237

Project Address: 369 Hitchcock Road, Map 8, Parcel 237

Project Description: The proposed work includes construction of a septic system requiring grading within the 100 foot buffer zone.

The DEP #'s were just received, M. Marro did not have a chance to review their comments and suggested the 3 hearings under Ben Olson be continued to the next meeting.

L. Cloutier motioned to continue the hearings for 49 Doyle Avenue Map 8 Parcel 247, 369 Hitchcock Road Map 8 Parcel 239 & 237, 2nd by G. LaRochelle

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

Notice of Intent (NOI) DEP#345-0786 New Hearing

Applicant: Holly Calhoun

Assessor's Map 9, Parcels 32&35

Project Address: 800 Spring Street

Project Description: The proposed work includes construction of a septic system to serve a commercial building within the 200 foot riverfront area.

M. Blanchard read the public hearing notice. D. Whitaker opened the hearing.

There were no comments from DEP. The system needs to be upgraded. M. Marro stated this was exempt, and recommended for a standard order of conditions.

G. LaRochelle motioned to approve with a standard order of conditions, 2nd by L. Cloutier
Blanchard (Y) Cloutier (Y) LaRochelle (Y) Whitaker (Y) 4-0

Notice of Intent (NOI) DEP#345-0788 New Hearing

Applicant: Kelly Conrad

Assessor's Map M7, Parcel 32

Project Address: 36 Beachview Drive

Project Description: The proposed work includes removal of the wall built without permission and the construction of a bank wall that will be in the exact location and the exact height of the pre-construction wall within the bank of Lake Monomonac.

M. Blanchard read the public hearing notice. D. Whitaker opened the hearing.

There was work previously done without a permit/permission. Once the applicant was aware and addressed, she was very cooperative and hired an engineer. DEP did not provide any comments. Trevor Fletcher believed that when the work was being done, the wall was placed at a 90 degree angle and happened to extend further into the lake based on the angle, he did not feel it was intentional. They used satellite and drone photos to determine the exact footprint of the preexisting wall. Their intent is to build the wall at the exact same height.

L. Cloutier motioned to approve with a standard order of conditions, 2nd by G. LaRochelle.
Blanchard (Y) Cloutier (Y) LaRochelle (Y) Whitaker (Y) 4-0

Notice of Intent (NOI) New Hearing

Applicant: Steve Powell

Assessor's Map 9, Parcels 93&99

Project Address: Teel Road Map 9, Parcels 93&99

Project Description: The proposed work includes clearing and grading for the purposes of an earth removal operation in addition, an existing damaged culvert will be replaced with a proposed bridge within the 100 foot buffer zone.

M. Blanchard read the public hearing notice. D. Whitaker opened the hearing.

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

Notice of Intent (NOI) DEP#345-0785 Continued from 2/8/24

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

Elizabeth and Dave Branham were present and explained their proposal for an addition and deck on their home. M. Marro explained there was a discrepancy between the paper flood plain maps they have to go off of and the states digital maps. He did not believe they would be in the flood plain but it was addressed as a comment from DEP. M. Marro also mentioned they are going to have some issues with Title V, as their plans show 2 additional rooms with a closet that technically count as a bedroom. Their system is only rated for 3 bedrooms, not 5.

L. Cloutier motioned to approve with a standard order of conditions, with the added condition that it is approved by the Board of Health and the ZBA, 2nd by G. LaRochelle

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

CERTIFICATE OF COMPLIANCE: 459 Glenallen St.

L. Cloutier motioned to approve the certificate of compliance for 459 Glenallen St., 2nd by G. LaRochelle

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

UPDATES:

- **Baldwinville Road Solar, WSP- Extend the current Order of Conditions**

L. Cloutier motioned to extend the current order of conditions, 2nd by G. LaRochelle

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

- **49 Town Farm Road- Safety Enforcement Order**

The property is compliant.

ADMINISTRATIVE PERMITS:

Tree Removal: 16 Lakeview Drive, 35 Beachview Drive, 26 Westshore Drive

Construction: 155 Island Road

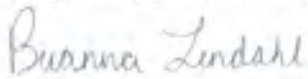
L. Cloutier motioned to approve all permit requests, 2nd by G. LaRochelle

ADJOURN: 7:08PM

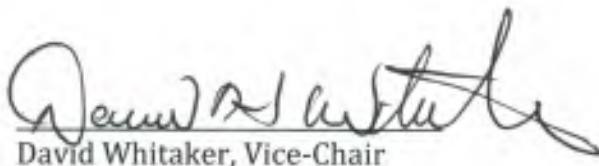
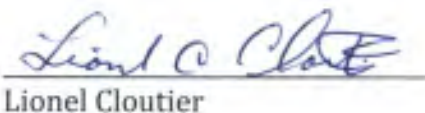
L. Cloutier motioned to adjourn, 2nd by G. LaRochelle

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

Respectfully submitted,



Brianna Lindahl, Conservation Commission Recording Secretary


David Whitaker, Vice-Chair
Melissa Blanchard
Lionel Cloutier
Glenn LaRochelle