

## 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 required 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. LaRochelle

**Blanchard (Y) Cloutier (Y) LaRochelle (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. LaRochelle motioned for a negative determination with a standard order of conditions, 2nd by L. Cloutier.

**Blanchard (Y) Cloutier (Y) LaRochelle (Y) Whitaker (Y) 4-0****Request for Determination of Applicability (RDA)****New Hearing****Applicant:** Robert Farrell**Assessor's Map M3, Parcel 55**



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*

Brianna Lindahl, Conservation Commission Recording Secretary

*David Whitaker*

David Whitaker, Vice-Chair

*Melissa Blanchard*

*Lionel Cloutier*

*Glenn LaRochelle*