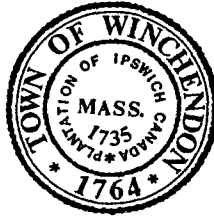


TOWN OF WINCHENDON



Approved: 10/20/2020  
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Planning Board

WINCHENDON TOWN CLERK  
RCUD NOV 18 2020 PM 4:09  
Telephone (978)-297-5419

**Regular Meeting/Public Hearing**

September 1, 2020

Virtual Meeting via Zoom –

Meeting ID: 995 6688 8368 - Passcode: 4679846

**Present:** Chairman Guy Corbosiero, Arthur Amenta, Joseph Sackett, Leston Goodrich Jr.  
Alison Manugian, Planning Agent, Jameson VanDyke, Paul Grasewicz, Nate Aucoin

**Absent:** Burton Gould Jr.,

**6:30PM-** Chairman Guy Corbosiero, called the Planning Board meeting to order and read Governor Baker's order on conducting remote meetings then took attendance via roll call.

**Announcements:** None.

**Public Comments:** None.

**Business:**

**Discussion of Robert's Way permission to remove soil materials from site.**

Planning Agent provided a summary of the project and meeting topic. The subdivision permission and the individual site permissions all include a condition that the Planning Board needs to approve removal of cut materials prior to said removal. The conditions require that the grading and drainage be complete prior to materials being removed. The project owner, site supervisor and engineer appear to be unaware of this requirement. The requirement to finish grading and drainage prior to getting permission to remove materials from the site can be difficult depending on the volumes in question and the site dimensions. The original subdivision Impact Report references approximately 400cy of fill, the site Impact Report for parcel A (garages) references approximately 8,800 cy of fill. The current site balances requires an estimated 8,800cy of loam and boulders be removed from the site.

Nate Aucoin explained the current materials balance and how the calculations were originally done and what site conditions have changed the estimates. The property was higher in elevation than what was shown on the aerial topography by .33' which equates to about 3700 CY of material. All loam and organic material in the work zones needed to be stripped yielding approximately 11,000cy of materials. Some of this material will be reused on site leaving approximately 8,500cy of loam to be removed from this site.

The project consists of three lots. Lot A is nearing completion with loaming and drainage almost done. Lot C is largely to grade and Lot B is being used for loam/boulder storage. The subdivision roadways are graveled. The overall intent is to have the projects completed and paving done before winter weather hits.

G. Corbosiero inquired about the boulders onsite. Nate Aucoin responded that removal from the site incurs costs and grinding the boulders into gravel and screening costs more than the gravel sells for. The intent will be to use boulders on-site as much as possible.

L. Goodrich asked if the intent is still to proceed using boulders as described in the site visit. Nate Aucoin responded that they will likely place some around the septic system on lot A and use some on lot C to protect the infiltration area. Some will likely be used on lot B to armour and stabilize the rear border hill.

L. Goodrich stated that the site overall looks good and asked about the sizing of the detention areas. Nate Aucoin and Paul Grasewicz responded that the areas were designed to retain the 2, 10 and 100 year storms lowering post-construction peak flows to less than the pre-construction peaks. The construction is done using GPS so is accurate.

L. Goodrich asked how the site material calculations varied so much from initial planning through construction. Paul Grasewicz responded that the site was rockier than anticipated and that the loam and organics were thicker than on many sites.

L. Goodrich indicated that someone should have come to the Planning Board as soon as it became apparent that the calculations needed to be updated. Jamie VanDyke acknowledged the error and stated that this will be a learning experience for all involved. Nate Aucoin stated that lot A will be their commercial home and that they want the project and product to be well done. G. Corbosiero echoed the need to prevent this lack of communication in the future.

L. Goodrich asked about oil and water collection in or beneath the slabs in the garages on lot A. Nate Aucoin explained that any such materials will be collected on-site and that the intent is to have a furnace that burns waste oil. (Note that vehicle repair use requires a Special Permit from the ZBA).

L. Goodrich reminded the owner that the conditions require that stockpiled soil be covered. Jamie VanDyke stated the intent to remove the soil as soon as possible. Nate Aucoin indicated that their monitoring has shown no erosion or runoff on the stockpiles. He stated that the intent is to seed all areas of the site by mid-November.

**L. Goodrich made a motion to allow the removal of loam and boulders from the site as needed to complete construction as planned, noting that if the amounts to be removed exceed current expectations the Board shall be notified immediately. A. Amenta seconded the motion and all voted in favor via roll call vote.**

G. Corbosiero noted that the site looks great and the project to date exceeds his expectations.

### Discussion of these standard conditions

The Planning Agent reminded the Board that consideration of these conditions and possible construction impacts should likely be on a future agenda.

G. Corbosiero acknowledged that the conditions as they currently are may be overkill and that review makes sense.

L. Goodrich pointed out that the conditions wouldn't have threatened to impact construction if the owner had notified the Board of changes when they were first identified.

**L. Goodrich stated that the Town Clerk is allowing submission of approved minutes without Boards' signatures during the COVID pandemic. The Planning Agent will confirm this.**

**Minutes:** None.

**Correspondence Summary:** None.

L. Goodrich motioned to adjourn. A. Amenta seconded the motion and all voted aye via roll call.

**Chair adjourned the meeting at 7:03PM**

Respectfully submitted,



Alison Manugian  
Planning Agent

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Guy Corbosiero, Chairman

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Leston Goodrich Jr.

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Arthur Amenta

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Burton Gould

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Joseph Sackett