

Approved: 8 / 15 / 24

## TOWN OF WINCHENDON



Conservation Commission

Telephone (978)-297-5402

### Regular Meeting/Public Hearing

July 11, 2024

Town Hall 2nd Floor Auditorium

109 Front Street, Winchendon, MA 01475

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

**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:** 6/13/24

Lionel Cloutier motioned to approve the minutes from 6/13/24, 2nd by Melissa Blanchard

**Blanchard (Y) Cloutier (Y) Kearns (Y) LaRochelle (Y) Whitaker (Y) 5-0**

### HEARINGS:

Notice of Intent (NOI) **Continued from 4/11/24, NO DEP # ISSUED**

Applicant: Steven 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.

The applicant chose to continue the hearing to the next meeting on August 15th, 2024.

M. Blanchard motioned to continue the hearing to August 15th, 2024, 2nd by G. LaRochelle

**Blanchard (Y) Cloutier (Y) Kearns (Y) LaRochelle (Y) Whitaker (Y) 5-0**

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

Applicant: Tyler Deruosi

Assessor's Map MI Parcel 2

- Project address: Assessor's Map MI Parcel 2

- Description: The proposed work includes an addition of a seasonal dock and bath to access dock within the 100 buffer zone

M. Blanchard read the public hearing notice.

Paul Grasewicz with Graz Engineering was present. There was an order of conditions issued. Following that, the applicant decided he would like to install a dock. They filed a Chapter 91 application with the state, which is a very lengthy process so they are still waiting to hear back. M. Marro recommended requesting an amended order due to other work being done on the site. No tree clearing or excavation needed. It would be a seasonal dock. Abutters were notified.

M. Marro recommended approving the amendment with the conditions added to the order, that no artificial structures or materials would be used to create a path, also no tree clearing be used to create a path.

L. Cloutier motioned to amend the order of conditions, to allow the applicant to maintain the current pathway and it stays in its natural condition, 2nd by M. Kearns.

**Blanchard (Y) Cloutier (Y) Kearns (Y) LaRochelle (Y) Whitaker (Y) 5-0**

Notice of Intent (NOI) **New Hearing, DEP #345-0793**

Applicant: John Deline

Assessor's Map 2 Parcel 182

- Project address: 411 School Street

- Description: The proposed work includes development of a used car lot with a small office building within the 100 buffer zone

M. Blanchard read the public hearing notice.

M. Marro stated there were a few comments from DEP when they issued the DEP number. They requested some testing of the soils. The board could continue the hearing to request the data, or it could be approved contingent on satisfactory data. The board decided to approve contingent on satisfactory soil testing data.

L. Cloutier motioned to approve with a standard order of conditions, pending notification from the state, 2nd by G. LaRochelle

**Blanchard (Y) Cloutier (Y) Kearns (Y) LaRochelle (Y) Whitaker (Y) 5-0**

Notice of Intent (NOI) **Continued from 5/11/23, DEP #345-0772**

Applicant: ZP Battery DevCo, LLC

Assessor's Map 2D2, Parcel 11,12,27

Project Address: 256 Murdock Avenue, School Street & Off School Street

Project Description: The proposed work includes construction of a solar energy storage system within the 100' buffer zone



At the prior meeting, there was an error in the way the board voted. The board will hear from the applicant, and determine if they would like to grant or deny the waiver.

Chris Anderson with Hannigan Engineering was present. He explained they have been back and forth with the Planning Board and with peer review relative to the stormwater management system. All comments have been addressed. At a previous meeting, it was brought to their attention there was a waiver requested to do work within the 50 ft buffer zone. The area the proposed work was intended in was located in an area with an existing gravel drive which separated the actual site and the wetland resource area. At the request of the commission, they supplied a waiver request form with supporting documentation. As part of doing that additional work, and mitigating the impacts of that request, they are proposing to restore areas 2:1 that were previously disturbed that are more contiguous with the actual wetland area, in order to provide a better buffer zone than the actual wetlands that's surrounding the property.

D. Whitaker stated the waiver does meet the standards of the bylaw. M. Blanchard voiced her disapproval and concerns with the waiver, mainly in regards to fire safety. L. Cloutier did not approve of the waiver. G. LaRochelle stated the applicant has not provided enough context to be convinced that it would be an asset to the community in order to grant the waiver. M. Kearns agreed it seems to be more hassle and risk than its worth for the community. M. Kearns was not allowed to vote.

L. Cloutier motioned to deny the waiver, based on the fact it does not meet the setbacks on 29-9B, 2nd by M. Blanchard

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

M. Blanchard motioned to deny the standard order of conditions, 2nd by G. LaRochelle

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

#### **UPDATES/NEW BUSINESS:**

- Map M6, Parcel 53 Violation

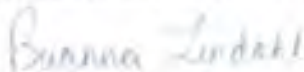
The matter is still ongoing and violations are continuing.

#### **ADJOURN: 6:23PM**

D. Whitaker motioned to adjourn, 2nd by M. Kearns

**Blanchard (Y) Cloutier (Y) Kearns (Y) LaRochelle (Y) Whitaker (Y) 5-0**

Respectfully submitted,



Brianna Lindahl, Conservation Commission Recording Secretary



David Whitaker, Chair



Melissa Blanchard



Lionel Cloutier, Vice-Chair



Mike Kearns



Glenn LaRochelle