

Approved: 3/20/25

# TOWN OF WINCHENDON

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Conservation Commission

Telephone (978)-297-5402

## Regular Meeting/Public Hearing

August 15, 2024

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

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

**ABSENT:** Mike Kearns, 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: 7/11/24**

Lionel Cloutier motioned to approve the minutes from 7/11/24, 2nd by Melissa Blanchard  
**Blanchard (Y) Cloutier (Y) Whitaker (Y) 3-0**

## HEARINGS:

Notice of Intent (NOI)

**NO DEP #345-0794**

Applicant: Ben Olson

Assessor's Map 8 Parcel 245

• Project address: 371 Hitchcock Road

• Description: The proposed work includes construction of a single family dwelling and septic system within the 100' buffer zone

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

Trevor Fletcher with Graz Engineering was present. He stated this was the last NOI to file for the Doyle Ave/Hitchcock Road development. The only reason this was separate from the others was due to them having to wait for the Assessors to assign a map and lot number. This was a tight lot due to the wetlands, and to stay out of the 50 ft buffer zone the house will be a smaller colonial with no garage. The only recommendation from M. Marro was to state in an added condition to stake out the 75 ft buffer zone prior to construction. The applicant had no problem with that condition.

M. Blanchard motioned to approve with standard order of conditions, adding a condition to stake out the 75 ft buffer zone prior to construction, 2nd by L. Cloutier.

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

Notice of Intent (NOI) **Continued from 4/11/24, DEP # 345-0792**

Applicant: Steven Powell

Assessor's Map 9 Parcel 93&99

• Project address: Teel Road Map 9, Parcel 93&99

• 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 buffer zone.

L. Cloutier motioned to continue the hearing to the next meeting on September 12th, 2nd by M. Blanchard

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

Request for Determination of Applicability (RDA) **New Hearing**

Applicant: Christopher Cordio

Assessors Map M6 Parcel 25

• Project address: 386 Monomonac Road West

• Description: The proposed work includes 16x16 addition to dwelling, 12x6 deck within the 100' foot buffer zone.

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

The applicant would like to add more living space to his home, about 750 sq. ft. Off of the addition, they would like to add another 6 ft of deck. The stairs would come off to the side. The house will be raised 3 ft. for more indoor storage. The deck would be built on diamond piers, and gutters installed that would drain into the existing dry well, to ensure the drainage would not increase. The existing deck is 38 ft from the water. Even though it is existing, due to the increase in size of the addition, the commission mentioned they need to be out of the 50 ft zone. They could bring the addition back, closer to the road, to stay out of that buffer zone. The applicant asked to recess to discuss at a later time of the meeting.

D. Whitaker entertained a motion to recess the hearing, 2nd by M. Blanchard.

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

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

Applicant: Christopher Cordio

Assessor's Map 3D1 Parcel 66

• Project address: 161 Glenallen Street

• Description: Proposed work includes construction of a septic system upgrade within the 50 buffer zone

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

Trevor Fletcher with Graz Engineering was present. The survey was completed last September, and since then, the wetlands have grown closer to the septic system. Due to the layout of the lot and where the driveway is, there is nowhere else to put the septic system. They are proposing to grade the driveway up instead of down, and put a wall up to keep the fill out of the wetlands. DEP commented they would like the erosion control extended to the end of the deck.

L. Cloutier motioned to approve with standard order of conditions, with the added condition to extend the erosion control hay bales, 2nd by M. Blanchard.

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

Request for Determination of Applicability (RDA) **New Hearing**

Applicant: Robert Matewsky Assessor's Map M6 Parcel 25

• Project address: 16 Second Street

• Description: The proposed work includes restoring the beach with sand, addition of a 12 inch high border located 12-15 feet off shoreline within the 50' foot buffer zone.

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

The application was not present.

L. Cloutier motioned to continue the hearing to September 12th, 2nd by M. Blanchard.

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

Request for Determination of Applicability (RDA) **New Hearing**

Applicant: Dennis Maloney Assessor's Map M12 Parcel 40

• Project address: 15 Hilltop Terrace

• Description: The proposed work includes removal of trees within the 100' foot buffer zone.

The applicant explained there were 2 trees coming underneath and tearing apart the brick patio that are a tripping hazard. The 3rd tree appears to have been struck by lightning, as it is split and hollow.

L. Cloutier motioned for a negative determination, 2nd by M. Blanchard.

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

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

• Glenwood Park drainage issue

Patrick Wood, Town Engineer, stated there have been some drainage issues at the park during heavy rainfall. He believes there may be a blocked pipe causing the issue. The grates on the catch basin need to be lowered about 2 inches each and the forebay needs to be cleared of sediment. The owner plans on completing the work in September.

• Map M6, Parcel 53 Violation

They have been notified, but were not present. M. Marro asked the Committee for ratification to authorize him to work with the Town Council to commence further action.

L. Cloutier motioned to authorize M. Marro to take further action, 2nd by M. Blanchard

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

• Site walk date 256 Murdock Avenue

There has been no update from National Grid yet.

- Open Space Committee Appointment

M. Blanchard motioned to appoint L. Cloutier to the Open Space Committee, 2nd by D. Whitaker.

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

Request for Determination of Applicability (RDA)

**New Hearing**

Applicant: Christopher Cordio

Assessors Map M6 Parcel 25

- Project address: 386 Monomonac Road West

- Description: The proposed work includes 16x16 addition to dwelling, 12x6 deck within the 100' foot buffer zone.

L. Cloutier motioned to reconvene the recess, 2nd by M. Blanchard.

The applicant reconfigured the plans to remove the 6 ft of the added deck all together, have the room start where the deck is, and come back towards the road 16 ft, to keep the addition the same size as proposed. The commission agreed with the changes.

L. Cloutier motioned for a negative determination and to approve the amended plan, 2nd by M. Blanchard.

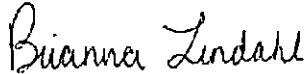
**Blanchard (Y) Cloutier (Y) Whitaker (Y) 3-0**

**ADJOURN: 7:04PM**

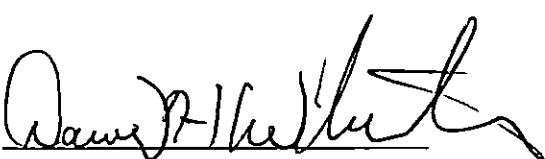
L. Cloutier motioned to adjourn, 2nd by M. Blanchard

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

Respectfully submitted,



Brianna Lindahl, Conservation Commission Recording Secretary



David Whitaker, Chair

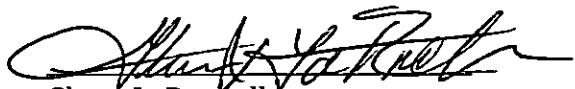


Melissa Blanchard



Lionel Cloutier, Vice-Chair

Mike Kearns



Glenn LaRochelle