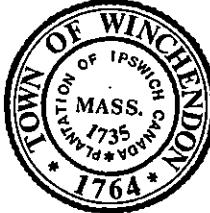


TOWN OF WINCHENDON

WINCHENDON TOWN CLERK
RECD MAR 24 2025 AM9:34

Conservation Commission

Telephone (978)-297-5402

Regular Meeting/Public Hearing

December 5, 2024

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

PRESENT: Chair- David Whitaker, Vice-Chair Lionel Cloutier, Melissa Blanchard, Mike Kearns
Nicole Roberts- Land Use and Planning Coordinator

ABSENT: 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: November 14, 2024

Lionel Cloutier motioned to approve the November 14, 2024 minutes, 2nd by Melissa Blanchard
Blanchard (Y) Cloutier (Y) Kearns (Y) Whitaker (Y) 4-0

HEARINGS:

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.

Wesley Flis with McCarty Engineering, MaryAnn DiPinto with Three Oaks Environmental, and applicant Steven Powell were present. Wesley Flis began explaining the project to the Commission. Teel Rd is to the north of the outlined property and Bemis Rd to the West. The property is about 60 acres and there was a prior earth removal project on location. When the entity changed, the town required the applicant to file for new permits. The stormwater permit has been filed with the Planning Board, the hearing has been closed and the permit was issued with a positive decision. They will be in front of the ZBA later in the

month for the earth removal permit and rock crushing permit. The hearing tonight was for work being done within the 100 foot wetland buffer zone.

It was proposed to complete the earth removal project in six phases, as the bylaws only allow disturbance of up to 5 acres at a time, totalling 21-22 acres of disturbance, 20 acres for the earth removal and about 1 acre for the roadway and basins. Part of the first phase would include upgrading the existing cart road on the site from the previous development, starting off of Teel Rd and using the existing crossings on the site. As each phase gets closed out, the area will be turned into an agricultural hay field and the driveways will be turned back into grass. There will be two permanent detention basins near the entrance associated with the driveway, and as you get further onto the property the remainder of the detention basins will also become grass depressions as each phase is closed out. Erosion control barriers will also be put into place as each phase progresses. Natural Heritage documentation has been completed. The applicant has been working with the town engineer for months in regards to the plans and specifically the borings and monitoring wells. In regards to the bridge, from the span from abutment to abutment is 36 ft and the open span is 30 ft. with a height of 4 ft. to the bottom of the bridge. MaryAnn DiPinto stated she submitted all the plans and wetlands delineation to the National Heritage Foundation and they replied that the project would result in no take of rare species.

L. Cloutier motioned to approve as submitted, 2nd by M. Blanchard

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

Notice of Intent (NOI) **DEP#345-0797**

Applicant: Tammy Sue Fanelli

Assessor's Map M7 Parcel 24

• Project address: 6 Beachview Drive

• Description: The proposed work includes demolish of an existing 2 bedroom house and construct a new 2 bedroom single family home within the 100 foot buffer zone.

L. Cloutier motioned to continue the hearing to January 9, 2025, 2nd by M. Blanchard

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

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

Applicant: McCartney Engineering, Inc.

Assessor's Map 1 Parcel 237

• Project address: 703 School Street

• Description: The proposed work includes conversion of an existing structure on the property into a retail processing marijuana facility within the 100 foot buffer zone.

L. Cloutier motioned to continue the hearing to January 9, 2025, 2nd by M. Blanchard

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

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

Applicant: John Lossman

Assessor's Map 6 Parcel 91

• Project address: 215 N. Ashburnham Road

• Description: The proposed work includes replacement of a culvert for a driveway crossing within

the 100 foot buffer zone.

L. Cloutier motioned to continue the hearing to January 9, 2025, 2nd by M. Blanchard

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

Notice of Intent (NOI) **DEP#345-0799**

Applicant: Haley Ward, Inc.

Assessor's Map 5A2 Parcel 90

• Project address: Pearl Street

• Description: The proposed work includes construction of a single family dwelling on a vacant lot within the 100 foot buffer zone.

Brian Milisci with Haley Ward, Inc. was present. He reviewed the plans for the Commission. D. Whitaker explained that this lot is a preapproved lot prior to the change of the bylaws in 1998, and the applicant needs to stay outside of the 50 ft buffer zone. The plans met the zoning bylaws in regards to offsets. The property is serviced by municipal sewer and water, so it will not need a septic system. There were 3 different concepts to consider, in order to be as far out of the buffer zone as possible. The commission plans to do individual site visits, and the applicant has agreed to come back with redesigned plans.

L. Cloutier motioned to continue the hearing to January 9, 2025, 2nd by M. Blanchard

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

L. Cloutier motioned to take the agenda items out of order to hear an update on Map M6, Parcel 53 Violation, 2nd by M. Blanchard

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

UPDATES/NEW BUSINESS: Map M6, Parcel 53 Violation

MaryAnn DiPinto was hired to assess the situation, she will be meeting with Matt Marro this week to get more information and discuss what she finds.

Notice of Intent (NOI) **DEP#345-0798**

Applicant: Nate Schroeder

Assessor's Map 3D1 Parcel 9

• Project address: 220 Glenallen Street

• Description: The proposed work includes replacement of a failed leach field and septic tank within the 100 foot buffer zone.

D. Whitaker read the public hearing notice and opened the hearing. Chris Stoddard with Stoddard Engineering was present. He explained the plans to the Commission. There will be silt fence and straw waddles around the site to protect the bank.

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

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

ADJOURN: 6:59PM

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

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

Respectfully submitted,

Brianna Lindahl

Brianna Lindahl, Conservation Commission Recording Secretary

David R. Whitaker

David Whitaker, Chair

Lionel Cloutier

Lionel Cloutier, Vice-Chair

Melissa Blanchard

Melissa Blanchard

Mike Kearns

Glenn LaRochelle

Glenn LaRochelle