

Approved: 4/17/24

TOWN OF WINCHENDON



WINCHENDON TOWN CLERK
RECD APR 22 2025 AM10:00

Conservation Commission

Telephone (978)-297-5402

Regular Meeting/Public Hearing

March 20, 2025

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

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

ABSENT: Mike Kearns

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: 1/9/25

Lionel Cloutier motioned to ratify the 1/9/25 minutes, 2nd by Glenn LaRochelle.

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

ENFORCEMENT ORDER: Pearl Street Construction

Lionel Cloutier motioned to support the enforcement order, 2nd by Glenn LaRochelle.

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

HEARINGS:

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

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.

Julian, Tammy's representative, was present via zoom. Since the last meeting, they have minimized the impact of the house, taking all the concerns they heard into consideration. They reshaped the proposed house and driveway. The house is now further away from the shoreline and is graded to minimize as much impact as possible. Matt Marro asked in regards to the 50 ft zone, if they had a pre and post development on impervious surface. The amount of area that is in the 50 ft zone with the current home, is

the exact amount in the new home. While the proposed home is going to be larger, the amount of area in the 50 ft zone will be the same since they moved it forward. The dock will be removed and will be re-naturalized with plantings.

Lionel Cloutier motioned to approve the plans submitted dated February 6th with standard order of conditions, 2nd by Glenn LaRochelle.

Blanchard (N) Cloutier (Y) LaRochelle (Y) Whitaker (Y) 3-1

Notice of Intent (NOI) **DEP # 345-0801**

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.

This item was already approved and made the agenda by accident.

Notice of Intent (NOI) **DEP 0345-0802**

Applicant: Barkley Enterprises, LLC.

Assessor's Map 12 Parcel 8

• Project address: Gardner Road

• Description: The proposed work includes construction of a contractor bay facility with 17 rental bays, residing in 4 separate buildings, two buildings and drainage features all within the 100 foot buffer zone.

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

Trevor Fletcher was present. This site was brought before the board back in 2021 for access for forestry projects and to get a driveway through the wetland, as it is the only way to access the back buildable portion of the site. The applicant is requesting to build a contractor bay facility. They plan on firming up the entryway which will disturb right up to the wetland edge. They will put in a retaining wall to hold back the soil better. There will be a culvert going underneath to maintain the flow into the wetland.

Further onto the site they plan on staying out of the buffer zone as much as possible, there will be some drainage in the 50-100 ft zone. The buildings are outside of the 75 ft no build zone and the grading is outside of the 50 ft zone. They are proposing a new tree line all outside the 50 ft zone. The drainage from the entryway goes into a catch basin where the driveway opens up and runs along the back side of the buildings, and into a drain manhole into the infiltration basin. There is a water dependent feature that is within the 50 ft zone but since it is water dependent it is exempt from the bylaws. DEP comments have been thoroughly addressed. They will have to go back before the planning board due to plan changes with the septic system.

Glenn LaRochelle motioned to approve with standard order of conditions and the 50 ft buffer zone be staked prior to construction, 2nd by Melissa Blanchard.

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

Notice of Intent (NOI) **DEP#345-0803**

Applicant: Paul and Lisa Murphy

Assessor's Map 2D4 Parcel 27

• Project address: Goodrich Street

• Description: The proposed work includes construction of a single family home within the 100 foot buffer zone.

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

MaryAnn DiPinto was present via zoom. She delineated the wetlands on the property. It consisted of a sizable lot that runs along the corner of Goodrich and Woodlawn. The land surveyor placed a house on the property with offsets from the roads and side yards, keeping it outside of the 50 ft buffer zone to the wetland. She submitted a wetland report with a notice of intent. The wetland takes up a fair amount of the property and there was not a lot of room to work in there in terms of offsets. There is a fair amount of invasive species along the roadway. It was mentioned this is a pre-existing lot.

Lionel Cloutier motioned to approve with a standard order of conditions, with an added condition of no structures or building within the wetland, 2nd by Melissa Blanchard.

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

UPDATES/NEW BUSINESS:

- Map M6, Parcel 53 Violation

Lionel Cloutier motioned to approve the restoration plan, 2nd by Glenn LaRochelle

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

- Teel Road, Map 9, Parcels 93&99, culvert change

There is an existing culvert that does not work. They are proposing a concrete open bottom box culvert. Melissa Blanchard motioned to approve as a field change, 2nd by Lionel Cloutier.

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

CERTIFICATES OF COMPLIANCE:

- 6 Hyde Street
- 183 Mill Glen Road

David Whitaker motioned to issue the certificates of compliance for 6 Hyde Street and 183 Mill Glen Road, 2nd by Glenn LaRochelle

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

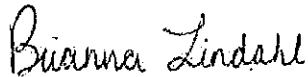
Next month's meeting will be held on April 17, 2025.

ADJOURN: 6:40PM

David Whitaker motioned to adjourn, 2nd by Lionel Cloutier

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

Respectfully submitted,



Brianna Lindahl, Conservation Commission Recording Secretary

David Whitaker

David Whitaker, Chair

Lionel Cloutier

Lionel Cloutier, Vice-Chair

Melissa Blanchard

Melissa Blanchard

Mike Kearns

Mike Kearns

Glenn LaRochelle

Glenn LaRochelle