

Date Approved

07/05/18
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JUL 12 2018

**TOWN OF WINCHENDON
CONSERVATION COMMISSION MINUTES
4TH Floor Conference Room
5/17/18**

WINCHENDON TOWN CLERK

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

Absent:

DOCUMENTS & EXHIBIT

15 Pinewood Dr. - Revised Plans

135 Gardner Rd. - plans

106 Converse Dr. - plans

CALL TO ORDER

Garrett Davieau called the meeting to order at 7 p.m.

NEW BUSINESS

Kyle Bradley made a motion, seconded by David Whitaker - **vote** unanimously approved to accept the minutes of April 19, 2018. Kyle Bradley made a motion, 2nd by Tony George - **vote** unanimously approved to pay the secretary.

HEARING

7:05 P.M. (RDA) Request for Determination of Applicability, 85 Cardinal Lane, Elly Hunter, Above Ground Pool
Elly Hunter represented herself.

The project entails the installation of an above-ground swimming pool. Agent Koonce stated the wetlands are not jurisdictional. They are man-made wetlands. A drainage basin was installed for the road and for the roof runoff. Agent Koonce asks erosion control be installed 65' from the large wetlands and use hay bales.

David Whitaker made a motion, 2nd by Kyle Bradley - **vote** unanimously approved to extend the Order of Conditions (345-0626) for the installation of an above-ground swimming pool at 85 Cardinal Lane.

7:10 p.m. (RDA) Request for Determination of Applicability, 15 Pinewood Dr., new home & septic system
Paul Grasewicz represented the applicant.

The project entails the construction of a new single-family house, associated septic system, grading and landscaping. Revised plans were submitted for lot 15. All septic work is out of the 50' zone. The house is in the buffer zone. Agent Koonce recommends a Negative Determination. Chairman Davieau asked the board for recommendations. Kyle Bradley - Agrees, David Whitaker - Agrees, Tony George and Lionel Coutier do not agree - Lionel made a motion, 2nd by Kyle Bradley - **vote** unanimously approved a Positive Determination stating it was not in compliance with the Winchendon Protection Act and the Winchendon By-Laws.

(23 & 26 Pinewood Dr. will be filing NOI for the lots)

7:15 p.m. (NOI) 135 Gardner Rd., Borrego Solar Systems, Inc., David Albrecht, Solar Energy Facility
Zack Farkas, Borrego Solar Systems, Inc. represented the applicant.

The project entails the installation of a 5,580 kW ground-mounted solar energy generating facility.

The Engineer has concerns about the 6 isolated vegetated wetlands and wetlands in the Southeast corner that were not shown on the plans. Two wetland studies were done. The Commission has not received the recommendation from

their Wetland Consult because he has been on vacation. The consultant stated that he cited an intermittent stream. A Wildlife Habitat Assessment was done last week. Our consultant did not find any problems. Agent Koonce asks what form of mitigation will be done. Zack Forkes stated that 28,000 square feet of replication will be done. He will return with a true plan.

Tony George would like to see the Consultant's Report before he makes a decision.

Zack stated the impact is unforeseen. He will get more precise figures for the next meeting.

Lionel Cloutier made a motion, 2nd by Kyle Bradley - vote unanimously approved to continue the meeting.

NEW BUSINESS

Discussion: - DPW Superintendent Al Gallant - Replacement of culverts on Happy Hollow Rd.

Three 36" culverts need to be replaced. He will restore what needs to be restored. He will use sandbags or jersey barriers. The work will begin in August. No new wetland area will be disturbed. Agent Koonce recommends filing a Request for Determination of Applicability.

Discussion: - Dean Lepkowski - Proposed garage at 53 Belmont Ave.

The lot is 100' by 150' about 15,000 square feet. The garage is 21' from the wetland area with a 4' frost wall. The roof will pitch toward the wetland with a crushed stone trench. The work is within the 75' no build area. They will keep sediment out of the wetland. Garrett and Kyle had concerns about the enforcement of cleaning out the drainage ditch. The Commission needs to see the lot and have a sketch of the lot layout. The area needs to be staked out. Agent Koonce stated the discussion needs to continue.

Discussion: - Dan Younkin - Proposed addition at 16 Northern Heights Drive

The additional is 45-50' from the wetlands. He is willing to move 70' from the wetland to the back of the house. Agent Koonce is asking the Commission to allow him to proceed and file a Request for Determination of Applicability. Kyle Bradley is ok with it, Tony George, Lionel Cloutier and Garrett Davieau want to see the filing. He needs to provide a sketch of the work to be done and put in erosion control.

Discussion: - Randy Lucius - Tree cutting in the 100-foot buffer zone at 38 Gardner Rd. (Toy Town Storage)

A logger cut 6 trees in the 50' no disturb area. Agent Koonce recommend filing a Request for Determination of Applicability. The board agrees to let the trees grow back.

Discussion: - Angel Lehtonen, Northland Engineers - RDA for septic system repair at 106 Converse Drive

This is a 3 bedroom house. The septic system is outside of the 50' buffer zone. The Board of Health has approved. A siltation barrier is on the plans. The board is in favor of moving forward and will be on the agenda for the June 21st meeting. Agent Koonce wants to be notified when erosion control is installed.

Discussion: - Charlie Walker - Gravel removal at 63 Commercial Drive

The gravel was removed to clear the road for access to the Roberts Way Project. Agent Koonce has concerns that boulders were dislodged and the sand is building up at the end of the cul-de-sac. A silt fence is needed.

This would be an after-the-fact-filing. Planting needs to be done to stabilize the area. Tony George asked, where did the gravel come from? Attorney, Betsy Mason came forward and stated that it possibly came from Mylec Inc. Garrett had concerns of what was left behind. Tony George asked, "was digging done within the 100' buffer zone"? Lionel Cloutier stated the by-law allows no more than 19 cubic feet be removed without a permit. Garrett needs more details. Agent Koonce requested they install a silt fence and seed the area to stabilize it. He will get in touch with the owners.

OLD BUSINESS

Discussion: - Charlie Walker: Installation of metal culvert instead of concrete at Robert's Way

Agent Koonce was not informed of a change in material. There was standing water and sediment in the water. It was not in compliance with the Commission's interest. Paul Grasewicz can submit a better plan for natural habitat. He will submit a plan for the board to review.

Discussion: - Kathleen Van Dyke: Requirements for Certificate of Compliance 193-0442 (Miller's Run Subdivision)

The following is required for a Certificate of Compliance sign-off: The wetland replication area needs to be constructed, planting on the steep grade, wetlands need to be reflagged. It needs to be monitored for 1-2 years for wetland replication. Agent Koonce suggests they get a consultant to meet these requirements. The Commission will hire an independent consultant at the applicant's expense. Tony George and Lionel Cloutier had concerns that the pipe would not meet standards. Agent Koonce stated an Enforcement Order was issued in 2005-2006 for the alteration of the wetlands. A site visit is needed. Agent Koonce will get estimates from consultants.

ADJOURNMENT

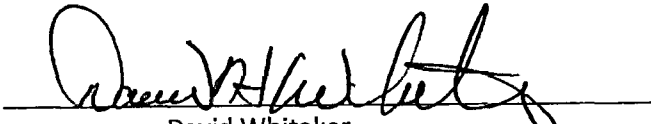
Kyle Bradley made a motion, 2nd by David Whitaker - **vote** unanimously approved to adjourn the meeting. The meeting adjourned at 9:06 p.m.

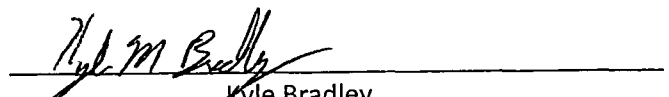
Respectfully submitted,

Patty Driscoll, Secretary


Garrett Davieau


Lionel Cloutier


David Whitaker


Kyle Bradley

Tony George