

TOWN OF WINCHENDON



WINCHENDON TOWN CLERK
RCUD JAN 26 2021 PM 1:44

Planning Board

Telephone (978)-297-5419

Regular Meeting Minutes

November 17, 2020

- Present:** Guy Corbosiero (6:45 arrival) Leston Goodrich Jr., Arthur Amenta, Joseph Sackett (6:50 arrival),
 Burton Gould Jr., Garrett Wante (alternate)
 Alison Manugian, Planning Agent Jean Christy – Tighe & Bond
 Dennis Moran – Tighe & Bond Kevin Clark
 Rodney Galton – Ecos Energy Paul Grazewicz – Graz Engineering
- Absent:** None

Call to Order: Acting Chair – Les Goodrich read the standard legal statement regarding meetings during COVID and called the Planning Board meeting to order at 6:39.
 Meeting was held via zoom – Meeting ID 969 5915 8803 and Password: 7423536

Announcements: none
Public Comments: none

Public Hearing continuation for Special Permit application
Applicant Graz Engineering seeking access to residential parcels other than through frontage for a project located on Weller Road - Assessors Map 5C3 Parcels 153, 222, 223, 224, & 225

Paul Grazewicz updated the Board on changes since the last hearing session. Irrigation beds and swales have been added to the plans for review. Sewer conversations have been held with DPW regarding connections in High Street.

L. Goodrich expressed that three homes is too many for this part of the parcel and asked about delivery trucks and such. Paul Grazewicz clarified that they should be able to navigate this layout without issue. (G Corbosiero joined at 6:45pm.)

B. Gould asked about Fire and DPW comments. He asserted that the runoff currently runs quickly off the site and the homes will only exacerbate the concerns. B. Gould has no major issues with the top two houses, but is struggling with the lower three lots/homes. A. Amenta agreed.

G. Wante has no concerns about fire access as long as they can back out onto Cottage Street. B. Gould expressed concerns with this approach.

G Corbosiero has no significant issues with the project stating that the regulations allow for this.

A Manugian asked who will own and maintain the infiltration and common driveway. L. Goodrich inquired with a request for details on the shared portion and individual driveways. P. Grasewicz clarified that all will be paved and that the three lower homes will share

maintenance on common driveway; the third home will be responsible for their infiltration and the roadway infiltration area which are both within their parcel.

G. Corbosiero asked about structure of that shared responsibility and P. Grasewicz responded that typically these agreements are simple and the costs are evenly allocated between the three parties.

G. Corbosiero would like a condition that there be an agent review of the agreement for shared maintenance suggesting that she can review and approve or pass on to the Board as appropriate. (J. Sackett joined at 6:50pm)

G Corbosiero would like a condition that the existing stone walls on Weller Street and High Street will be maintained as shown on the plan or they will return for an amendment of the permission.

L Goodrich asked about benefits of paved vs gravel driveways. P Grasewicz feels driveways are too flat for gravel – maintenance and keeping the water directed would be difficult.

G. Corbosiero motioned to close the public hearing – G. Wante seconded the motion. All voted aye via roll call vote (A Amenta temporarily disconnected and J Sackett abstained)

L. Goodrich polled members for discussion of items other than following proposed conditions, no responses were forthcoming:

- require the driveways be substantially complete before the lower three building permits are issued for the homes.
- existing stone walls on Weller Street and High Street will be maintained as shown on the plan or they will return for an amendment of the special permit permission.
- the agreement for shared maintenance be submitted to the Board prior to granting of residential building permits on the three lower lots.
- require an informal site plan review and approval by the Planning Agent to ensure drainage and overall site plans are solid.

G. Corbosiero motioned to grant the special permit for access to residential parcels through other than frontage with the above special conditions – G. Wante seconded the motion, which passed 4:1:0 (G. Corbosiero aye, G. Wante aye – B. Gould nay, A Amenta – aye, L Goodrich aye)

Public Hearing continuation for Site Plan application

Ecos Energy for construction of a 9MW solar array on Spring Street; Map 9, Parcels 97 & 98

G. Corbosiero asked for a summary from A. Manugian, who responded that the applicant has submitted the noise testing, had conversations with peer reviewers, and altered the proposed fence line.

J. Christy, Peer Reviewer from Tighe & Bond, offered to go through comments in response to ECOS's letter dated 11/12/2020. Stormwater management has been reviewed under the conservation process – there are no remaining compliance issues on this front. Many items have been closed out.

There are many recommendations for conditions to be put on any approval – submission of an Inspection & Maintenance plan being one. The regulation requirement for Financial Surety can likely be waived as there is no need for the Town to complete this project if the applicant does not. R. Galton stated that he will forward information about the financial partner(s) to the Agent

GLARE/GLINT CONCERNS:

J. Christy introduced Dennis Moran (also of Tighe & Bond) who is more able to speak to both the glare/glint concerns and the decommissioning calculations and approach. J. Christy noted that the minutes of possible glare are stated without seasonal information – R. Galton responded that the glare is between April and September there is no glare outside of this window. R. Galton added that the study lists the glare as ‘expected’ approximately 10 minutes per day this is not dangerous glare and has low potential for after images. D. Moran opined that the software provides an estimate of possible time on glare for this site – a cloudy day or minute change in angle may remove the potential for glare. The vegetation left unaltered should further reduce the impacts. ECOS can alter the angle and movement of the modules after the system is operational if there are glare/glint issues for the abutter.

G. Corbosiero asked about the Board’s options regarding glare/glint in the future. R. Galton stated that ECOS is open to a condition that if the abutter to the northeast has any issues they can alter the software that controls the angle and track of the modules and/or that screening be added. G. Corbosiero noted that the condition to be added that the PB be the arbiter of this concern/issue.

L. Goodrich questioned the unaltered vegetation buffer to be left by the northeastern abutter. R Galton clarified that the remaining buffer will be about 100’ wide. L. Goodrich asked about possible future screening mentioned by D. Moran. R. Galton responded that installation of arborvitae has been successful on past projects if there are any glare/glint concerns. LGoodrich would prefer to require this now. R. Galton clarified that they have no interest in creating issues for abutters or others.

DECOMMISSIONING CONCERNS:

Inflation:

Planning Board regulations require 35 year life and analysis of future cost. Ecos is requesting that the inflation adjustment not be included. G. Corbosiero asked about the difference in the calculated costs of the two approaches, with and without inflation. D Moran clarified that the difference between the two approaches is approximately \$250k (\$233k vs \$450k). L Goodrich – larger number should be used to cover fully any costs that are encountered in the future. ECOS’s estimate includes the value of the recycled materials in today’s dollars, which generated discussion. Item #10 – concern about the cost of the internal road and restoration, has been deemed a non-issue as the road will remain unaltered.

D. Moran noted that currently the hard costs for disposal are not included – it is assumed that all materials are to be recycled. D. Moran questioned this approach as it’s likely that this material will have no value in 35 years, there will be no market and it’s likely to be disposed of as solid waste. Ultimately the discussion resolved that inflation need not be considered as the decommissioning value will be collected now so the today dollars are more relevant.

R. Galton is proposing a decommissioning escrow account be setup, but is amenable to discussion of town preference. Town's counsel typically recommends the mechanism and details to be finalized with the value to be finalized tonight. G. Corbosiero recommending decommissioning use the \$380 of ECOS (excludes recycling estimate), J. Sackett confirmed his understanding of the numbers and R. Galton agreed with this number and approach.

B. Gould raised concern that a couple of items have been missed; nothing has been heard about the Conservation Commission decision and is concerns about USGS mismatched elevations remain.

R. Galton clarified that Conservation has approved the project and an Order of Conditions has been issued – J. Christy agreed. The Order includes only standard conditions.

Discussion ensued around elevations, which have changed through the parcel use as a gravel pit. Additionally the elevations share a datum with the FIRM map and FEMA elevations, as required by conservation regulations. Ultimately consensus of the Board is that the plans as submitted are fine.

FENCING & SAFETY:

R. Galton summarized a recent fatality and request that the site be fully secured that came from the Chief of Police and the Environmental Police. The crash gate at the entrance was installed by ECOS recently to keep truck and atv traffic down. This site is a popular atv site that is known throughout New England which creates liability for ECOS and other nearby property owners. Currently atvs are trucked in and then riders spend the day. The proposed change in the fencing (from internally around the wetlands to the property lines) has been conceptually approved by Conservation; a public hearing and formal amendment will be needed. Approval by the Conservation Commission can be a condition.

Posting of the site, additional gates and fencing estimates are currently in progress. There will be approximately two miles of chain link fencing; proposed at 7' high with a 6" gap at the base for wildlife.

Minimal selective cutting if need be to install the fencing. If additional screening is needed slats could be added to proposed chain link fence. R. Galton indicated ECOS' intent to retain ownership of this project once completed and they goal is to be a good neighbor.

J. Christy confirmed they are all set with these discussions, suggested conditions and previously resolved peer review concerns.

J. Sackett indicated that his abutter concern includes the appearance of the project in addition to glare/glint. He would like to see vegetation planted initially to prevent future issues.

B. Gould expressed concern that no one has spoken to the abutter. R. Galton clarified that they have had conversations with the abutter and all other abutters on Route 12.

L. Goodrich agrees that arborvitae or other vegetation should be added as a condition now. B Gould suggests that ECOS should reach out to the abutter to discuss and select plantings. R. Galton is happy to reach out to the abutter to see what plantings they would prefer and doesn't anticipate that this will be a difficult discussion.

G. Corbosiero opined that the view from Rt. 12 is not anticipated to be a problem but he would like a condition that Planning Board retain the right to review for additional screening following fence installation. R. Galton stated he is ok with this as a condition.

L Goodrich motioned to close hearing and A. Amenta seconded the motion. All present voted aye via roll call and the public hearing was closed at 8:13pm. Discussion ensued about a final decision.

L Goodrich motion to grant the site plan permission with standard conditions plus the special conditions as discussed – A Amenta seconded – all voted via roll call. (G. Corbosiero aye, J. Sackett aye – B. Gould nay, A Amenta – aye, L Goodrich aye)

Discussion of Approval Not Required (ANR) Endorsement –

Ronald Alger request to create out of Lot 8-0-19 a buildable lot and a remaining area to be added to the existing parcel at 424 Hale Street (8-0-20).

The parcel, shown as two on the assessor’s map, is all one and the new lot will be created. Brief discussion and review ensued.

B. Gould motioned to endorse and L. Goodrich seconded the motion. All voted aye via roll call.

Annual Appointment of representative to Capital Planning Committee:

L. Goodrich motioned to appoint G. Corbosiero as Planning Board representative to the Capital Planning Committee. B. Gould seconded the motion and all voted in favor via roll call.

Discussion of proposed updates to Fee Schedule, Subdivision Regulations & Site Plan Regulations

L. Goodrich requested that the Board postpone these topics until the Board can meet in person. This will stay on the agenda for every meeting in case there is discussion. G. Corbosiero motioned to delay decisions, and keep open as an agenda item. B. Gould second the motion and all voted aye via roll call.

Minutes

B Gould motioned to approve the minutes of October 20, 2020 as presented. L. Goodrich seconded the motion. J. Sackett and Art Amenta voted present and G. Corbosiero, L. Goodrich and B. Gould voted in favor of approval via roll call.

Correspondence update noted.

B. Gould motioned to adjourn the meeting. A Amenta seconded the motion and all voted aye via roll call.
Chair Guy Corbosiero adjourned the meeting at 8:30 PM

Respectfully submitted:



Alison Manugian, Planning Agent