

Approved: 10 / 10 / 2020
AOM



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

September 15, 2020

Virtual Meeting via Zoom –

Meeting ID: 997 2280 2747

Password: 6106444

WINCHENDON TOWN CLERK
RCUD NOV 18 2020 PM4:10

Present: Board Members: Acting Chair Leston Goodrich Jr., Arthur Amenta, Joseph Sackett,
Burton Gould Jr. (arrived at 6:39pm during ECOS continuation),
Others: Alison Manugian (Planning Agent), Kevin Clark, Anthony Parinello, Jane Lapointe,
Marc Dorwart (arrived at 6:45pm and left at 6:54pm)

Absent: Chairman Guy Corbosiero, Alternate Garrett Wante

6:30PM- Acting Chair Leston Goodrich called the Planning Board meeting to order and read Governor Baker's order on conducting remote meetings then took attendance via roll call.

Announcements: None.

Public Comments:

Jane Lapointe presented information about the Master Plan Draft release scheduled for 9/16/2020. The document and cover letter will be on the website and links available via social and local media. This document has been in progress since 2014 and is comprehensive. Written comments and questions should be sent to Tracy Murphy or Nicole Roberts. Hard copies can be available if needed.

Business:

ECOS Solar Site Plan Application - Spring Street; Assessor's Map 9, Parcels 97 & 98

Agent informed members that no new information is available as the applicant is working through requested items and peer review for Conservation Commission process. The applicant requested continuance to 10/20/2020.

A Amenta highlighted the requirement of Section 7.2.5 which calls for 100' of buffer between the Industrial zone and a Residential use or district.

Agent confirmed that the applicant is aware of this section of the regulations.

B Gould motioned to continue the hearing to 10/20/2020 at 6:35pm. J. Sackett seconded the motion and all voted aye via roll call vote.

Discussion of possible amendment to Site Plan Approval for 682 Spring Street

Agent provided an overview of the site and meeting with the contractor last week. The applicant is planning to submit for formal Site Plan Amendment, but wanted to have preliminary discussion with the Board. The applicant is clear that any construction done to move in the direction of their proposed amendment will be done at their own risk. The existing survey data didn't capture the parking, pavement and slope on the adjacent parcel containing Little Anthony's. The previously approved Site Plan proposal included new construction of parking spaces that, when staked in the field, overlap the existing parking. Given the co-ownership and agreement for overflow parking to use Little Anthony's spaces

construction as approved simply replaces existing parking with new parking after the expense and effort of grading and construction. The originally approved Site Plan stated that 7 parking spaces are required and 39 were provided. The reduction in paved area and changes in grade allow for reduction in piping and simplify the proposed drainage design.

A Parinello confirmed the Agent's summary and highlighted that the proposed amendment yields no reduction in overall parking availability and saves significant construction costs. There is no effective impact to this parcel or adjacent parcels.

L. Goodrich stated that he sees no concerns.

B. Gould stated that he is ready to approve and has no issues.

J. Sackett asked about the viability of connecting the parking lot with that of Little Anthony's internally in an attempt to improve traffic flow.

A Parinello explained that the slope between the two sites is problematic and would impact drainage. The two parcels will be connected by a sidewalk. Additionally there is a guy wire from the utility pole on Spring Street that could cause plowing problems if the connection was made for vehicle traffic.

L. Goodrich confirmed the Applicant's intent to have the final design entirely outside of the 100' wetland buffer, which A. Parinello confirmed.

Agent indicated that this will come before the board formally in October depending on submission date.

Minutes: None.

Correspondence Summary: None.

A Amenta motioned to adjourn the meeting. B. Gould seconded the motion and all voted aye via roll call.

Acting Chair adjourned the meeting at 6:56PM

Respectfully submitted,



Alison Manugian

Planning Agent

Leston Goodrich Jr., ActingChairman

Arthur Amenta

Burton Gould, Jr.

Joseph Sackett