

TOWN OF WINCHENDON

RECEIVED

APR 25 2018

WINCHENDON TOWN CLERK



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

DATE: May 01, 2018

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. Approval of Minutes
5. New Business:
 - **West ST 1 and 2:** Time extension request for start of construction
 - **Conservation Commission Memo RE:** Subdivision and Site Plan compliance monitoring
6. Old Business:
 - Town Meeting Marijuana proposed amendments discussion and Presentation/Handouts.
7. Committee/Meeting Updates:
 - Community & Economic Development Steering Committee (CEDSC)
 - Master Plan Committee
 - Montachusett Regional Planning Commission (MRPC)
 - Montachusett Joint Transportation Committee (MJTC)
8. Correspondence
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.



T 508.366.0560
F 508.366.4391
www.bealsandthomas.com
Regional Office: Plymouth, MA

April 19, 2018

Mr. Guy Corbosiero, Chairman
Winchendon Planning Board
c/o Ms. Tracy Murphy, Director of Development
109 Front Street
Winchendon, Massachusetts



Via: FedEx and email to tmurphy@townofwinchendon.com

Reference: Request for Extension to Formal Site Plan Approval
PB# 2017-0809
West Street 1 Solar
Winchendon, Massachusetts
B+T Project No. 2896.00

Dear Chairman Corbosiero and Members of the Board:

On behalf of the Applicant, West Street 1 Solar, LLC, Beals and Thomas, Inc. respectfully submits this request for extension to the Formal Site Plan Approval (the approval) issued for development of a 1.3-MW DC solar photovoltaic arrays (the Project) at the Winchendon Ventures, LLC property on the east side of West Street (the Site).

Condition M of the approval states, "*Work under this site plan shall be commenced within six months of the date of its approval increased by any time consumed by appeals of the approval and shall be diligently pursued thereafter until the completion of the work. The Planning Board may extend this period if so requested by the applicant.*" The approval was issued on October 24, 2018, yielding a work start deadline of April 24, 2018. Due to the winter weather conditions that have persisted through this spring, construction on the proposed array has not yet commenced. Accordingly, the Applicant respectfully requests extension of the work start date in this approval an additional six months to October 24, 2018. No alterations to the approved site plans are proposed at this time.

Given that there is no change to the proposed Project, and that the Applicant is simply requesting additional time to commence work, we assume that the Board can issue an administrative approval of the extension of the work start date. Should this request require a formal modification to the approval, the Applicant will provide the appropriate filing materials at that time.

Mr. Guy Corbosiero, Chairman
Winchendon Planning Board
c/o Ms. Tracy Murphy, Director of Development
April 19, 2018
Page 2

We thank the Board for their consideration of this request. Should you have any questions regarding this matter or require additional information, please contact us at (508) 366-0560.

Very truly yours,

BEALS AND THOMAS, INC.



Mary Kate Schneeweis
Environmental Specialist

cc: Chantell Fleck, Planning Agent (via email to cfleck@townofwinchendon.com)
West Street 1 Solar, LLC (via email to aclapp@nexamp.com)
Winchendon Ventures, LLC (1 copy via U.S. Mail)

MKS/ejl/mac/289600LT007

TOWN OF WINCHENDON



Planning Board

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

109 Front Street
Winchendon, Massachusetts 01475-1758

Application for Amendment to Approved Site Plan

Fee paid: Town of Winchendon \$ Advertising Fee \$

Pursuant to the provisions of Massachusetts General Law Chapter 40A, Section 57, the Town Bylaw, Licenses and Permits of Delinquent Taxpayers, Section 21.1: 'Any Board ... shall deny the application ... for any person, corporation, or business enterprise who has neglected or refused to pay any local taxes, fees, assessments, betterments, or any other municipal charge.' Certification must be obtained from the Town Treasurer on this form before it is submitted to the Planning Board. The Town Treasurer has up to ten (10) days to complete certification.

I hereby certify that no debt is owed to the Town by the applicant or the owner of record for a period of time greater than twelve (12) months

Town Treasurer

Date

PB # 2017-0809

Received by Planning Board

Property Address West Street

Assessors Map 2 Parcel 109 Zoning R80 Lot size 112.9 ac

Deed is recorded in Worcester South Registry of Deeds Book 33708 Page 356

Requested Amendment Extension of work start date for this approvals an additional six months to October 24, 2018

Applicant Name West Street 1 Solar, LLC

Applicant Address 4 Liberty Square, 3rd Floor, Boston, MA Tel. # (617) 431-1440

Landowner Name Winchendon Ventures LLC, c/o Terry O'Reilly

Address PO Box 5522, 1 Atlantic Ave Salisbury, MA 01952 Tel. #

The undersigned hereby request approval of a site plan under Article 12 of the Winchendon Zoning Bylaws. I further certify that all information provided in this application and accompanying plans and documents is true.

APPLICANT signature Alan L. Clapp 2 % WEST STREET 1 SOLAR, LLC

Owner's signature certifies that owner has no objection to this application.

OWNER signature (if different) Paul A. Juma Winchendon Ventures, LLC
A copy of this application must be submitted to the Town Clerk.

NOTICE: A complete application requires additional documents. See Site Plan regulations.



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Mr. Guy Corbosiero, Chairman
Winchendon Planning Board
c/o Ms. Tracy Murphy, Director of Development
109 Front Street
Winchendon, Massachusetts



Via: FedEx and email to tmurphy@townofwinchendon.com

Reference: Request for Extension to Formal Site Plan Approvals
PB# 2017-0810
West Street 2 Solar
Winchendon, Massachusetts
B+T Project No. 2896.01

Dear Chairman Corbosiero and Members of the Board:

On behalf of the Applicant, West Street 2 Solar, LLC, Beals and Thomas, Inc. respectfully submits this request for extensions to the Formal Site Plan Approval (the approval) issued for development of a 1.3-MW DC solar photovoltaic arrays (the Project) at the Winchendon Ventures, LLC properties on the west side of West Street (the Site).

Condition M of the approval states, *“Work under this site plan shall be commenced within six months of the date of its approval increased by any time consumed by appeals of the approval and shall be diligently pursued thereafter until the completion of the work. The Planning Board may extend this period if so requested by the applicant.”* The approval was issued on October 24, 2018, yielding a work start deadline of April 24, 2018. Due to the winter weather conditions that have persisted through this spring, construction on the proposed array has not yet commenced. Accordingly, the Applicant respectfully requests extension of the work start date in this approval an additional six months to October 24, 2018. No alterations to the approved site plans are proposed at this time.

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Mr. Guy Corbosiero, Chairman
Winchendon Planning Board
c/o Ms. Tracy Murphy, Director of Development
April 19, 2018
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Very truly yours,

BEALS AND THOMAS, INC.



Mary Kate Schneeweis
Environmental Specialist

cc: Chantell Fleck, Planning Agent (via email to cfleck@townofwinchendon.com)
West Street 2 Solar, LLC (via email to aclapp@nexamp.com)
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MKS/ejl/mac/289601LT006

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Planning Board

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

109 Front Street
Winchendon, Massachusetts 01475-1758

Application for Amendment to Approved Site Plan

Fee paid: Town of Winchendon \$ Advertising Fee \$

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I hereby certify that no debt is owed to the Town by the applicant or the owner of record for a period of time greater than twelve (12) months

Town Treasurer _____ Date _____

PB # 2017-0810 Received by Planning Board _____

Property Address West Street

Assessors Map 1 Parcel 99 Zoning R80 Lot size 54.9 ac

Deed is recorded in Worcester South Registry of Deeds Book 33708 Page 356

Requested Amendment Extension of work start date for this approval an additional six months to October 24, 2018

Applicant Name West Street 2 Solar, LLC

Applicant Address 4 Liberty Square, 3rd Floor, Boston, MA Tel. # (617) 431-1440

Landowner Name Winchendon Ventures LLC, c/o Terry O'Reilly

Address PO Box 5522, 1 Atlantic Ave Salisbury, MA 01952 Tel. # _____

The undersigned hereby request approval of a site plan under Article 12 of the Winchendon Zoning Bylaws. I further certify that all information provided in this application and accompanying plans and documents is true

APPLICANT signature Alan L. Clapp % WEST STREET 2 SOLAR, LLC

Owner's signature certifies that owner has no objection to this application

OWNER signature (if different) David H. Jewon Winchendon Ventures, LLC
A copy of this application must be submitted to the Town Clerk.

NOTICE: A complete application requires additional documents. See Site Plan regulations.

Site Plan Amendment Application Revised July 2013



Town of Winchendon

109 Front Street
Winchendon, MA 01475
Telephone: (978) 297-0085
Fax: (978) 297-1616

E-mail: dkoonce@townofwinchendon.com

Office of the
Conservation Commission
978-297-5402

INTEROFFICE MEMO

From: Garrett Davieau, Chairman
To: Planning Board
Date: April 19th, 2018
RE: Subdivision and Site Plan compliance monitoring



Dear Members of the Planning Board:

With the recent approval of a number of Definitive Subdivision and Site Plan development projects, the Conservation Commission respectfully suggests that the Planning Board require compliance monitoring at Applicant expense during construction pursuant to the provisions of Sections 6.2 and 7.5 of both the Definitive Subdivision and Site Plan Rules and Regulations. Implementation of Sections 6.2 and 7.5 will, as the Rules and Regulations clearly intend, place the responsibility for compliance with approved plans squarely on developers, where it belongs, rather than on busy Town staff and members of volunteer boards.

Sincerely,

Garrett Davieau
Chairman

Cc: Keith Hickey

7. Meeting Updates 05-01-18

Master Plan Committee – Matt Leger from MRPC has been working on the update. The next step is to meet with individual Master Plan Committee members to put the chapters together and construct an implementation chapter.

MRPC – Guy Corbosiero

MJTC – The 2019-2024 TIP is expected to be published in the coming week.

Community and Economic Development Steering Committee (CEDSC) – The Committee is starting to work with Faverman Designs, Dept. of Housing and Community Development personnel and the Planning Department on developing a Wayfinding Plan for the Winchendon Village District.

The CEDSC will be hosting 2 Ribbon Cutting Ceremonies on June 2 at 10:00 and 10:30am. At 10:00 the ceremony will be at Ahimsa Haven Animal Rescue/Rescued Treasures shop at 200-202 Central St and the ceremony at 10:30 will be at the “new” Second Impressions store located at and 206 Central Street. *ALL are encouraged to attend!*

8. Correspondence

Applications before the Select Board:

Catlin Creamery (Smith's Country Cheese) – An Event and one day liquor license for Road Race and Cheese Festival to be held on May 20, 2018.

Wendell P. Clark YMCA- Event License for Boot Drive that will be ran on 5/26/2018 between 9AM and 12 Noon to raise money for the Clark YMCA Annual Fund Drive.

2nd Impressions - License for Junk Dealers and the selling of second hand articles

C&S Pizza – License transfer for Common Victualler License for change of ownership.

Winchendon Kiwanis Club – Event/Entertainment Permit to hold Annual Family Fun Day featuring the Mass State Chili Cook off to be held on 8-4-18 from 8 AM to 6PM.

Surrounding Communities

None at this time.