

Approved: 6 / 18 / 19

TOWN OF WINCHENDON

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Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

March 6th, 2018

Town Hall 2nd Floor Auditorium
109 Front Street, Winchendon, MA 01475

- Present:** Chairman Guy Corbosiero, Vice-Chair Cailte Kelley, Arthur Amenta, & Burton Gould Jr.
Chantell Fleck, Planning Agent
- Guests:** Christy Kantor, Jason Dodge, David Albrecht, Tina Santos, Wesley Flis, Roger Boucher, Cynthia Boucher, David Brown, Marjorie Brown, Doreen Herr, Carolyn Sellars, Elaine Mroz, Ian Wisuri, Doneen Durling, Al Gallant
- Materials:** Notice of Meeting: March 6th, 2019 Agenda
- Letter from James Bigwood in regards to the 19 Chestnut St. Elm Tree
 - Form A (ANR) & ANR Plan - West St., Winchendon Ventures, LLC.
 - (Draft 4) Article 6.12-Medical/Adult Use Marijuana Facilities and the Retail Overlay District
 - Winchendon Zoning Map
 - GIS Map- Marijuana Retail Overlay A-E
 - Meeting Updates (1/16/18) & Correspondence
 - 135 Gardner Road Solar- Email between Borrego Solar and Conservation Committee Building, Planning, and DPW
 - Formal Site Plan Review Modification Packet
 - Site Use Plans
 - Layout and Materials Plan
 - Letter & Articles from Terril & Paulette Davis regarding Solar EMF Hazard
 - Letter from Whitman & Bingham- in receipt of the Application
 - Formal Site Plan Review Modification Packet
 - Email from Wesley Flis (Whitman & Bingham) Peer Review
 - Email to Secretary Matthew Beaton from Carolyn Sellars
 - 38 Happy Hallow Rd. Solar Project- Email from DPW & Building Department
 - Formal Site Plan Review Modification Packet
 - Site Use Plans
 - Letter from Whitman & Bingham- in receipt of the Application
 - Marijuana Forum Questions

6:30PM- Chairman Corbosiero called the Planning Board meeting to order followed by the Pledge of Allegiance to the flag of the United States of America.

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

The ZBA is in need of a member and two alternates to complete their board.

Mr. Kelley commented that the Kiwanis was hosting a Country music night at the American Legion, Saturday March 10th at 7:00 PM and tickets are \$10 each.

Public Comments: None.

Approval of Minutes: None.

6:35 PM: Public Tree Hearing: 19 Chestnut St.

Mr. Corbosiero read the Public Hearing Notice and called the hearing to order.

Al Gallant, tree warden and DPW director, came forward before the board. Mr. Gallant received a letter from James Bigwood, resident of 19 Chestnut St., stating the tree in question was a rare Dutch Elm and not an Oak as printed in the notice. Mr. Gallant commented that he would take responsibility for the error, and after researching, it was found to be an Ash tree. He left it up to the board to decide if the hearing should be postponed and have the public hearing notice reprinted with the correct type of tree. As DPW director, he felt it would be more beneficial for the town to remove the tree and continue construction, as going around it would cost a lot more money. The plan is to replant trees once the construction is complete. There was no public comment.

Mr. Gould motioned to approve the removal of the tree. The board unanimously voted aye.

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

6:45 PM: Public Hearing: 135 Gardner Rd. Proposed Solar Array

Mr. Corbosiero read the Public Hearing Notice and called the hearing to order.

David Albrecht, professional engineer with Borrego Solar, came forward before the board. To update the board on the project, Mr. Albrecht stated they have submitted to the planning board and conservation commission so far. There has been discussion on the wetlands and they will continue to work with the Conservation Commission. Since the project is located off a state highway and they need to make a new driveway, along with exceeding 25 acres of disturbance on the property, they needed to file an environmental notification form with the Massachusetts environmental policy act office (MEPA). The certificate is expected to arrive later in the week.

The project is located on the west side of Old Gardner Rd. at #135. Cindy & Roger Boucher own the land as a living trust. The parcel is approximately 48.5 acres in size with a project size of 26.1-26.2 acres and 19 acres cleared and grubbed. The system would be 5.58 megawatts and surrounded by a 7 ft. chain-link fence. The project exceeded all the setbacks and conforms to the 50 ft. no disturb zone regarding the wetlands.

Wesley Flis, peer review engineer with Whitman & Bingham Associates, came forward before the board. He stated they submitted a peer review letter with about 50 points that needed to be addressed. Mr. Corbosiero asked how many waivers had been requested and Mr. Flis replied about 10-12.

Mr. Corbosiero asked for public comments. Cindy Boucher came forward before the board. She stated the access road behind Madison Ave. would be between two stonewalls and not visible once construction is complete. There would also be trees planted as a buffer for the abutting properties.

Carolyn Sellars came forward and stated she wrote a letter addressing her concerns. She hoped the board and solar companies would consider these concerns and adjust accordingly.

Mr. Gould motioned to continue the public hearing to April 3rd, 2018 at 6:30 PM. Mr. Kelley seconded. Mr. Corbosiero asked the board if they would like to schedule a site visit. They decided to meet on March 27th at 5:00 PM. The board unanimously voted aye.

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

7:50 PM: Public Hearing: Happy Hollow Rd. Formal Site Plan Proposed Modification

Mr. Corbosiero read the Public Hearing Notice and called the hearing to order.

David Albrecht, professional engineer with Borrego Solar, came forward before the board. The first item for discussion was to request an extension for the original permit. Mr. Albrecht requested the terms to be starting construction by the end of 2018 and have the project mechanically complete by the end of 2019. The next request was to modify adding a battery storage system to the project. Mr. Albrecht showed the board the site plans with the modifications. Mr. Flis stated the footprint hasn't changed, just adding the battery to the project. He brought up the noise concern and Mr. Albrecht responded that it would be enclosed in a storage container and the noise study confirmed it would be below ambient noise to the nearest abutter.

Mr. Corbosiero asked for public comments. Doreen Herr, resident of 42 Happy Hollow Rd., came forward before the board. She had a concern with how close the project will be to her house. Mr. Albrecht showed her the map and explained how far her property would be. She had another question regarding the maintenance of the project and what would happen to the materials if an issue occurred. Mr. Albrecht explained the maintenance would occur on the property and any non-working materials would be taken away. Mr. Corbosiero stated there was also a letter from an abutter concerning electromagnetic frequency (EMF). Mr. Albrecht explained this is generated from anything electric. The inverters release the same amount of frequency as a microwave and with the buffers surrounding the project, there is no safety concern regarding the EMF. Mr. Kelley also added that the supporting documents attached to the letter were from non-reliable sourced websites.

Mr. Kelley motioned to close the public hearing. The board unanimously voted aye.

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

Mr. Kelley motioned to approve the modifications and to extend the permit to start construction by December 31st, 2018, and have the project be mechanically complete by December 31st, 2019.

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

8:15-8:20PM Recess

8:20 PM: ANR off of West St. - Winchendon Ventures, LCC.

Ian Wisuri, professional land surveyor with Beals and Thomas, came before the board. The ANR was submitted regarding 120 acres located off of West St. This request was to spin off 8 acres (lot 2) as a conveyance for the town. Mr. Gould motioned to approve the ANR and Mr. Kelley seconded.
Amenta (Y) Gould (Y) Kelley (Y) Corbosiero (Y) 4-0

Old Business:

Marijuana Bylaw: Results of Public Forum & Questions and Draft 4 of Proposed Amendments

Chantell Fleck stated that Tracey Murphy prepared a packet with 5 questions regarding the draft bylaw, the comments received from the public forum, and the survey. Mr. Corbosiero reviewed the questions and comments Ms. Murphy collected.

Christy Kantor came forward before the board. She stated there are around 20 medical dispensaries in Massachusetts. Those are not needed, the recreational is. She asked if the town bylaws would be ready by April 1st. The hearing is scheduled for March 20th but then it would be sent to the town meeting to vote on. A moratorium was adopted last fall and all plans need to be submitted by June 30th.

Christy Kantor and Jason Dodge came forward before the board. They asked if the listed four areas were the only properties going to allow recreational facilities. The board stated yes. They proposed adding 350 Baldwinville State Rd., which is the old Stuff N' Things.

Tina Santos came forward before the board and stated there were several overlays that were mentioned that are not listed in these 4 areas. One of the reasons some favored the Central St. area, was the security and the fact that it would be a lot more local than the other areas, which are on the outskirts. Ms. Santos asked if these 5 questions/comments would be voted on individually or as a whole. They would be sent to the town meeting as a whole but if there were objections and voted on accordingly, one or more could be taken off the list.

The board discussed changing and adding the buffer zones related to schools and public playground and recreational areas. The board decided to bring Central St. to the town meeting, and have two different buffer zones for schools and playgrounds.

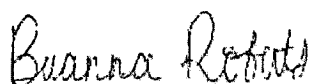
Ms. Fleck made note of the requested changes from the board.

Mr. Kelley requested that the board tabled the rest of the business for the night and made a motion to adjourn the meeting. Mr. Corbosiero seconded the motion. The board unanimously voted aye.

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

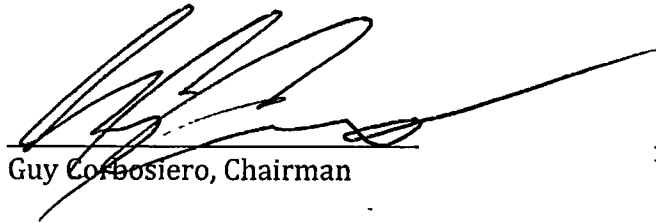
Chairman Corbosiero adjourned the meeting at 9:40PM.

Respectfully submitted:



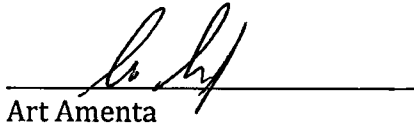
Brianna Roberts, Planning Board Recording Secretary

Planning Board Minutes
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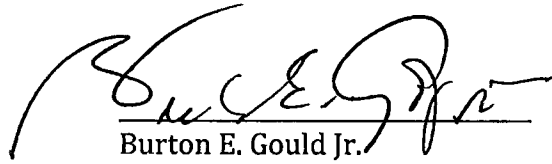


Guy Corbosiero, Chairman

Vice- Chair Cailte Kelley



Art Amenta



Burton E. Gould Jr.