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Planning Board

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Approved: 10 / 30 / 18

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

Present: Chairman Guy Corbosiero, Burton Gould Jr., Arthur Amenta, and Scott Robillard
Chantell Fleck, Planning Agent
Public Attendees: David Albrecht, Frank Holmes, Brian Huntley, Dana Kurylo,
Pam Hayes, Noreen Sullivan, Mark Pennell, Eileen Sheehan, Kevin Raymond,
& Wesley Flis

Materials: Agenda, October 2nd, 2018
Oya Sullivan Solar Project, 270 Hale Street- Formal Site Plan Review
Stantec- Oya Sullivan Solar Project Site Plan Review
135 Gardner Road Solar Project- 10-2-18- Formal Site Plan Review
Site Use Plans- 135 Gardner Road Winchendon, MA 01475

Call to Order: 6:30 PM
Pledge of Allegiance

Announcements: Chairman Corbosiero announced that anyone is welcome to record the meeting as long as they let the board know. The fall festival is Saturday the 6th on Central St. The planning board is short two board members; there will be a booth at the festival in regards to becoming a member of the town boards and committees.

Approval of Minutes: Moved to the next meeting.

Public comments: No public comments.

New Business: 6:30PM Public hearing Oya Sullivan Solar Project 270 Hale St.

Chairman Corbosiero read the public hearing notice.

Mr. Corbosiero called the public hearing to order.

Mr. Frank Holmes with Stantec consulting, there in behalf of Oya Sullivan solar company, was sworn in.

Mr. Holmes showed the board a rendering of the project, which was submitted for a site plan review and low impact development. Most of the property is undeveloped and wooded, totaling 50 acres. The plan is proposed to be 5 megawatts and include 18 acres of solar panels. An acoustical testing was performed and showed only a one-decibel increase at one corner of the project. The project will take 8-10 months from start to finish. The company requested a waiver to allow posting of a surety prior to the issuance of a building permit. Also requested was a waiver to allow the company to determine the construction company once local and state permits have been granted.

Chantell read a comment from the police department, which questioned the emergency access at the project. Mr. Holmes stated the access is through the road and there will also be a minimum of 15 ft. access between the panels and along the property.

The next comment came from the conservation commission; they suggested the planning board request a condition in which the buffer zone will be flagged, so the construction company knows exactly where the zone lines are. Mr. Holmes commented the company expects a condition like this and will conform.

A public attendee, Brian Huntley, with Tighe and Bond came forward and was sworn in. Mr. Huntley reviewed the application and there were two concerns from the company; the lack of a landscape plan, and the drawing does not include a formal access road.

Chantell read Article 6.11.7 of the zoning bylaws which states; if the area where the collector panels are installed and designed that all storm water will be returned to the soil in the area, the whole area will be considered as pervious area, otherwise the actual ground area will be considered impervious.

Mr. Holmes stated the panels are designed as impervious, some storm water will be returned the soil but there is a detention basin to catch the water run-off.

Mr. Corbosiero asked for public comments. Mr. Dana Kurylo from 252 Hale St. stated he is opposed to the solar array, as his property abuts the project. Mr. Kurylo asked Mr. Holmes to clarify what meadow grass is, which will be planted under the panels. Mr. Holmes stated it is grass that grows 3-4 feet tall and will only need to be mowed once or twice a year. Mr. Kurylo drew up an alternate plan that he would appreciate if the company looked over it and made some adjustments to satisfy both parties.

Another public attendee, Pam Hayes, came forward and signed in. She lives across the street from the proposed road and is opposed to the solar project. Her biggest concerns are how much water run-off will happen and how it will affect the surrounding properties, the noise of the installation, and the view of a road and panels across from her rural house.

Ms. Noreen Sullivan, the property owner, came forward and signed in. She apologized for the inconvenience that this proposed plan has caused to some of the neighbors. She stated that she bought this property back in 1972 and has recently begun to think about what she should do with the property. Her expectations of this project were to give back to the environment while preparing for the next step in her life.

Mr. Mark Pennell from 297 Hale St. had a question concerning the ground water and how it will affect the neighbor's well water.

Ms. Eileen Sheehan stated that her husband's family owns a 25-acre parcel abutting the property and if it helped with the neighbors concerns regarding water run off, they would be willing to consider some options in regards to their land.

Mr. Kevin Raymond had a question regarding the acoustical testing and the one-decibel increase in one corner of the property. This testing was done with surrounding trees still there. His question is that when the trees are taken down, will the sound change? Mr. Holmes answered he does not have an answer at the moment but will forward it to the sound engineer.

Mr. Corbosiero asked the board when they would prefer to plan a site visit. The board discussed that 4:00 in the afternoon next Thursday the 11th would work for all parties. Mr. Corbosiero explained that a site visit is just for the board members and is not a public hearing.

Mr. Gould motioned to continue the hearing on October 30th, 2018 at 6:45PM. The board and chair unanimously vote aye.

Continued public hearing: 135 Gardner Road

David Albrecht, an engineer with Borrego solar, came forward and stated this would be an update meeting on how the project is going. Wesley Flis with Whitman and Bingham Associates came forward to speak about the project.

Mr. Corbosiero read the waiver list and discussed the items with Mr. Albrecht and Mr. Flis. All items will be discussed and agreed upon before the next meeting. Chantell stated that she would work on producing the conditions to sign and approve at the next meeting.

Mr. Corbosiero entertained a motioned to continue this hearing at the next meeting on October 16, 2018 at 6:30PM. Mr. Gould motioned, Mr. Robillard seconded, and the board unanimously voted aye.

The next item is a request for a 90-day extension. Mr. Amenta motioned in favor of the request, Mr. Robillard seconded the motion, and the board unanimously voted aye.

Old Business: None

Committee/Meeting Updates: None

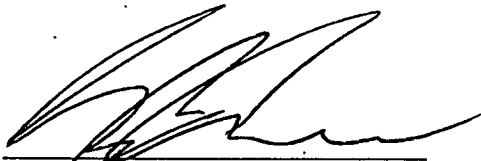
Correspondence: None

Other Business: None


Chairman Corbosiero adjourned the meeting at 9:15PM

Respectfully submitted:

Brianna Roberts, Planning Board Recording Secretary



Guy Corbosiero, Chairman

Burton Gould

Arthur Amenta

Scott Robillard