

**CONSERVATION COMMISSION MINUTES
4TH FLOOR CONFERENCE ROOM
9/28/17**

Present: Lionel Cloutier, Tony George, David Whitaker Kyle Bradley and David Koonce

Absent: Garrett Davieau

DOCUMENTS & EXHIBITS

279 Ash St. - plans
25 Sunny Cove Rd. - plans
86 Second St. - plans
44 Sunset Dr. - map & photos
Gardner Rd. - plans

CALL TO ORDER

Kyle Bradley, acting chairman, called the meeting to order at 7 p.m.

NEW BUSINESS

David Whitaker made a motion, 2nd by Tony George - **vote** unanimously approved to accept the minutes of 9/7/17. David Whitaker made a motion, 2nd by Lionel Cloutier - **vote** unanimously approved to accept the minutes of 9/18/17. Lionel Cloutier made a motion, 2nd by David Whitaker - **vote** unanimously approved to pay the secretary.

HEARING

**7:05 p.m. RDA, 179 Laurel St. Jared Maxfield, construction in-law addition
Jared Maxfield, the applicant was present.**

The project entails the construction of a 24'x 30' (720 square feet) in-law addition on concrete slab with four-foot frost wall. Agent Koonce stated that Jared Maxfield was given permission by the Commission in advance to begin the construction due to statutory time regulations. Erosion control is in place. They still need a variance from the Zoning Board.

David Whitaker made a motion, 2nd by Tony George - **vote** unanimously approved a Negative Determination.

**7:10 p.m. RDA, 297 Ash St., Gerald Albrecht, repair/upgrade sewage disposal system
Mark Popham, Registered Sanitarian, represented the applicant**

The project entails the repair/upgrade to meet Title 5 requirements for an existing subsurface sewage disposal system serving a two-bedroom house. Mr. Popham explained that since the property is being sold the septic system needed to be upgraded. The system is within the 50' buffer zone. There were site constraints due to the well and wetlands. The leachfield is an elevated system due to the high water table. There was a reduction in the disturbance only removed 1' of organic top soil. Clean sand was brought in. This is allowed within 50' of the buffer zone. Agent Koonce recommends a Negative Determination.

Lionel Cloutier made a motion, 2nd by David Whitaker - **vote** unanimously approved a Negative Determination.

7:15 p.m. RDA, 25 Sunny Cove Rd., Kurt A. Duguay, repair existing retaining wall & construction of new wall - Applicant Kurt Duguay and Keith Ditaranto, landscaping & construction were present.

The project entails the repair of an existing 50 foot long retaining wall, construction of a new 24 foot and 25 foot long retaining walls, and construction of a four foot wide pavers walkway.

The retaining wall is 24' by the fire pit that is right of the shoreline. A 6" keystone block was used for the retaining wall to allow movement in the ground. A 4" drainage pipe was installed behind the wall. A 2' wall was constructed in front of the existing wall. All digging was done by hand. Some of the wall may need to be removed. Keystone blocks would be used. 12" waddles and sand bags will be used to protect the wall. The beach wall will be higher. The walls will be done first and the walkway last.

A natural product of crushed stone 6-12" will be used for the walkway. The subsoil will be removed first and a polymetric sand will be used between the cracks. Water will run naturally off and leach and infiltrate.

Agent Koonce recommends a Negative Determination. David Whitaker made a motion, 2nd by Lionel Cloutier - **vote** unanimously approved a Negative Determination.

7:20 p.m. RDA, 86 Second St., William Miller, repair/upgrade sewage disposal system
The applicant William Miller and Paul Grasewicz, GRAZ Engineering were present.

The project entails the repair/upgrade to meet Title 5 requirements for an existing subsurface sewage disposal system serving a two-bedroom house. The 100' buffer zone is highlighted on the plans. The new septic tank will replace the existing tank. 13 trees were cut in the buffer zone without Commission's approval. Agent Koonce recommends a \$200.00 application surcharge for an After Fact Filing be imposed. The applicant stopped cutting when made aware by the agent. The applicant inquired about disposal of the branches and stumps. David Whitaker stated he could ground down the stumps within the 50' no touch zone. The applicant asked if he could repair the stone wall. Stones have fallen into the water. The Commission gave their approval. Agent Koonce suggested Paul Grasewicz stake a 50' set back to know how far he can go back.

There was a concern of the fire pit in the 50' no disturb zone and litter on the grounds. Original photos show heavy vegetation. New photos show a clearing and a fire pit. The vegetation will be allowed to grow back in the area of the existing violation. Tony George made a motion, 2nd by Lionel Cloutier - **vote** unanimously approved a Negative Determination for a septic system. He will need to file an RDA to put in a lawn and remove stumps, and brush. He can pay the surcharge at that time.

7:25 p.m. NOI, 44 Sunset Dr., William & Laurel Schmick, construction of a new house with attached garage
Edward Berry PLS, represented the applicant

The project entails the construction of a new three-bedroom house with attached garage, screen porch, and deck, associated septic system, driveway access, utilities, grading/landscaping, and removable dock with 4' wide access walkway.

This is a ½ acre lot with 100' of frontage with town water. All the setbacks impact the lot requirements. The applicant requests a waiver for the 75' setback. No work will be done within the 75' set back. There will be a small walkway down to the dock. All vegetation is outside of the 50' buffer zone. The septic system is outside of the 50' zone close to the road and property line. A small portion of the driveway is inside of the buffer zone. This is a pre-existing non-conforming lot. The boat dock will be a roll in/roll out boat dock. If the waiver is not approved it will not be a buildable lot. This would be a benefit to the town with a tax assessment to the lot. They would not alter the habitant. Kyle Bradley was in favor. Tony George asks why the building could not be downsized to fit better in the 75' no build zone? The house square footage is 60' x 38'. Agent Koonce needs a visual barrier on the 50' no disturb zone and needs permanent markings for vegetation. He will need revised plans and revised erosion control. The 50' no disturbed needs to be marked first. Abutter Fred Sellers lives north of property and is part of the Association would like a hard line on the 50' no disturb zone. It needs erosion control for storm water runoff. Vegetation could slow it down. He will install a grass swale for erosion control. It will be shown on the plans. The applicant does not want a lawn he will leave the area wooded. Agent Koonce will issue a condition to not allow any activity beyond the work area. There will be vegetation on the 4' wide grass path. Bob Fontaine, abutter on the other side of the property, has concerns about water run-off and the location of the septic system. He requests no large trees be removed. Tony George asked the applicant about the dead branches within 100' of the water. He responded that he pruned dead branches. Agent Koonce has concerns with the steepness of the slope. He recommends double staked hay bales and a silt fence, with permanent

markings and clearing. He needs a revised set of plans. He recommends drainage off the driveway with swales. There needs additional design on the driveway.

David Whitaker made a motion, 2nd by Tony George - **vote** unanimously approved a Favorable Order of Conditions with revised plans at the October 26, 2017 meeting.

7:40 p.m. NOI, Lincoln Ave., Winchendon Lincoln Ave. Solar 1 & Solar 2 LLC, solar arrays
Meredith Borenstein, Environmental Consultant and John Motta, Dynamic Energy represented the applicant.

The project entails the construction, operation, and maintenance of 4.0 mW and 5.0 mW solar arrays. There are 2 projects at Lincoln Ave. Ext. with access in between (3 parcel 200 acres). The property is currently used for logging. They are currently just proposing the project. This is two separate projects with one Notice of Intent. They want to apply for Mass Smart Program which is a 20 yr. lease agreement with the landowner and a 20 yr. contract with National Grid. Kyle Bradley asked about tall trees. The area has been heavily logged. If they clear beyond the 50' area they would be safe. Tom Perrigala, Wetland Consultant for the Commission, submitted a report that may need changes. Meredith Borenstein will be submitting a new report commenting on Tom's report. They will submit new plans on Monday. The next regularly scheduled meeting is October 26, 2017. Agent Koonce needs to review the changes as well as our consultant Tom Perrigala. Tom Perrigala's report showed panels were in vernal pools. He does agree with a lot of the delineations. Agent Koonce needs conclusion on the wetland lines. He needs by Monday the 16th. Tony George made a motion, 2nd by David Whitaker - **vote** unanimously approved to continue the hearing to October 16, 2017.

8:10 p.m. NOI, Ash St., Winchendon Ash St. Solar 1 LLC, solar arrays
Meredith Borenstein, Environmental Consultant and John Motta, Dynamic Energy represented the applicant.

David Whitaker made a motion, 2nd by Tony George - **vote** unanimously approved to continue the hearing to Monday, October 16, 2017.

8:30 p.m. Amended NOI, Gardner Road, Jamison VanDyke, construction new road
Paul Grasewicz, GRAZ Engineering represented the applicant

The project entails the construction of a new road and associated drainage infrastructure to serve three proposed industrial lots, installation of utilities, grading, landscaping, and construction of a vehicle acceleration lane by widening the west side of Gardner Road with approximately six (6) additional feet of pavement for approximately 300 feet.

This is a 3 lot subdivision. Wetlands were flagged along the roadway. Silt fence will be installed to protect the wetlands. Four additional feet of pavement and an infiltration trench will be installed to improve the drainage along the upland side of the slope parallel of the roadway. Run off by Route 140 will flow over washed stone a trench will infiltrate. Snow will be confined to the paved shoulder. Agent Koonce referred to a letter from Tighe & Bond of April 26, 2017 that made a reference to storm water from the plans. It was not clear if it complies with Mass DEP Storm water Standards.

Tony George made a motion, 2nd by Lionel Cloutier - **vote** unanimously approved to continue the hearing to October 26, 2017.

9:00 p.m. RDA (continued-after-the-fact filing) 85 Alger St., Armando Sanchez
The applicant, Armando Sanchez was present.

Agent Koonce and Jeff the building Inspector did a site visit. They told Mr. Sanchez what needs to be done. They told him to move the stairs parallel to the house. He needs hay bales installed before anymore digging can be done. He needs to restore the area. He stated he would replant. No digging is needed for the retaining wall. He can add additional blocks. Agent Koonce stated he had put in hay bales in a good location.

David Whitaker made a motion, 2nd by Lionel Cloutier - **vote** unanimously approved to amend the Order of Conditions to add the wall.

The retaining wall foundation is already in the ground. He stated he applied for a building permit.

All work has been done within the no touch 50' no disturb zone. He has paid the \$200.00 after the fact filing fee.

David Whitaker made a motion, 2nd by Lionel Cloutier - **vote** for a Negative Determination. **Kyle Bradley voted Yes, David Whitaker voted Yes, Lionel Cloutier voted Yes, Tony George voted No.**

NEW BUSINESS

234 Baldwinville State Rd. - Trevor Laterle: Request to fill man-made pond at 234 Baldwinville State Rd.

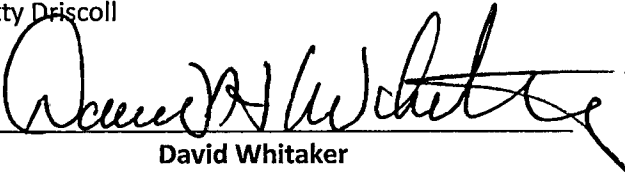
No one was present.

ADJOURNMENT


Tony George made a motion, 2n by David Whitaker - **vote** unanimously approved to adjourn.

Respectfully Submitted,

Patty Driscoll


David Whitaker


Lionel Cloutier


Kyle Bradley


Tony George