

Approved: 7/20/2021  
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TOWN OF WINCHENDON

Planning Board



Signatures:

Town Hall not  
yet open -  
Dominique - Agent.

Regular Meeting Minutes

May 18, 2021

Meeting was held via zoom –

Meeting ID: Meeting ID: 848 7364 5113

Passcode: 8430936

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

**Additional People Present:** Alison Manugian - Planning Agent, Paul Grasewicz, Alex Szoc, Michael Krasun, Bonnie Stone, Ben Olson, Kevin Clark

**Call to Order:** Chair G. Corbosiero called the meeting to order at 6:31 pm and read the standard legal statement regarding meetings during COVID.

**Announcements:**

- Effective May 29th Town Hall will be open to the public. Meetings in June will resume in person.
- J. Sackett let everyone know that he has decided not to seek reappointment for another term to allow others to participate. This will be effective June 30. G. Wante nodded at the suggestion that he become a full member as a result.

**Minutes:**

- L. Goodrich motioned to approve the minutes of April 20, 2021 as presented. A Amenta seconded the motion and all voted aye via roll call (A. Amenta, L. Goodrich, G. Corbosiero, G. Wante, J. Sackett).
- L. Goodrich motioned to approve the minutes of May 4, 2021 as presented. A Amenta seconded the motion and all voted in favor via roll call (A. Amenta, L. Goodrich, G. Corbosiero, G. Wante, J. Sackett).

**Business:**

- Discussion and possible endorsement of Hale Street ANR
  - A Manugian summarized that the intent of this ANR plan is to transfer additional acreage to Bonnie Stone on the lot created back in October.
  - A Szok confirmed and indicated that this is being done to obtain more upland
  - G. Corbosiero asked if anyone had questions or if there is public here on this item – none were brought forth
  - A Amenta made a motion to endorse the ANR as presented. L Goodrich seconded this and all voted aye via roll call (A. Amenta, L. Goodrich, G. Corbosiero, G. Wante, J. Sackett).
- Discussion of release of bond(s) held for Miller's Run
  - G. Corbosiero summarized that this is an old project and that the Town has already accepted the roads. There is no mechanism to legally access the bonds; the Town is now responsible for the roads.
  - A Amenta motioned to release the bonds remaining for any Miller's Run Subdivision roads. L Goodrich seconded and all presented voted aye via roll call (A. Amenta, L. Goodrich, G. Corbosiero, B. Gould, J. Sackett).
- 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
  - L. Goodrich motioned to continue the hearing to June 15 at 6:35pm. A Amenta seconded the motion and all presented voted aye via roll call (A. Amenta, L. Goodrich, G. Corbosiero, B. Gould, J. Sackett).

- **Public Hearing continuation** - Site Plan Application received from CTB Enterprises dba Rooterman for commercial development of site on Gardner Road (Map 9, Parcel 17)
  - G Corbosiero opened the public hearing and summarized that there have been 3 rounds of peer review to date. He reviewed each of the comments in the peer review letters and requested clarification from P. Grasewicz, Engineer for the project.
  - P. Grasewicz indicated that there are some items recommended for conditional approval should the Board move forward tonight.
  - The following items remained open with unresolved comments on the latest peer review:
    - Item 2d – the plans have newly added information about the loading/unloading intent. Is what's shown adequate? Consensus of the Board is that it is fine.
    - Item 3c – There is no Inspection and Maintenance Agreement submitted. P. Grasewicz indicated the intent to file this with the SWPPP prior to construction and suggested this as a condition.
    - Item 4c – P. Grasewicz indicated that the plans show a pocket wetland where there was an infiltration basin previously. The site conditions were found to indicate this will be more effective. Peer review notes that the HydroCAD model used doesn't match the construction detail sheet and this should be resolved by correction and resubmission prior to construction. L. Goodrich questioned if any work is planned for the swale into the culvert under Rt. 140. P. Grasewicz clarified that the project will reduce the runoff into that culvert and that the existing mound impeding runoff through the swale will be removed in construction.
    - Item 4e – Peer review suggested that the Board include a condition barring future lease to any operation that is considered a LUHPPL. The Board agreed that this makes sense.
    - Item 4h – Peer review noted that a SWPPP has not been submitted and that such submission should be a condition of approval.
    - Item 4i – Peer review noted that no maintenance budget has been included for drainage structure upkeep. P. Grasewicz indicated they can put that together and submit it readily.
  - Discussion of including a condition reminding that future bay leases will need to come forward to Site Plan Review so that parking, traffic etc can be reviewed took place. Board agreed to this condition as well as one reminding everyone that Special Permit for Use may be required from the ZBA.
  - G. Wante asked if a review had been done for Fire Truck access – P. Grasewicz indicated that indeed this had been done and there is plenty of room for truck access around the structure.
  - G. Corbosiero asked if there were any other questions and none were forthcoming
  - L Goodrich asked when construction is scheduled to begin. P. Grasewicz indicated that it will be soon as the applicants are eager and conditions are good.
  - **J. Sackett motioned to close the public hearing. A. Amenta seconded and all present voted aye via roll call (A. Amenta, L. Goodrich, G. Corbosiero, G. Wante, J. Sackett).**
  - **A Amenta motioned to approve the Site Plan with standard conditions and the specific conditions discussed, J. Sackett seconded the motion and all present (A. Amenta, L. Goodrich, G. Corbosiero, G. Wante, J. Sackett) voted aye via roll call with special conditions to include:**
    - **Inspection and Maintenance agreement will be submitted prior to construction**
    - **SWPPP will be submitted prior to construction**
    - **Drainage structure maintenance budget and schedule shall be submitted prior to construction.**
    - **Resolution of the discrepancy between the HydroCAD and detail for the weir shall be resolved and the design reviewed for efficacy.**
    - **No business that is considered a LUHPPL shall be allowed to lease space on the premises.**
    - **Prior to lease execution for space on site, each new business shall submit an application package for Site Plan Review.**
    - **Special Permits for Use shall be obtained prior to leasing as required in the Zoning Bylaws.**
- **Public Hearing** - 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
  - A Manugian read the public hearing notice and G. Corbosiero opened the public hearing at 7:18pm

- A Manugian offered a summary of where this is at and why it is again before the Board. The Special Permit for Access other than through Frontage was not recorded and is thus no longer valid. Work done to date includes removal of most trees and discovery of more ledge than was expected. Because of the ledge the access driveway profile has changed and the house elevations have shifted as well. A proposed trench with subdrain has been added along the upslope side of the entrance drive. The drive will have 2' of gravel base.
  - G. Corbosiero indicated concerns about runoff, particularly into Weller Road. P. Grasewicz identified the high point not far into the site on the drive and indicated that the drive has a cross pitch so half will drain to the trench mentioned above and the other half will sheet flow into the yards.
  - L. Goodrich asked about the plan for the remaining trees, noting concern as a number of them have fallen in recent weeks. B. Olson indicated that the remaining pines will be taken down and hardwoods will remain. This was indicated as a concern of the DPW as well.
  - L. Goodrich indicated that three houses seems too much for the lot and that two and a turn around of some variety would be more appropriate. He is concerned about how a truck will access the proposed 3<sup>rd</sup> house and has safety concerns. Additionally he wants to understand upkeep and maintenance responsibility for the driveway and infiltration/drainage structures.
  - A. Manugian recommended that Site Plan Review be done with peer review of this site.
  - L. Goodrich confirmed that this is effectively a new hearing and project and he's concerned about runoff and erosion.
  - G. Wante indicated he has concerns about trucks accessing to and from the site and that the existing opening is too small for truck access
  - A. Amenta agreed that he would like to see Site Plan review as he is concerned about a turnaround and would like a buffer zone of plantings along High Street and partway up Weller.
  - L. Goodrich reminded all that the stone wall needs to be maintained/restored as much as possible
  - B. Olson pointed out that the longer the site is open as it is the more of an eyesore it becomes.
  - G. Corbosiero agreed, but indicated this is a short term concern and delay is warranted
  - **L. Goodrich motioned to continue the public hearing to June 15 at 6:40pm to allow for Site Plan application and peer review. G. Wante seconded the motion and all present voted aye via roll call.**
- **Public Hearing** - Site plan application for 'Go-cart/off road motorcycle racetrack', at 783 Spring Street, Assessors' Map 9 Parcel 38, submitted by property owner Krasun Industries.
    - A Manugian summarized that this is here due to a change of ownership, which mandates a new site plan application. There is no intent to alter the site at this time or to change operations in any way.
    - M. Krasun is present to request this lateral move of permit. As a former racer he understands the value of this operation to families and the benefits learned in participation.
    - A. Manugian clarified that any future changes to the site would trigger a new site plan review which G. Corbosiero indicated should be a condition of any approval.
    - M. Krasun indicated interest in the future in exploring addition of bathrooms, an ice cream stand but that the track and parking work very well and there's no interest in changing these.
    - L. Goodrick asked for confirmation that there will be no changes in the decibel level or operations, which M. Krasun confirmed
    - M. Krasun explained that the site is about 22 acres and that there are wetlands and some wooded buffer area.
    - **G. Wante motioned to approve the Site Plan with the same conditions as previous approvals and the addition of a condition that a new Site Plan application is required for any changes in operations or site design. A. Amenta seconded the motion and all voted aye via roll call**

**A Amenta motioned to adjourn the meeting. L. Goodrich seconded and all voted aye via roll call.**

G. Corbosiero adjourned the meeting at 7:55pm.