

Approved: 5/16/23

TOWN OF WINCHENDON



WINCHENDON TOWN CLERK
RCUD MAY 17 2023 AM9:52

Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

May 2, 2023

Town Hall 2nd floor Auditorium
109 Front Street, Winchendon, MA 01475

Members Present: Chairman Guy Corbosiero, Arthur Amenta, Leston Goodrich Jr., Burton Gould, Amanda Phillips
Nicole Roberts- Planning/Land Use Coordinator

Absent: Garrett Wante

6:00PM- Chair Guy Corbosiero called the Planning Board meeting to order, followed by The Pledge of Allegiance.

Public Comments: None.

Minutes: 4/20/23

L. Goodrich motioned to accept the 4/20/23 minutes as presented, 2nd by A. Phillips
Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

Planning Assistance Grant Letter of Support:

Nicole Roberts explained with the boards approval, they would apply for a grant through MRPC to work on the zoning bylaws even further. It would be a 2 year grant and the application date is in July 2023. The Planning Board members had no further comments or objections.

L. Goodrich motioned to move forward with the application and have it come back to the board for review and approval, 2nd by A. Amenta.

Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

Public Hearing: Stormwater Management Permit and Site Plan Approval for construction of a solar energy storage system with associated site improvements.

6:07PM- G. Corbosiero read the public hearing notice and opened the hearing.

Tom Corbett with Zero Point Development Inc./ZP Battery DevCo, LLC and Chris Anderson with Hannigan Engineering introduced themselves and were sworn in.

Chris Anderson explained the project is for a solar battery storage system. The property is located on either side of Murdock Ave at the terminal ends, going out from 256 Murdock Ave. The area is currently vacant and predominantly a woodland area. The intent is to construct 8 concrete pads that will store the energy storage system. Access to the area will be a gravel driveway in a sort of "jug-handle" configuration with 3 points of entrance to allow sufficient entrance and exits points for emergency vehicles. The area will be secured by a chain link fence with security knox boxes. There will be a variety of plantings along Murdock Ave. for a visual buffer. Stormwater will be captured by catch basins and direct run-off to the opposite side of Murdock Ave. to a small rain garden.

Tom Corbett explained Massachusetts has shifted focus from large scale solar to battery energy storage systems. With that, they created the Clean Peak Energy Standard which replaces the SMART solar initiative. It focuses on one co-locating generation with storage and also for stand-alone storage for great reliability and resiliency. The systems connect to the grid very similar to how a solar field connects. They are all equipped with a smoke, gas, and heat alarm.

B. Gould expressed this concern and disapproval of the project and the safety of lithium-ion batteries.

T. Corbett stated he would follow up with the Fire Chief and create a sound/noise report for the board.

B. Gould motioned to close the hearing. There was no 2nd, the motion failed.

L. Goodrich motioned to continue to the meeting on June 20, 2023 at 6:05PM, with the condition that a DEP # is issued and the Conservation Commission is able to hear and meet prior to the Planning Board meeting, 2nd by A. Amenta.

Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

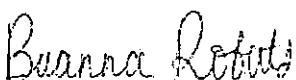
Adjourn:

7:08PM- A. Amenta motioned to adjourn, 2nd by L. Goodrich

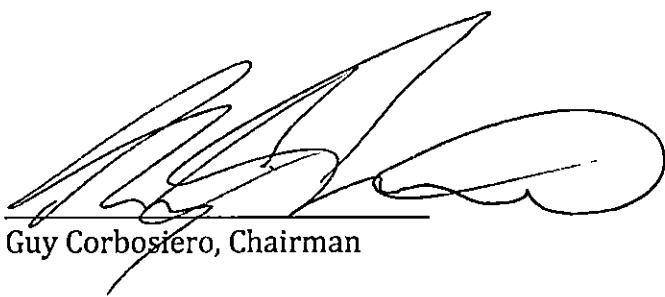
Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

The meeting adjourned at 7:08PM

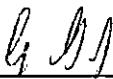
Respectfully submitted:



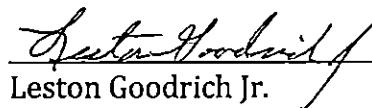
Brianna Roberts, Planning Board Recording Secretary



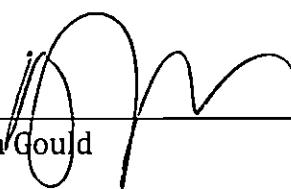
Guy Corbosiero, Chairman



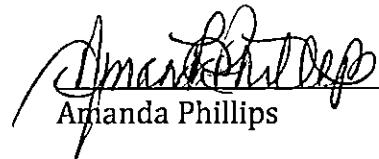
Arthur Amenta



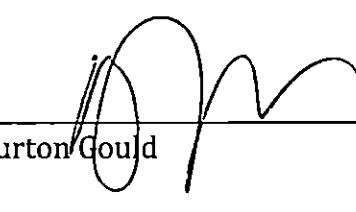
Leston Goodrich Jr.



Burton Gould



Amanda Phillips



Garrett Wante