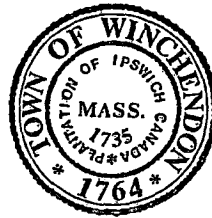


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OCT 18 2018

TOWN OF WINCHENDON

WINCHENDON TOWN CLERK



Planning Board

Telephone (978)-297-5419

Approved: 10 / 16 / 18

Planning Board Minutes
July 17, 2018
Special Meeting/Public Hearing
Town Hall 4th Floor Conference Room

Present: Chairman Guy Corbosiero, Arthur Amenta, Burton Gould Jr., and Scott Robillard
Chantell Fleck, Director of Planning & Development
Brianna Roberts, Recording Secretary
Les Goodrich, Paul Grasewicz, Kristin Dellechiaie, Kathleen Vandyke, and one
Un-named public attendee.

Materials: Agenda, July 17, 2018
Correspondence RE: Site Plan Review Application 5,580,00 kW (DC) Ground
Mounted PV Facility 135 Gardner Road (APN 12-49) Winchendon, Massachusetts
Correspondence RE: 135 Gardner Road Winchendon MA
Correspondence RE: Millers Run Gravel Road
Roadway Modification Plan- Bayberry Circle
Correspondence RE: Millers Run Gravel Roadway Plan
Correspondence RE: Extension request for Lincoln Ave. Solar 1, LLC; Lincoln
Ave Solar 2, LLC; and Winchendon Ash St. Solar 1, LLC
Planning Board, Public Hearing Sign-in Sheet

Call to Order: 6:30 PM
Pledge of Allegiance

Announcements:
Chairman Corbosiero introduced new planning board member, Scott Robillard.
County Kelley has resigned from the planning board.
The planning board members welcome new recording secretary, Brianna Roberts.
No announcements.

Public Comment: No public comments.

Approval of Minutes: No minutes to approve.

New Business: Mr. Corbosiero read the Notice of Public Hearing into the record.

Call to order- 6:33 PM- Continued Public Hearing: 135 Gardner Road- Formal Site Plan Review for Solar Array

Mr. Corbosiero asked the public if there is anyone here in regards to 135 Gardner Rd.

- None present.

Document in packet states request for an extension to the Site Plan Approval process. Borrego Solar Company is still working with the Winchendon Conservation Commission on wetland concerns. All studies have been completed and one hearing was missed due to quorum issues. Company looks forward to presenting this project to the Planning Board at a public hearing date yet to be determined by the Planning Board.

6:36 PM- Chairman Guy Corbosiero requested a motion to continue the hearing to August 21st 2018. Burton Gould Jr. motioned, Arthur Amenta seconded. The board voted unanimously in favor of the motion.

Corbosiero (Y) Amenta (Y) Gould (Y) Robillard (Y) 4-0

6:38 PM- Mr. Corbosiero requested a motion to extend their time period for whatever timeframe the person who makes the motion chooses. Mr. Amenta motioned the extension of 90 days. Mr. Robillard seconded. The board voted unanimously in favor of the motion.

Corbosiero (Y) Amenta (Y) Gould (Y) Robillard (Y) 4-0

Call to order- 6:40 PM- Millers Run Subdivision Modification Request

Mr. Corbosiero makes an announcement that there is a letter/email from Kathy Vandyke giving the particulars. Mr. Corbosiero reviews committee/meeting updates.

Community & Economic Development Steering Committee (CEDSC)- Nothing in packet.

Master Plan Committee- Nothing in packet.

Montachusett Regional Planning Commission (MRPC)- They met and had the usual agenda, no new updates.

Montachusett Joint Transportation Committee (MJTC)- Tracy Murphy, not present & no notes in packet.

Mr. Corbosiero asks Chantell if there are any documents or updates on the 4 committees. Chantell states that the only announcement she has is that Tracy is starting to have her work on the Master Plan. She is hoping in the next few weeks to be able to look at a few chapters. Tracy will be attending a MJTC meeting soon- unsure of the exact date. Mr. Corbosiero hopes there will be a report for the next meeting.

Public Hearing Notice: Pursuant to MGL Chapter 41 Section 81-T

Mr. Corbosiero read the public hearing notice.

Call to Order- 6:44 PM

Mr. Corbosiero asked the public who will be speaking about the applicant- Paul Grasewicz came forward and introduced himself. Mr. Grasewicz stated that Kathy has been working for a while to finish this road. She ran into some issues with the power company. They had a few site meetings and the last one included DPW. They looked at what they could do with this section of roadway. One of the biggest problems is dealing with the overhead wires and the poles. This issue has been going on for many months. Mr. Grasewicz was asked to draw up this plan showing the final 400 feet of roadway. The suggestion was to have the roadway gravel versus paved, put some paving in front of the last house, shown on the site map- lot 220. Extend the pavement most of the way across the lot and taper it down. From there, putting gravel for 16 feet, enough to keep it safe and out of the wetlands and preserve the pole. There is a telephone pole that is on the right hand side, located by the "proposed 16 foot" mark on the map. One of the difficulties with this pole is not project and power company related but also services the neighbor- Dellechiaie. The thought was leaving the pole but the power company recommended cutting trees.

Kathleen Vandyke stated she has been dealing with this issue for 10 months, placing several calls to National Grid with no solution. The planning board and DPW came out and said it was Al Galone's suggestion to move the road slightly and go around the pole, put in gravel, and move forward. The original plan that was approved by the planning board and the town does not work.

Mr. Gould stated he would like to hear from an abutter if it is going to move forward.

Mr. Corbosiero asked if there is anyone who would like to speak on this subject.

Kristin Dellechiaie raised her hand and came forward to speak.

Ms. Dellechiaie stated that she lives at the property next door. She confirmed that National Grid has been horrendous to deal with. The pole that is in question served her house up until last week. National Grid came out and moved the wires from that pole. They stated that the pole is owned by Verizon and they need to be contacted to take it down.

Mr. Corbosiero- Any more comments from the board or the public? None.

Public Hearing closed at 7:08 PM

Mr. Corbosiero announced the 2 items to be motioned and voted on: Approve plan for the road to be gravel & waive the \$550 application fee.

7:09 PM- Mr. Amenta made a motion to approve the gravel road. Mr. Robillard seconded the motion. The board voted unanimously in favor of the motion.

Corbosiero (Y) Amenta (Y) Gould (Y) Robillard (Y) 4-0

7:13 PM- Mr. Gould motioned to waive the fee and Mr. Amenta seconded it. The board voted unanimously in favor of the motion.

Corbosiero (Y) Amenta (Y) Gould (Y) Robillard (Y) 4-0

Mr. Corbosiero stated the next item is a build out request, Lincoln and Ash St. Solar Projects.

7:18 PM- Mr. Gould motioned a 6 month extension, per recommendation from the planning agent.

Mr. Robillard, Mr. Amenta, and Chairman Corbosiero vote no.

Corbosiero (N) Amenta (N) Gould (Y) Robillard (N) 1-3

7:20 PM- Mr. Amenta made a motion for a 1 year extension. Mr. Robillard seconded the motion.

Mr. Robillard & Mr. Amenta vote I. Chairman Corbosiero votes I. Mr. Gould votes no.

Corbosiero (Y) Amenta (Y) Gould (N) Robillard (Y) 3-1

Mr. Gould suggested they wait until there is a full board.

Mr. Corbosiero agreed and announced that the planning board is short a member, and if anyone is interested they would love to have them.

Old Business: None

Committee/Meeting Updates: None

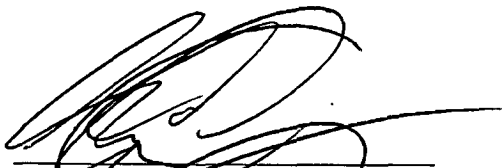
Correspondence: None

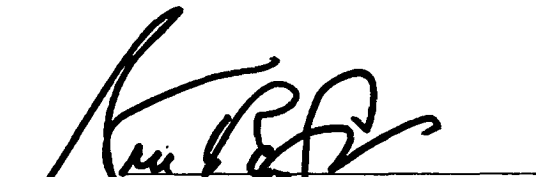
Other Business: None

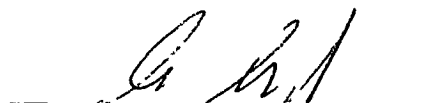
Mr. Corbosiero adjourned the meeting at 7:22 PM.


Respectfully submitted:

Brianna Roberts; Planning Board Recording Secretary



Guy Corbessiero, Chairman

Burton Gould

Arthur Amenta

Scott Robillard