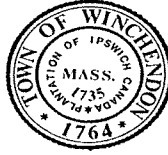


Approved: 7/29/2021

TOWN OF WINCHENDON

Planning Board



Signatures:

*[Handwritten signatures]*

**Regular Meeting Minutes**

June 15, 2021

Meeting was held in the Town Hall Auditorium @ 109 Front St.

**Members Present:** Guy Corbosiero, Les Goodrich, Joe Sackett, Art Amenta, Burt Gould, Garrett Wante (alt)

**Additional People Present:** Alison Manugian - Planning Agent, Wendell Orphe, Chris Anderson, Sharon Sibley Wilkinson, Dan Paramenter

**Call to Order:** Chair G. Corbosiero called the meeting to order at 6:30 pm.

**Pledge of Allegiance**

**Announcements:**

- A draft version of the recommended Stormwater Regulations has been distributed to Board members for review and comment. We will discuss this at a future meeting. The Regulations follow closely with the new Stormwater Bylaw adopted at Town Meeting. The Zoning Bylaws are under review internally and will be coming to the Board in the next couple of months for discussion.

**Public Comment** - none

**Minutes:**

- L. Goodrich motioned to approve the minutes of May 18, 2021 as presented. G. Corbosiero seconded the motion and L. Goodrich, G. Corbosiero, and B. Gould voted aye; A. Amenta abstained and J. Sackett voted present.

**Discussion and possible endorsement of Washington Street Extension ANR**

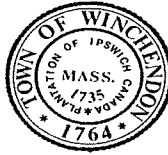
- L. Goodrich recused himself due to a personal relationship with a relative of the applicant.
- B. Gould announced his membership on the Housing Authority (abutters) and that he has no conflict.
- A Manugian distributed updated plans and summarized that the applicant has recently constructed the access driveway in accord with DPW requirements for the project and they have closed out the first Order of Conditions. The parcel has frontage, area and access and the Planning Agent has no concerns.
- D. Parmenter stated that the new lot will be accessed from Franklin Street, which will also be used for utility connections.
- G. Corbosiero added comments regarding ANR and subdivision regulations
- B. Gould stated his support for this applicant in general
- B. Gould made a motion to endorse the ANR as presented. A Amenta seconded the motion and G. Wante, J. Sackett, A. Amenta, G. Corbosiero and B. Gould voted aye.

**6:35pm Public Hearing** - Special Permit application seeking permission to build on a reduced frontage lot on Joslin Road (Map 8 Parcel 97). Application was filed by Brian Pervier on behalf of Peter Kouracles Trustee of PE Trust. Said property is located in the 'R80' Rural Residential.

- J. Sackett recused himself to allow G. Wante to partake in any hearings that may be continued as this is his last meeting.

TOWN OF WINCHENDON

Planning Board



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**Regular Meeting Minutes**

June 15, 2021

Meeting was held in the Town Hall Auditorium @ 109 Front St.

- G. Corbosiero apologized for not starting with his notes of appreciation at the start of the meeting. J. Sackett has been a great member bringing new perspective to many cases.
- G. Corbosiero read the hearing notice and opened the public hearing
- A Manugian explained that the way the bylaw is written a reduced frontage lot can only be created on a town accepted public way; which this section of Joslin Road is not.
- B. Gould stated that there are a lot of places in this town like this and he would like to see a way to help them.
- G. Corbosiero confirmed that there's no way to approve a reduced frontage lot on an unaccepted way. In contrast and ANR can be endorsed on an unaccepted way in use by the public.
- B. Gould stated that this is a big lot
- G. Corbosiero added that if additional frontage is obtained this could be a viable lot
- **A Amenta motioned to close the public hearing. L. Goodrich seconded the motion and all voted aye.**
- **L. Goodrich motioned to allow the applicant to withdraw the application without prejudice. A Amenta seconded the motion and all voted aye.**
- A neighbor asked for confirmation about the frontage required and sought confirmation that either a taking of the way or bylaw change would need to be affirmed at Town Meeting to allow this.

**6:35pm - Public Hearing continuation** – Site Plan application for site work and new business submitted by Mantis Management Group, LLC for a cannabis cultivation project located at 2 Juniper Street identified as Winchendon Assessors' Map 5A3 Parcel 197

- J. Sackett confirmed that he is again recusing himself to allow G. Wante to participate
- G. Corbosiero has enacted the Mullein Rule Certification to sit on this having missed only the first hearing. He was previously involved in a cannabis project in Town but over a year has now passed since he ended that role
- A Manugian updated the project status; the applicant is working on easements and submitted a proposed drainage plan earlier today.
- C. Anderson of Hannigan Engineering outlined the new drainage proposal – a replacement of existing structures and lines to connect to the main to be included in the Central Street project.
- G. Corbosiero asked about the status of the necessary easements
- W. Orphe stated that Winmass, the abutting owner, wants site plan approval prior to granting this easement or one for the work between the two existing buildings.
- C. Anderson responded to a question about traffic flow that the site is designed for an SU-30 or 30' box truck. Vehicles will enter off of Maple Street, proceed to the parking lot and overhead loading dock then continue out onto Juniper Street.
- G. Corbosiero asked about plans for snow removal
- C. Anderson stated this is still in design, if snow removal from the site is needed ever it would need to be done in compliance with DEP regulations.
- G. Corbosiero asked about the plans for trash, which is to be located adjacent to the loading dock
- L. Goodrich asked about the drainage system condition and DPW review
- A Manugian responded that the DPW Director is in agreement with the proposal and that the applicant would come in for amendment and discussion if there are changes.

TOWN OF WINCHENDON

Planning Board



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**Regular Meeting Minutes**

June 15, 2021

Meeting was held in the Town Hall Auditorium @ 109 Front St.

- C. Anderson stated that the existing drainline will remain in place and a new line would run in parallel
- B. Gould stated that he has many concerns
  - On the agenda this project is listed as likely to be continued so shouldn't be discussed
  - Proposed drainage plan has no stamp on it
  - In May the drainage system was overflowing following 4.5" of rain
  - Does that applicant have needed permissions from the abutter
- A Manugian responded:
  - the agenda is annotated for Board Members not the posting
  - this is a draft drainage plan submission the final will be stamped and the plan printed is not the entire sheet
- G. Corbosiero asked if the already approved special permit for cannabis business gives Winmass enough comfort to issue easements
- C. Anderson stated that it doesn't as it only shows project intent but not permission to construct
- G. Corbosiero asked about HVAC— individual units vs cooling towers
- W. Orphe stated that this hasn't been decided yet
- L. Goodrich asked when the building will come down
- W. Orphe stated that the schedule and work pending permission from Winmass
- G. Corbosiero opined that they are not likely to approve tonight pending full package submission and review. He would like to see the DPW Director present for the final hearing session to comment
- B. Gould reminded the applicant that they should work with the town employees to get to a point where the Planning Board can approve the site plan permission
- Discussion ensued about the right continuation date – **A. Amenta motioned to continue to July 20<sup>th</sup> at 6:40. L. Goodrich seconded the motion and all voted aye**

**6:40pm Public Hearing continuation** - Special Permit application seeking access to residential parcels other than through frontage submitted by Asher Construction for a project located on Weller Road identified as Assessors Map 5C3 Parcels 153, 222, 223, 224, & 225

- The Chair opened the public hearing at 7:24pm
- A Manugian stated that the Site Plan application has not yet been received and that the Special Permit for entry through non-frontage can't be closed until the Site Plan review is final, this is likely to open next month
- Sharon Sibley Wilkinson, abutter stated that this is a very long process and that the site is currently an eyesore that is potentially dangerous. The roadway is mid-completion and the wall is partially constructed
- G. Corbosiero indicated agreement and stated that the process needs to be done correctly. The applicant has approvals and didn't follow up so the Board now has to re-review and now has additional concerns.
- B. Gould stated he is happy to see neighbors here and there are some problems at this site
  - Site has been completely stripped – in May heavy rain ran down High St. and splashed up at potholes. The rain also carried debris into High Street.
  - He has seen no drainage information at this point
  - Two transactions on Weller have brought in over \$800k and we need to make sure that all details are in place for this difficult site

Approved:     /     / 2021

TOWN OF WINCHENDON

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**Regular Meeting Minutes**

June 15, 2021

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- Applicant has a lot of work to do and so do we
- S. Sibley Wilkinson opined that the top two lots have been well done and the contractor has been honorable and very considerate
- G. Corbosiero promised to get to the end of the project and P. Grasewicz knows what we need
- **L. Goodrich motioned to continue the hearing to July 20 at 6:45pm. A. Amenta seconded the motion and all present voted aye.**

**Appointments**

Planning Board representative to the Montachusett Regional Planning Commission (MRPC)

Generally meets the first Thursday of every month at 7:00 p.m. at the MRPC Office

**L. Goodrich motioned to reappoint G. Corbosiero, J. Sackett seconded and all voted aye.**

Planning Board representative to the Montachusett Joint Transportation Committee (MJTC)

Generally meets the second Wednesday of every month at 6:30 p.m. at the MRPC Office

**L. Goodrich motioned to reappoint G. Corbosiero, A. Amenta seconded and all voted aye.**

Planning Board representative to the Winchendon Capital Planning Committee

**L. Goodrich motioned to appoint G. Wante, A. Amenta seconded and all voted aye.**

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

The Chair, G. Corbosiero adjourned the meeting at 7:36pm.