

# TOWN OF WINCHENDON

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## Planning Board

Telephone (978)-297-5419

Approved: 11 / 13 / 2018

Planning Board Minutes  
Planning Board Meeting/Public Hearing  
October 30<sup>th</sup>, 2018  
Town Hall 2<sup>nd</sup> Floor Auditorium

**Present:** Chairman Guy Corbosiero, Burton Gould Jr., Arthur Amenta, and Scott Robillard  
Chantell Fleck, Planning Agent  
Brianna Roberts, Recording Secretary

**Materials:** October 30, 2018 Agenda  
10/2/18, 10/16/18, 1/2/18, 5/15/18, 6/5/18 Minutes  
Form A (ANR)- 135 Gardner Road  
Oya Sullivan Solar Project, 270 Hale Street Formal Site Plan Review 10-30-18  
Correspondence from Mark Guertin  
Correspondence from Frank Holmes  
Special Conditions- Tighe and Bond

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

**Announcements:** Mr. Corbosiero announced there are still two openings on the planning board for a regular and an alternate member. If anyone is interested please contact the board.

Congratulations to the Red Sox!

**Approval of Minutes:** 10/2/18, 10/16/18, 1/2/18, 5/15/18, 6/5/18

Mr. Gould motioned to approve the 10/2/18 minutes and Mr. Amenta seconded the motion. The board unanimously voted aye.

Mr. Gould motioned to approve the 10/16/18 minutes and Mr. Robillard seconded the motion. The board unanimously voted aye.

Mr. Corbosiero motioned, seconded, and voted on behalf of the board to approve the 1/2/18 minutes as presented.

Mr. Gould motioned to approve the 6/5/18 minutes and Mr. Amenta seconded. The board unanimously voted aye.

Mr. Gould motioned to approve the 5/15/18 minutes and Mr. Amenta seconded. The board unanimously voted aye.

**New Business: 6:30PM Continued Public Hearing: 135 Gardner Road- ANR**

Mr. David Albrecht an engineer with Borrego Solar Systems presented the ANR for 135 Gardner Road. The form explains the separation of the residential lot, which the Boucher family would like to keep for their residence, separate from the solar project. Mr. Albrecht stated the two lots have enough frontage, acreage, and setbacks.

**6:38PM-** Mr. Gould motioned to accept the ANR as approved by the building inspector and Mr. Robillard seconded the motion. The board unanimously voted aye.

**6:45PM-** Mr. Corbosiero called for a 5 minute recess to sign the accepted ANR and Mylar's for the site plan.

**6:50PM-** Mr. Corbosiero called the meeting back to order.

**Continued Public Hearing: Oya Sullivan Solar Project, 270 Hale Street- Formal Site Plan Review**

Mr. Frank Holmes with Stantec and Mr. Gregg Rossetti from Oya Solar introduced themselves and were there to present the formal site plan review. Mr. Holmes stated since the last public hearing, they have responded to the public comments and concerns. The scheduled site walk with the board was performed last week on a very rainy day, causing some concern for certain adjustments regarding the water run off. The company suggested shifting the access drive from the western side of the project to the east where there is already a car path cut leading to a cleared wooded area. The other change on the rendering suggests planting a row of 21 evergreen trees along the access drive to help reinforce the gaps in the existing vegetation making a stronger screen from viewing the project.

Mr. Corbosiero asked Mr. Holmes if he had seen the correspondence from Fire Chief Thomas Smith with additional requests regarding the project. Mr. Holmes responded he had received the letter and Stantec approved the requests.

Mr. Brian Huntley, from Tighe & Bond, and Mr. Corbosiero discussed the Peer Review and responses correspondence. Stantec assessed all comments and appropriate changes were made. T&B responded and all comments were addressed.

Mr. Gould raised his concern for the water run off on Laurel and Alger Street due to the elevation of the project.

Mr. Holmes explained the plans do include the elevation and are designed in accordance with the DEP storm water standards. One of the standards requires the project to control the rate of flowing water off the site. Swale grass will be planted in place of the trees that are going to be cleared, which will then direct the storm water to the installed detention basin. The detention basin will collect the water and release it to the existing wetlands at a rate slower than its current condition. The water will flow to the same location it is currently going, the wetlands, and the purpose of the basin is to not impact the surrounding area with an excess of storm water run off. The calculations performed for the project are based on accepted engineering practices, TR55 and TR20 methodology that have been used for years. The difference is very minor in the coefficients that have been assigned to the cover type for woodland and meadow grass. The range is 30-98, 30 being very absorbent to 98 being impervious. The coefficient for a wooded area is 73 and a meadow area is 74. The purpose of the detention basin is to not increase water to Laurel Street. The project will not direct water out of the natural state but its intention is to prevent any negative impact of additional water run off the project may produce.

Mr. Corbosiero asked Mr. Huntley if he had any questions or comments. Mr. Huntley stated he agreed with the plan and responses to the comments about the water run off. He asked the board if there have been any assessments done regarding volumetric changes.

Mr. Holmes stated the total volume of water run off will increase but the detention basin collects the extra water and slows down the rate of release to the wetlands. The project will only impact 18% of the water drainage beneath Laurel St.

Mr. Gould stated he wanted to thank Ms. Sullivan for her time and hospitality after visiting the site. His argument is in regards to the flooding he experienced first hand years ago.

Mr. Huntley and Mr. Corbosiero continued to discuss the peer review letter. All comments have been addressed.

**Public comments:** Mr. Glenn Arlig of 278 Hale St. is opposed to the project. The new proposed access drive is now abutting his property. His concern is with the noise of the trucks and construction.

Mr. Huntley responded that the majority of construction would be about 2 months. Then for maintenance a pick up truck will visit 2-3 times a year.

Ms. Vanessa Pennell of 110 Laurel St. and Ms. Sarah Islam of 120 Laurel St. were present in opposition as well. Ms. Pennell explained her concern with the water run off.

Mr. Corbosiero asked Ms. Fleck if Mr. Al Galant had visited or commented on the project. Ms. Fleck responded that Mr. Galant did visit Laurel St. and deferred his decision to the engineer's opinion.

Ms. Islam explained her concern with the whole project. She does not approve of the construction, de-forestation, and potential for more water run off to her property.

Mr. Holmes stated the property owner does have the right to develop her property in accordance to the town bylaws.

Ms. Islam asked what plan is in place if the company goes bankrupt and the solar panels need to be removed. Mr. Holmes stated there is a requirement to post a bond for the cost of the removal.

**8:00PM-** Mr. Gould asked for a 5 minute recess, Mr. Corbosiero announced the public hearing will continue in 5 minutes.

**8:08PM-** Mr. Corbosiero called the meeting back to order.

Ms. Noreen Sullivan, the property owner of 270 Hale Street, came forward to explain her reasoning for the project. She explained she had several different options to develop her property. In her opinion, the solar project was the best option to benefit the community. The solar project will provide the town with electricity. 5 different solar companies approached her and she explained OYA was the best company.

Mr. Michael Xarras stepped forward and explained the trucks from the last logging project parked outside his house every morning at 5:30AM.

Mr. Corbosiero stated again that there are time restrictions set in place to prevent that from happening.

Ms. Erin Carrera stepped forward to speak on behalf of the Sullivan family. She explained her and her family value this property immensely. It is very important that her Aunt, Ms. Sullivan, gets to stay in her house for the remainder of her life. The family wanted to choose a solution that would cause the least amount of impact. Ms. Carrera drove by Laurel St. and noted there was a lot of water under and over the road. She explained this project will help the water problem not make it worse.

Mr. Corbosiero asked the public if there were any comments.

Mr. Corbosiero entertained a motion to close the hearing 8:20PM.

Mr. Gould stated the owner has the right to do what she wants with her property, but the public also has a right to comment and ask questions.

**8:22PM-** Mr. Gould made a motion to close the hearing and Mr. Robillard seconded the motion. The board unanimously voted aye.

Mr. Gould suggested holding a special meeting to vote.

Mr. Gould moved to hold a special public meeting at 6:30 PM on November 13, 2018. Mr. Amenta seconded this motion. The board unanimously voted aye.

**Old Business:** None

**Committee/Meeting Updates:** None

**Correspondence:** None

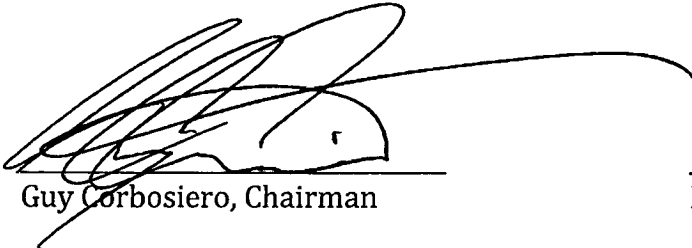
**Other Business:** None

Mr. Gould made a motion to adjourn the meeting and Mr. Amenta seconded. The board unanimously voted aye.

**Chairman Corbosiero adjourned the meeting at 8:30PM**

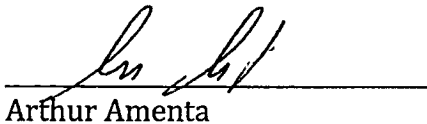
Respectfully submitted:

Brianna Roberts, Planning Board Recording Secretary

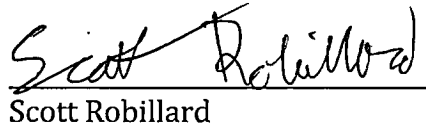


Guy Corbosiero, Chairman

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Burton Gould



Arthur Amenta



Scott Robillard