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TOWN OF WINCHENDON



Zoning Board

Telephone (978)-297-5419

Public Hearing/Regular Meeting

February 28, 2024

52 Murdock Avenue- 2nd Floor (Senior Center)
109 Front Street, Winchendon MA 01475

Present: Chair Cynthia Carvill, Rob Bushay, Renee Tambling, Christine Miller,
Alternate: Thom Schotanus
Nicole Roberts- Planning & Land Use Coordinator
Absent: Richard Stancombe

Materials: Agenda & Notice of Meeting February 28, 2024
Minutes- 12/20/23

7:00PM: Cynthia Carvill called the meeting to order.

Announcements: None.

Public Comment: None.

Minutes: 12/20/23

Rob Bushay motioned to accept the 12/20/23 minutes, 2nd by Renee Tambling
Bushay (Y) Miller (Y) Tambling (Y) Carvill (Y) 4-0

176 Metcalf Street: Small business plan yearly update
The owner stated everything is going great, there have been no neighborhood complaints.

R. Bushay motioned to revisit as needed instead of yearly, 2nd by R. Tambling
Bushay (Y) Miller (Y) Tambling (Y) Carvill (Y) 4-0

Discussion: 6 Second Street- House plan modifications
James Hardy and his Attorney were present. There was discussion regarding the modifications and the original application. The plans show over an 100% improvement, only 50% or less is allowed. The

Attorney explained the original sq ft was 976, and the proposed is 1952 sq ft. The members agreed to visit the site to see the property in person on Monday March 4th at 5PM.

Public Hearing: River Street- Special Permit Renewal Application by Civil & Environmental Consultants, Inc. for property located at River Street- Assessors Map 4, Parcels 61, 108, 109 and Map 4C Parcel 2.

R. Bushay read the public hearing notice. None of the board members had a conflict of interest with the hearing. C. Carvill opened the hearing.

Applicant is seeking a Special Permit Renewal and Modification to the existing permit to renew the existing permit to continue the preexisting non-conforming earth removal operation. Also request for increase of allowable hauling vehicle trips per day from 64 to 75.

There are two active operations on site- the matter discussed tonight was in reference to the rock quarry operation located on the southern portion of the site, not the Mabardy landfill located to the north. The applicant wanted to clarify they were two completely separate operations.

For historical background, there was a picture showing an aerial view of the active mining operation from 1938. In 1989 the Zoning Board of Appeals issued a special permit, 2 weeks later it was appealed. It was later dismissed by a land court in 1996. In 1998 the Winchendon building commissioner issued a decision that the operation must cease. In 1999 the Zoning Board of Appeals overturned that decision referencing the land court decision, subsequently renewing the special permit and posed additional conditions to the permit. The last renewal was issued in 2008, a 10 year renewal, which included additional conditions regarding a blasting operation and composting operation.

The first request was to renew the special permit that expires March 8, 2024. The second request was to modify the special permit and request for an increase of allowable hauling vehicle trips per day from 64 to 75.

In regards to the active mining operation, there have been a total of 10 blasts in the last 3 years.

The property contains 4 separate parcels which were included in the original special permit application, but are separated by two separate operations.

The operator has been in full compliance with all state, local, and federal regulations in regards to the mining operation.

DPW Director Brian Croteau stated after Mondays meeting all the local residents complaints that were voiced were heard. DEP was on site Monday and completed a full inspection. After Brian spoke with DEP, he voiced the residents concerns and requested them to clean the roads. The operator agreed and will be implementing a full time street sweeper. DEP is also increasing their inspections on site. Brian agreed with the residents concerns and ensured they were heard and actions are being taken. Another recommendation from DEP was to have water trucks on site, to help mitigate the dust especially on windy days.

The capping project is approximately 70% done. The applicants planned to take the residents concerns to the owner to see what they can do to mitigate the issues. It was clarified that the increase request for trucks per day from 64 to 75 max was solely to even out the trucks that come in and out.

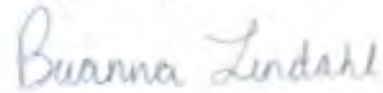
The board members agreed to complete individual site visits to the property.

Adjourn: R. Bushay motioned to adjourn and continue the hearing to March 20, 2024 at 7PM,
2nd by Christine Miller

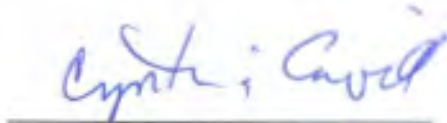
Bushay (Y) Miller (Y) Tambling (Y) Carvill (Y) 4-0

The meeting was adjourned at 10:14PM.

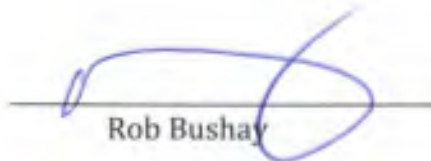
Respectfully submitted:



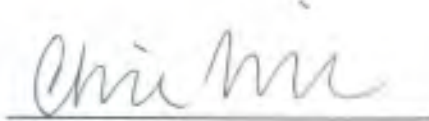
Brianna Lindahl, Planning Board Recording Secretary



Cynthia Carvill, Chair



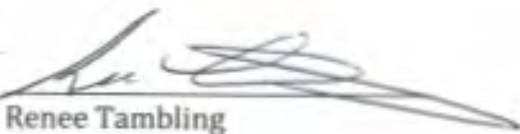
Rob Bushay



Christine Miller



Richard Stancombe



Renee Tambling