

Date Approved 08/16/18

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OCT - 4 2018

TOWN OF WINCHENDON  
CONSERVATION COMMISSION MINUTES  
4<sup>th</sup> Floor Conference Room  
7/5/18

WINCHENDON TOWN CLERK

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

**DOCUMENTS & EXHIBITS**

- 15 Pinewood Dr. - plans
- 34 Pinewood Dr. - plans
- 64 Pinewood Dr. - plans
- Ash Street - map & photos
- 135 Gardner Rd. - plans

**CALL TO ORDER**

Chairman, 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 May 17, 2018. Kyle Bradley made a motion, 2<sup>nd</sup> by Lionel Cloutier - **vote** unanimously approved to pay the secretary. Kyle Bradley made a motion, 2<sup>nd</sup> by Lionel Cloutier - **vote** unanimously approved to sign the Certificate of Compliance for 83 Pearl St.

**HEARINGS**

7:05 p.m. (NOI), Notice of Intent, 15, 34, 64 Pinewood Dr., Kathleen VanDyke, Construction of a Single Family Home  
Paul Graseswicz, Graz Engineering represented the applicant.

Three Notice of Intents are open concurrently for construction of a new single-family house, associated septic system, grading, and landscaping on each of the three lots.

**15 Pinewood Dr.** - This property is bordering vegetated wetlands, Agent Koonce asked for the abutter notification cards. Mr. Graseswicz will get them to Agent Koonce. He is comfortable that the abutters were notified. No DEP File Number has been assigned at this time. They were able to stay out of the 50' no build zone. The septic is in the back of the lot. The boulders in place delineate the 50' no disturb area. Agent Koonce stated the corners need to be staked and it does comply with the regulations. Kyle Bradley made a motion, seconded by David Whitaker - **vote** unanimously approved to close the hearing. Kyle Bradley made a motion, seconded by David Whitaker - **vote** unanimously approved to issue the Order of Conditions contingent that abutter cards are turned in to Agent Koonce.

**34 Pinewood Dr. (lot 26)** - This is two lots combined together to make 1 buildable lot. The leach field was moved to the right side of the lot allowing them to stay outside of the 50' zone. Agent Koonce stated it was all in compliance with the local by-law. He asked that it would be well marked during construction. Kyle Bradley made a motion, 2<sup>nd</sup> by David Whitaker - **vote** unanimously approved to close the hearing. Kyle Bradley made a motion, 2<sup>nd</sup> by David Whitaker - **vote** unanimously approved to issue the Order of Conditions.

**64 Pinewood Dr. (lot 23)** - This lot has a drainage swale. It needs to be stabilized. There is concern regarding the off-road vehicle use. The lot needs to be restored for the Certificate of Compliance. Lionel Cloutier asked if the utility easement goes under the swale. Agent Koonce will check if the building set-back is correct. The Commission questioned the footage. Agent Koonce stated we need a correct plan. Kyle Bradley made a motion, 2<sup>nd</sup> by David Whitaker - **vote** unanimously approved to continue the hearing to July 19, 2018.

11/19/18

7:15 p.m. (NOI), Notice of Intent, Ash Street, Dynamic Energy Solutions, LLC, Ground-Mounted Solar Energy Generating Facility John Perry, Dynamic Energy Solutions, Inc. represented the applicant.

The project entails the installation of a 1.2mW ground-mounted solar energy generating facility on a 12 acre parcel mostly open grassy area. There are few trees in the area. Limited maintenance is needed in the buffer zone. Mostly grass going up to the wetlands with an open field with trees in the center. John Perry stated that they did a shade analysis to determine how much to cut. They would cut and maintain grass and bush 6-8' tall. This site does not have brush growing. A regular waiver is needed. Agent Koonce asked if they could scale back the array to be out of the South West corner. Lionel Cloutier and Kyle Bradley would like the panels moved back. David Whitaker stated the stream in the lower corner needs protecting. The Commission's biggest concern is the South West corner. Do not cut past the 50' zone. The shade protects the stream and trout. The utility connection will go underground.

Kyle Bradley made a motion, 2<sup>nd</sup> by David Whitaker - vote unanimously approved to continue the hearing to July 19, 2018. Agent Koonce will check on the abutter notification cards.

7:45 p.m. (NOI), Notice of Intent, 135 Gardner Rd., Borrego Solar Systems, Inc., Installation of a 5,580.0 kW ground-mounted solar energy generating facility. David Albrecht, Borrego Solar Systems, Inc. represented the applicant.

The project entails the installation of a 5,580.0 kW ground-mounted solar energy generating facility on the west side of Route 140. There are wetlands on the west by Bailey Brook and on the east there is a perennial stream. The applicant plans to install a 400 watt modular, which is more powerful and will take less room than the system originally proposed. Tom Peragallo, the Commission's wetland consultant, identified isolated vegetated wetlands impacted by the project. Mr. Albrecht stated they complied with changes to the wetland delineation requested by Mr. Peragallo. Mr. Albrecht agreed that the isolated vegetated wetlands are jurisdictional under the Town of Winchendon Wetlands Protection Bylaw and stated that the isolated vegetated wetlands are very low value wetlands. Agent Koonce noted that the common habitat needs to be protected. No rare endangered species were in the area. They would like to clear trees and remove stumps for 5,000 square feet. The panels cover the wetlands. Borrego Solar wants to work with the Commission to mitigate impacts, perhaps a donation of a portion of the land to the State Department of Fish and Game. Kyle Bradley sees no Town benefit, Lionel Cloutier is against the project as proposed, David Whitaker stated that the Town's wetland by-law is restrictive. He does not see much wetland, but he agrees with the other Commission members. Another option they are proposing is making a cash donation to the Commission's Conservation Fund. Garrett Davieau stated that one half of the lot is not usable and is not in compliance with the wetland by-law. Mr. Albrecht asked what is allowable. He would like to come back with a new plan. Abutter and landowner, Cindy Boucher stated that the Town would benefit through an annual payment-in-lieu-of-taxes program. Kyle Bradley stated this goes against the local wetland by-law. Agent Koonce stated they need to bring back a revised plan.

Kyle Bradley made a motion, 2<sup>nd</sup> by Lionel Cloutier - vote unanimously approved to continue the hearing to July 19, 2018.

#### **OLD BUSINESS**

Dean Lepkowski, 53 Belmont Ave Proposed Garage.

Agent Koonce stated it could be built with no impact to the wetlands but it is not in compliance with the 75' no build. It is jurisdictional wetlands. Agent Koonce stated there is run off from the surrounding area. Erosion control is needed. Crushed stone should be used around the area. Kyle Bradley recues himself from the discussion. David Whitaker stated it was drainage not wetlands. Garrett Davieau approves. He needs to come back with a complete filing. A deed restriction is needed.

The remainder of the agenda will be put off until the next meeting due to the late hour.

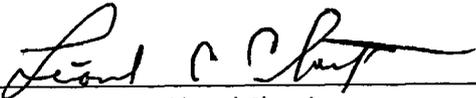
**ADJOURNMENT**

Kyle Bradley made a motion, 2<sup>nd</sup> by David Whitaker - **vote** unanimously approved to adjourn.

Respectfully Submitted,

Patty Driscoll, Secretary

  
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Garrett Davieau

  
\_\_\_\_\_  
Lionel Cloutier

  
\_\_\_\_\_  
David Whitaker

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Kyle Bradley