

Approved: 2 / 4 / 2020

## TOWN OF WINCHENDON



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WINCHENDON TOWN CLERK

### Planning Board

Telephone (978)-297-5419

#### Regular Meeting/Public Hearing

November 19th, 2019

Town Hall 2<sup>nd</sup> Floor Auditorium

109 Front Street, Winchendon, MA 01475

**Present:** Chairman Guy Corbosiero, Vice-Chair Scott Robillard, Arthur Amenta, Burton Gould Jr., Joseph Sackett, Alternate: Lester Goodrich Jr.  
Alison Manugian, Planning Agent

**Materials:** Agenda & Notice of Meeting: November 19th, 2019

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

**Announcements:** Mr. Gould mentioned the agenda on the projector was different than the printed agenda given to the members. There were two decisions made by the planning agent that he did not approve of. Ms. Manugian stated that a decision can be drafted by the agent and sent to the board members, if no objections were made in 48 hours, the draft decision would stay.

**Public Comments:** None.

#### New Business:

**Notice of Agent's Decision-** Temporary Site Plan permission to utilize 23 Robert's Way for storage of unassembled buildings to be installed on adjacent parcels.

**6:35 PM- Public Hearing Continued-** Site plan application for a 3.135 MW DC Ground-Mount Solar Development at 185 Baldwinville Rd., (Map 13 Parcel 04).

Mr. Robillard motioned to continue the hearing to December 17th, 2019, 2nd by Mr. Sackett. The board unanimously voted aye.

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

**6:40 PM- Public Hearing Continued-** Robert's Way Site Plan Reviews - Site plan applications for contractor garage at 20 Robert's Way and self-service storage units at 21 Robert's Way (Map 9 Parcels 106 & 383).

The applicant finished meeting with the Conservation Committee in October. The leech field was moved and is shown on the updated set of plans, it was out of the Conservation jurisdiction. The septic system has not been approved by the board of health yet but they are in the process. Tighe & Bond finished their peer review conditions and comments.

Mr. Amenta motioned to close the hearing for Lot A, 2nd by Mr. Sackett.

**Amenta (Y) Gould (P) Robillard (Y) Sackett (Y) Corbosiero (Y) 4-0-1 Present**

Lot C- Tighe & Bonds' peer review comments were discussed and addressed. 3 Parking spaces were added since the last meeting. A gate was also added. For the plans, dimensions were added.

Mr. Sackett motioned to close the hearing, 2nd by Mr. Amenta.

**Amenta (Y) Gould (P) Robillard (Y) Sackett (Y) Corbosiero (Y) 4-0-1 Present**

Mr. Gould expressed his concern with the project given the applicants history. He did not believe there should be any action taken on this project until the last project is cleaned up.

Mr. Gould motioned to table. No other members voted so the motion failed.

Mr. Corbosiero motioned to approve 20 Robert's Way, 2nd by Mr. Sackett.

**Amenta (Y) Gould (N) Robillard (Y) Sackett (Y) Corbosiero (Y) 4-1**

Mr. Sackett motioned to approve 21 Robert's Way, subject to the conditions, 2nd by Mr. Robillard.

**Amenta (Y) Gould (N) Robillard (Y) Sackett (Y) Corbosiero (Y) 4-1**

Mr. Gould motioned to take the agenda items out of order and move to the public hearing for Happy Hollow site plan modification review.

**6:45 PM- Public Hearing Continued-** Happy Hollow Site Plan Modification Review- application received requesting permission to clear an additional 3.47 acres of trees leaving a wooded 50' buffer with the abutting residential properties.

Dean Smith, a civil engineer with Borrego Solar came forward before the board and introduced himself. An additional clearing of 3.11 acres was requested along the back of the residential units. The reason for the request is due to the tall trees casting shade upon the solar array. They would only cut trees that were taller than 20 ft. No stumping is being proposed. A 50 ft. area along the boundary behind the residential lots would be left alone. The residential area is 30 ft. below the ridge line so the cutting would not make the project visible.

When the board took their site walk, it was proposed that the trees over 30 ft. would be cut, not 20 ft. Mr. Smith was not aware of that statement and would have to check on that. Mr. Corbosiero asked how the engineers came to the determination of cutting trees over 20 ft. Mr. Smith explained that calculations

were performed, he did not have anything on hand but would provide it to the board if requested. Mr. Sackett commented that most of the trees were over 30 ft. so it would basically eliminate all of them. Mr. Smith also commented apologizing he may have the 20 ft. figure wrong, and was not proposing anything new than what was already discussed.

Richard Ames of 42 Crosby Rd. came forward before the board. He provided the board with a study on the amount of trees cut across the world. He also discussed the problems with the project and the contradictions from the engineers. He suggested having the land owners, representative, and planning board get together to come to an agreement. Mr. Smith suggested continuing the hearing to a later date.

Mr. Gould motioned to continue the hearing to December 17th at 6:45 PM, 2nd by Mr. Amenta. The board unanimously voted aye.

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

**Ongoing Discussion of Complaint-** Lincoln Ave Solar Glare Review following site walk completed on 10/14/19.

John Perry with Dynamic Energy & Tony Kurillo, an abutter, came forward before the board. They discussed the glare but were unsure of a possible solution. They decided to see how the glare would be in the spring time, table the matter, and come back to it if necessary.

**Discussion of Application for Endorsement of ANR-** development plan for 42/44 Happy Hollow Road enabling neighbors to transfer land to one another.

Mr. Gould motioned to endorse it, 2nd by Mr. Amenta. The board unanimously voted aye.

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

**Public Hearing-** 23 Robert's Way Site Plan Review - Site plan application for contractor storage use. (Map 9 Parcels 106 & 383).

Mr. Robillard motioned to close the hearing, 2nd by Mr. Sackett. The board unanimously voted aye.

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

A condition was added to not allow any washing of equipment/vehicles.

Mr. Robillard motioned to approve with the added conditions, 2nd by Mr. Amenta.

**Amenta (Y) Gould (N) Robillard (Y) Sackett (Y) Corbosiero (Y) 4-1**

**Approval of Minutes:** None.

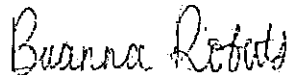
**Correspondence Update:** See summary sheet.

**7:57PM-** Mr. Gould motioned to adjourn, 2nd by Mr. Corbosiero. The board unanimously voted aye.

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

**Chairman Corbosiero adjourned the meeting at 9:10PM**

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary

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Guy Corbosiero, Chairman

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Scott Robillard, Vice-Chairman

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Arthur Amenta

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Burton Gould

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Joseph Sackett

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Lester Goodrich Jr.