

Approved: 2, 8, 24

TOWN OF WINCHENDON



WINCHENDON TOWN CLERK
RCUD FEB 15 2024 PM1:41

Conservation Commission

Telephone (978)-297-5402

Regular Meeting/Public Hearing
January 11, 2024
Town Hall 2nd Floor Auditorium
109 Front Street, Winchendon, MA 01475

PRESENT: Chair- Kyle Bradley, Melissa Blanchard, Glenn LaRochelle, David Whitaker
Matthew Marro- Conservation Agent

ABSENT: Lionel Cloutier

CALL TO ORDER: Kyle Bradley called the meeting to order at 6:00PM

ANNOUNCEMENTS: None.

PUBLIC COMMENT: None.

HEARINGS:

Notice of Intent (NOI)

Applicant: Ben Olson

Assessor's Map 8, Parcel 243

Project Address: Doyle Avenue, Map 8, Parcel 243

Project Description: The proposed work includes construction of a single family dwelling and septic system to service it along with a driveway within 100 foot buffer zone.

David Whitaker read the public hearing notice. The hearing was opened and continued to the next meeting on 2/8/24 due to lack of DEP number.

Melissa Blanchard motioned to continue the hearing to 2/8/24, 2nd by Glenn LaRochelle.

Blanchard (Y) LaRochelle (Y) Whitaker (Y) Bradley (Y) 4-0

Notice of Intent (NOI)

Applicant: Ben Olson

Assessor's Map 8, Parcel 244

Project Address: Doyle Avenue, Map 8, Parcel 244

Project Description: The proposed work includes construction of a single family dwelling and septic system to service it along with a driveway within 100 foot buffer zone.

David Whitaker read the public hearing notice. The hearing was opened and continued to the next meeting on 2/8/24 due to lack of DEP number.

Melissa Blanchard motioned to continue the hearing to 2/8/24, 2nd by Glenn LaRochelle.

Blanchard (Y) LaRochelle (Y) Whitaker (Y) Bradley (Y) 4-0

Request for Determination (RDA)

Applicant: Mark Hagemeyer

Assessor's Map 5A4 Parcel 56

Project Address: 290 Maple Street

Description: The proposed work includes construction of a septic system to replace the existing one.

David Whitaker read the public hearing notice. The hearing was opened.

Trevor Fletcher with Graz Engineering was present on behalf of the applicant. Matt Marro stated the system is outside of the 50 ft no disturb zone. It meets the Title V setback requirements specified in the bylaws. His suggestion was for a negative determination.

D. Whitaker motioned for as negative determination, 2nd by M. Blanchard.

Blanchard (Y) LaRochelle (Y) Whitaker (Y) Bradley (Y) 4-0

Request for Determination (RDA)

Applicant: Victor and Sheila Donfrio

Assessor's Map 8 Parcel 60

Project Address: Lot 43A Baldwinville Road

Description: The proposed work includes construction of a single family dwelling, septic system, and well on an undeveloped lot.

David Whitaker read the public hearing notice. The hearing was opened.

John Deline of Deline Engineering was present on behalf of the applicants. It is a new lot, single family dwelling. Everything is mainly outside of the 100 ft buffer zone besides the a small area of the reserve area for the leach field/septic system. M. Marro's suggestion was for a negative determination.

M. Blanchard motioned for as negative determination, 2nd by G. LaRochelle.

Blanchard (Y) LaRochelle (Y) Whitaker (Y) Bradley (Y) 4-0

Notice of Intent (NOI) Continued from 12/14/23

Applicant: Tyler Deruosi

Assessor's Map M1, Parcels 1&2

Project Address: Assessors Map M1-0-1 and M1-0-2

Project Description: The proposed work includes construction of a single family dwelling and septic system to service it within 100 foot buffer zone.

The applicant is working on designing a plan that would work better with the lot.

G. LaRochelle motioned to continue the hearing to 2/8/24, 2nd by M. Blanchard.

Blanchard (Y) LaRochelle (Y) Whitaker (Y) Bradley (Y) 4-0

Request for Determination (RDA)

Applicant: Eric Martelock

Assessor's Map M9 Parcel 43

Project Address: 75 Monomonac Road West

Description: Install gravel on lot for parking, removal of trees on property, install dock on existing posts, and small shed on blocks.

Eric Martelock was present.

G. LaRoche motioned for a negative determination with the stated conditions, 2nd by M. Blanchard
Blanchard (Y) LaRoche (Y) Whitaker (Y) Bradley (Y) 4-0

Notice of Intent (NOI) Continued from 5/11/23

Assessor's Map 2D2 Parcels 11,12,27

Applicant: ZP Battery DevCo, LLC

Project Address: 256 Murdock Avenue, School Street & Off School Street

Project Description: The proposed work includes replacement of a failed well on the property within the 50 foot buffer zone

Andrea Kendall with LEC Environmental and Chris Anderson with Hannigan Engineering were present.

At the last meeting, the commission asked the applicants to look for potential alternative configurations to see if they could come up with a way to not be in the 50 ft zone. C. Anderson drafted a conceptual plan and although they were unable to move out of the 50 ft zone they are proposing mitigation areas of replanting to help reestablish a zone. M. Marro suggested making sure the untouched area and restoration area are marked with memorial posts stating protected wetland area.

C. Anderson stated they looked into shifting the plans but there is an existing building that runs along the property and has a series of loading doors that cannot be blocked.

D. Whitaker brought up the bylaw requiring the commission to sign a waiver stating the project would be a significant improvement/benefit to the town in order to allow work in the 50ft zone.

Tom Corbitt explained their intention is to double the replication area to the north to make up for the infringement into the 50 ft buffer zone. Andrea Kendall added the replication area would also make the two areas between the building and gravel drive contiguous instead of it transitioning from a meadow area to the pine forest area with no continuity. It was brought to the commissions attention the preexisting road for the current business is already in the 50 ft zone, making the 50 ft zone already disturbed.

The commission discussed either approving with the stated order of conditions and signed form/waiver, or continuing the hearing to review the waiver first before approving. D. Whitaker felt more comfortable continuing the hearing to review the waiver first. The applicants understood and agreed.

D. Whitaker motioned to continue the hearing to February 8th, 2024, 2nd by G. LaRoche.
Blanchard (Y) LaRoche (Y) Whitaker (Y) Bradley (Y) 4-0

NEW BUSINESS:

Violation- 49 Town Farm Road

James Brewer of 49 Town Farm Rd was present. M. Marro stated he issued an enforcement order for filling and grading within a wetland resource area.

James Brewer explained he cut the stumps up for firewood to heat his house. He was unaware of the wetland area. He stated he hired a gentleman from NH that was doing the work for him, he stated he did not know he was doing anything wrong.

M. Marro suggested the commission motion to amend the enforcement order to require the applicant to hire a wetland engineer to produce a restoration plan.

D. Whitaker motioned to ratify the enforcement order, 2nd by G. LaRochelle.

Blanchard (Y) LaRochelle (Y) Whitaker (Y) Bradley (Y) 4-0

G. LaRochelle motioned to continue the hearing to February 8th, 2024, 2nd by M. Blanchard.

Blanchard (Y) LaRochelle (Y) Whitaker (Y) Bradley (Y) 4-0

G. LaRochelle amended his motion to put the hearing on the agenda for February 8th, 2024, 2nd by M. Blanchard.

Blanchard (Y) LaRochelle (Y) Whitaker (Y) Bradley (Y) 4-0

Discussion- 67 Hill Street

M. Marrow explained this was under consideration for superseding order dating back from the beginning of April. The applicants have made drastic changes to the plans that the state finds acceptable. In order for the state to continue the superseding, they are requiring the applicant to come back before the commission to review the plans and approve the changes.

Trevor Fletcher explained the changes to the plans. The driveway shape was changed to provide the quickest exit from the property, as required. Landscaping walls were added around the mature trees to ensure they are not disturbed.

D. Whitaker motioned to notify DEP and provide their approval of the revised plans, 2nd by M. Blanchard

Blanchard (Y) LaRochelle (Y) Whitaker (Y) Bradley (Y) 4-0

CONTINUED BUSINESS:

Enforcement Order- 36 Beachview Drive

M. Marrow and D. Whitaker visited the site and it was determined the applicant needs an engineered plan. They are waiting on an update from the applicant, she is currently shopping around for an engineer.

Certificate of Compliance- Doyle Avenue

M. Marro is working with the applicant, item will be delayed.

MINUTES: 11/2/23, 12/14/23

M. Blanchard motioned to approve the 12/14/23 minutes as written, 2nd by G. LaRochelle
Blanchard (Y) LaRochelle (Y) Whitaker (Y) Bradley (Y) 4-0

ADJOURN: 7:01PM

D. Whitaker motioned to adjourn, 2nd by M. Blanchard
Blanchard (Y) LaRochelle (Y) Whitaker (Y) Bradley (Y) 4-0

Respectfully submitted,

Brianna Lindahl

Brianna Lindahl, Conservation Commission Recording Secretary

Kyle Bradley, Chairman

David Whitaker

David Whitaker, Vice-Chairman

Melissa Blanchard

Melissa Blanchard

Lionel Cloutier

Glenn LaRochelle

Glenn LaRochelle