

TOWN OF WINCHENDON

RECEIVED

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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: November 13, 2018

TIME: 6:30 p.m.

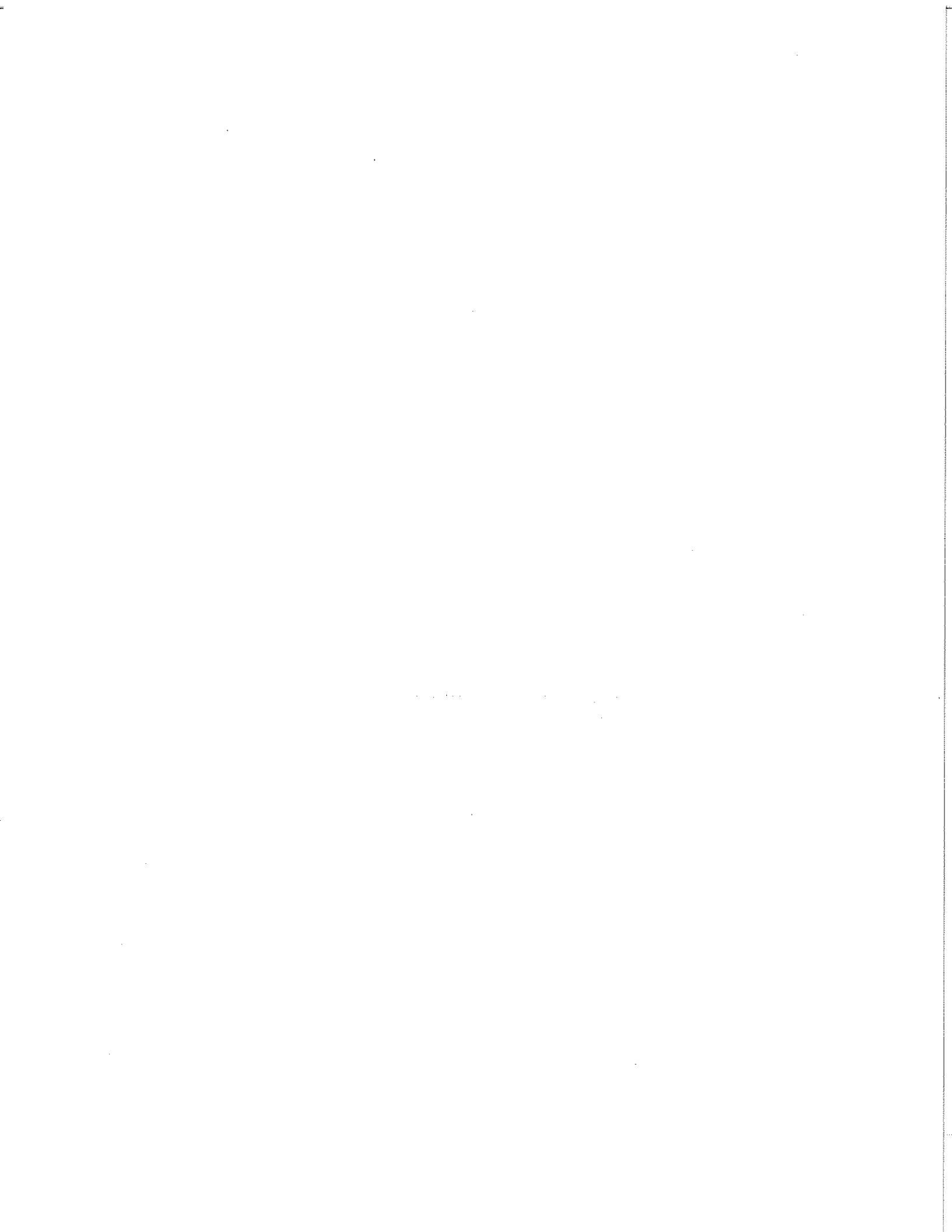
LOCATION: Town Hall – 4th Floor Conference Room
109 Front Street Winchendon MA 01475

Agenda

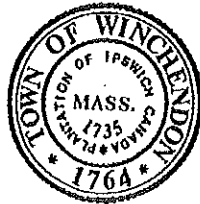
1. Call to Order
 - Pledge of Allegiance
2. Announcements
3. Public Comment
4. Approval of Minutes 5/1/2018, 10/30/18
5. New Business:
 - **6:30 PM** Oya Sullivan Solar Project, 270 Hale Street – Formal Site Plan Review – Review of Draft Conditions
 - **Registry of Deeds:** Signature Page
6. Old Business:
 - **Planning Board Re-Organization**
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.



TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Approved: / /

Planning Board Minutes
Planning Board Meeting/Public Hearing
May 1, 2018
Town Hall 2nd Floor Auditorium

Present: Chairman Guy Corbosiero, Burton Gould Jr., Cailte Kelley, Arthur Amenta,
Chantell Fleck, Planning Agent
Public Attendees: Tony George, Leston Goodrich, Mary Kate Schneiweis

Materials: Agenda, May 1, 2018
Extension Request West St 1 Solar, LLC.
Conservation Memo regarding Compliance Monitor
Meeting updates and Correspondence Sheet
Draft Town Meeting Handout regarding proposed marijuana bylaws

Call to Order: 6:30 PM
Pledge of Allegiance

Announcements: The Chair announced that member Robert O'Keefe will not seek re-appointment as a regular member but has offered to serve as an alternate. Chairman Corbosiero announced that anyone is welcome to record the meeting as long as they let the board know.

Public comments: Anthony George, member of the public spoke in regards to violations of projects that were approved previously approved by the Planning Board and Conservation Commission. Discussion will continue under the appropriate agenda item.

Approval of Minutes: Passed over.

New Business: Time extension request West St 1, LLC and West St 2, LLC.

Mary Kate Schneiweis representing Nexamp requests an extension to Oct 24, 2018 for the project to commence. Chairman Corbosiero recommended that the Planning Board consider the extension through an administrative approval process. Chairman Corbosiero also discussed the issue of a Compliance Monitor for the project and including it in the

context of the extension request. Member C. Kelley suggested that the developer be given the courtesy of time to prepare for the conversation regarding compliance for West St 1, LLC and West St 2, LLC prior to discussing it. No further discussion regarding West St 1 & West St. 2 compliance monitoring ensued.

Motion made by B. Gould to grant and extension of 6 months from the date of the extension request of April 19, 2018, seconded by C. Kelley approving. Extension granted to October 19, 2018.

Conservation Commission Memo- Compliance Monitoring

Mr. Gould asked why the Planning Board would be asked to appoint a compliance Monitor for a plan that the Planning Board has not seen. Furthermore, he stated that he felt that the Conservation Commission should be invited to a Planning Board Meeting to discuss the matter.

Chairman Corbosiero read the memo addressed to the Planning Board dated April 19, 2018 from Conservation Chair Garrett Davieau. Said memo included the suggestion that the Planning Board appoint a compliance monitor for development projects. Chairman Corbosiero discussed that with an increase in development the Planning Board may need to consider doing so.

Anthony George again spoke on the matter. He clarified that CONSCOM did not intend to suggest that all projects require a compliance monitor. Chairman Corbosiero acknowledged that the town relies heavily on town employees and the Planning Board may not be able to do this in all cases. Mr. George went on to discuss specific projects, Rte. 140 and Millers Run where changes were made without approval and had a compliance monitor been in place these changes could have been avoided. Mr. Gould stated that it is time for the town to make developers build what is approved and commends Mr. George for bringing the issue forward.

Planning Agent Fleck then relayed information regarding a site visit that was conducted by DPW Director, Albert Gallant and Director of Planning and Development, Tracy Murphy at the Rte. 140 Roberts Way project where it appears the culvert installed deviates from the approved plan. Mr. Gallant provided a letter that states that the pipe installed is sufficient. Chairman Corbosiero requests that the applicant be invited to the next meeting. Mr. Gould and Mr. Kelley concur and would like to hear from the Engineer. Mr. Kelley went on to clarify that while the culvert is sufficient to carry an increased load, the intent was to allow for wildlife to pass through. He would like information for assurance that the culvert still acts as intended.

Mr. George went on to discuss perceived violations at Rte. 140 Roberts Way, Millers Run Subdivision and the Rte. 140 Industrial Park where a compliance monitor would have prevented deviations. Mr. George added that he feels that things that are being done out of compliance is out of hand. The Planning Board thanked Mr. George for attending the

meeting and discussing the issue of compliance monitoring and expressed the need to work together.

Mr. Gould then reiterated the need to schedule a joint meeting with the Conservation Commission and suggested that Planning Board members visit the Rte. 140 Roberts Way project prior to the next meeting. The Planning Board requested that the project engineer for Rte. 140 Roberts Way be invited to the next Planning Board meeting to discuss deviations from the approved plan.

In addition, the Chair asked the Planning Agent to compile a list of engineers that could be hired as potential Compliance Monitors for future projects.

Old Business: Marijuana Handout – Planning Agent Fleck distributed a draft of an informational handout that will be distributed to voters at the Spring Town Meeting regarding the background and work done by the Planning Board to devise the proposed bylaws. The Planning Board will take this issue up at the next meeting.

Committee/Meeting Updates: *see attached*

Correspondence: *see attached*

Other Business: None

Chairman Corbosiero adjourned the meeting at 7:30PM

Respectfully submitted:

Tracy Murphy

Guy Corbosiero, Chairman

Burton Gould

Arthur Amenta

Cailte Kelley

Robert O'Keefe

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

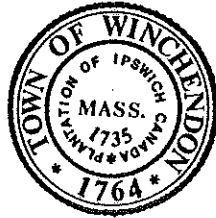
C&S Pizza – License transfer for Common Victualler License for change of ownership.

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.

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Approved: / /

Planning Board Minutes
Planning Board Meeting/Public Hearing
October 30th, 2018
Town Hall 2nd Floor Auditorium

Present: Chairman Guy Corbosiero, Burton Gould Jr., Arthur Amenta, and Scott Robillard
Chantell Fleck, Planning Agent
Brianna Roberts, Recording Secretary

Materials: October 30, 2018 Agenda
10/2/18, 10/16/18, 1/2/18, 5/15/18, 6/5/18 Minutes
Form A (ANR)- 135 Gardner Road
Oya Sullivan Solar Project, 270 Hale Street Formal Site Plan Review 10-30-18
Correspondence from Mark Guertin
Correspondence from Frank Holmes
Special Conditions- Tighe and Bond

Call to Order: 6:30 PM
Pledge of Allegiance

Announcements: Mr. Corbosiero announced there are still two openings on the planning board for a regular and an alternate member. If anyone is interested please contact the board.

Congratulations to the Red Sox!

Approval of Minutes: 10/2/18, 10/16/18, 1/2/18, 5/15/18, 6/5/18

Mr. Gould motioned to approve the 10/2/18 minutes and Mr. Amenta seconded the motion. The board unanimously voted aye.

Mr. Gould motioned to approve the 10/16/18 minutes and Mr. Robillard seconded the motion. The board unanimously voted aye.

Mr. Corbosiero motioned, seconded, and voted on behalf of the board to approve the 1/2/18 minutes as presented.

Mr. Gould motioned to approve the 6/5/18 minutes and Mr. Amenta seconded. The board unanimously voted aye.

Mr. Gould motioned to approve the 5/15/18 minutes and Mr. Amenta seconded. The board unanimously voted aye.

New Business: 6:30PM Continued Public Hearing: 135 Gardner Road- ANR

Mr. David Albrecht an engineer with Borrego Solar Systems presented the ANR for 135 Gardner Road. The form explains the separation of the residential lot, which the Boucher family would like to keep for their residence, separate from the solar project. Mr. Albrecht stated the two lots have enough frontage, acreage, and setbacks.

6:38PM- Mr. Gould motioned to accept the ANR as approved by the building inspector and Mr. Robillard seconded the motion. The board unanimously voted aye.

6:45PM- Mr. Corbosiero called for a 5 minute recess to sign the accepted ANR and Mylar's for the site plan.

6:50PM- Mr. Corbosiero called the meeting back to order.

Continued Public Hearing: Oya Sullivan Solar Project, 270 Hale Street- Formal Site Plan Review

Mr. Frank Holmes with Stantec and Mr. Gregg Rossetti from Oya Solar introduced themselves and were there to present the formal site plan review. Mr. Holmes stated since the last public hearing, they have responded to the public comments and concerns. The scheduled site walk with the board was performed last week on a very rainy day, causing some concern for certain adjustments regarding the water run off. The company suggested shifting the access drive from the western side of the project to the east where there is already a car path cut leading to a cleared wooded area. The other change on the rendering suggests planting a row of 21 evergreen trees along the access drive to help reinforce the gaps in the existing vegetation making a stronger screen from viewing the project.

Mr. Corbosiero asked Mr. Holmes if he had seen the correspondence from Fire Chief Thomas Smith with additional requests regarding the project. Mr. Holmes responded he had received the letter and Stantec approved the requests.

Mr. Brian Huntley, from Tighe & Bond, and Mr. Corbosiero discussed the Peer Review and responses correspondence. Stantec assessed all comments and appropriate changes were made. T&B responded and all comments were addressed.

Mr. Gould raised his concern for the water run off on Laurel and Alger Street due to the elevation of the project.

Mr. Holmes explained the plans do include the elevation and are designed in accordance with the DEP storm water standards. One of the standards requires the project to control the rate of flowing water off the site. Swale grass will be planted in place of the trees that are going to be cleared, which will then direct the storm water to the installed detention basin. The detention basin will collect the water and release it to the existing wetlands at a rate slower than its current condition. The water will flow to the same location it is currently going, the wetlands, and the purpose of the basin is to not impact the surrounding area with an excess of storm water run off. The calculations performed for the project are based on accepted engineering practices, TR55 and TR20 methodology that have been used for years. The difference is very minor in the coefficients that have been assigned to the cover type for woodland and meadow grass. The range is 30-98, 30 being very absorbent to 98 being impervious. The coefficient for a wooded area is 73 and a meadow area is 74. The purpose of the detention basin is to not increase water to Laurel Street. The project will not direct water out of the natural state but its intention is to prevent any negative impact of additional water run off the project may produce.

Mr. Corbosiero asked Mr. Huntley if he had any questions or comments. Mr. Huntley stated he agreed with the plan and responses to the comments about the water run off. He asked the board if there have been any assessments done regarding volumetric changes.

Mr. Holmes stated the total volume of water run off will increase but the detention basin collects the extra water and slows down the rate of release to the wetlands. The project will only impact 18% of the water drainage beneath Laurel St.

Mr. Gould stated he wanted to thank Ms. Sullivan for her time and hospitality after visiting the site. His argument is in regards to the flooding he experienced first hand years ago.

Mr. Huntley and Mr. Corbosiero continued to discuss the peer review letter. All comments have been addressed.

Public comments: Mr. Glenn Arlig of 278 Hale St. is opposed to the project. The new proposed access drive is now abutting his property. His concern is with the noise of the trucks and construction.

Mr. Huntley responded that the majority of construction would be about 2 months. Then for maintenance a pick up truck will visit 2-3 times a year.

Ms. Vanessa Pennell of 110 Laurel St. and Ms. Sarah Islam of 120 Laurel St. were present in opposition as well. Ms. Pennell explained her concern with the water run off.

Mr. Corbosiero asked Ms. Fleck if Mr. Al Galant had visited or commented on the project. Ms. Fleck responded that Mr. Galant did visit Laurel St. and deferred his decision to the engineer's opinion.

Ms. Islam explained her concern with the whole project. She does not approve of the construction, de-forestation, and potential for more water run off to her property.

Mr. Holmes stated the property owner does have the right to develop her property in accordance to the town bylaws.

Ms. Islam asked what plan is in place if the company goes bankrupt and the solar panels need to be removed. Mr. Holmes stated there is a requirement to post a bond for the cost of the removal.

8:00PM- Mr. Gould asked for a 5 minute recess, Mr. Corbosiero announced the public hearing will continue in 5 minutes.

8:08PM- Mr. Corbosiero called the meeting back to order.

Ms. Noreen Sullivan, the property owner of 270 Hale Street, came forward to explain her reasoning for the project. She explained she had several different options to develop her property. In her opinion, the solar project was the best option to benefit the community. The solar project will provide the town with electricity. 5 different solar companies approached her and she explained OYA was the best company.

Mr. Michael Xarras stepped forward and explained the trucks from the last logging project parked outside his house every morning at 5:30AM.

Mr. Corbosiero stated again that there are time restrictions set in place to prevent that from happening.

Ms. Erin Carrera stepped forward to speak on behalf of the Sullivan family. She explained her and her family value this property immensely. It is very important that her Aunt, Ms. Sullivan, gets to stay in her house for the remainder of her life. The family wanted to choose a solution that would cause the least amount of impact. Ms. Carrera drove by Laurel St. and noted there was a lot of water under and over the road. She explained this project will help the water problem not make it worse.

Mr. Corbosiero asked the public if there were any comments.

Mr. Corbosiero entertained a motion to close the hearing 8:20PM.

Mr. Gould stated the owner has the right to do what she wants with her property, but the public also has a right to comment and ask questions.

8:22PM- Mr. Gould made a motion to close the hearing and Mr. Robillard seconded the motion. The board unanimously voted aye.

Mr. Gould suggested holding a special meeting to vote.

Mr. Gould moved to hold a special public meeting at 6:30 PM on November 13, 2018. Mr. Amenta seconded this motion. The board unanimously voted aye.

Old Business: None

Committee/Meeting Updates: None

Correspondence: None

Other Business: None

Mr. Gould made a motion to adjourn the meeting and Mr. Amenta seconded. The board unanimously voted aye.

Chairman Corbosiero adjourned the meeting at 8:30PM

Respectfully submitted:

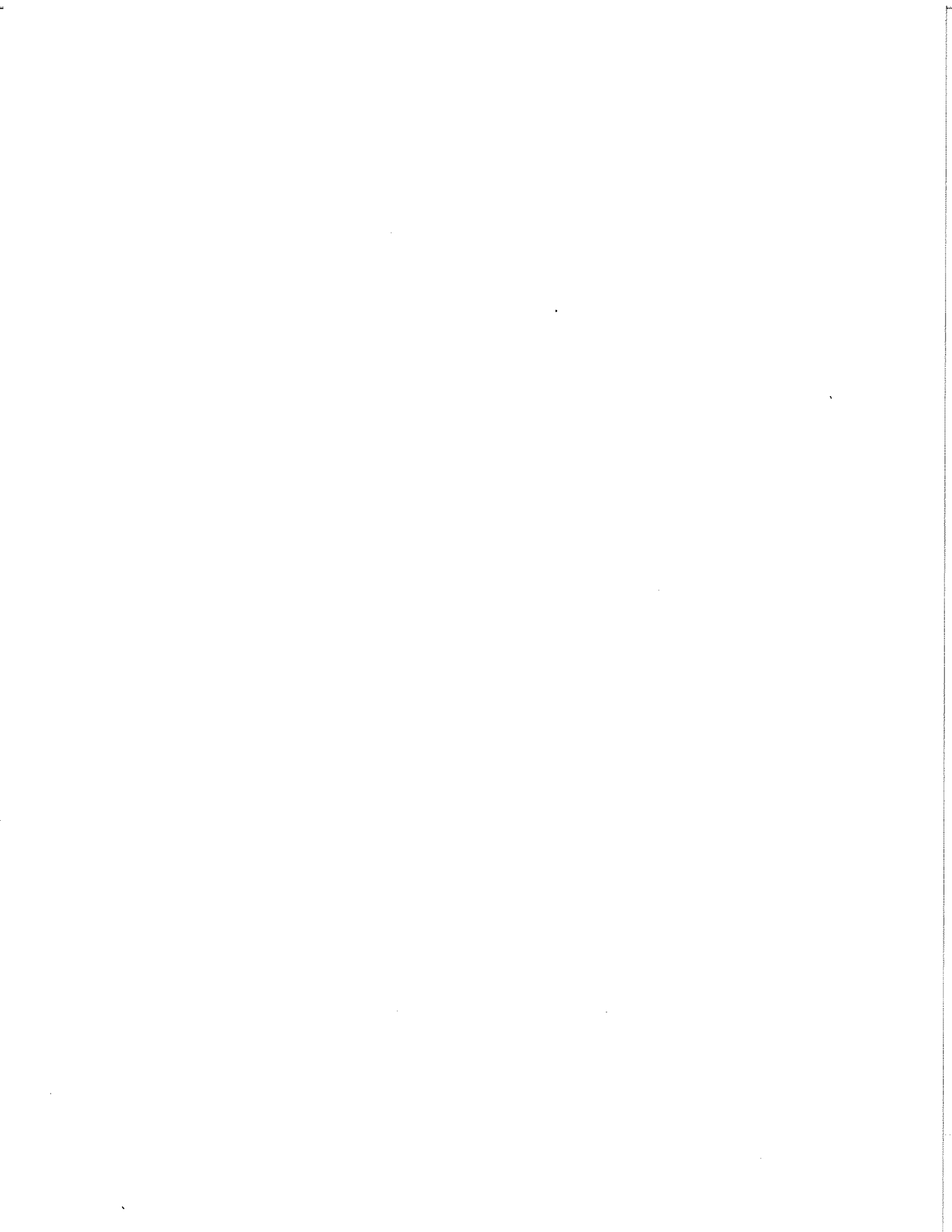
Brianna Roberts, Planning Board Recording Secretary

Guy Corbosiero, Chairman

Burton Gould

Arthur Amenta

Scott Robillard



TOWN OF WINCHENDON



Planning Board

Telephone (978) 297-5410
Facsimile (978) 297-5411

109 Front Street
Winchendon, Massachusetts 01475-1758

NOTICE OF DECISION

Formal Site Plan Approval

Date: November 13, 2018

PB # 2018-0829A

Notice is hereby given that the Planning Board approved a site plan in accordance with the requirements of Article 12 and Article 6.11 of the Winchendon Zoning Bylaw and Article 31 of the Winchendon General Bylaw.

Approval was granted to permit Construction of a ground-mounted solar array consisting of 5 MW AC Rated Solar Electric System.

With conditions to Oya Solar MA, L.P.

Whose address is 144 Front St. West Suite 310, Toronto, ON M5J2L7

Regarding property located at 270 Hale Street, Winchendon, MA 01475 (Parcel 8A1-0-16)

Which is owned by Noreen M Sullivan

Whose address is 270 Hale Street, Winchendon, MA 01475

Deed to the property as recorded in the Worcester District Registry of Deeds
Book 29661 Page 167

Procedural History

1. Application to construct a ground-mounted solar array pursuant to Article 6.11 of the Winchendon Zoning Bylaw was made to the above-referenced petitioners and filed with the Planning Board on August 29, 2018.
2. A public hearing on the Site Plan Approval was held on October 2, 2018 and was continued and then closed on October 30, 2018.
3. This Site Plan Approval application is accompanied by and augmented with development plans entitled, "Oya Sullivan Solar Project Site Plan Review" dated August 8, 2018 (final revised plans as of 10/18/18); a Project Narrative/Development Impact Statement dated August 6, 2018, with supplemental documents that include Acoustical Assessment. The applicant requested waivers from certain provisions from the Rules and Regulations For the Review and Approval of Site Plans and Site Development. The waivers requested by the applicant include:

Waiver 1. Section 3.3.5.3: Transportation Element

- Waiver 2. Section 3.3.5.5. Public Utility Element
- Waiver 3. Section 3.3.5.9. Neighborhood and Community Element
- Waiver 4. Section 3.3.5.10 Socio-Economic Element
- Waiver 5. Section 3.3.5.12 Waste Generation and Disposal Element

4. The plans and other submission material were reviewed by the Planning Board, and it consulting engineer firm Tighe & Bond. Throughout its deliberations, the Planning Board has been mindful of the statements of the applicants and their representatives, and the comments of the general public, all as made at the public hearing.

Standard Conditions

The following standard conditions are from the Rules and Regulations governing Site Plan Review and will be applied to all plans unless particular sections are waived by the Board:

A. Approval of this site plan is granted to the named applicant only and only for the purpose(s) stated in the application or as it may have been amended. It is not transferable for any other use of the site by the applicant nor to any other person except with the approval of the Board. The Board reserves the right to review any work done on the site even after any proposed construction is completed and to determine that the actual use(s) of the site conform to those allowed by this approval

B. Any officer, agent or employee of the Planning Board, Conservation Commission, Zoning Board of Appeals or Board of Health may enter upon the site at reasonable times, with or without prior notice to the applicant, in pursuit of official duties, such as examinations and surveys, examination of construction undertaken, and the purposes for which the site is used (Massachusetts General Laws Chapter 41, Section 81CC; Chapter 131, Section 40; Chapter 111, Sections 31, 122 and 127

C. The time allowed for any inspection required under these conditions, the Planning Board's regulations, or the town bylaws will be extended by the time during which the site is covered with water, snow, or ice. Such time will be determined by the Board.

D. RESERVED.

E. This site plan approval, together with this list of conditions and the performance guarantee, must be filed at the Worcester Registry of Deeds forthwith, but not later than sixty (60) days after the expiration of the appeals period plus such time as may be consumed in any appeals process. A copy of the receipt from the Registry must be filed with the Planning Board forthwith. No construction may be started until there has been such filing. If these required documents are not filed within the required time, this site plan approval shall be void.

F. Upon completion of the project, notice shall be given as provided for in section 6.5.1 "Rules and Regulations Governing Site Plan Review".

G. Construction shall be in full conformity with the "Rules and Regulations Governing Site Plan Review" as issued by the Planning Board, unless an exemption is granted by the Planning Board. Such exemption, if granted, is stated below as one of the conditions.

H. RESERVED

I. The clearing, excavation or removal of vegetation or the excavation or removal of sand, soil, loam, sod, gravel, or other natural or quarried earth products is allowed only in accordance with section 10.6 of the Winchendon Zoning Bylaw and specific conditions for such removal or redistribution are included in the special conditions appended to these general conditions.

J. The project must be completed to the satisfaction of the Planning Board within two (2) years from the date of this site plan approval unless an extension of time is mutually agreed upon in writing by the applicant and the Planning Board. If this work is not completed within the required time including approved extensions, this site plan approval shall lapse and become void.

K. If the site contains pond, lake, brook, stream, river, standing water, or any indication of the presence of wetlands, the applicant must comply with all Wetlands Protection regulations, including those found in Sections 4.3 and 4.4 of the Town of Winchendon Zoning Bylaw.

L. The applicant must comply with all orders of the Winchendon Conservation Commission.

M. 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. If the work is not so commenced and pursued, this site plan approval shall lapse and become void.

N. This approval and conditions are in addition to other permits and approvals. Nothing in this decision shall be deemed to relieve the applicant from its obligation to obtain other permits and approvals required by law or regulation.

O. Any substantive error in the application or any subsequent filing by the applicant or his successor shall be cause for revocation of the Board's approval. Due notice and hearing shall be required prior to any Board action.

P. The Board on its own motion or on the petition of any interested person reserves the power to modify, amend or rescind its approval of this plan or to require a change in the plan after due notice and opportunity for the applicant to be heard.

Special Conditions

1. Approval of this site plan is contingent upon all of the concerns as outlined by the Peer Review performed by Tighe and Bond have been satisfactorily addressed and approved by the Planning Board and/or its authorized Agent.
2. Safety and Environmental Standards
 - a. Emergency Services. Prior construction, the owner or operator shall cooperate with local emergency services in developing an emergency response plan. All means of shutting down the system shall be clearly marked. The owner or operator shall identify a responsible person for public inquiries throughout the life of the installation. This contact information and telephone number shall also be provided to the local emergency dispatch center.
 - b. Solar Energy Collection System Conditions: The installation owner or operator shall maintain the facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Site access shall be maintained to a level acceptable to the local Fire Chief and Emergency Medical Services. The owner or operator shall be responsible for the cost of maintaining the installation and any access road(s), unless accepted as a public way.
3. Modifications.
 - a. All material modifications to a Solar Energy Collection System installation made after approval of the site plan shall require a modification of the approval.
 - b. The Planning Board shall review each site plan at intervals of not less than five years and may, after public notice and hearing, modify the approved plan to insure the public safety and compliance with the town bylaws and regulations.
4. Noise Study. A baseline noise test will be required prior to construction of the array. The test should be conducted along the lot line of the project located to the closest dwelling unit. The Planning Board at any time during the installations life-span may reconsider the requirement of a complete Noise Study if the Board deems it necessary.
5. Financial Surety. The Owner of the Project shall provide security, either escrow account, bond, or otherwise, in the amount of \$247,250 (includes 2.0% annual inflation rate) to cover the cost of removal of the system in the event the town must remove it and remediate the landscape. The form and amount of the security shall be determined by the Planning Board, The amount of the security shall reasonably reflect the anticipated cost of such removal and remediation. If the Board and the operator disagree, it shall be determined by an disinterested and qualified independent engineer. The amount shall include a mechanism for calculating increased removal costs due to inflation.
6. Signage. The solar installation shall have a sign showing the name and address of the operator thereof and a telephone number where a responsible representation of the operator may be reached at any time. Any proposed signage for the site must be reviewed by the Building Inspector.
7. Utilities. During the construction of the array reasonable effort should be made to install utility connections underground. If any utilities lines or poles are to be proposed above ground on the project site notification will be given to the Planning and Development Office.

8. Hours of Operation. During the construction phase of said project work activity will only be allowed between the hours of 7am to 5pm with no work activity allowed on Sunday.

9. Earth Removal. No excess earth material shall be removed from the project site.

10. Stormwater.

- a. Test pits shall be conducted within the limits of the detention basin prior to construction to evaluate soil texture and ground water elevations. Test pit data will be provided to the Planning and Development Office prior to construction.
- b. The Planning Board may require additional infiltration structures if there are any adverse impacts to adjacent properties or wetlands with due process of reopening a public hearing. If any deficiencies are present post construction it will be the applicant's responsibility to incur the cost to remedy such deficiencies and administration costs associated as such.
- c. All wetland buffers should be marked accordingly to the Conservation Agents requirements.

11. Waivers. The approved improvements required the granting of specified waivers from the Rules and Regulations For the Review and Approval of Site Plans and Site Development. The applicant submitted a formal request to the Planning Board and the Planning Board approved waivers listed below. The completed list of waivers include:

- Waiver 1. Section 3.3.5.3: Transportation Element
- Waiver 2. Section 3.3.5.5. Public Utility Element
- Waiver 3. Section 3.3.5.9. Neighborhood and Community Element
- Waiver 4. Section 3.3.5.10 Socio-Economic Element
- Waiver 5. Section 3.3.5.12 Waste Generation and Disposal Element

12. Low Impact Development By-Law: During the Formal Site Plan Review process the applicant did demonstrate measures that complied with the low impact development requirements. Therefore, the Board determined that the intent and letter of the By-Law has been fulfilled and that this approval incorporates an approval pursuant to the Low Impact Development By-Law.

13. Prior Construction Submittals. All listed items below shall be submitted to the Planning and Development Office and the Planning Board prior to construction:

- a. The name and contact information of the solar array installer.
- b. Mounting Specification Sheets
- c. A final Stormwater Pollution Prevention Plan (SWPPP)
- d. A signed Illicit Discharge Statement
- e. Proof of liability insurance must be submitted prior to issuance of any Building Permits.

14. Buffer. The Applicant is to inform the Planning and Development Office within one year of the beginning of construction to inspect the planned buffers within the project for adequacy. If in the opinion of the Planning Board additional screening is necessary, no more than an additional

50% of screening as agreed to in the original plan will be required.

Duties of the Applicant

1. The applicant shall submit the Board's signed Notice For Recording of site plan approval and statement of conditions for recording in the Worcester Registry of Deeds (or properly file the same with the recorder of the Land Court if the land is registered land) and shall obtain a receipt therefor.
2. The applicant shall present the receipt(s) to the Department of Planning and Development which will make a copy thereof for its records and shall then distribute copies of the approved plans to the various town departments according to the policy of the department.
3. The Building Commissioner will not issue any permits until he has received these plans and confirmation of a financial surety. Proof of liability insurance must be submitted prior to issuance of any Building Permits.

See next page for the Notice for Recording →

Notice For Recording

WINCHENDON PLANNING BOARD

By _____

Guy Corbosiero, Chairman

Burton Gould Jr.

Arthur Amenta

Scott Robillard

Robert O'Keefe, Alt.

Town Clerk Certification

I certify that the 20 days have elapsed since the decision was filed in this office and that no appeal therefrom has been filed.

An appeal has been filed on _____

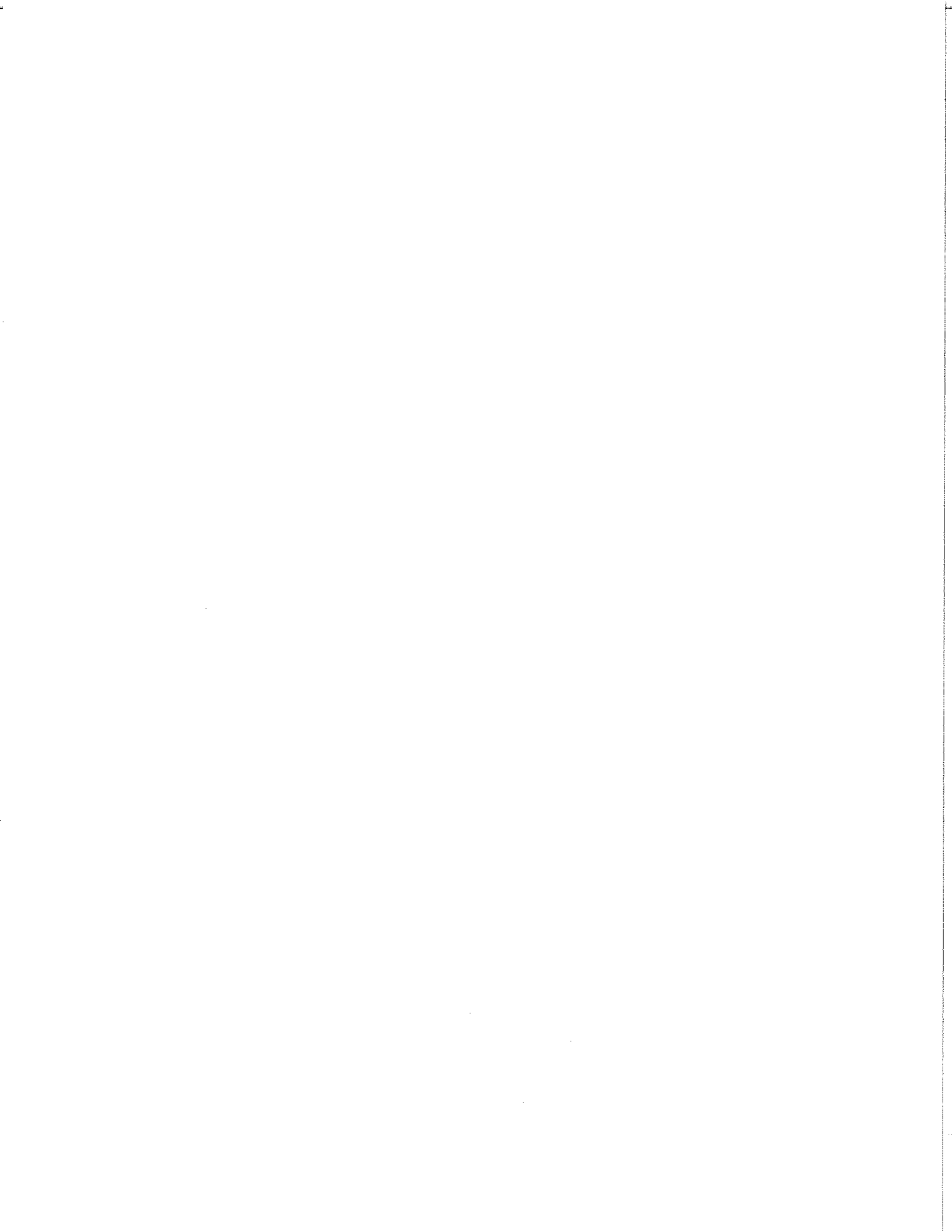
Town Clerk

To be mailed forthwith after the decision to:

** applicant _____*

** parties in interest _____*

** every other person at the hearing who requests one _____*





**WORCESTER DISTRICT
REGISTRY OF DEEDS**
A division of the Secretary of the Commonwealth

90 Front Street – C201
Worcester, MA 01608
Tel. (508) 798-7717
Fax (508) 798-7746
worcesterdeeds.com

Anthony J. Vigliotti
Register

TO: Clerks/Planning Boards

DATE: April 1, 2018

2ND NOTICE

10/30/18

RE: Recording of Plans
Mass. General Laws Ch.41

Dear Planning Board Members:

At this time, I would like to remind your Planning Board of keeping our Registry staff updated on your current Planning Board members, including signatures and appointment/expiration dates.

Kindly complete the enclosed form and return it to us as soon as possible after your annual town elections.

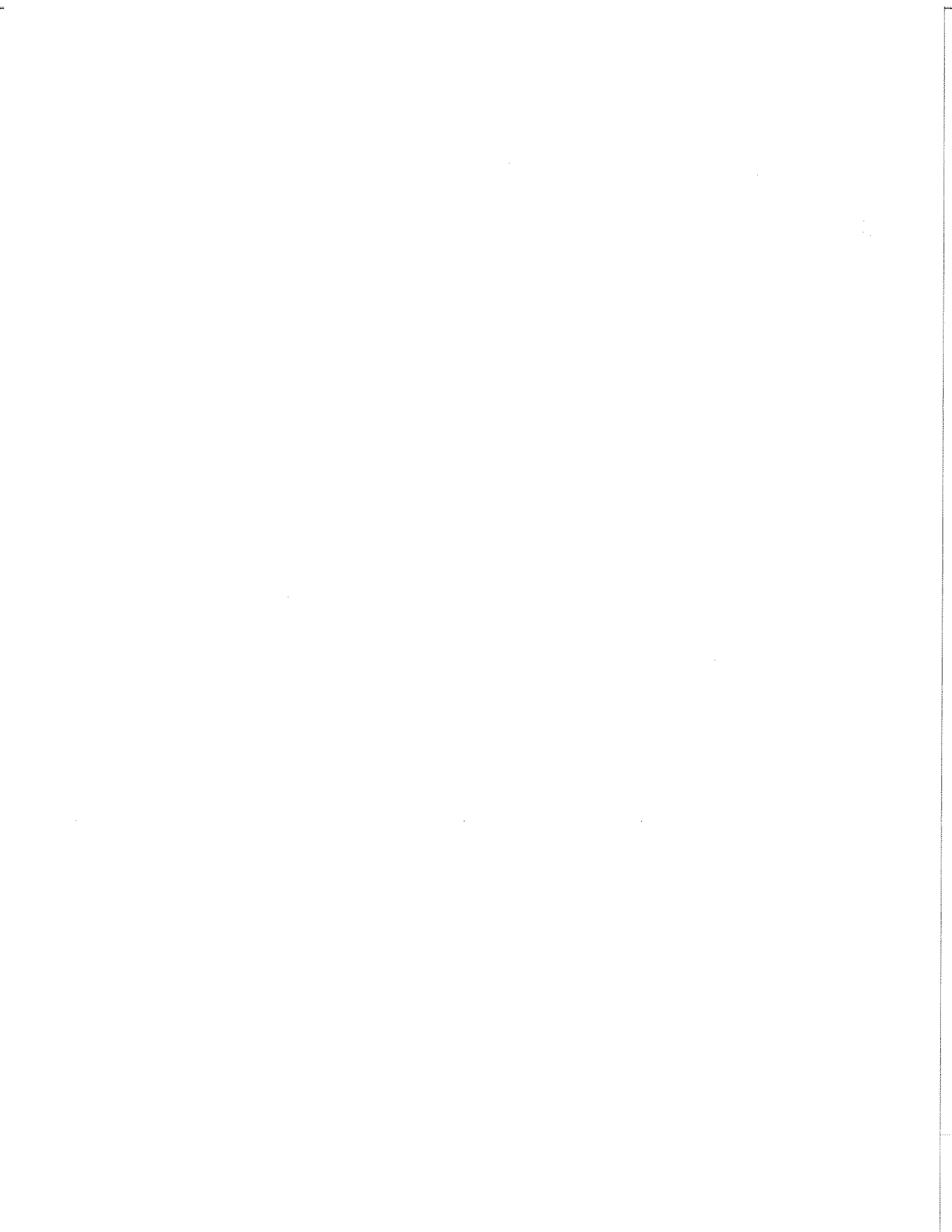
Please note, regarding ANR (Approval Not Required) plan: It is very important you also complete this section in the middle of the form. If it will be a “majority of the above” signatures, please specify such in this section. If only “1” or “2” signatures are required, but only certain Board members, please specify which members, along with the number of signatures required. Because we cannot assume otherwise, and all of the cities/towns vary, we need this information to record the plan/s. Otherwise, we will be forced to reject a plan based on lack of information or not being kept current by a Planning Board.

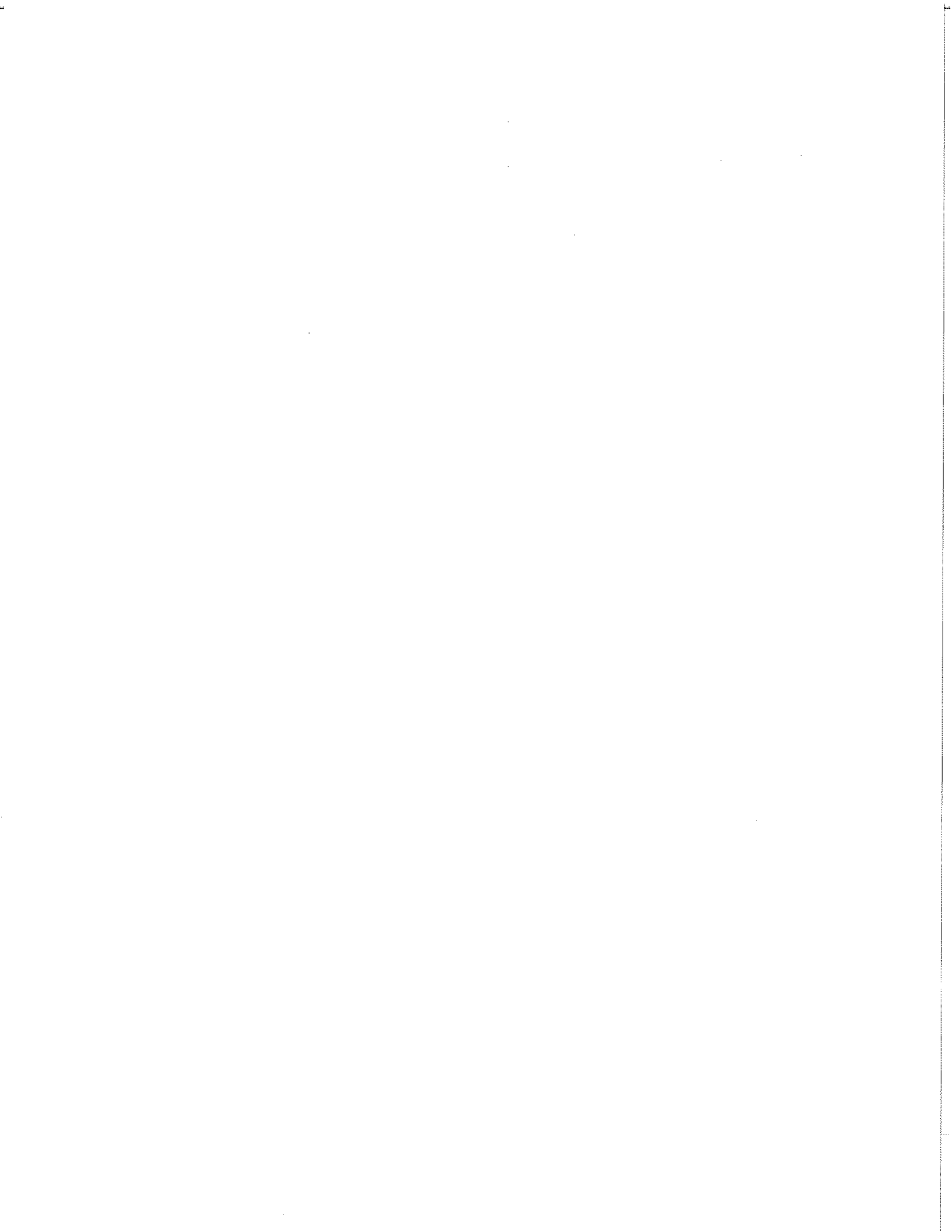
Sincerely,

Anthony J. Vigliotti

AJV

Enclosure





TOWN OF Winchendon

NUMBER OF PLANNING BOARD MEMBERS 5

MEMBER NAME (Print/Type)	MEMBER SIGNATURE	ELECTION/APPOINTMENT (Mo/day/year)	TERM EXPIRES (Mo/day/year)
Burton E. Gould, Jr		Reappointed 7/1/16	6/30/19
James MacCoshon		Reappointed 7/1/17	6/30/20
Robert M. O'Keefe		7/1/15	6/30/18
Caitie Kelley		Reappointed 7/1/17	6/30/18
ARTHUR ARSENIA JR		5/22/17	6/30/18

AUTHORIZED AGENTS SIGNING FOR APPROVAL NOT REQUIRED

Number of Signatures required 3 to 5

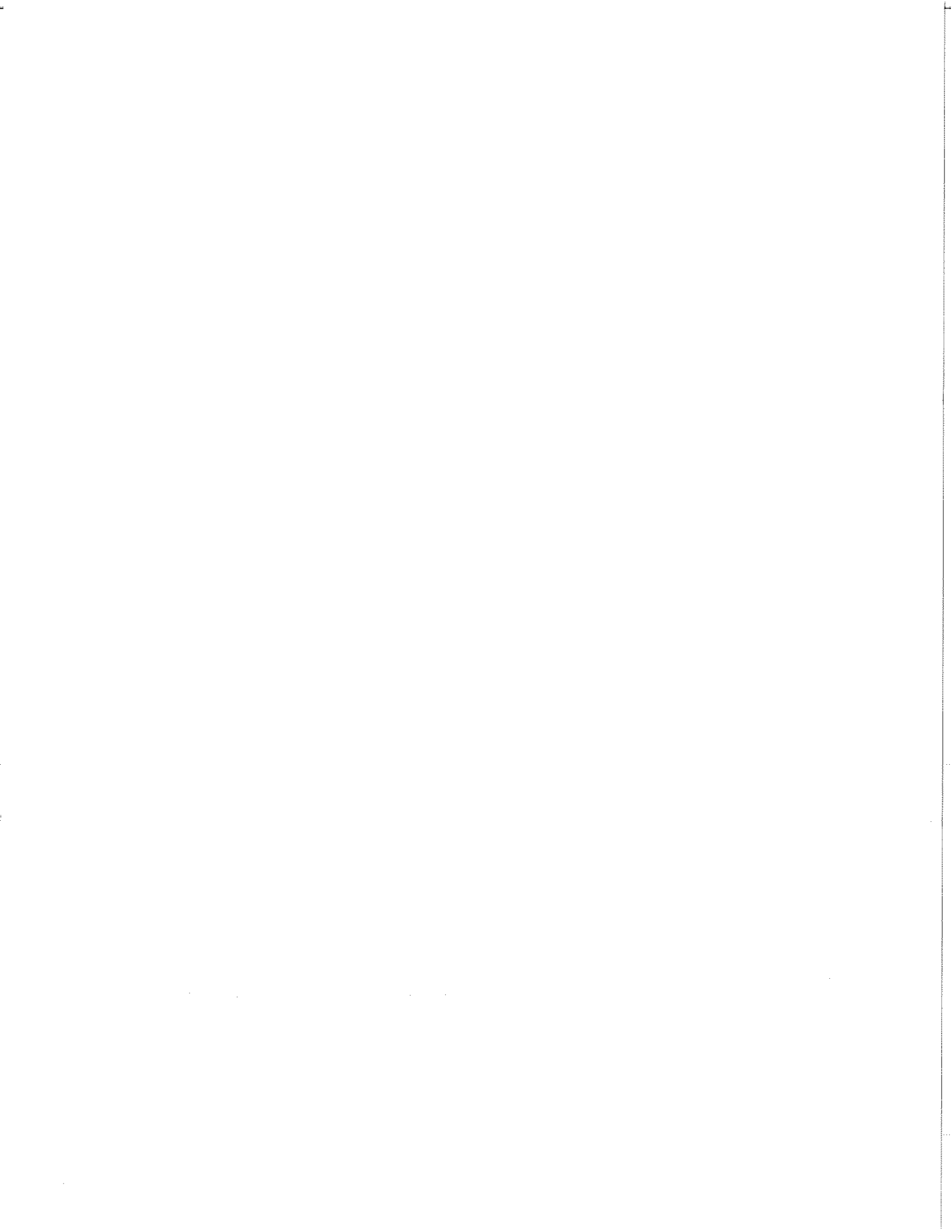
MEMBER NAME (Print/Type)	MEMBER SIGNATURE	ELECTION/APPOINTMENT (Mo/day/year)	TERM EXPIRES (Mo/day/year)

DATE OF NEXT ELECTION _____ (MONTH/DAY/YEAR)

AFTER COMPLETION PLEASE MAIL ORIGINAL TO: WORCESTER DISTRICT REGISTRY OF DEEDS
ATTENTION: PLAN DEPARTMENT
90 FRONT STREET - #C201
WORCESTER MA 01608

Mass. General Laws Ch. 41

Rec 9/28/2017



7. Meeting Updates 11-13-18

Master Plan Committee - No update.

MRPC – Guy Corbosiero

MJTC – MRPC is working on revising the scoring system for Project Needs Scores that compile the TIP project rankings. Work continues on this.

Community and Economic Development Steering Committee (CEDSC) – The CEDSC will be meeting with the Toy Town Partnership to discuss collaboration. Scheduling conflicts have prevented this from occurring.

8. Correspondence

Applications before the Select Board:

Little Anthony's – Selling XMAS Trees.

Surrounding Communities

ZBA Gardner- Notice of Decision for the granting modification of a Variance. The Gardner Zoning Board of Appeals at its October 16, 2018 meeting voted to deny, Modification to Bela Balogh.

PB Royalston – Notice of Decision Formal Special Permit for land located on 0 Athol Rd, Royalston for a 5MW AC Large-Scale Ground Mounted Solar array submitted by OYA Solar MA. L.P. The decision was made on October 17, 2018.

