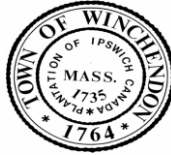


TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

**Regular Meeting Minutes**

March 16, 2021

Meeting was held via zoom – Meeting ID: 937 3286 9935 Passcode: 0372241

**Board Members Present:** Chairman Guy Corbosiero, Les Goodrich, Joe Sackett, Art Amenta, Burt Gould

**Board Members Absent:** Garrett Wante (alt)

**Additional People Present:** Alison Manugian - Planning Agent, Trevor Fletcher of Graz Engineering

**Call to Order:** Chair Guy Corbosiero called the meeting to order at 6:30 pm and read the standard legal statement regarding meetings during COVID.

**Announcements & Public Comment:** none

**Minutes:**

**L Goodrich made a motion to approve the minutes of February 16, 2021 as presented. J. Sackett seconded the motion and all members voted aye via roll call**

**Correspondence:**

A Manugian summarized the updates and scheduled meetings from area communities. More information can be requested.

**Business:**

**Financial Regulations Public Hearing –**

- G. Corbosiero read the public hearing notice and opened the public hearing.
- A Manugian summarized the discussion of last meeting – regulations have been recommended by Town Counsel for adoption with regard to holding surety on non-subdivision projects, such as the Spring Street Solar project that triggered this conversation. Per MGL Chapter 44 Section 53G1/2 the local authority needs to adopt the regulations for them to take effect.
- G. Corbosiero pointed out the similarity to using the Mullen Rule
- Board members were asked for questions and comments and none were forthcoming.
- No members of the public were present to offer input.

**L. Goodrich motioned to close the public hearing and B. Gould seconded the motion prior to all voting aye via roll call vote.**

**J. Sackett motioned to adopt the Rules Regarding Financial Security pursuant to MGL C44 S 53G1/2 as recommended by Counsel. A. Amenta seconded the motion and all voted aye via roll call.**

Public Hearing regarding Site Plan Application received from CTB Enterprises dba Rooterman for commercial development of site on Gardner Road (Map 9, Parcel 17)

- G. Corbosiero read the public hearing notice and opened the public hearing. T. Fletcher was present to represent the applicant and was sworn in by the G. Corbosiero

- A Manugian highlighted that the parcel is a currently undeveloped site near the intersection of Routes 12 and 140. Peer review has been requested and is not yet available. The project has a NOI before conservation; which has been continued pending Planning Board feedback
- T. Fletcher summarized the project and application - Rooterman provides for unclogging of residential sewer lines. Half of the proposed building is for storage of their vans and the other bays are intended for lease to other commercial tenants. The Rooterman use will not contribute significant traffic as only the office employees will be on-site and drivers will swap out personal vehicles for vans at the start and end of the day. There are 20 proposed exterior parking spaces. The proposed entry has been selected based on sight lines and the existing culvert location. The culvert is part of an existing drainage swale running alongside Route 140.
- L. Goodrich indicated concern about the rental spaces and highlighted the need for site approval and permitting for each new business/tenant, which will include traffic review. Particularly given the speed of travel at the point there may be traffic and turning concerns
- L. Goodrich asked about the depth of the vegetated buffer between the site and Route 140 which T. Fletcher clarified will remain about 20' deep.
- B. Gould raised his concern that projects shouldn't come to the Planning Board until Conservation Commission has been made and the peer review is final.
- A. Manugian responded that the goal is often to have both hearings open at once so both boards can respond in tandem to refinements and changes from either process. Having peer review completed is sometimes a difficult process given the state imposed timelines for advertising and varying work load of the engineers.
- T. Fletcher confirmed that the road at this point is town controlled so no state curb cut is needed.
- J. Sackett asked for confirmation that the on-site septic is only for water usage from the office and garage and that any other septic disposal (from unclogging and Rooterman's business) will be disposed of elsewhere. T. Fletcher confirmed that this is the intent.

**B. Gould motioned to continue the hearing to April 20, 2021 at 6:40pm. L. Goodrich seconded and all voted aye via roll call vote.**

#### Storm-water Management Bylaw and Regulations

- A. Manugian outlined that the EPA mandated MS4 program requires significant changes to the bylaw and regulations regarding stormwater management. The documents outlined here will replace the previous Low Impact Development Bylaw and Regulations that do not comply with the new requirements. The new bylaw and regulations began with templates approved by the EPA and have been adjusted for local processes and preferences in conjunction with the Town's MS4 Consulting Engineers. There are not a lot of changes that we can make and be compliant.
- The Selectmen appointed Bylaw Review Committee will include the Stormwater Management Bylaw in their review with Town Counsel and will submit to Town Meeting for approvals with the remainder of their updated bylaws.
- The Regulations need to be reviewed and adopted by the Planning Board following Public Hearing. The included draft regulations will be sent to members for review in Word format as a freestanding document.
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**L. Goodrich motioned to adjourn the meeting, and B. Gould seconded. All approved via roll call vote.**

The Chair ended the meeting at 7:05 pm

Respectfully submitted:



Alison Manugian, Planning Agent