

TOWN OF WINCHENDON



NOTICE OF MEETING

Pursuant to the provisions of Chapter 30A, Sections 18-25 of the General Laws, as amended, notice is hereby given that a meeting of the following board, committee, or commission will be held on the date and time specified below. Said meeting will be open to the public and press.

BOARD/COMMITTEE: Planning Board – Regular Meeting

DATE: October 03, 2017

TIME: 6:30 p.m.

LOCATION: Town Hall – 2nd Floor Auditorium
109 Front Street Winchendon MA 01475

Agenda

1. Call to Order
Pledge of Allegiance
2. Announcements
3. Public Comment
4. New Business:
 - **6:35pm Public Hearing:** Formal Site Plan Review – Lincoln Ave Solar
 - **6:55pm Public Hearing:** Formal Site Plan Review – Ash ST Solar
 - **ANR** – Off of Hale ST – Cathleen Sevigny
5. Old Business:
 - Zoning Update
 - Planning Board Policy and Procedure: 9/21/17 Letter to the Planning Board from the Planning & Development Director
6. Committee/Meeting Updates:
 - Community & Economic Development Steering Committee (CEDSC)
 - Master Plan Committee
 - Montachusett Regional Planning Commission (MRPC)
 - Montachusett Joint Transportation Committee (MJTC)
7. Correspondence
8. Approval of minutes
9. Other Business
10. Adjourn

Notice- The above topics do not prohibit additional last-minute or unforeseen matters.

The meeting room is handicapped accessible. With advance notice the Planning Board can arrange reasonable accommodation for persons with other disabilities. To request assistance, contact the Department of Planning & Development at 978-297-3308.

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TOWN OF WINCHENDON



Planning Board



Telephone (978) 297-3308
Facsimile (978) 297-5411

109 Front Street
Winchendon, Massachusetts 01475-1758

Town of Winchendon
Planning Board
PUBLIC HEARING NOTICE
FORMAL SITE PLAN APPROVAL

Pursuant to MGL, c.41, §81T, notice is hereby given that the Planning Board will hold a PUBLIC HEARING on Tuesday October 3, 2017 at 6:35 PM in the Town Hall Auditorium, 2nd Fl., 109 Front St., Winchendon, MA 01475, to hear the Formal Site Plan application submitted by Winchendon Lincoln Avenue Solar 1 LLC & Winchendon Lincoln Avenue Solar 2 LLC of 1550 Liberty Ridge Drive, Suite 310 Wayne PA 19087 on property identified as Assessors Map 2 parcel 65, Assessors Map 2 Parcel 15, and Assessors Map 2 parcel 12 owned by Glenn C. Kostick of 17 Poplar St. Winchendon MA 01475 for the construction of two (2) Ground Mounted Solar Energy Collection systems. Said property is located in the Industrial (I) Zoning District. All relevant materials, including site plans, may be viewed at the Dept. of P&D at Winchendon Town Hall. All interested persons should plan to attend. *Meeting room is accessible. Alternate accommodations can be made by calling 1-978-297-3537 at least 3 days in advance.*

BY: Guy Corbosiero,
Planning Board Chairman

Publication Dates: September 15, 22

W-1157-038-01
September 26, 2017

Tracy Murphy, Director of Development
Town of Winchendon
109 Front Street
Winchendon, MA 01475

Re: **Lincoln Avenue Solar Project – Peer Review**

Dear Tracy and Members of the Planning Board:

Tighe & Bond has been retained by the Town of Winchendon to provide Peer Review Services to the Planning Board in their review of the Site Plan Review and Low Impact Design Permit Application for the construction of solar photovoltaic arrays located off of Lincoln Avenue Extension on two separate parcels in the Town of Winchendon. The proposed developments are identified as Winchendon Lincoln Avenue Solar 1 LLC and Winchendon Lincoln Solar 2 LLC. Each project proposes a single solar photovoltaic development on a single lot; however, the two projects are being permitted with a single Site Plan Review and Low Impact Development Permit Application.

Winchendon Lincoln Avenue Solar 1 LLC is located on an approximately 42.5-acre property on the north side of Lincoln Avenue Extension in Winchendon, Massachusetts. Winchendon Lincoln Avenue Solar 2 LLC is located on an approximately 74-acre property on the north side of Lincoln Avenue Extension in Winchendon, Massachusetts. Parcel 12, located between the two parcels, has been designated for access between the two energy systems. The complete project limits are located within the Industrial Zoned District, according to the latest Zoning Map, dated November 2, 2009. Prior to the public hearing on October 3, 2017, the Applicant, Dynamic Energy Solution, LLC, has provided the following documents for review:

- Application for Site Plan Review and Low Impact Development Permit, prepared by SWCA Environmental Consultants, dated August 28, 2017
- Stormwater Management Report, prepared by SWCA Environmental Consultants, dated August 28, 2017
- Site Plans, prepared by SWCA Environmental Consultants, dated August 28, 2017

The property is classified as outside of any historic site or districts according to a search of the Massachusetts Historic Commission (MHC) and the Massachusetts Cultural Resource Information System (MACRIS) databases on September 14, 2017. According to Axis GIS, the property is not located within Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife.

The documents were reviewed for compliance with general engineering practices, Winchendon Zoning Bylaw, Low Impact Development (LID) Bylaw, Site Plan Design Guidelines of Massachusetts, and the Massachusetts Stormwater Management Standards. We offer the following comments for the Board's consideration:

1. The following requirements under Section 2.3.1 Application Requirements of the Site Plan Regulations were not included in the final deliverable:
2. The following requirements under Section 3.3.3 Form and Contents of Site Plan of the Site Plan Regulations were not included on the Site Plans:

- a. The layout plans are not shown at a scale of 1" equals 40'. However, the scale of the sheets is sufficiently large enough to show the information required. No action by the Applicant is recommended.
 - b. The Erosion Control Plan is not shown at a scale of 1" equals 40'. However, the scale of the sheets is sufficiently large enough to show the information required. No action by the Applicant is recommended.
 - c. A Utility, Grading, and Drainage Plan has not been provided. However, the information provided on the layout plans show proposed electric services, grading, and stormwater management features. The layout plans are legible despite the additional information included on the plans. No action by the Applicant is recommended.
 - d. A Landscape Plan has not been provided. The proposed development area appears to be satisfactorily screened by existing woodland from adjacent properties. It is recommended the Applicant request a waiver for the Landscape Plan.
 - e. Existing and proposed grade elevations are not labeled on the Site Plans. It is unclear if contours are 1-foot or 2-foot contours, and what the proposed basin side slopes are to be.
 - f. The Site Plans do not show adequate information regarding the stormwater management basins and how and where they will discharge stormwater runoff. The Applicant should clarify the intent of each basin, depicting as Detention or Retention Basin. All outlet devices (ie. culverts) and emergency overflows should be provided on the Site Plans with appropriate detail.
 - g. The existing grades at the proposed access point at Lincoln Avenue appear to be a knoll to which proposed grades are not tied into. Additional detail at the proposed connection to Lincoln Avenue is required.
 - h. Vegetative clearing is proposed to the western property line. The Board should determine if a landscape buffer on the subject property is required to protect abutters from visibility impacts.
 - i. The proposed facility is shown to be enclosed with a fence; however, no access gate is shown on the Site Plans.
 - j. The Site Plans do not depict where vegetated swales and rock lined channels (Details provided on Sheet 6.0) are to be located. Swales are indicated by proposed grades; however, the proposed surface treatment of the swales is not clear.
 - k. Detail 2, Sheet 6.0 indicates that the road has a 2% cross slope; however, the proposed grading on the Site Plans indicate the roadway is crowned. The Applicant should clarify the proposed grading of the access road.
 - l. The Fire Department should be consulted to determine if redundant access is required as the subject parcel is large.
3. The following requirements under Section 3.3.4 Supplemental Plan Information Required and Section 3.3.5 Impact Statement of the Site Plan Regulations of the Site Plan Regulations were not included in the Project Narrative:
- a. The volume of earth to be removed if applicable, or a statement indicating that "no earth is to be removed" was not provided. The Applicant should provide calculations for determining the amount of earth to be removed and/or the amount of fill to be brought to the site. The calculations shall be prepared by a Registered Engineer.

- b. An estimate of proposed cut and fill volumes were not provided to satisfy the Construction Element section. Additionally, schedules for bringing fill on and off the site and the source(s) of purchased fill were not provided. The Applicant should provide the omitted information to satisfy the requirements of the Site Plan Regulations, or the Board may consider this requirement a condition of approval.
 - c. An impact statement was not provided to guide the Planning Board in its judgement and deliberation on the proposed development and its compatibility with the existing conditions and planning efforts of the Town. It is not necessary to repeat in the impact statement material covered elsewhere in the application but appropriate references to that material should be included in the impact statement. The Applicant should provide the omitted information to satisfy the requirements of the Site Plan Regulations.
4. The following comments pertain to the contents of the Stormwater Management Report and stormwater management design:
- a. The Applicant is requesting LID credit for groundwater recharge and water quality aspects of the Massachusetts Stormwater Standards. A solar facility is an ideal project to claim such credits, however, the following criteria must be demonstrated:
 - i. Groundwater recharge calculations must be provided indicating original recharge volume requirements and credit volumes to be deducted.
 - ii. Water quality calculations must be provided indicating originating water quality volume requirements and credit volumes to be deducted.
 - iii. Soil evaluation may be required to confirm soil types.
 - b. The proposed basins appear to be designed to infiltrate. Drawdown calculations have not been provided to show that the basins will drain within 72-hours.
 - c. The proposed stormwater management basins do not include pretreatment devices. We recommend the Stormwater Management Operation & Maintenance Plan be revised to include language describing how the infiltration systems will be repaired in the event of clogging to maintain the functionality of the system.
 - d. The Proposed Hydrology figures in the Stormwater Management Report indicate outlet control devices within the basins; however, these devices are not detailed on the Site Plans. Additionally, the outlet control devices (culverts) are not detailed in the Hydrocad Report.
 - e. The proposed stormwater management system includes roadside swales to convey stormwater runoff. All discharges from the swales should be analyzed to determine the velocity of discharge during the 2-year storm event, and outlet protection/energy dissipation should be provided as needed, specifically at approximate Stations 38+00, 39+00, and 57+00, and into each basin.
 - f. An Illicit Discharge Statement was provided; however, it was unsigned. The form should be signed and provided to the Board prior to stormwater management system construction.
5. The following requirements under Section 6.11.6 of the Winchendon Zoning Bylaws were not included in the final deliverable:
- a. A statement bearing the seal of a licensed professional engineer stating the measured normal pre- and post-construction noise levels at points along the

property lines was not provided. The Applicant should provide the required information to satisfy the Town of Winchendon Zoning Bylaws.

- b. The name, address, and contact information for the proposed system installer was not provided. The Applicant should provide the required information to satisfy the Town of Winchendon Zoning Bylaws.

We trust this information will be satisfactory for the Board in your review of the Lincoln Avenue Solar Project Site Plan Review and LID Permit Applications. We anticipate that a secondary review of the Site Plans and Stormwater Management Report will be required with the additional information requested above. Please do not hesitate to contact me should you have any questions or need additional information at 413.572.3238 or jechristy@tighebond.com.

Very truly yours,

TIGHE & BOND, INC.



Jean E. Christy, P.E.
Project Engineer

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TOWN OF WINCHENDON



Planning Board



Telephone (978) 297-3537

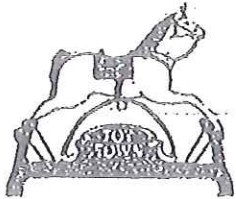
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BY: Guy C. Corbosiero,
Planning Board Chairman

Publication Dates: September 15, 22



Winchendon Planning Board,

Town Hall, 109 Front Street, Winchendon, MA 01475

Telephone (508) 297-0085

Fax (508) 297-1616



RECEIVED

SEP 25 2017

TOWN CLERK
WINCHENDON, MASS.

FORM A

(ANR)

To the Planning Board: The undersigned, believing that the accompanying plan of property in the Town of Winchendon does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits such plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

Received by Planning Board 9/25/17 (CF) PB# 2017-0925

Location of land 1 OUTLOT OFF WEST SIDE OF HALE ST.

of lots being created herein

Any remaining land does not create a nonconforming lot.

APPLICANT CATHLEEN C. SEVIGNY

Address 41 HALE ST., WINCHENDON

Telephone number 978-297-4732

LANDOWNER ROBYN W. HAAS

Address 33 HALE ST., WINCHENDON

TITLE OF PLAN PLAN OF OUTLOT TO BE CONVEYED TO CATHLEEN C.

Deed to the property is recorded in the Worcester District Registry of Deeds at:

SEVIGNY

Book 57042 Page 395

Assessor's Map 4-D-4 Parcel 30 Zoning District R80

"One original (mylar) and five copies of this plan are to be submitted with this Form A to the Town Clerk, along with the filing fee."

Signature of Applicant Cathleen C. Sevigny

Signature of Landowner [Signature]

To Town Clerk

You are hereby notified that the plan described above has/has not been endorsed by the Planning Board on _____ as follows: "Planning Board Approval Under Subdivision Control Law Not Required".

(Chairman)

Date copy sent to applicant

Revised 6/8/04

6. Meeting Updates 10-3-17

Master Plan Committee – No Update

MRPC – Guy Corbosiero

MJTC – The Committee discussed ways to entice more communities to participate in the MJTC meetings and ways to gather project ideas from the region.

Community and Economic Development Steering Committee (CEDSC) –The CEDSC is meeting on Sept 28, 2017 with the owners of MORE Strength and Fitness, 674 Spring St. to coordinate their ribbon cutting.

7. Correspondence

Applications before the Select Board:

Catlin Creamery, LCC (dba Smith's County Cheese) – Entertainment Permit for an event Cheese Fest to be held October 9, 2017 for the duration of 11 am to 5pm.

Brother's Auto Center (formerly Vilso Auto Sales) – Class II Used Car Dealer License. Property has existing Special Permit.

Winchendon Kiwanis – One day Wine and Malt License for a Dinner Theater to be held at Winchendon School on October 14th.

Surrounding Communities

ZBA Ashburnham - Notice of a Decision for a Modification of a Special Permit request from Craig Pultorak from Section 4.2, the Schedule of Dimensional Regulations of the Ashburnham Zoning Bylaws. The request is to build a covered deck which requires a modification of the front set back, located at 2 Brogan Lane, Map 1 Parcel 16 in RB Zoning District. The ZBA granted the modification.

ZBA Gardner- Notice of Public Hearing – for Variance to David Albrecht representing Borrego Solar Systems for land located off West Street, Gardner, MA (Parcel ID #H32-17-11 & C37-20-20) the proposed project does not comply with the City Code of Gardner Dimensional Requirements. Public Hearing was held on September 19, 2017 at 7pm.

ZBA Gardner- Notice of Decision – denied a Special Permit to Deborah Carpenter for 61 Barthel Avenue in Gardner, MA to operate a cricket raising facility which does not comply with the City of Gardner's Table of Uses.