

Approved: 111124

WINCHENDON TOWN CLERK
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TOWN OF WINCHENDON



Conservation Commission

Telephone (978)-297-5402

Regular Meeting/Public Hearing

November 2, 2023

Town Hall 4th Floor Meeting Room
109 Front Street, Winchendon, MA 01475

PRESENT: Vice- Chair- David Whitaker, Melissa Blanchard, Lionel Cloutier, Glenn LaRochelle
Matthew Marro- Conservation Agent

ABSENT: Kyle Bradley

CALL TO ORDER: David Whitaker called the meeting to order at 6:00PM

ANNOUNCEMENTS: None.

PUBLIC COMMENT: None.

MINUTES: 9/14/23

M. Blanchard motioned to approve the 9/14/23 minutes as written, 2nd by G. LaRochelle
Blanchard (Y) Cloutier (Y) LaRochelle (Y) Whitaker (Y) 4-0

NEW HEARINGS:

Notice of Intent (NOI) DEP 345-0781

Assessor's Map 13 Parcels 148-153 & 166

Applicant: George Mizhir, III

Project Address: Otter River Road

Project Description: Construction of two single family homes with a common driveway with wetlands/intermittent stream crossing. Houses serviced by wells and septic system within the 100' buffer zone.

D. Whitaker read the public hearing notice and opened the hearing.

Chris Mossman from Trowbridge Engineering was present. He explained the site plans and replication area.

L. Cloutier motioned to approve with the standard order of conditions, 2nd by G. LaRochelle
Blanchard (Y) Cloutier (Y) LaRochelle (Y) Whitaker (Y) 4-0

Notice of Intent (NOI)

Assessor's Map 1 Parcel 246

Applicant: Micah Ketola

Project Address: 610 School Street

Project Description: Construction of a 3 bedroom house along with a septic system within the 100' buffer zone.

D. Whitaker read the public hearing notice and opened the hearing.

M. Marro explained this was a refile of an expired order of conditions.

Trevor Fletcher with Graz Engineering was present and explained the plans. It was originally filed back in 2018. The only change was to the garage drive-in direction.

G. LaRochelle motioned to approve with the standard order of conditions, 2nd by L. Cloutier

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

L. Cloutier motioned to issue a certificate of compliance for DEP file #0673, 2nd by G. LaRochelle

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

CONTINUED HEARINGS:

Notice of Intent (NOI) Continued from 10/13/22

Assessor's Map 7 Parcel 4

Applicant: Robert Matewsky

Project Address: 16 Second Street

Project Description: Razing and Rebuilding the existing 3 bedroom home, installation of a new drilled well and water/electric line.

The original plans brought them closer to 35 ft from the buffer zone, so the plans were redesigned to accommodate further away, out of the 50 ft buffer zone.

M. Blanchard motioned for a standard order of conditions and include moving the erosion control up to the 50 ft buffer zone, 2nd by G. LaRochelle

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

Notice of Intent (NOI) Continued from 9/14/23

Assessor's Map M8 Parcel 1

DEP 345-0779

Applicant: Zachary Stone

Project Address: 166 Monomonac Road East

Project Description: The proposed work includes addition to a single family home and rebuilding and expansion of existing porch within the 100' buffer zone.

The plan proposes an addition of a 2 car garage and expansion of the existing porch. It is outside the 75 ft buffer zone but within the 100 ft.

L. Cloutier motioned for a standard order of conditions, 2nd by M. Blanchard
Blanchard (Y) Cloutier (Y) LaRochelle (Y) Whitaker (Y) 4-0

Request for Determination (RDA) Continued from 9/14/23

Applicant: Jeffrey Prinn

Assessor's Map 2D1 Parcel 28

Project Address: 281 West Street

Description: The proposed work includes grading a small section of yard to even out the contours

L. Cloutier motioned for a negative determination with a standard order of conditions, 2nd by G. LaRochelle

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

Request for Determination (RDA) Continued from 9/14/23

Applicant: Cherie Ladeau

Assessor's Map M5 Parcel 8

Project Address: 195 Island Road

Description: The proposed work includes removal of trees and saplings to accommodate a solar installation

In total they are proposing to cut 5 trees to allow more sunlight through for the solar installation.

The commission discussed and decided to allow the tree removal with an added condition to do a restoration planting of shrubbery around the property.

L. Cloutier motioned for a negative determination with a standard order of conditions in addition to the restoration planting, 2nd by G. LaRochelle

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

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

Assessor's Map 5A2 Parcels 25 & 26
DEP 345-0773

Applicant: ZP Battery Device, LLC

Project Address: 0 Murdock Avenue (Lot B)

Project Description: The proposed work includes construction of a solar energy storage system within the 100' buffer zone

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

Assessor's Map 5A2 Parcels 25 & 26
DEP 345-0772

Applicant: ZP Battery Device, LLC

Project Address: 256 Murdock Avenue, School Street, & Off School Street (Lot A)

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

The concerns from the peer review have been addressed.

L. Cloutier motioned for a standard order of conditions. The motioned failed.

G. LaRochelle motioned to continue the hearing to the next meeting, 2nd by M. Blanchard
Blanchard (Y) Cloutier (Y) LaRochelle (Y) Whitaker (Y) 4-0

COC and Extension Permits

- Certificate of Compliance Sandy Heights

L. Cloutier motioned for a certificate of compliance , 2nd by G. LaRochelle

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

L. Cloutier motioned to extend the order of conditions for Sunset Lake, 2nd by G. LaRochelle

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

NEW BUSINESS:

41 Royalston Road North

M. Marro stated they were waiting for DEP to classify if wetlands or solid waste will be handling 41 Royalston Road North.

246 Lakeview Drive

Applicant is requesting to take down some dead trees and put up an 8x10 ft. shed on a gravel pad.

G. LaRochelle motioned to ratify the agents determination, 2nd by L. Cloutier.

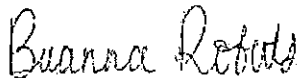
Blanchard (Y) Cloutier (Y) LaRochelle (Y) Whitaker (Y) 4-0

ADJOURNMENT: 7:10PM

D. Whitaker motioned to adjourn, 2nd by G. LaRochelle

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

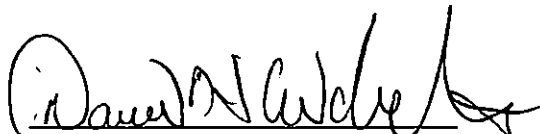
Respectfully submitted,



Brianna Roberts, Conservation Commission Recording Secretary



Kyle Bradley, Chairman




David Whitaker, Vice-Chairman



Melissa Blanchard

Lionel Cloutier



Glenn LaRochelle