

Approved: 2/6/24

## TOWN OF WINCHENDON



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### Planning Board

Telephone (978)-297-5419

#### Regular Meeting/Public Hearing

December 19, 2023

Town Hall 2nd floor Auditorium

109 Front Street, Winchendon, MA 01475

**Present:** Chair Guy Corbosiero, Leston Goodrich Jr., Burton Gould, Amanda Phillips

Alternate: Thomas Liao

Nicole Roberts- Planning/Land Use Coordinator

**Absent:** Arthur Amenta

**5:07PM-** Chair Guy Corbosiero called the Planning Board meeting to order, followed by The Pledge of Allegiance and audio/video recording disclosure.

**Public Comment:** None.

#### Minutes: 11/7/23

L. Goodrich motioned to accept the 11/7/23 minutes as presented, 2nd by B. Gould

**Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 4-0**

**ANR:** 405 Monomonac Road West/46 Lakeview Drive

Trevor Fletcher with Graz Engineering was present. There were 2 lots- Map 7, Lot 58, and Map 7 Lot 60.

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

**Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 4-0**

**ANR:** 256 Murdock Ave

Tom Corbett with Zero-Point Development was present. The plan would help better utilize the space for the existing building and to separate for future development on the current zero lot. In between lot 1 and 2, the lot line will move from the corner of the building and move south, towards the corner of lot 2 absit 158 ft.. Additionally, a lot line will be added between lot 3 and 4.

T. Liao motioned to endorse the ANR, 2nd by G. Corbosiero

**Goodrich (Y) Gould (N) Liao (Y) Phillips (Y) Corbosiero (Y) 4-1**

**Continued Hearings:**

**0 Murdock Avenue Solar (Continued Hearing):** 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.

G. Corbosiero re-opened the hearing. Tom Corbett with Zero-Point Development was present. He updated the board that they met with Conservation last week and received their NOI. He requested to continue the hearing once they have received everything from Conservation.

L. Goodrich motioned to continue the hearing to January 16 at 6:05PM, 2nd by B. Gould.

**Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 4-0**

**256 Murdock Avenue Solar (Continued Hearing):** 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.

G. Corbosiero re-opened the hearing.

L. Goodrich motioned to continue the hearing to January 16 at 6:05PM, 2nd by A. Phillips.

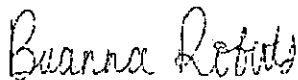
**Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 4-0**

**Adjourn:** L. Goodrich motioned to adjourn, 2nd by T. Liao

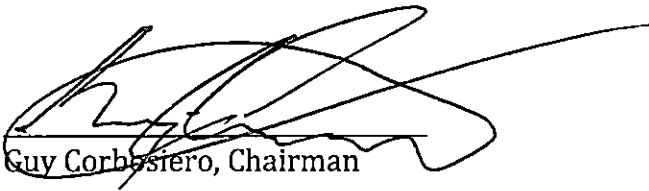
**Goodrich (Y) Gould (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 5-0**

**The meeting adjourned at 5:56PM**

Respectfully submitted:

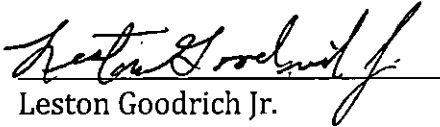


Brianna Roberts, Planning Board Recording Secretary




Guy Corbassiero, Chairman

\_\_\_\_\_  
Arthur Amenta



Leston Goodrich Jr.

\_\_\_\_\_  
Burton Gould



Amanda Phillips