

Approved 7/8/2021

**TOWN OF WINCHENDON
Conservation Commission**



Signatures:

Lionel Cloutier
M. Blanchard
K. Bradley
D. Whitaker

**Regular Meeting/Public Hearing Minutes
June 10, 2021 at Town Hall Auditorium**

Members Present: Kyle Bradley, David Whitaker, Melissa Blanchard, Lionel Cloutier

Members Absent: Ken Wante

Others Present: Alison Manugian (Conservation Agent), Cindy Fitch, Steven & Bonnie Stone, Suresh Bhatia, Ken LaBrack, Paul Grasewicz, Ryan McCauley, David Pollak, Valorie Sibley Daigle, Shaun Dame, Richard Lucier, Lisa Gauthier, Daniel Gagne.

Meeting called to order by Chair Kyle Bradley at 6:08pm following technical difficulties.

D. Whitaker made a motion to approve minutes of 5/13/2021 as presented. M. Blanchard seconded the motion and K. Bradley, D. Whitaker, M. Blanchard all voted aye. L. Cloutier abstained due to absence at that meeting.

Announcements & Public Comment:

The Commission has returned to meetings in person, which will be held at Town Hall in the second floor auditorium. Comments and suggestions for improvements in meeting structure are welcome to amanugian@townofwinchendon.com

Business:

Notice of Intent Hearing Continuation

DEP 345-0725

- Applicant: Cindy Fitch Project Address: 6 Island Road; Assessor's Map 6, Parcels 9
 - Description: The proposed work includes addition to the existing home and related site work.
 - A Manugian offered a brief overview of the project to date and an update that the application to the Zoning Board of Appeals is coming in for their July meeting. The Commission may want to keep this hearing open to be able to comment on and make conditions based on changes coming out of the ZBA hearing(s).
 - V. Sibley Daigle read the project summary letter from Northland Engineering into the record, tying it to the plans presented and clarifying as needed - wood chips are planned along the property line as they stay in place well
 - A. Manugian opined that the project and plans have improved since the first submission and that there are no large issues remaining.
 - D. Whitaker – this is much better and he's happy with this
 - L. Cloutier & M. Blanchard have no remaining concerns or issues
- D. Whitaker motioned to continue to July 8th at 6:10. M. Blanchard seconded the motion and all present voted aye.**

Notice of Intent Hearing Continuation

DEP 345-0730

- Applicant: Bonnie & Steven Stone Project Address: Hale Street; Assessor's Map 8, Parcels 19
- Description: New single family home within requiring wetland replication, filling and work in buffers.
 - P. Grasewicz distributed plans and updated wetland narrative for discussion
 - He explained that the house was far to the rear and at the last meeting the Commission wanted to see and understand what it might look like with development up front
 - Wetland fill is about 2400 sf and replication is 2,700
 - Design saves the small isolated wetland up front
 - A small retaining wall will be needed and the driveway has a turnaround area
 - Effluent will be pumped up to the septic system

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- A. Manugian opined that both options have pros and cons, it's not a clear case of one being preferable. The front site for development requires replication but ultimately leaves the majority of the site unaltered.
- D. Whitaker, M. Blanchard and L. Cloutier like the design with the home closer to the road
- A. Manugian stated that DEP has requested a planting plan for the wetland replication, which could be a condition of approval if desired.
- **L. Cloutier motioned to close the public hearing. D. Whitaker seconded the motion and all present voted aye.**
- **D. Whitaker motioned to issue the standard order of conditions adding one for the planting plan submission prior to construction. M. Blanchard seconded the motion and all present voted aye.**

Notice of Intent Hearing Continuation

DEP 345-0729

- Applicant: Lickety Splitz Project Address: 231 Main Street; Assessor's Map 7A4, Parcels 8
- Description: Construction of a new septic system and related grading and site work.
 - P. Grasewicz offered a brief update, including that DEP has issued a file number
 - A. Manugian opined that there are no remaining concerns. DEP had questioned if the new system was larger than the existing and P. Grasewicz confirmed that the new system is the same size.
 - **D. Whitaker motioned to close the public hearing. M. Blanchard seconded the motion and all voted aye.**
 - **D. Whitaker motioned to issue a standard order of conditions. L. Cloutier seconded the motion and all present voted aye.**

Request for Determination of Applicability Hearing

- Applicant: Paul & Megan Dumas Project Address: 145 Bayberry Circle; Assessor's Map 4, Parcels 222
- Description: Includes grading, installation of a pool and deck and a fence.
 - D. Whitaker read the public hearing notice and **L. Cloutier motioned to open the public hearing. M. Blanchard seconded the motion and all present voted aye.**
 - V. Sibley Daigle gave an overview of the project and application. The fence was already erected by the previous owners and an above-ground pool is proposed. The pool is 50' from a wetland and just over 30' from an 'isolated area subject to flooding (ILSF)'. Erosion controls shall be installed outside of the fence. V. Sibley Daigle clarified what an ILSF is vs a wetland.
 - M. Blanchard questioned the installation and impact beyond the final pool footprint.
 - V. Sibley Daigle stated that the gate section of the fence near the house will be removed to allow equipment in.
 - D. Whitaker asked about shifting the pool to the right further from the wetland and ILSF.
 - V. Sibley Daigle responded that the preference of the owners is to place the pool further from the wetland and ILSF but they want to permit the 'worst case' scenario in case they discover unsuitable conditions.
 - K. Bradley indicated that if this is permitted they should work to place the pool as far to the right as possible and should dig there first.
 - M. Blanchard questioned where water will go if there is a leak.
 - V. Sibley Daigle stated that there is a berm outside of the fence to direct any leak water away.
 - L. Cloutier stated he has no concerns.
 - **D. Whitaker motioned to close the hearing. L. Cloutier seconded the motion and all voted in favor.**
 - **D. Whitaker motioned to issue a negative determination with erosion barrier as a condition. M. Blanchard seconded the motion and all voted in favor.**

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6:25pm Notice of Intent Hearing

DEP pending

- Applicant: Winchendon Community Park Project Address: 86 Ingleside Drive; Assessor's Map 5A3, Parcels 348
- Description: Grading, stormwater management, site improvements and construction of an amphitheater in the Park
 - M. Blanchard motioned to open the public hearing. L. Cloutier seconded and all voted aye.
 - D. Whitaker read the hearing notice
 - A Manugian offered a brief overview; the plans are being revised but the applicant wants feedback and thoughts to hasten permitting in the near future.
 - D. Pollack presented the project with slides.
 - Project possible due to a generous commitment from Robinson Broadhurst.
 - The project focusses on an amphitheater with tiered grass seating for 300 guests & a 24' x 38' stage
 - Seating will be cast concrete that appears to be field stone
 - Programming is still tbd and the facility has been designed to work for larger and smaller programs
 - New sidewalk is proposed (ADA compliant) with lighting from Maple St to the amphitheater – sidewalk up Maple and a crosswalk will be grant funded as a separate project
 - A vehicle accessible loop around seating area will provide emergency and loading stage access
 - The driveway will be resurfaced
 - An overall security and safety review of the Winchendon Community Park will be done in coordination with this, but as a separate project.
 - D. Gagne with Beals & Thomas spoke to the wetlands and conservation pieces.
 - Some work is planned within the 50' for the parking lot and related drainage. Parking lot to be permeable paving pending coordination with DPW
 - Some buffer impact behind the stage for rip rap and grading
 - Pervious swale between repaved roadway and new sidewalk
 - K. Bradley asked if all work is outside of the 100' wetland buffer
 - L. Cloutier asked about constructability if the stage is close to or within the 100' buffer
 - D. Gagne explained that the existing flat pathway is there and the site work will be completed before the state is installed.
 - Lionel –how will this be constructed if stage is so close to the 100' buffer – the details are shown in the big packet – there is some flat area to work in that is the flat existing pathway – Daniel – intent is to do site work prior to stage install
 - R. Lucier, abutter at 236 Maple had a number of concerns and questions which were answered by team members:
 - Who will monitor the construction?
 - The Owner's Project Manager Atlantic Construction
 - He stated that this project is beyond the competence of the Conservation Agent and he wants DEP involved. He disagrees with the wetland flagging and things it should be the flood plain limit.
 - John Walker they flagged the high water line w/ David Koonce
 - Many concerns about trees to be removed, including loss of habitat and wildlife displacement
 - In his opinion, Robinson Broadhurst should be funding the senior center not this project
 - He stated that State filing is needed for permission to do sidewalks along the roadway
 - K. Bradley requested that R. Lucier submit a list of his concerns to be addressed.

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- M. Blanchard pointed out that the property was purchased for the community and is a beautiful location now. The addition of the amphitheater will significantly change the Community Park. Additionally given the parcel size there is plenty of land area to develop without the buffer and wetland impacts.
- R. Lucier voiced his dislike of the project – this is not what he wants to see outside of his front door and as there are no hotels in Winchendon any acts traveling here to perform will spend money elsewhere. This park was supposed to have exercise stations, which hasn't been done.
- K. Bradley reminded everyone that the discussion should be kept to the conservation items.
- L. Cloutier raised concern about the drainage lines around the soccer field. He also opined that there needs to be a swimming hole for children in town.
- D. Whitaker opined that there is plenty of room outside of the buffers and that the project shouldn't need conservation permissions.
- D. Pollak explained that the components have been carefully placed to work with the wetlands and the existing trees. The team is working to balance the many needs of the project. In particular the parking location has been under review for two years and shifting that would mean more tree removals.
- D. Whitaker stated his concern about the amphitheater location right on the edge of the slope/buffer
- D. Pollak responded that there is plenty of room and existing flat area behind the amphitheater. The landscape architect feels there would be negative impact to move the amphitheater. They want to meet the needs of the town and commission.
- L. Gauthier, direct abutter on Elm Street asked questions and raised concerns
 - The impact on the abutters will only be increased (dramatically) from the development and the neighborhood is already negatively impacted by the park existence.
 - What is the plan for the cart road off of Elm Street?
 - J. LaPointe responded that there are no current plans to alter that cart road.
 - What is the plan for the parking already an issue along Elm Street?
 - D. Pollak stated that they would like feedback on the parking in general.
- L. Cloutier motioned to continue the public hearing to July 8th at 6:15pm. D. Whitaker seconded the motion and all voted in favor.

Notice of Intent Hearing

DEP pending

- Applicant: McClure Engineering for Nouria Energy Corp
- Project Address: 93 Gardner Road; Assessor's Map 12, Parcels 9
- Description: Replacement of existing commercial septic and related site work

THE HEARING NOTICE DID NOT RUN IN THE GARDNER NEWS SO THIS HEARING MUST BE CONTINUED TO 7/8

- L. Cloutier motioned to continue the public hearing to July 8th at 6:20pm. M. Blanchard seconded the motion and all voted in favor.

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Notice of Intent Hearing

DEP pending

- Applicant: William Miller
- Project Address: 86 Second Street; Assessor's Map 3, Parcels 33
- Description: Demolition and reconstruction of a new single family home and related site work.
 - L. Cloutier motioned to open the public hearing. M. Blanchard seconded the motion and all voted aye.
 - The applicant explained that the two lots shown have been combined. He is proposing to raze the existing home and rebuild on much the same footprint. The proposed home will have a minor expansion toward the roadway away from the wetland.
 - A. Manugian reminded the board that the hearing can't be closed as no DEP number has been assigned.
 - All members present indicated they have no concerns with the project as proposed.
 - M. Blanchard motioned to continue the public hearing to July 8th at 6:25pm. L. Cloutier seconded the motion and all present voted aye.

Enforcement Orders – both of these were sent out by the Conservation Agent and have begun working on NOI paperwork. Compliance is anticipated and these will likely be on the next meeting agenda.

225 West Monomonac	Karen Allen -	Beach replenishment
56 Beachview	David Barone -	Dock replacement

M. Blanchard motioned to adjourn the meeting at 7:30pm. L. Cloutier seconded the motion and all present voted aye.