

Approved: 12/17/19

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TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

October 15th, 2019

Town Hall 2nd Floor Auditorium

109 Front Street, Winchendon, MA 01475

Present: Vice-Chair Scott Robillard, Arthur Amenta, Burton Gould Jr., Joseph Sackett
Alternate: Lester Goodrich Jr.

Alison Manugian, Planning Agent

Brianna Roberts, Recording Secretary

Absent: Chairman Guy Corbosiero

Materials: Agenda & Notice of Meeting: October 15, 2019

6:30PM- Vice-Chairman Scott Robillard called the Planning Board meeting to order followed by the Pledge of Allegiance to the flag of the United States of America.

Announcements: Mr. Robillard announced that anyone is welcome to record the meeting as long as they let the board know.

Public Comments: None.

New Business:

6:35PM- Public Hearing: Continuation Roberts Way Site Plan Review

Paul Grasewicz explained they previously had a question regarding the zoning for Lot A, specifically a 50' setback from a residential district. The zoning board was able to answer the question and the buildings had to be moved around to conform. The fire chief also wanted to have access around the buildings, which was taken care of with compacted geo-grass around the buildings. The chief also requested the pond to be 8' in depth, which was completed by making it 2' deeper.

Mr. Gould commented the area is a swamp and expressed his concern with the drainage. Mr. Grasewicz stated that a comprehensive storm water system was designed and thoroughly researched.

Jean Christy, Senior Engineer, with Tighe & Bond came forward. She stated there had been a few plan revisions in the last few weeks and would discuss the storm water management in more depth. Testing bits of soil was recommended to give a better idea of the quality of the soil and where the groundwater is.

She stated the swale behind the buildings was a great idea to keep the clean water away from the water that needs to be treated. The buildings consist of "garages" and there are operation and maintenance requirements they need to adhere to. Since the road would be privately maintained, an O&M budget did not need to be created but recommended having it in writing that the applicant would be responsible.

Mr. Sacket motioned to continue the hearing for Lot A to November 19th, 2019, 2nd by Mr. Amenta. The board unanimously voted aye.

Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) 4-0

Lot C is on the same property, to the left of the cul-de-sac, and the proposed use is storage units. Conservation did not close hearing for this site, Mr. Grasewicz was unsure as to why they did not close. They are metal buildings and the pavement is as minimal as possible. There is swale in the bottom left corner and also has a storm water management system for the water run off. The entrance will have a gate with a code lock system. There is no vehicle access to the property besides the gate due to the woods and wetlands. Conservation was waiting for the wetlands scientist to re-inspect the wetlands.

Mr. Sackett motioned to continue the hearing for Lot C to November 19th, 2019, 2nd by Mr. Amenta. The board unanimously voted aye.

Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) 4-0

7:13PM- Public Hearing: Happy Hollow Site Plan Modification Review

Mr. Robillard read the public hearing notice. David Albrecht, professional engineer with Borrego Solar, came forward before the board. In 2017 a 7-megawatt solar project off Happy Hollow Rd. was approved and the project is now mechanically complete and has connection. Production was significantly lower than anticipated due to a fair amount of pine trees to the south shading the project. The site is very sandy so the company is just requesting them to be cut down and leave the stumps. The board suggested taking a site visit.

Melissa & Irene Cody, abutters, came forward before the board. Melissa explained the shade does not hit the pit and that the solar project was placed in the wrong area. The trees left behind are now dead and attracting termites and flying ants. They both expressed their disapproval with the project.

Doreen & Richard Aimes, abutters, have lived on Happy Hallow Rd. for 20 years. Doreen did not agree to the project in 2017 but had eventually accepted it. She expressed she was unhappy with the pile of debris against the road. Also, in the back of her property, the hill is eroding. She disapproved of the motion. Richard suggested planting a lower tree to help with the eroding and insects.

Ken Pratt, an abutter, stated they cleared the trees behind his house and was not sure why since it was not part of the solar project. Mr. Albrecht stated they only cleared the solar project land and did not know what the landowner had down otherwise.

Mr. Albrecht agreed to a site visit.

Mr. Amenta motioned to continue the hearing to November 19th 2019, seconded by Mr. Sackett.
Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) 4-0

Discussion of Application for Endorsement (ANR) Hitchcock Road:

There were no issues or concerns when the plan was reviewed.

Mr. Amenta motioned to endorse the ANR, 2nd by Mr. Sackett. The board unanimously voted aye.

Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) 4-0

Select Board Request to Review License Renewal List:

There were no concerns from the board.

Discussion of Need to Update Fees for Planning Submissions:

Ms. Manugian stated the next packet would contain the existing and proposed regulations for fees.

Approval of Minutes: 6/18/19, 7/30/19, 8/6/19, 8/20/19, 8/27/19, 9/3/19, 9/17/19

Mr. Gould motioned to approve the minutes as presented and printed, 2nd by Mr. Amenta. The board unanimously voted aye.

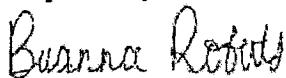
Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) 4-0

7:57PM- Mr. Amenta motioned to adjourn, 2nd by Mr. Sackett. The board unanimously voted aye.

Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) 4-0

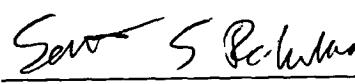
Vice-Chairman Robillard adjourned the meeting at 7:57PM

Respectfully submitted:



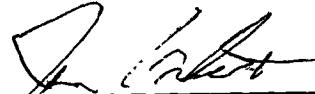
Brianna Roberts, Planning Board Recording Secretary

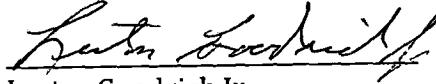
Guy Corbosiero, Chairman


Scott Robillard, Vice-Chairman


Arthur Amenta

Burton Gould


Joseph Sackett


Lester Goodrich Jr.