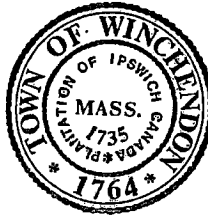


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TOWN OF WINCHENDON

WINCHENDON TOWN CLERK



Planning Board

Telephone (978)-297-5419

Approved: 10/16/18

Planning Board Minutes
August 21, 2018
Planning Board Meeting/Public Hearing
Town Hall 2nd Floor Auditorium

Present: Chairman Guy Corbosiero, Arthur Amenta, Burton Gould Jr., and Scott Robillard
Chantell Fleck, Director of Planning & Development
Brianna Roberts, Recording Secretary

Materials: Agenda, August 21, 2018

Call to Order: 6:32 PM
Pledge of Allegiance

Announcements:

Chairman Corbosiero announced the microphones are not working and tonight's meeting will not be telecast. New equipment is still in the process of being installed. Mr. Corbosiero asked the board members for a motion to not telecast the meeting tonight.

Mr. Gould motioned the vote, Mr. Amenta seconded, and Chairman voted aye. The board voted unanimously to not telecast the meeting.

Mr. Corbosiero announced they are still short a board member and if anyone is interested to submit their name.

Mr. Corbosiero asked the board if there are any more announcements, and stated anyone is welcome to record or film the meeting they just have to let the chair know.

Public Comment: No public comments.

Approval of Minutes: November 21, 2017 to approve.

Mr. Gould motioned the approval, Mr. Amenta seconded, Chair and board voted aye.

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

Call to order- 6:35 PM- Continued Public Hearing: 135 Gardner Road- Formal Site Plan Review for Solar Array

Mr. Corbosiero announced they received an email yesterday but the board has not had the chance to review it yet.

David Albrecht introduced himself as a civil engineer with Borrego solar from Lowell, MA. Mr. Albrecht stated he has met with the conservation commission after the first planning board meeting to determine if the wetlands on site were going to affect development. The peer reviewer for the conservation commission found a few isolated vegetative wetlands on site. Mr. Albrecht stated that this jurisdiction does not fall under the wetlands protection act, it falls under the Winchendon wetlands protection bylaw. The agent requested three studies to be done, all three were completed and did not show any wildlife. However, the commission decided to still take jurisdiction over the wetlands and buffer zone. Plans therefore had to be modified. The system has gone from a 5.5 megawatt to a 3.9 megawatt system. Access is off of route 135 in the southeast corner of the site. Borrego is working with the DOT to install a gravel road. There will be a 7-foot fence bordering the site, along with energy storage battery at the end of the gravel road, and 2 equipment areas. There is some concern with a diversion berm, as the way it is being analyzed, it is showing that it is overflowing. Mr. Albrecht stated he is not concerned with it and it shouldn't cause any issues. He stated that this piece of the site needs to be analyzed separately, it is about 2 acres out of the entire 18 acres. Mr. Albrecht stated the company is willing to work it out after the process has been and asked the board for any questions or comments.

Mr. Gould asked Mr. Albrecht how close the site is to Madison Avenue. He responded that it is about a few hundred feet away. Mr. Gould then asked if there is any water run off towards Madison Ave., Mr. Albrecht replied there is no run off and there is also a stone wall along the border.

Mr. Corbosiero asked Anthony from Wes Flis' office if he had any comments in regards to what was said or to the peer review. Anthony agreed everything sounded accurate, although they still need to review some letters and analyze the updated plans.

Mr. Gould suggested setting a date and scheduling a meeting to resolve the problems. Mr. Corbosiero asked the planning agent for her input on a date for the meeting. Ms. Fleck suggested September 4th or the 18th.

Mr. Robillard asked Mr. Albrecht for further information regarding reference appendix e. Mr. Robillard also asked about the company's plan to clean up the site if in the future they are not in business anymore. Mr. Albrecht replied they have submitted a commissioning plan/estimate in regards to that concern.

Mr. Corbosiero confirmed with Ms. Fleck that this vote only requires 3 members, as Mr. Robillard was not present for the first meeting he will not be able to vote on this matter. Mr. Corbosiero asked for comments from the public and there are none.

Mr. Gould requested the board to vote on a date to continue this meeting.

At 6:57PM Mr. Gould motioned to move the meeting to 6:30PM on September 4th 2018. Mr. Amenta seconded the motion, the Chair and board voted aye.

Call to order- 7:01 PM- Public Hearing: Ash Street Solar 2 LLC- Formal Site Plan Review

Mr. John Perry and Mr. Kevin McCahfry both swore to tell the truth.

Mr. Perry from Dynamic energy solutions, LLC in Andover, MA introduced himself. The project he is discussing is on Ash St. on the 13th and 15th holes of the former golf course and is owned by the Winchendon School. It is a 1-megawatt AC abutted by three parcels, one on the West owned by Winchendon forest, LLC, and the two owned by the Winchendon School on the south and southeast. The parcel size is 12.5 acres and the project is just under 5 acres. It adheres to the setbacks and frontage requirements with approval from the conservation committee. The project will be surrounded by a 7-foot fence that is lifted approximately 6 inches for small animal migration. This plan has already been submitted, one change needs to be made per request of Chief Smith of the fire department to install a gravel road that would run parallel to Ash St. The company has agreed to do so and provide instructions and training to the fire department.

Ms. Jean Christy from Tighe & Bond, Inc. introduced herself. She completed the peer review and submitted a letter back in July. There are a few points Ms. Christy would like to go over and discuss with the board. Mr. Corbosiero asked the audience if there is anyone here for this public hearing, no one was present. First item for review is 1.B.- A landscape plan has not been provided. Select vegetative clearing is proposed along the rear of the project. Mr. Gould questioned the brook on the property and doesn't believe the conservation commission has checked it out. Mr. Perry replied that the conservation commission has performed various thorough tests and it has been approved. Ms. Christy explained that the original plans did not include the gravel road, which now will require extra minor maintenance of the road and adjacent swale. Regarding point 3C. Ms. Christy recommended having the contractor aware of where the drainage underground is located and to have a plan in place if anything ends up getting damaged in the process. Number 5 states the decommissioning estimate of \$23,128.70. Ms. Christy recommends additional soil testing prior to construction to correlate the lead and soil requirements. Ms. Christy concluded and states she is comfortable with the minor changes and conditions of the project.

Ms. Fleck reviewed and confirmed the requested waivers and conditions: A landscape waiver, operational maintenance for gravel road and adjacent swale, discharge statement signed by the board, condition for the underground drainage and back up plan if it is damaged, signed decommissioning estimate, and additional soil testing prior to construction to correlate the lead and soul requirements.

Mr. Corbosiero called for public comments at 7:25. No public comments.

Mr. Robillard asked Mr. Perry how far Ash St. is from the bordering fence. Mr. Perry replied that it is no less than 10 feet from the stone wall which is the border. It will be a galvanized chain link fence.

Mr. Corbosiero entertained the motion to close the hearing. Mr. Gould voted aye. Mr. Amenta seconds the vote. Mr. Robillard voted aye. The Chair and board voted unanimously. **At 7:28PM the hearing closed.**

Mr. Gould moved the approval of the plan subject to the discussed conditions at 7:29PM. Mr. Amenta seconded, Mr. Gould voted aye, Mr. Robillard voted aye, Mr. Amenta voted aye, and Chair and the board vote aye. The approval is granted.

Build Out Request: 504 School St. – Poulin Construction and Gagnon Equipment

Mr. Chris Gagnon and Ms. Melinda Westbury introduced themselves. Mr. Gagnon explained they are building a property on 504 School St. and it is taking much longer than expected. The foundation has been poured but it was brought to their attention that a new filing was required by the conservation commission. Mr. Gagnon is here to request approval for a new filing and grant an extension for this request.

Mr. Corbosiero asked Ms. Fleck for a recommendation on an extension time frame. Ms. Fleck replied a recommended extension of 6 months to be safe.

Mr. Gould motioned the vote for approval of the extension at 7:36PM. Mr. Amenta seconded the motion, Mr. Robillard voted aye, the Chair and the board vote aye to approve the extension of 6 months.

Right of First Refusal

- **Lincoln Ave, Map 2 Parcel 64**
- **Lincoln Ave, Map 2 Parcels 65, 12, 15**
- **Ash St, Map 5C4 Parcels 29 & 17**
- **Ash St, Map 5D4 Parcel 9**

Mr. Corbosiero stated there is no vote at this meeting but asked the board if they have any comments. The board suggested moving this to the next meeting on September 4th.

Mr. Gould moved the table to the next posted meeting on September 4th, 2018. Mr. Robillard seconded the motion, Mr. Amenta voted aye, the Chair and board vote aye.

7:43PM- West St Solar- Tree clearing in buffer zone.

RJ Walsh from Nexamp Solar introduced himself. Originally the land owner had expressed she did not want any of the pine trees taken down but after reconsideration right before the construction she stated that she would prefer them to be removed. After full consideration, there is more of a concern to leave them and the company and landowner both agree it will be safer to remove them. Conservation has approved the removal. There are three options; leave everything as-is and move forward with the original plan, remove only the large pines posing a threat to the wires/houses, or as per abutters request, clear

the vegetation completely along the property line and replace with new trees for screening purposes.

Mr. Corbosiero stated that since there are only 2 landowners and it is a minor change, there is no need for a further public hearing on the matter.

Mr. Gould motioned the approval of request at 7:48PM.

Mr. Robillard seconded the request; Mr. Amenta voted aye, the Chair and the board voted in favor of the request.

Ms. Fleck stated that she wants to make sure the change is in letter form and to let the chair know.

Mr. Corbosiero asked the board about the planning board reorganization. Mr. Gould stated he is adamant on a full board.

Old Business: None

Committee/Meeting Updates: None

Correspondence: None

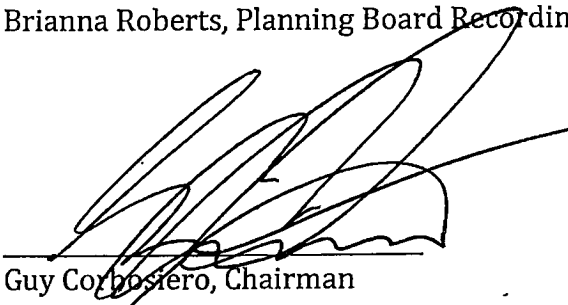
Other Business: None

Mr. Gould moved to adjourn, Mr. Amenta seconded, Mr. Robillard voted aye, the Chair and the board vote unanimously to adjourn.

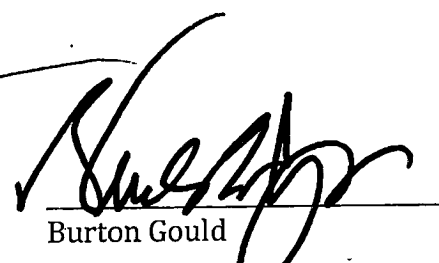
Mr. Corbosiero adjourned the meeting at 7:22 PM.

Respectfully submitted:


Brianna Roberts, Planning Board Recording Secretary



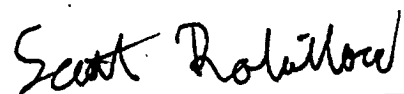
Guy Corbosiero, Chairman



Burton Gould



Arthur Amenta



Scott Robillard