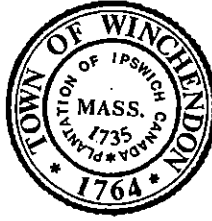


Approved: 12/19/23

TOWN OF WINCHENDON

WINCHENDON TOWN CLERK
RCUD DEC 20 2023 AM 8:33



~~Planning Board~~

Telephone (978)-297-5419

Regular Meeting/Public Hearing

~~November 7, 2023~~

Town Hall 2nd Floor Auditorium
109 Front Street, Winchendon, MA 01475

Present: Chair Guy Corbosiero, Arthur Amenta, Leston Goodrich, Burton Gould Jr., Amanda Phillips
Thomas Liao- Alternate
Nicole Roberts- Planning/Land Use Coordinator

6:07PM- Chair Guy Corbosiero called the Planning Board meeting to order, followed by The Pledge of Allegiance and audio/video recording disclosure.

Public Comment: None.

Member Comments: Guy Corbosiero asked the board members if they preferred to meet an hour earlier due to daylight savings time. The board agreed and changed their regular meeting time from 6PM to 5PM.

Minutes: 9/19, 10/3, 10/17, 10/24

L. Goodrich motioned to approve the 9/19, 10/3, 10/17, & 10/24 minutes as presented, 2nd by A. Amenta

Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

ANR- Doyle Ave/Hitchcock: Trevor Fletcher from Graz Engineering and Tim Grace from Tighe & Bond were present to speak on the ANR. The ANR for the nine lots was previously approved. The request was to add one more lot as they were able to get ten lots out of it and want to utilize the property as much as possible. A few of the lot lines were shifted to better utilize the lots for the future owners. None of the frontage or setbacks have changed.

L. Goodrich motioned to endorse the ANR, 2nd by A. Amenta

Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

New Hearing: Request for a Stormwater Management Permit for property identified as Winchendon Assessors Map 8, Parcels 237-239, 243-247 & proposed Lot-A owned by Asher Construction, LLC.

Stormwater Management Permit request for nine (9) single-family home lots created thru the ANR process. Said property is located in the R80-Rural Residential District.

G. Corbosiero read the public hearing notice and opened the hearing at 6:18PM.

Tim Grace stated Tighe & Bond have reviewed the Stormwater Management plans and all comments have been addressed.

A. Amenta motioned to close the hearing, 2nd by L. Goodrich

Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

L. Goodrich motioned to approve the stormwater permit, 2nd by A. Amenta

Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

Continued Hearings: Request for a Stormwater Management Permit and Site Plan Approval for property identified as Winchendon Assessors Map 5A2, Parcels 25&26 owned by Bostwick Realty Trust, petitioner, ZP Battery DevCo, LLC of 1 Mercantile Street, Suite 630, Worcester, MA 01606. Stormwater Management Permit and Site Plan Approval request for construction of a solar energy storage system with associated site improvements.

Request for a Stormwater Management Permit and Site Plan Approval for property identified as 256 Murdock Avenue Winchendon Assessors Map 2D2, Parcel 11 owned by Bostwick Realty Trust, petitioner, ZP Battery DevCo, LLC of 1 Mercantile Street, Suite 630, Worcester, MA 01606. Stormwater Management Permit and Site Plan Approval request for construction of a 5 Megawatt solar energy storage system with associated site improvements. Said property is located in the I-Industrial District.

L. Goodrich motioned to continue the hearings to December 19 at 5:05PM, 2nd by A. Amenta

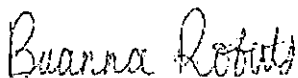
Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

Adjourn: B. Gould motioned to adjourn, 2nd by A. Amenta

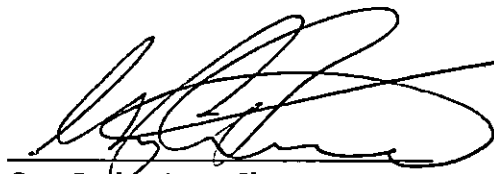
Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

The meeting adjourned at 6:35PM

Respectfully submitted:

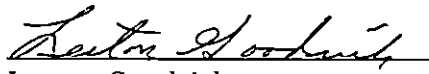


Brianna Roberts, Planning Board Recording Secretary

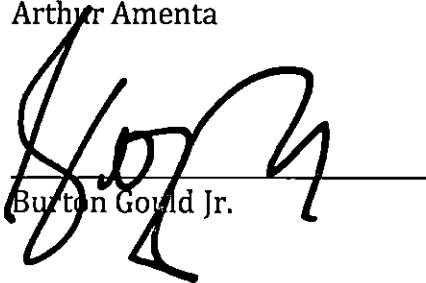


Guy Corbosiero, Chair

Arthur Amenta



Leston Goodrich



Burton Gould Jr.



Amanda Phillips