

Approved: 10/17/23

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

September 19, 2023

Town Hall 2nd floor Auditorium

109 Front Street, Winchendon, MA 01475

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

Absent: Arthur Amenta, Amanda Phillips

6:03PM- Chair Guy Corbosiero called the Planning Board meeting to order, followed by The Pledge of Allegiance.

Public Comment: None.

Minutes: 9/5/23

L. Goodrich motioned to accept the 9/5/23 minutes as presented, 2nd by B. Gould

Goodrich (Y) Gould (Y) Corbosiero (Y) 3-0

New Alternate Member: Thomas Liao

The position became vacant in June when the previous alternate member resigned. The Board of Selectmen have 30 days to appoint a member if they choose. After 30 days, the Planning Board has the authority to appoint a member. Thomas Liao applied to be an alternate member and was present before the board to express his interest. Mr. Liao has lived in Winchendon for over 20 years. He recently joined the committee selection for the new Town manager and is interested in more active roles in the community since becoming retired. The board gave their support and advised to attend the Board of Selectmen meeting on Monday.

L. Goodrich motioned to appoint Thomas Liao with the recommendation and appointment of the Board of Selectmen, 2nd by B. Gould.

Goodrich (Y) Gould (Y) Corbosiero (Y) 3-0

Letter of Support Request: Complete Streets Grant

Brian Croteau was at a conference and unable to attend the meeting, but explained to Nicole the Complete Streets Grant for FY24 would include Jackson Ave, sidewalks on the corner of Central to at least Pearl Drive, and the addition of a bus stop DIP switch. The sidewalks will touch the potential new bike path.

L. Goodrich expressed his support. B. Gould expressed his concerns with it being a state grant, and having the project done by the state and not the town. He stated he was not completely against it, but he had some reservations about it. He would like the board to be involved and see the plans before work it completed. The board members agreed to vote for the letter of support but request to be shown the plans.

The board unanimously voted to recommend the letter of support for the Complete Streets Grant.
Goodrich (Y) Gould (Y) Corbosiero (Y) 3-0

Public Hearing: Request for a Site Plan and Stormwater Management Permit for property owned by Kevin Doyle, applicant, Winchendon Solar, LLC of 4 Park Plaza, Suite 1250, Irvine, CA 92614. Site Plan and Stormwater Management Permit request for a proposed ground-mounted solar photovoltaic (PV) development located on Baldwinville Road. Property identified as Winchendon Assessors Map 13 Parcels 272, 273, and 274. Said property is located in the R-80 Rural Residential District.

The hearing was continued to the 10/3/23 meeting.

L. Goodrich motioned to continue the hearing to 10/3/23 at 6:05PM, 2nd by B. Gould
Goodrich (Y) Gould (Y) Corbosiero (Y) 3-0

0 Murdock Avenue Solar (Continued Hearing): Request for a Stormwater Management Permit and Site Plan Approval for property identified as Winchendon Assessors Map 5A2 Parcels 25&26 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 solar energy storage system with associated site improvements. Said property is located in the I- Industrial District.

The Conservation Commission continued the hearing at their last meeting. The Planning Board decided to continue the hearing to the next meeting in order to allow the Conservation Commission time to meet and comment.

L. Goodrich motioned to continue the hearing to 10/17/23 at 6:05PM, 2nd by B. Gould
Goodrich (Y) Gould (Y) Corbosiero (Y) 3-0

256 Murdock Avenue Solar (Continued Hearing): Request for a Stormwater Management Permit and Site Plan Approval for property identified as 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. Said property is located in the I- Industrial District.

L. Goodrich motioned to continue the hearing to 10/17/23 at 6:05PM, 2nd by B. Gould
Goodrich (Y) Gould (Y) Corbosiero (Y) 3-0

Discussion: Site Plan Approval- Weller

Ben Olson of Asher Construction and Matt Nolan of Nolan Builders were present before the board. Ben Olson received a site plan approval for the construction of 3 residential homes. Matt Nolan is interested in acquiring the property and completing the construction as shown in the approved site plan. They are requesting to transfer the site plan approval from Asher Construction to Nolan Builders. G. Corbosiero stated the site plan approval expires on February 28th, 2024, so the construction would have to be build out by then or they would be required to come back to the board for approval. M. Nolan explained their plans were to get started in 30 days. They planned on having the unities off the road before November 15th and continue construction through the winter but stated they would most likely not be completed by February 28, 2024. They will have to come back before the board prior to the expiration date. There was a \$20,000 bond that would be transferred over as well. B. Gould expressed his concerns with the plans and did not support it. Paula Cannon of 61 Weller St. expressed her concerns with the constructions site. She stated there are mounds of dirt and large chunks of stone on the property and is not safe to just leave as is. The applicants were willing to visit the property to see what they can do to clean it up. She was in support of the construction as it would help improve the property. Nicole Roberts suggested M. Nolan come before the board prior to February to allow enough time in case any storms occur and result in cancelled planning board meetings.

L. Goodrich motioned to approve the transfer of the site plan approval from Asher Construction to Nolan Builders, 2nd by G. Corbosiero

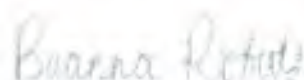
Goodrich (Y) Gould (Y) Corbosiero (Y) 3-0

Adjourn: L. Goodrich motioned to adjourn, 2nd by G. Corbosiero

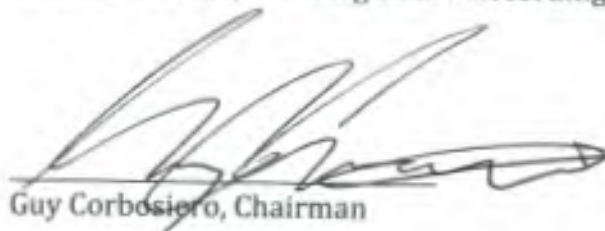
Goodrich (Y) Gould (Y) Corbosiero (Y) 3-0

The meeting adjourned at 7:14PM

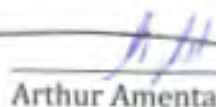
Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary



Guy Corbosiero, Chairman



Arthur Amenta



Leston Goodrich Jr.



Burton Gould



Amanda Phillips