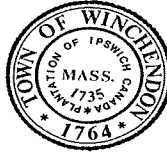


TOWN OF WINCHENDON



Planning Board

Regular Meeting Minutes

Approved: 5 /18/ 2021

as Manugian

Telephone (978)-297-5419

April 20, 2021

Meeting was held via zoom – Meeting ID: 954 0697 0411 Passcode: 2423114

Board Members Present: Acting Chairman Les Goodrich, Joe Sackett, Art Amenta, Burt Gould, Guy Corbosiero (arrived 7pm)

Board Members Absent: Garrett Wante (alt)

Additional People Present: Alison Manugian - Planning Agent, Paul Grasewicz of Graz Engineering

Call to Order: Acting Chair Les Goodrich called the meeting to order at 6:30 pm

Announcements & Public Comment: none

Business:

Discussion of release of bond(s) held for Miller's Run – Per MGL Ch 41 Section 81U "If the planning board determines that said construction or installation has been completed, it shall release the interest of the town in such bond and return the bond or the deposit to the person who furnished the same, or release the covenant by appropriate instrument, duly acknowledged, which may be recorded."

- The Planning Board determined the project and roadways were completed and the roads were taken at Town Meeting in the Fall. The motion didn't specify that the bond could be released so this has come back to allow for that specific purpose.
- L. Goodrich has not released bond in the past
- B. Gould – this project has been going on for 25 years and no bond should be released until all of the issues are resolved. He wants to see all of the other approvals prior to approving the bond release.
- Manugian requested a complete list of items needed for the Board to release the bond at the next meeting:
 - Conservation Certificate of Compliance and/or Letter that this is all set
 - Department of Public Works – sign off on road and drainage
 - Board of Health – discussion ensued as to any relevant permissions issued with relation to the subdivision overall as opposed to individual septic systems
- A Amenta reminded the Board that the DPW issued a letter of approval last fall, signed by Al Gallant
- G. Wante indicated no reason to hold the bond
- The requested items will be assembled for presentation to the Board in advance of next meeting and this item will remain on the agenda.

Continuation of the Site Plan Public Hearing for 2 Juniper St was opened. **Per request of the applicant A Amenta made a motion to continue this hearing to 6:35pm on May 18, 2021. J. Sackett seconded the motion and all present voted aye via roll call.** The additional time will allow for completion of discussions with the abutter regarding drainage and permissions.

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

- P. Grasewicz indicated that the revisions are largely complete and that no significant plan changes are needed. The stormwater quality and drainage calculations are being updated and should be submitted on 4/21.
- L. Goodrich asked about the concerns raised by the Police Chief regarding turning safety on Route 140
- Manugian indicated that there are ongoing internal discussions that are not particular to this project – the corridor is zoned for commercial development and the divided nature of the highway, and high travel speeds make turns difficult.
- L. Goodrich asked about the driveway width and P. Grasewicz indicated that it's 24' wide and that the site will be 14% impervious with a treed area to remain along the front
- G. Wante asked about fire truck access and P. Grasewicz indicated he will reconfirm viability.
- **A Amenta motioned to continue the hearing to May 18th at 6:40pm. G. Wante seconded and all confirmed via roll call vote.**

Spring Street 'Approval Not Required' ANR Application received from Three M Realty Trust for Map 9 Parcel 34 on the North side of Spring Street

- The applicant is looking to divide off a large (more than 25 acre lot) piece of the existing lot for transfer to the abutter – Toon and Tune, LLC.
- A Amenta inquired about the frontage of the existing parcel – A Manugian indicated on the plan where the frontage is. Because the transfer will be to the abutter the piece meets frontage and access requirements.
- G. Wante made a motion to endorse the ANR plan. A Amenta seconded the motion and all present voted aye via roll call vote.

G. Corbosiero joined the meeting and indicated his apologies – he thought the meeting began at 7pm. L. Goodrich continued to act as Chair.

Weller Street 'Approval Not Required' ANR Application received from Asher Construction for 61/75 Weller St.

- A Manugian offered an overview that the intent of the ANR is to alter the property lines between the two existing parcels, allowing for connection of utilities fewer/no easements.
- P. Grasewicz summarized that the three dashed existing property lines will be removed and the property line moved forward. The rear property will then be compliant with the R80 requirements and the zoning divide won't be mid-parcel.
- B. Gould indicated a number of concerns/questions:
 - Weller Street is not shown as a public way
 - There is no statement that the stone wall will be protected or replaced
 - There is no viable access up to the former health center as the copious runoff will freeze
- P. Grasewicz indicated that this is only an ANR request for endorsement. As the applicant didn't record the Special Permit (for access through other than frontage) has expired and the applicant will re-apply. He clarified that this is a request only to alter the property line between the two existing built-out properties and that B. Gould's concerns can be reviewed as part of the new Special Permit hearing.
- A Manugian clarified that the ANR endorsement is a very limited request and doesn't require the same level of information or permission as the special permit.
- B. Gould reiterated that the ANR needs to show all drainage and meet other requirements to be approvable.
- A Amenta indicated that the ANR requirements do not include that level of detail. **He then made a motion to endorse the ANR as presented. G. Corbosiero seconded the motion and vote was made**

via roll call – A. Amenta, J. Sackett, G. Corbosiero and L. Goodrich voted in favor and B. Gould voted against.

Minutes:

A. Amenta made a motion to approve the minutes of March 16, 2021 as presented. G. Corbosiero seconded the motion and members voted via roll call – G. Corbosiero, A. Amenta, B. Gould and L. Goodrich voted aye and J. Sackett abstained.

Correspondence:

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

B. Gould motioned to adjourn the meeting, and A Amenta seconded. All approved via roll call vote.
The Chair ended the meeting at 7:11 pm

Respectfully submitted:



Alison Manugian, Planning Agent