

Approved

11/20/17

**CONSERVATION COMMISSION MINUTES
4TH FLOOR CONFERENCE ROOM
10/16/17**

Present: Garrett Davieau, David Whitaker, Lionel Cloutier and David Koonce

Absent: Kyle Bradley and Tony George

DOCUMENTS & EXHIBITS

Lincoln Ave. - Pictures

Millers Run Subdivision Land Donation - deed

CALL TO ORDER

The Chairman, Garrett Davieau, called the meeting to order.

NEW BUSINESS

David Whitaker made a motion, 2nd by Lionel Cloutier - **vote** unanimously approved to pay the secretary.

Millers Run Subdivision Land Donation

The open field Miller's River hayfield was originally scheduled to be a sport field. Agent Koonce is presenting to the Commission a deed for signing. Garrett made a motion, 2nd by David Whitaker - **vote** unanimously approved to accept and sign the deed. The drainage swales will be maintained by the Department of Public Works.

David Whitaker asked for a list of the properties/parcels the Conservation Commission controls. Agent Koonce will supply the list.

HEARING

7:05 p.m. NOI, West Street 1 Solar, LLC, Off West St. (East Side), 1.3 mW ground-mounted solar voltaic energy system Eric Las, Beals & Thomas, Inc. represented the applicant.

The project entails the development, operation, and maintenance of a 1.3 wM ground-mounted solar voltaic energy system. Mr. Las has adjusted the project location and is asking for a waiver, in exchange for a parcel of land east of the project entrance. It is a mix of upland and wetland with 500' of frontage on Front St. and an 8 acre lot with complete boundary surveyed. This would be in exchange to work in the 50' no-disturb zone. Agent Koonce asked for a wetland replication plan. Eric Las will e-mail the language so Agent Koonce can include it in the Order of Conditions.

Lionel Cloutier made a motion, 2nd by David Whitaker - **vote** unanimously approved to close the hearing.

David Whitaker made a motion, 2nd by Lionel Cloutier - **vote** unanimously approved a Favorable Order of Conditions.

The Commission took a 20 minute recess. The Commission reconvened at 7:28 p.m.

7:30 p.m. NOI, Winchendon Lincoln Ave. Solar 1 LLC and Solar 2 LLC, 4.0 mW and 5.0 mW solar arrays John Perry & John Motta developers, Dynamic Energy Solutions and Meredith Borenstein, Environmental Consultant, NE Environmental represented the applicant.

The project entails the construction, operation, and maintenance of 4.0 wW and 5.0 mW solar arrays. There are 3 large parcels of land owned by Glen Cosic, a town resident. New Hampshire resident, Edward Messy owns the New Hampshire parcel. The footprint has been reduced by 25-30%. It is down to 16-17 acres staying outside of the 50' no-disturb zone with the exception of wetland area in the middle of the existing access road where Glen

Cosic logged heavily for several years. They are asking for a waiver inside the buffer zone of the existing logging road where vegetation goes through. They would compensate by a mitigation area. Mr. Madden identified it not to be a vernal pool. The Commission gave advance approved for the construction.

The second project is similar. It is the same as the 50' & 75' no disturb setbacks. They are waiting for a letter from LEC for delineation and move panels accordingly. It is close to 200 acres.

The 3rd project has an existing crossing that needs to be addressed. DEP commented that the northern array was an historic fill. Gravel would be used to not further impact the wetlands. A vehicle is needed during the construction phase. Agent Koonce stated the construction is a concern. Meredith Borenstein needs to mitigate during construction using mats for temporary access during construction. There is a large mitigation area. Current traffic is minimal. The sediment during construction needs to be addressed. Meredith stated stone & mats could be used over it. They are proposing only a minimal impact. They do not want to widen the road. Garrett Davieau had concerns of vehicles traveling over sedimentation. Agent Koonce asked if they could come up with a long term plan to protect the road against sedimentation. A couple of options would be gravel or a secured bridge. They need a permanent solution. The photos matched the layout plans. They are asking to work north of the northern array. They would stay at the 50' & 75' zones avoiding the wetlands. Agent Koonce suggested filling and replicating the area as an equal exchange. Tom, the consultant needs more time for a report. 90% of what was seen is in compliance. All potential vernal pools are shallow. John Perry wants direction from the Commission for fill and mitigation. They volunteered to pay the construction of the road (1400 ft.). Consultant, Tom suggested trails could be made by the old rail road bed to connect to the walking areas. The array is secured by a chain link fence. Garrett Davieau asked if the Select Board could shut down the road to the public. Agent Koonce stated they can only abandon the road as a public way. The ownership would fall to the abutters. Then the town could put up a gate. We would need legal opinion from Town Council. If the town wishes to abandon the road, several hearings would need to be held. The road is a public road but not maintained. The Commission gave several options that could benefit the town so they could work inside the 50' buffer zone and the 75' no touch zone. They could put a portion of the land in Conservation Land. It needs to have public access. They need a variance to two isolated areas. Consultant Tom asked if we have a ratio to fill isolated wetlands. A benefit to the town could be a donation to extend the bike path. They would have to ask the Planning Board. Agent Koonce will find out if there is an account. They need to come up with an idea. Chairman Davieau asked if there was any comment from the audience. There was none. David Whitaker made a motion, 2nd by Lionel Cloutier - **vote** unanimously approved to continue the hearing to Monday October 23, 2017. They need to come up with a proposal for a road crossing.

**7:45 p.m. NOI, Winchendon Ash St. Solar 1 LLC, construct, operate & maintain a 4.98 solar array
John Perry & John Motta developers, Dynamic Energy Solutions and Meredith Borenstein,
Environmental Consultant, NE Environmental represented the applicant.**

The project entails the construction, operation, and maintenance of a 4.98 solar array. The location is the back 9 of the Winchendon Golf Course. They are proposing 4.9 megawatt solar array with overhead line improvement. They will stay outside of the 75' no structure and the 50' no build zone in agreement with LEC and finalize comments with Tighe & Bond. There are two potential vernal pools. They will move the panel outside of the 100' so it will not impact the vernal pool. They could have access off of Ash St. They are not requesting a waiver. They are far back enough not to impact. There is only 1 minor change. They will move the panels. David Whitaker made a motion, 2nd by Lionel Cloutier - **vote** unanimously approved to close the hearing. David Whitaker made a motion, 2nd by Lionel Cloutier - **vote** unanimously approved a Favorable Order of Conditions.

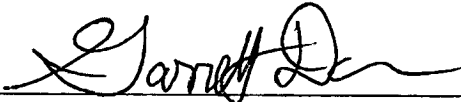
Tom the consultant asked for a small handout of the plans.

ADJOURNMENT

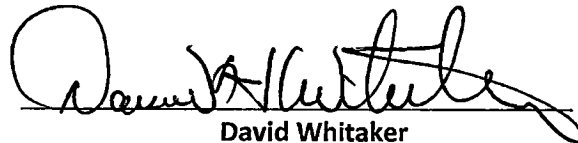
David Whitaker made a motion, 2nd by Lionel Cloutier - **vote** unanimously approved to adjourn.
The meeting adjourned at 8:36 p.m.

Respectfully Submitted

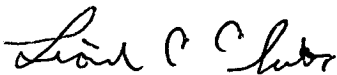
Patty Driscoll, Secretary



Garrett Davieau



David Whitaker



Lionel Cloutier

Tony George