

Approved: 6/6/23
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TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

May 16, 2023

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

Members Present: Chairman Guy Corbosiero, Arthur Amenta, Leston Goodrich Jr., Burton Gould,
Amanda Phillips
Nicole Roberts- Planning/Land Use Coordinator

Absent: Garrett Wante

6:00PM- Chair Guy Corbosiero called the Planning Board meeting to order, followed by The Pledge of Allegiance.

Public Comments: None.

Minutes: 5/2/23

L. Goodrich motioned to accept the 5/2/23 minutes as presented, 2nd by A. Amenta

Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

Public Hearing: Stormwater Management Permit and Site Plan Approval for 256 Murdock Avenue Winchendon Assessors Map 2D2 Parcel 11 owned by Bostwick Realty Trust, petitioner, ZP Battery DevCo, LLC of 1 Mercantile Street, Suite 630, Worcester, MA 01606. Stormwater Management Permit and Site Plan approval request for construction of a 5 Megawatt solar energy storage system with associated site improvements.

6:05PM- G. Corbosiero read the public hearing notice and opened the hearing.

Tom Corbett with Zero Point Development Inc./ZP Battery DevCo, LLC and Chris Anderson with Hannigan Engineering introduced themselves and were sworn in.

Chris Anderson explained the project is for a solar battery storage system. The property is located at the rear portion of 256 Murdock Ave, the property contains the lumber processing facility and it would be behind it. There would be 4 concrete pads constructed to contain the energy storage system. The entire area would be encompassed with a security fence with appropriate access gates. There is no need for domestic water supply or sewage connections, so the only utility connections that are being performed

would be for the drainage system as well as the electrical components. Drainage on the site is located on the north side. It would capture the runoff, detain it, and provide mitigation for peak rates of runoff for the overall development. Once captured, it would direct towards an existing trunkline that runs parallel with the existing building. Currently the existing drain line is under sized so they plan to increase the size of the drain line to accommodate the existing flow. In addition, they are also including a proprietary water quality unit to provide additional treatment of the area.

Tom Corbett stated within the fenced area there are 4 bigger pads that will house the battery cabinets. In front of those concrete pads are smaller equipment pads that house a transformer, inverter, controller, as and a recloser. They will connect to the existing three-phase lines that come up Murdock Ave and extend it a little past where it currently ends and connects to the building, with underground electric under the parking lot to the system itself. Each container has a dry pipe fitted with it for NFPA 855 compliance with the fire codes. Since the last meeting they have spoke with the Fire Chief in regards to codes and response.

The containers on the concrete pads go back to back and are 6 ft wide, 8 ft tall, 30 ft. long. The cabinet itself has 9 doors in total. The cooling system is liquid cooled.

David Connor came forward and expressed his concern with the project in regards to the safety of the town and residing families if the project were to ever catch fire. He stated he was a fire fighter for 28 years and knows the damage a fire can cause especially from all the smoke.

Rodney Brewer of 363 School St came forward and stated his concern with the safety of the project.

L. Goodrich motioned to continue the hearing to the next meeting on June 20, 2023 at 6:05PM,
2nd by A. Amenta.

Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

Adjourn:

7:15PM- B. Gould motioned to adjourn, 2nd by L. Goodrich

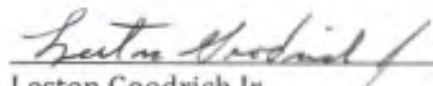

Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

The meeting adjourned at 7:15PM

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary


Guy Corbosiero, Chairman
Arthur Amenta
Leston Goodrich Jr.
Burton Gould
Amanda Phillips
Garrett Wante