

Approved: 1/7/25

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

November 19, 2024

Town Hall 2nd floor Auditorium

109 Front Street, Winchendon, MA 01475

Present: Chair- Guy Corbosiero, Arthur Amenta, Jim Hardy, Thomas Liao, Amanda Phillips
Nicole Roberts- Planning/Land Use Coordinator

6:00PM- Guy Corbosiero called the Planning Board meeting to order, followed by The Pledge of Allegiance and audio/video recording disclosure.

Member Comments: G. Corbosiero welcomed their newest member Jim Hardy. They now have a full board, but are still looking for an alternate member.

Public Comment: None.

Minutes: 10/15/24

Thomas Liao motioned to approve the 10/15/24 minutes as presented, 2nd by Arthur Amenta.

Amenta (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 4-0

ANR: Russell Farm Road

The applicant came forward and explained they are building a single family dwelling and possible 2 car detached garage- to be determined. The lot is currently owned by his parents, it is a 4.2 acre lot they will be subdividing from a 16 acre parcel. He has the adequate acreage, frontage, and access required in order to build a single family home.

Arthur Amenta motioned to endorse the ANR as presented, 2nd by Amanda Phillips.

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

6:06PM- 2 minute recess to sign the ANR.

Public Hearing- Teel Road (continued hearing)

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.

Wesley Flis from McCarty Engineering and Steve Powell from Powell Stone and Gravel were present. An aerial map was shown for the presentation. The property was about 90 acres, with frontage off of Teel Rd to the north and Bemis Rd to the West. Historically on the property there was an earth removal operation, and their plan was to start the long process of getting the earth removal operation going again for the applicant. Tonight was for the stormwater management permit, but they also need to visit with the ZBA for the earth removal and proposing a special permit for the crushing operation, and Conservation Commission. The two other boards are waiting for the Planning Board to make a decision on the Stormwater Management permit first in order to proceed with their hearings.

Out of the 90 acres, they are proposing to disturb just over 21 acres of land, with 20 acres being associated with the earth removal project. It will be in six phases, the first phase would be to construct a paved driveway up until the first section of earth removal. The rest of the driveway that would lead to the rear of the property would be gravel. Phase one for earth removal would be in the north central section consisting of just under 5 acres. Phase two would be to the south of that consisting of just under 4 acres. Phase three would be in the north eastern corner consisting of about 4 acres. Phase four would be in the south east corner consisting of 3 ¼ acres. Phase five and six would be located where the previous earth removal project was, consisting of just under 3 ½ acres for phase five and just under 3 acres for phase six.

Since submitting the plans a few months ago, they have gone back and forth with the town engineer to address some comments and have made a number of revisions to the plans to meet the letter of intent of regulations and stormwater management plans. There are currently 13 monitoring wells, the applicant also did a number of borings, and they plan on installing 17 more monitoring wells. They are trying to determine and estimate seasonal high groundwater depth. As they collect data from the monitoring wells, they may adjust the amount of material being proposed to come off the property.

Once they put in the driveway, they will bring in 3 stormwater basins. Along Phase one they will bring in an additional 3 basins, 2 basins for Phase two, 3 smaller basins for Phase 3, 1 basin for Phase 4, and for Phase five and six they will construct a larger basin. As the earth removal is being done, basins will be naturally constructed from the depressions in the earth.

Patrick Wood, Town Engineer, was present to discuss the Stormwater Management comments. Comments 1-3 have been satisfied.

As far as the responsibility of sounding the monitoring wells after they're installed, that will be on the applicant. They will incur the costs and then submit the data back to the town to review, which will determine how they update their grading plans going forward. The town has been in discussion for the last 7 months with the applicant and the conservation agent Matt Marro trying to determine the best plan of action and make sure the plans were compliant with each department.

There was discussion regarding the bond amount being split up to reflect each phase.

A. Amenta motioned to close the hearing, 2nd by T. Liao.

Amenta (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 4-0

Nicole Roberts summarized the applicant would have to abide by the stormwater rules and regulations set forth by the town of Winchendon, with the memo from Atwood, town engineer, dated November 19, 2024 with the resolutions to the concerns listed in pages 1-12, citing special conditions of the stormwater management permit, as per the summary of conditions shall be met as approval for the stormwater management permit and numbers 1-9 of special conditions.

T. Liao motioned to approve the stormwater management permit, 2nd by A. Amenta
Amenta (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 4-0

8:09PM- Recess

8:15PM- Meeting back in order

Public Hearing- 405 Central Street

Notice is hereby given that the Winchendon Planning Board will hold a public hearing on Tuesday, November 19, 2024 at 6:05pm to consider the request for a Stormwater Management Permit and Site Plan Review for property identified as Winchendon Assessors Map 5A3 Parcel 163 owned by Town of Winchendon. Stormwater Management Permit request for the expansion of the Town of Winchendon Fire Department. Said property is located in the R40-Suburban Residential District.

G. Corbosiero read the public hearing notice and opened the hearing.

Tom Smith, Fire Chief, and Patrick Wood, Town Engineer were present.

Patrick stated he has been working with the Chief, they secured an architecture firm years ago to develop the plans. They have since gone through conceptual and schematic design, and are now on construction documents that have been fine tuned throughout the years. Their hope is to get a package of plans submitted and ready for bid results early next year. They have asked their architects and consultants to get a set of plans related to site plan and stormwater for the planning board to review.

The existing fire station is undersized, so they have looked at the option of expanding it with an addition. They will also need to add additional parking to accommodate for the expansion. Patrick reviewed the plan design with the board. The plans meet all of the site review requirements, including parking, ADA ramps, lighting, etc.

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

A. Phillips motioned to approve the stormwater management permit and site plan, 2nd by J. Hardy
Amenta (Y) Hardy (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 5-0

Site plan approved reference date October 2024, along with the conditions/waivers, impervious area, and transformer.

Discussion: Hearing Continuation/Abutter notifications
The board will discuss at the next meeting.

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

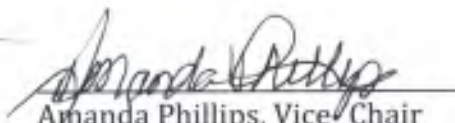
The meeting adjourned at 8:49PM

Respectfully submitted:

Brianna Lindahl

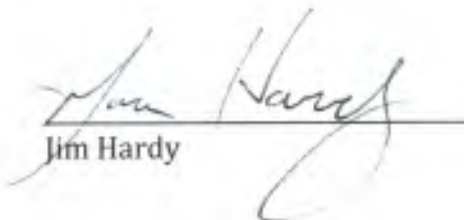
Brianna Lindahl, Planning Board Recording Secretary


Guy Corbosiero, Chair


Amanda Phillips, Vice Chair


Arthur Amenta

Burton Gould


Jim Hardy


Thomas Liao