

Approved: 8/15/23

TOWN OF WINCHENDON

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Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

June 6, 2023

Town Hall 2nd floor Auditorium
109 Front Street, Winchendon, MA 01475

Members Present: Chairman Guy Corbosiero, Arthur Amenta, Leston Goodrich Jr., Burton Gould,
Amanda Phillips
Nicole Roberts- Planning/Land Use Coordinator

6:00PM- Chair Guy Corbosiero called the Planning Board meeting to order, followed by The Pledge of Allegiance.

Public Comments: None.

Minutes: 5/16/23

L. Goodrich motioned to accept the 5/16/23 minutes as presented, 2nd by A. Amenta

Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

Public Hearing: Site Plan and Stormwater Management Permit for property owned by Kevin Doyle, applicant, Winchendon Solar, LLC of 4 Park Plaza, Suite 1250, Irvine, CA 92614. Site Plan and Stormwater Management Permit request for a proposed ground-mounted solar photovoltaic (PV) development located on Baldwinville Road. Property identified as Winchendon Assessors Map 13 Parcels 272, 273, and 274. Said property is located in the R80- Rural Residential District.

6:05PM- G. Corbosiero read the public hearing notice and opened the hearing.

James Martin, representing Sunpin, and Andrew Vardakis, Civil Engineer with WSP were present before the board. They worked with the conservation commission and planning board in 2018 and are now back to re-apply. The property is owned by Kevin Doyle and is located off of Baldwinville Road. It is Parcels 13-0-272 (2 acres), 13-0-273 (43 acres), and 13-0-274 (2.15 acres) for a total of 47.15 acres in Zone R80 (rural residential) and is primarily wooded. The wetland delineation and topography/property survey was completed by Wood/WSP in June 2018.

It would be a ground-mounted solar PV system, 5.154 MW DC, 9,300 solar PV modules, 3 to 8 ft high racking system, surrounded by a 7ft high chain link fence (12.81 acres). There will be no batteries on this

project, it was originally proposed but there have been changes in regulations and therefore will be removed from the plans.

Project History:

Planning Board- Site Plan Review was filed in December 2018, Public Hearings & Site Walk in February 2019, Peer Reviews in January 2019, and Application withdrawn 2019.

Conservation Commission- NOI filed in July 2019, Peer Reviews in October 2019 and February 2020, DOC received in March 2020.

The board planned for a site walk on Wednesday June 28, 2023 at 4:15PM.

L. Goodrich motioned to continue the hearing to July 18, 2023 at 6:05PM, 2nd by A. Amenta.

Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

Appointments: Capital Planning, MRPC, MJTC

Garrett Wante will be stepping down from the Planning Board and Capital Planning Committee. There is an alternate position open on the Planning Board, if anyone is interested please inquire with N. Roberts.

G. Corbosiero nominated L. Goodrich as member of the Capital Planning Committee, 2nd by A. Amenta

Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

There is an alternate position open on the Planning Board, if anyone is interested please inquire.

G. Corbosiero is chairman of the MRPC and would like to retain the position.

L. Goodrich nominated him to continue as chairman of MRPC, 2nd by A. Amenta.

Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

G. Corbosiero is currently a member of the MJTC as well.

B. Gould motioned to keep G. Corbosiero on the MJTC, 2nd by L. Goodrich

Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

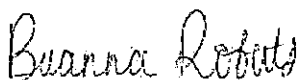
Adjourn:

6:51PM- A. Amenta motioned to adjourn, 2nd by L. Goodrich

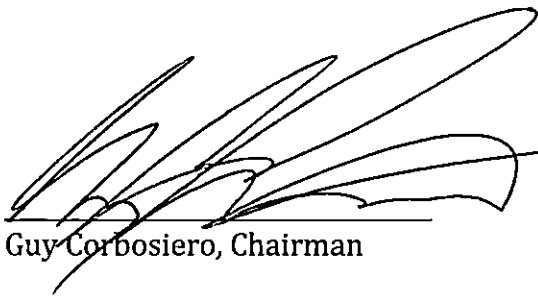
Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

The meeting adjourned at 6:51PM


Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary



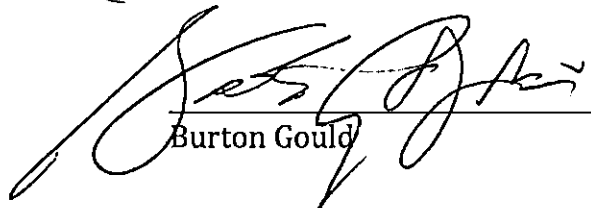
Guy Corbosiero, Chairman



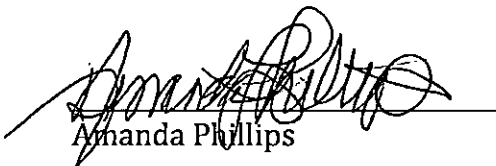
Arthur Amenta



Leston Goodrich Jr.



Burton Gould



Amanda Phillips