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Planning Board

Telephone (978) 297-5419

Approved 12/5/17

Planning Board Meeting Minutes

November 7, 2017

2nd Floor Town Hall Auditorium

Present: Chairman Guy Corbosiero, Vice Chair Cailte Kélley,
Arthur Amenta, and Burton E. Gould Jr.
Chantell M. Fleck, Planning Agent
Nancy Sanderson, Recording Secretary

Materials: Notice of Meeting, Agenda, November 7, 2017
October 24th Planning Board Meeting Minutes
ANR – Off of Spring Street –with Plan of Land, Three M Realty Trust
Birch Hill WMA and explanatory email from DPW Director
Ash Street and Lincoln Avenue Solar Projects Correspondence, Site
Plans and Draft Notice of Decision for each
Town Committee and Board Meeting Updates
Recreational Retail Marijuana Public Forum Proposal
Planning Board, Public Hearing Sign-in Sheet

1. Call to Order: 6:30 p.m.

Pledge of Allegiance

2. Announcements: Small Business Vendor Fair will be held on Saturday, 11/25, from 10 a.m. to 3 p.m. here in the auditorium on the 2nd Floor of the Town Hall. Standard announcement regarding recording the meeting, no hands were raised.

3. Public Comment: None

- 4. Approval of Minutes:** Minutes of 10/24/17 Planning Board Meeting were approved (4-0).
- 5. New Business:** The first ANR listed on the agenda (off Gardner Road) was withdrawn.
- a. ANR – off of Spring Street – Three M Realty Trust was represented by George Mizhir, Agent. Mr. Mizhir is transferring a piece of the property to the abutter, the auto parts business next door. Mr. Gould made a motion to accept the plans as submitted and Mr. Kelley seconded. The motion passed 4-0. The mylars and all the plans were then signed.
 - b. **Birch Hill Wildlife Management Area** – Selective Forest Cutting – DPW Director Al Gallant. Asking permission for the State to cut about 500' on River Street on town property. They have a plan to select cut and clear cut a lot of areas off New Boston Road, over which the town has no jurisdiction. Mr. Gallant is in favor as the street is very dark and gets little sunlight in the wintertime, which causes a lot of icing problems. The area in question is located across the street from the Rod & Gun Club. 10' at edge of the road is under the jurisdiction of the town. The State plans to clear cut 55 acres to create a young forest wildlife preservation area, a long process with many permits to pull. Mr. Gould moved that the request be granted, Mr. Kelley seconded, there was no public comment and the motion passed 4-0.
 - c. **6:45 p.m. Continued Public Hearing: Formal Site Plan Review – Lincoln Avenue Solar.** Representatives John Motta and John Perry from Dynamic Energy Solutions appeared. Since the October 3rd meeting they have received Cons-Com approval, Southern array has shrunk a bit. The access road shifted south to avoid a wetland. DPW approved their improvement of the access road using their materials and labor under the supervision of DPW Director Gallant. Four Peer Review comments by Tighe & Bond were read into the record to approve points not previously covered. The decommissioning estimates were clarified and agreed upon. Mr. Gould asked for clarification on the access road of approximately 1500'. That is a separate permitting by DPW. Ms. Fleck asked which numbers should be used, and it was agreed that those on the cover letter be used. No public comment was forthcoming, Mr. Kelley moved that this

public hearing be closed and Mr. Gould seconded. The motion passed 4-0 and the hearing was closed at 7 o'clock. Formal site plan approval postponed until after the next item is discussed.

- d. **7:00 p.m. Continued Public Hearing: Formal Site Plan Review – Ash Street Solar.** Representatives John Motta and John Perry from Dynamic Energy Solutions once again appeared. The public hearing was declared open at 7 o'clock. Since the October 3rd meeting they have received Cons-Com approval, not much else has occurred. Board members present had made a site visit on 10/21/17. The Chairman read the six Tighe & Bond Peer Review comments into the record. One new point to do with landscaping appears in comment number three. The buffer planned along Ash Street to the most southerly end of the array. Approximately 125 plants, of different varieties (Hemlock, Staghorn, Sumac, Eastern Red Cedar, Rose Bay Rhododendron and Witch Hazel) will be put in as screening. The plants vary in height and will not shade the arrays. Per Ms. Fleck, the Fire Chief is happy with current access proposal. The decommissioning estimate for this project were clarified and agreed upon. No storm water management features are required. National Grid will set additional poles and wires. Town resident Margaret Bartlett came forward to ask what she will see when she comes down Hall Road to access Spring Street and turns right and looks up at what was part of the golf course. It was explained that she won't see any change because the project is beyond the ravine and the holes near Hall Road will remain. No other public comment was forthcoming, Mr. Kelley made a motion to close the public hearing and Mr. Gould seconded. The vote was 4-0 and the public hearing on the Ash Street project was closed.
- e. **The notice of decision and formal site plan for the Ash Street project** was reviewed by Ms. Fleck, this included all of the special conditions. It was clarified that bonds are typically renewed yearly and are preferred by the Town Treasurer. Mr. Kelley complimented the engineers on all their efforts and spoke about this particular project being sensitive due to its location. He also mentioned the plans for the Gazebo, which he very much appreciated. Mr. Kelley then made a motion to approve this project with the conditions as stated and Mr. Gould seconded the motion. The vote was 4-0 in

favor of the motion. Two copies of the signature sheet were passed down by Ms. Fleck.

- f. The Board moved on to considering **the notice of decision and formal site plan approval for the Lincoln Avenue project.** The special conditions were reviewed. The financial sureties will be listed separately. Basically the same as the Ash Street project with the difference of the financial surety amount and the access road requirement. Mr. Kelley moved that this project be approved with the stated conditions and Mr. Gould seconded. The project was approved on a vote of 4-0. Signature sheets were again passed to the Board.

6. Old Business: Setting a date for the forum on recreational marijuana bylaw. A suggested public forum outline from Ms. Murphy was included in tonight's packet. Mr. Corbosiero noted that the only restriction per the State law is that these establishments may not be situated within 500' of a school. The Chairman had looked this up earlier and told Ms. Fleck that she had been correct on this point and he had been wrong. The proposed forum date of December 5th (first Planning Board meeting in December) was accepted, and Mr. Kelley moved that the meeting adjourn. The vote was 4-0 in favor.

7. Committee Meeting Updates: were related between item b. and c. above. It was noted that the next CEDSC will be on November 20, 2017. The date on the meeting updates list in tonight's packet was incorrect.

8. Meeting Adjourned at 7:38 p.m.

Respectfully submitted;

Nancy Sanderson, Planning Board Recording Secretary


Guy Corbosiero, Chairman


Cailte Kelley, Vice Chairman


Burton Gould Jr.

Robert O'Keefe


Arthur Amenta

James McCrohan, Alternate