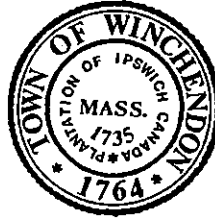


Approved: 9/10/24

WINCHENDON TOWN CLERK
RCUD SEP 11 2024 AM 9:04

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

August 6, 2024

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

Present: Chair- Guy Corbosiero, Arthur Amenta, Leston Goodrich Jr., Amanda Phillips, Thomas Liao
Nicole Roberts- Planning/Land Use Coordinator

Absent: Burton Gould

6:03PM- Leston Goodrich Jr. called the Planning Board meeting to order, followed by The Pledge of Allegiance.

Public Comment: None.

Public Hearing (Continued from 7/16/24) Notice is hereby given that the Winchendon Planning Board will hold a public hearing on Tuesday, July 16, 2024 at 6:05PM to consider the request for a Special Permit for property identified as Winchendon Assessors Map 8 Parcel 43 owned by Mill Glen Pond Trust. Special Permit request is to construct a single family home on a lot that is part of a larger parcel. Said property is located in the R80- Rural Residential District.

Ron and Rena Amadon were present. Nicole Roberts explained the applicants would need to receive a letter of approval from the Mill Glen Pond Board of Trustees in order to build the single family home. Ron and Rena are on the board of trustees, along with 4 other members. There is 193 ft of frontage and the lot is 1.16 acres. There has never been anything constructed on this piece of land. They do have an approved septic design which was presented to the board, it does meet all setbacks, and they have already met before the Conservation Commission. The address would be 340 Mill Glen Pond North and should be included in the special permit.

L. Goodrich motioned to close the hearing, 2nd by A. Amenta

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

L. Goodrich motioned to approve the special permit to build a single family home on a parcel of land identified as Mill Glen Pond Trust, specifically 340 Mill Glen Pond North, 2nd by A. Amenta

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

Public Hearing (Continued from 6/18/24) Notice is hereby given that the Winchendon Planning Board will hold a public hearing on Tuesday, April 16, 2024 at 6:05PM to consider the request for a Stormwater Management Permit for property identified as Winchendon Assessors Map 9 Parcels 93&99 submitted by McCarty Engineering on behalf of property owner Powell Stone & Gravel. Stormwater Management Permit request for clearing and grading for continuing support of an earth & gravel removal operation and a proposed replacement of an existing failed corrugated metal pipe with a proposed bridge that will span the distance of the channel. The property is located in the Industrial (I) District.

The hearing will be continued to September 10th, 2024 at 6:05PM.

L. Goodrich motioned to continue the hearing to September 10th at 6:05PM, 2nd by A. Amenta
Amenta (Y) Goodrich (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 5-0

Public Hearing (Last heard by Planning Board 2/6/24) Notice is hereby given that the Winchendon Planning Board will hold a public hearing on Tuesday, May 21, 2024 at 6:05PM to reconsider the request for a Stormwater Management Permit and Site Plan Approval and to consider an amendment to the application to include a Special Permit Application pursuant to section 6.11.2.d of the Winchendon Zoning Bylaw for property identified as Winchendon Assessors Map 5A2 Parcels 25&26 owned by Bostwick Realty Trust, petitioner. ZP Battery DevCo, LLC of I Mercantile Street, Suite 630, Worcester, MA 01606. Stormwater Management Permit and Site Plan approval request for construction of a solar energy storage system with associated site improvements. Said property is located in the I- Industrial District.

Tom Corbitt with Zero Point Development, ZP Battery Devco, and Chris Anderson with Hannigan Engineering were present, and Jim Vivone from Cedar Law was present via zoom.

Tom Corbitt explained they were back to have the board reconsider their vote for the site plan application, this being allowed by right use. With that came conversations of the solar bylaw, which requires a special permit. All of that has been done and they have been before the board since April of 2023. The state has been pushing forward and incentivizing energy storage, creating incentive programs to get the industry up and running. An incentive for the town would be that the energy storage system would alleviate "brownouts", when the power flickers.

Nicole Roberts explained in regards to the stormwater management permit, there was a peer review done by Tighe and Bond dated August 28, 2023 and all the comments were satisfied. As far as the site plan, solar is by right. The site plan included conditions, which were presented to the board.

The conditions were listed as followed:

1. To abide by the stormwater rules and regulations in the Town of Winchendon.
2. To abide by the site plan rules and regulations.
3. A letter from the Fire Chief Tom Smith was attached addressing some concerns, conditions, and suggestions that needed to be met.
4. A finalized emergency response plan prior to the building permit being issued.
5. A Winchendon housing authority tenant notification of work.
6. A sound analysis carried out for all 4 seasons after it is approved.
7. A maintenance schedule prior to occupancy.

8. The owners name and information must be clearly marked on the fence to notify in case of an emergency.
9. A bond to be determined by Tighe and Bond prior to the start of the project.
10. The Mass 310 CMR and 710, that has to do with the sound, must be met.
11. An 8 ft fence to be constructed adhering to the electrical code per the bylaw.
12. The Planning Board reserved the right to revisit any concerns going forward.
13. The sound to meet state standard noise codes and requirements.
14. The Winchendon Housing Authority evacuation plan will be determined by the Fire Chief Tom Smith, or representative of the Winchendon Fire Department.
15. The applicant will supply the needed fire department equipment that is required by the Fire Chief.
16. The Board of Health will work with the town to shelter the individuals should they need to be relocated.

The Fire Chief responded that all their concerns were addressed and the Fire Department reserves the right to address future concerns as needed.

Upon completion of the project, before it goes online, ESRG (Energy Response Group) and the Fire Department would get together to go over the response plan, certain scenarios, obstructions, etc. and address any final concerns as needed.

Mike Giovannucci of River St. came forward to express his concerns and let the board know the Conservation Commission has denied the project several times. Nicole Roberts mentioned that the Conservation Commission approved this project, it was the next site/hearing they denied the 50 ft. waiver.

Christine Haslam came forward and stated she sent the board a letter in April expressing her concerns.

David Watkins came forward and asked the board members if anyone lived in the area of the evacuation and how they felt about the project. G. Corbosiero stated his opinion was not a factor, he has to follow the bylaw rules and regulations and this project is allowed by right.

T. Liao motioned to close the hearing, 2nd by L. Goodrich.

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

T. Liao voiced his opinion stating the extensive conditions and research behind the project made him feel more comfortable with approving. A. Phillips mentioned she previously voted no at the last meeting, but since then, in February, she and the citizens of Pearl Dr. have had several months to review the conditions and bylaws. She stated if the board denied it, and it went to court, they have the potential of losing the conditions, and the state could approve the project without any conditions. She would prefer the town has a say in the added conditions, as the state is allowing the use by right.

G. Corbosiero motioned to approve the project with the stated conditions, 2nd by T. Liao.

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

Public Hearing (Last heard by Planning Board 2/16/24) Notice is hereby given that the Winchendon Planning Board will hold a public hearing on Tuesday, May 21, 2024 at 6:05PM to reconsider the request

for a Stormwater Management Permit and Site Plan Approval and to consider an amendment the application to include a Special Permit Application pursuant to section 6.11.2.d of the Winchendon Zoning Bylaw for property identified as 256 Murdock Avenue Winchendon Assessors Map 2D2 Parcel II owned by Bostwick Realty Trust, petitioner, ZP Battery DevCo, LLC of I Mercantile Street, Suite 630, Worcester, MA 01606. Stormwater Management Permit and Site Plan approval request for construction of a 5 Megawatt solar energy storage system with associated site improvements.

7:19PM- G. Corbosiero re-opened the hearing.

About a month ago, the applicants met with the Conservation Commission regarding a notice of intent, through that, they were asking for a waiver for work within the 50 ft. buffer zone due to the specifics of the site. There is a dry valley that bifurcates the wetlands to the buffer, so there is effectively no buffer. The Conservation Commission denied the waiver, they voted with the Act and the bylaw, but it does meet the Act. Due to their denial, it may have to be refiled through the DEP or they will have to go before the court system.

The board added a condition to have the project owner furnish a water quality test and report back to the town, should a catastrophic event happen.

L. Goodrich motioned to close the hearing, 2nd by A. Amenta
Amenta (Y) Goodrich (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 5-0

G. Corbosiero motioned to approve the project with the stated 20 conditions, 2nd by A. Amenta.
Amenta (Y) Goodrich (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 5-0

Appointments: MPO, Capital Planning, Planning Board, Open Space
Continued to the next meeting.


Adjourn: A. Amenta motioned to adjourn, 2nd by L. Goodrich
Amenta (Y) Goodrich (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 5-0


The meeting adjourned at 7:52PM

Respectfully submitted:



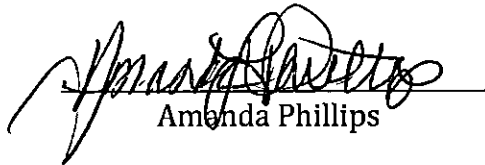
Brianna Lindahl, Planning Board Recording Secretary

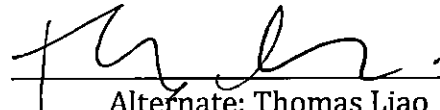


Guy Corbosiero, Chair

Arthur Amenta

Leston Goodrich Jr.

Burton Gould

Amanda Phillips

Alternate: Thomas Liao