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# TOWN OF WINCHENDON

WINCHENDON TOWN CLERK



## Planning Board

Telephone (978)-297-5419

Approved: 10/30/18

Planning Board Minutes  
Planning Board Meeting/Public Hearing  
June 5, 2018  
Town Hall 2<sup>nd</sup> Floor Auditorium

**Present:** Chairman Guy Corbosiero, Burton Gould Jr., Cailte Kelley, Arthur Amenta.  
Chantell Fleck, Planning Agent  
Tracy Murphy, Director of Planning and Development  
Katie Broome, Recording Secretary  
Public Attendees: Alan Clapp, Eric Las, Leston Goodrich, David Jensen

**Materials:** Agenda, June 5, 2018  
West St Solar 1- Formal Site Plan Modification  
West St ANR

**Call to Order: 6:30 PM**  
Pledge of Allegiance

**Approval of Minutes:** Passed over.

**Public comments:** No public comments.

**Announcements:** Chairman Corbosiero announced that anyone is welcome to record the meeting as long as they let the board know.

### **New Business: 6:30PM Public hearing West Street Solar 1 Modification Request**

Chairman Corbosiero read the public hearing notice.  
Mr. Corbosiero called the public hearing to order at 6:36pm.

Mr. Alan Clapp, representing Nexamp and Eric Las, representing Beals and Thomas were sworn in.

Mr. Las explained the modification consisted of modifying the site lot lines only. The modification did not involve any fundamental change to the solar array itself. Mr. Las went on to explain that Winchendon Ventures, owners of the property are on the agenda seeking approval for an ANR that encompasses this lot should the Planning Board approve the modification.

Mr. Las explained that the modification of the lot lines maintains all setback requirements and minimum lot size as defined in the Winchendon Zoning Bylaws. Subsequent lot size if modification approved would go from 112 acre lot to 25.3 acre lot.

Interconnection point – The remainder of the overhead connection point will now be overhead as a result of the lot line modification request. Chairman Corbosiero clarified that the interconnection point being modified from an underground connection to overhead is an additional item being modified beyond the lot lines.

The Planning Agent asked the applicant to clarify construction activity beyond the project extents that involved tree clearing. Mr. Clapp explained that the construction extents were previously approved by the Board and remain as easements through the original lease agreement between the property owner and developer.

Hearing was closed at 6:51pm.

Motion made by B. Gould to Approve modification as presented. Motion seconded by C. Kelley with A. Amenta and G. Corbosiero voting in favor.

**West St ANR – taken out of order as Conservation Commission does not have a quorum for joint meeting as of yet.**

David Jensen of Winchendon Ventures presented the ANR plan to the Board which contained more meets and bounds detail than the plan included in the modification outlined above.

The ANR consists of creating 5 lots. Parcel Z is not considered a building lot. The Planning Board considered access, frontage and lot area. All three conditions have been met. Mr. Gould clarified that approval does not constitute the ability to obtain a building permit.

A brief 5 minute recess was called to endorse the ANR plans.

Mr. Corbosiero reconvened the meeting at 7:05pm.

**Joint Meeting with the Conservation Commission opened at 7:08pm.**

The Conservation Commission requested to speak to the PB in interest of discussing compliance monitoring due to the large amount of development going on. Conservation Agent D Koonce clarified that he was under the impression that there wasn't any monitoring going, but now realized that the town relied on staff to do all monitoring. Chairman Corbosiero explained that staff has always served in that capacity but should a project warrant an outside consultant, Planning Board rules and regulations allow for it. It was discussed that the Board has been considering criteria that would determine the use for an outside compliance monitor. Mr. Gould clarified that assigning a compliance monitor must be determined in the context of the Site Plan Approval process and be at the expense of the applicant. Town council clarification was obtained on this issue and confirmed that a

compliance monitor must be discussed during Site Plan Approval process before the Board. In addition, Mr. Gould clarified that PB approval must include compliance with all other Town Boards terms and conditions if any action had taken place before them.

Processes for development projects were discussed regarding Peer Review and the sometimes unavoidable situation where changes occur to a previously approved plan due to site conditions. In an effort to avoid this, the Planning and Development Department has changed its procedures for accepting application where other Board actions are required. The Planning Board is the last step in the permitting process. NO Site Plan applications will be accepted by the Planning Department until other Boards have considered the project and have communicated the outcome of that process to the Planning Department.

**Joint meeting with the Conservation Commission closed at 7:43pm**

**Capitol Planning Appointment:** B. Gould made a motion to appoint Guy Corbosiero to the Capitol Planning Committee with C. Kelley seconding. Motion approved.  
G. Corbosiero appointed to the Capitol Planning Committee.

**Zoning Bylaw Update:** The Planning Board was notified by the Planning Agent that the town received a grant to update the Zoning Bylaws. The sub-committee will be activated when the process comes nearer. More information to come in the future.

**Old Business:** None

**Committee/Meeting Updates:** MJTC to meet at Winchendon Town Hall on June 13, 2018 at 6:30pm.

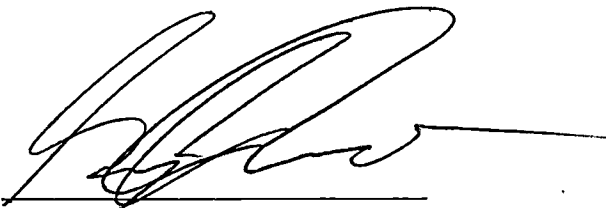

**Correspondence:** None

**Other Business:** None

**Chairman Corbosiero adjourned the meeting at 7:52PM**

Respectfully submitted:

Tracy Murphy

  
Guy Corbosiero, Chairman  
Burton Gould  
Arthur Amenta  
Cailte Kelley