

Approved: 6 / 18 / 19

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TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

April 16th, 2019

Town Hall 2nd Floor Auditorium

109 Front Street, Winchendon, MA 01475

Present: Chairman Guy Corbosiero, Vice-Chair Scott Robillard, Burton Gould Jr., Arthur Amenta, Joseph Sackett, & Alternate: Lester Goodrich Jr.

Alison Manugian, Planning Agent

Brianna Roberts, Recording Secretary

Guests: Eric Las- Beals + Thomas

Rob Richie

Sean Pepper- D.R. Poulin Construction

Melinda Westberry- Gagnon Equipment

Materials: Notice of Meeting: April 16th, 2019 Agenda
Sunpin Solar Development, LLC & 185 Baldwinville Rd.:

- Site Plan Application Notice
- Application for Site Plan Approval
- Correspondence from Jean Christy-Tighe & Bond
- Correspondence from Andrew Vardakis- Environment & Infrastructure Solutions
- Correspondence from David Walsh- Winchendon Chief of Police
- Correspondence from Albert Gallant- Public Works Director
- Correspondence from David Koonce- Winchendon Conservation Commission
- Correspondence from Tom Smith- Winchendon Fire Department
- Correspondence from David Koonce- Winchendon Conservation Commission
- Notice of consideration for 185 Baldwinville Rd. Solar Array at 4/16/19 meeting

West Street 1 Solar:

- Application for amendment to approved site plan
- Correspondence from Jean Christy-Tighe & Bond

Correspondence from Chris Gagnon- Gagnon Equipment & Parts

Correspondence from Tracy Murphy- Planning Board- expiration of 2yr. extension

Planning Board Minutes 3/5/19

Planning Board Minutes 12/18/18

Planning Board Correspondence Summary

Planning Board Minutes
April 16th, 2019

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: Chairman Corbosiero announced the Planning Board is now full with Lester Goodrich as the new alternate member. The public was allowed to record the meeting as long as it was announced to the board.

Public Comments: None.

Old Business: Marijuana Bylaw adjustment. Mr. Corbosiero stepped aside and let Vice-Chair Mr. Robillard take over. He asked Ms. Manugian to explain further. Ms. Manugian stated the adjustment is in regards to Article letter E. The version amended by Town Counsel stated the 500 ft. setback would be "including areas designated for parking" but intent was for "excluding areas designated for parking". The public hearing, verbal vote, and minutes, all state the intended verbiage. Ms. Manugian recommended the board affirm and vote on the intended verbiage.

Mr. Robillard asked the board to entertain a motion to reaffirm the intent of the article. To amend Article 6.2.5 under Article 6.12 to include, no part of the facility/building may lie within the 500' buffer excluding areas designated as parking facilities. Mr. Amenta made the motion and Mr. Sackett seconded.

Robillard (Y) Amenta (Y) Gould (A) Sackett (Y) Goodrich (Y) 4-0-1 Abstention

6:35PM- 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 called the public hearing to order. The applicant was waiting to meet with the Conservation Committee so he suggested moving the hearing to the second meeting in May. There was no public comment.

Mr. Corbosiero asked to entertain a motion to continue the hearing until May 15th 2019 at 6:35PM. Mr. Robillard made a motion and Mr. Amenta seconded. The board unanimously voted aye.

Robillard (Y) Amenta (Y) Gould (Y) Sackett (Y) Corbosiero (Y) 5-0

Registry of Deeds requested Planning Board membership updated signatures:

Ms. Manugian passed around the annual update to the board members for their signatures.

Approval of Minutes: 3/5/19 & 12/18/18

Mr. Gould motioned to approve the 3/5/19 minutes as printed. Mr. Amenta seconded. The board unanimously voted aye.

Gould (Y) Amenta (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Mr. Gould motioned to approve the 12/18/18 minutes as printed. Mr. Robillard seconded. The board unanimously voted aye.

Gould (Y) Amenta (Y) Robillard (Y) Sackett (A) Corbosiero (Y) 4-0- 1 Abstention

Correspondence: Mr. Corbosiero suggested the board members review the last page in the packet regarding the correspondence.

6:46PM- Public Hearing: West. Street 1 Solar (east side of West St.)

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

Eric Las, a principal professional engineer with Beals + Thomas, and Rob Richie, there on behalf of the applicant, came forward to present. The hearing was to request adding a 0.5 Megawatt battery storage system on the property. A company based in Westborough, MA develops lithium ion battery storage systems and are currently being used by most solar array projects. The battery storage system would provide energy for 2 hours during peak time, which occurs in the late afternoon, since the peak collecting time is in the early afternoon. It is a self-contained unit distanced over 1200 ft. from West St. The red line under section 4 showed the changes. The drawings have advanced through National Grid and some minor changes to the interconnection poles were made to meet construction requirements. The changes were discussed with the conservation agent and there was no issue. Mr. Las concluded the request and asked the board members if there were any questions.

Mr. Corbosiero asked what the dimensions of the battery system were. Mr. Las stated the system would be placed on concrete footings about 18-24 inches off the ground. The container is 9.5 ft. tall, 53 ft. long, & 8 ft. wide, and white in color.

Mr. Gould stated he lives on West St. and his house is 3,000 ft. from the project.

Mr. Gould made a motion to approve the request to add a battery storage system. Mr. Amenta seconded.

Mr. Corbosiero asked if anyone from the public would like to speak on this request.

Sarah Monfreda came forward and stated she owns the property around the project, Lot Z- 424 and 430 School Street. She asked a few questions:

1. What type of batteries would be in the storage system? Mr. Richie stated Lithium Ion.
2. Does the Town of Winchendon have any fire codes regarding this type of battery installation? Is there a fire suppression system? Mr. Richie stated they are UL certified and contain a fire suppression system containing Novec 1230, which is a safe fire suppressant agent. There are also electrical attributes of the system that will shut the system down if there is a concern around temperature. It is monitored 24/7. They are very confident in the safety of this system and have the fire suppressant system there just in case. Mr. Corbosiero stated he does not believe the Town has any regulations with these batteries but noted to address it in the future.
3. How close to the property line is the battery storage system? 140 feet.

Mr. Las stated there is a Massachusetts Fire Safety Code, 527 CMR 1.0 Chapter 52, regarding stationary storage battery systems. There are state regulations that have requirements for supervised smoke detection, fire alarm systems, thermal runaway systems, and temperature maintaining operating environment.

Ms. Monfreda walked her property line and noticed grading, dumping, and excavation on her property. She had no knowledge of this until she walked her property line. Mr. Las stated the board had approved the plans in 2017 but then the property owner subdivided the property, and sold to Ms. Monfreda. The previous property owner had accepted these plans as well but Ms. Monfreda was not aware.

Mr. Corbosiero closed the public hearing at 7:09PM.

The vote had previously been motioned by Mr. Gould and seconded by Mr. Amenta. The board unanimously voted aye.

Gould (Y) Amenta (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

7:12PM- Public Hearing: West St. 2 Solar (west side of West Street)

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

Mr. Las introduced himself again, as a principal professional engineer with Beals and Thomas. The hearing was to request adding a 0.5 Megawatt battery storage system on the property. In addition, there have been some slight reconfigurations with the utility pole connections. The proposed battery storage system would be on the South side of the project. It would be the same dimensions as the last proposed system for West St. 1 Solar. There would also be planted vegetation for screening purposes.

Mr. Gould motioned to approve adding the battery storage system. Mr. Amenta seconded. Mr. Corbosiero asked for public comments? None.

Mr. Corbosiero closed the hearing at 7:17PM

The board unanimously voted aye.

Gould (Y) Amenta (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Consider request for extension- of time to complete the proposed project at 504 School Street for Gagnon Equipment and Parts:

Sean Pepper and Melinda Westberry came forward before the board.

Mr. Pepper was there in behalf of Gagnon Equipment and Parts, requesting a 6-month extension. As the applicant continues to move forward with the approval through Conservation, there was a miscommunication with the engineer and information was misconstrued resulting in some erroneous requirements from the reviewing engineer.

Mr. Corbosiero asked if the process with the curb cut had begun. Mr. Pepper stated the applicant is waiting to get through this issue to begin that process.

Mr. Gould moved an extension of 6 months be granted to the applicant and Mr. Amenta seconded. The board unanimously voted aye.

Gould (Y) Amenta (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0


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

Gould (Y) Amenta (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

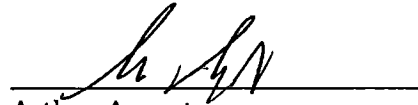
Chairman Corbosiero adjourned the meeting at 7:26PM.

Respectfully submitted:

Brianna Roberts, Planning Board Recording Secretary



Guy Corbosiero, Chairman

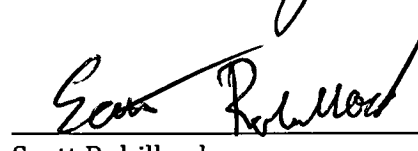


Arthur Amenta

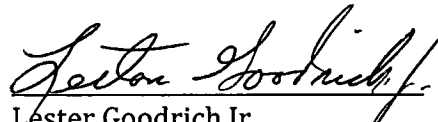
Joseph Sackett



Burton Gould



Scott Robillard



Lester Goodrich Jr.