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# TOWN OF WINCHENDON

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## Planning Board

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Approved: 4 / 2 / 19

Planning Board Minutes  
Special Meeting/Public Hearing  
February 5, 2019  
Town Hall 2<sup>nd</sup> Floor Conference Room

**Present:** Chairman Guy Corbosiero, Burton Gould Jr., Arthur Amenta, Scott Robillard, & Joseph Sackett  
Tracy Murphy, Director of Planning & Development  
Brianna Roberts, Recording Secretary

**Materials:** February 5, 2019 Agenda  
11/13/18 Minutes  
Form A (ANR) Walnut Street, Applicant is John Callahan

**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.

Formally introduced Mr. Joseph Sackett as a new member on the board. There is still a position open for an alternate member, please let the board know if you are interested.

The 3<sup>rd</sup> Annual Fall Festival will be held on October 12, 2019 from 10:00AM-3:00PM.

The Mass DOT Reconstruction Design Public Hearing will be held on Thursday February 28<sup>th</sup> 2019 7:00PM at the town hall auditorium.

**Public comments:** None

**Approval of Minutes:** None

Mr. Gould motioned to suspend the rules and take the meeting out of order. Mr. Amenta seconded and the board unanimously voted aye.

**New Business: ANR- Hitchcock Rd.**

Mark Landanno and Sean Pepper came forward to the board to discuss the ANR for Hitchcock Rd. Mr. Pepper stated he lives at 94 Mill Glen Rd. and is looking to downsize to a property on land currently owned by Mr. Landanno. The land is 37 acres split into a few parcels. The parcel Mr. Pepper is looking to purchase is 17 acres. The Parcels do comply with town regulations. Mr. Corbosiero commented it meets the criteria for an ANR.

Mr. Gould motioned to approve the ANR, Mr. Amenta seconded, and the board unanimously voted aye.

There was a request to move the Millers Run Subdivision forward on the meeting agenda. Mr. Corbosiero entertained a motion to suspend the rules and move the meeting out of order. Mr. Gould moved, Mr. Amenta seconded, and the board unanimously voted aye.

#### **Millers Run Subdivision- Request to Reduce Performance Bond:**

Mr. Corbosiero read the correspondence from Al Galant stating he had inspected the roads and sidewalks, but crosswalks and stop signs etc. are still needed. He recommended a reduction to \$50,000.

Mr. Gould moved to approve the DPW figure of \$50,000, Mr. Amenta seconded the motion, and the board unanimously voted aye.

#### **Public Hearing: Site plan application for a 3.135 MW DC Ground-Mount Solar Development on property located at 185 Baldwinville Rd., (Map 13 Parcel 04):**

Mr. Corbosiero read the public hearing notice..

Andrew Vardakis and William Behling came forward to present. Mr. Vardakis is a professional engineer with AMEC, which recently changed to WOOD. Mr. Behling is a consultant for Sunpin Solar Development. The land owner, Kevin Doyle was also in the audience. Mr. Corbosiero swore in the guests.

The property is tax map 13, block 125, lot 4. The project is a ground mounted solar array, 3.1 MW DC located at 185 Baldwinville Rd. The entire property is about 51 acres. Located in the R-80 residential zone. The property is primarily wooded and had been logged in the past. There are wetlands present and are marked on the map with the associated setbacks. The fenced in area will be logged, stumps removed, and grass will be planted. Most of the comments by Tighe & Bond have been addressed and they will continue to work with them.

Mr. Corbosiero read a letter from the Police Chief concerning the issue with trailer trucks blocking the road in past projects. He recommended an entrance that will accommodate the trucks without blocking the road, or hiring a police detail if the road will be blocked.

Mr. Gould stated he would not support the plan until the company had a valid insurance policy with a company licensed in MA.

Mrs. Murphy stated there have been discussions on past projects that when a solar array abuts a property it should have a vegetative buffer to screen the perimeter.

The board scheduled a site visit on Monday Feb. 11<sup>th</sup> at 3:00PM.

Jean Cristie, a peer reviewer with Tighe & Bond came forward to discuss a few comments. She is interested in hearing the fire departments' concerns/recommendations. The road grading should be discussed to accommodate all vehicles. The way the site is graded, the storm water is being directed across the gravel access road as a filtration system. Tighe & Bond will discuss and work out the rest of the concerns with wood and sunpin solar.

### **Public Comments:**

Diana Bowles, a resident at 3 Otter River Rd. came forward to express her concern for the project. As a direct neighbor, she was not happy with the idea of driving past a solar farm every day.

Mrs. Murphy commented that is the purpose of the site visit to see what type of buffer/barrier could be put in place to help the esthetics and keep the neighboring residents content.

Kevin Doyle stated he purchased his house in 2005 and inherited a 13 home development in 2012. He was looking into uses for this property and instead of developing it he started to research solar. Conservation is important to him, so he thought a solar project was a good idea.

There will be another meeting to discuss this project further on March 5<sup>th</sup> at 6:35PM.

Mr. Corbosiero entertained a motion to schedule the meeting on March 5<sup>th</sup>, Mr. Gould moved, Mr. Amenta seconded, and the board unanimously voted aye.

### **Potential Zoning Amendments:**

George Mizhir is looking to change the restrictions for PD zoning. Storage facilities are currently not allowed in the PD area.

Roger Patten lives in an r10 zone and would like to have a home-based business fabricating automobiles. Mrs. Murphy suggested possibly allowing a special permit to allow this with restrictions.

Mrs. Murphy suggested that all solar projects require vegetative buffers.

Regarding article 6.12 on Marijuana licensing. The language is confusing as it states the applicant needs to get their state license first before the town license is permitted. The state licensing is taking a long time, so it is at the individuals own risk but the town permitting can be started while the applicant waits on the state.

The language for buffers states there needs to be 500 ft. buffer between marijuana facility front door and the buffer. Mrs. Murphy suggested changing the language so the entire building has to be in buffer and not just front door.

**Old Business:** None

**Committee/Meeting Updates:** None

**Other Business:** None


The reorganization of the board was postponed to the next meeting.

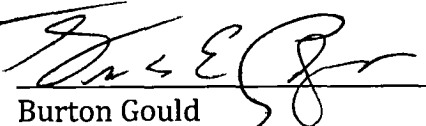
Mr. Gould moved to adjourn and Mr. Robillard seconded. The board unanimously voted aye.


**Chairman Corbosiero adjourned the meeting at 8:15PM.**


Respectfully submitted:


Brianna Roberts, Planning Board Recording Secretary

  
Guy Corbosiero, Chairman

  
Burton Gould

  
Arthur Amenta

  
Scott Robillard

  
Joseph Sackett