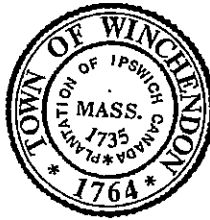


TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

December 7th, 2021

Town Hall 2nd Floor Auditorium

109 Front Street, Winchendon, MA 01475

Members Present: Chairman Guy Corbosiero, Arthur Amenta, Leston Goodrich, Burton Gould Jr., Garrett Wante
Tracy Murphy- Director of Planning and Development

Others Present: David Jenson- Winchendon Ventures LLC., Brian Croteau- DPW Director,
Emily Scerbo- Tighe & Bond, Matt Lundsted- Comprehensive Environmental,
Mark Hagemeyer, Rose-Marie Perry, Nicole Brewer

6:32PM- Chair Guy Corbosiero called the Planning Board meeting to order followed by the recitation of the Pledge of Allegiance.

Announcements: G. Corbosiero stated the board was still looking for an alternate member, and to please let them know if anyone is interested. The position does not require regular attendance to the meetings, just as needed.

Public Comments: None.

Business:

ANR – River St. Bradley Calvillo Living Trust

Alex with Szoc Surveyors came before the board to explain the ANR. They were looking to straighten out the property lines and basically swap the land parcels.

B. Gould motioned to approve the ANR, 2nd by G. Wante.

The board unanimously voted aye.

Amenta (Y) Goodrich (Y) Gould (Y) Wante (Y) Corbosiero (Y) 5-0

6:35PM Public Hearings Continuation- Site Plan Application. Seeking permission to construct on residential parcels, and 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.

G. Corbosiero opened the public hearing. Trevor Fletcher, civil engineer with Graz Engineering LLC, introduced himself to the board. He presented a conceptual draft of the design that the fire chief recommended as it gives better access for fire and ambulance vehicles. B. Gould expressed his concern with the delay of this project and requested everyone involved be present at the next meeting.

Brent Gleason of 89 High St. introduced himself. He had concerns with the water drainage. T. Fletcher reviewed and explained the drainage plans to him. Paula Cannon of 61 Weller St. introduced herself. She had some concerns regarding erosion on her property along with her surrounding neighbors. She also noted there is no sign at the beginning of the road stating there is no outlet, so multiple people turn around on her property. G. Corbosiero read a letter sent in from Ellen Decoto stating a few concerns.

G. Wante motioned to continue the hearing to February 15th, 2022 at 6:35PM, 2nd by B. Gould. The board unanimously voted aye.

Amenta (Y) Goodrich (Y) Gould (Y) Wante (Y) Corbosiero (Y) 5-0

6:45PM Public Hearing- Site Plan Application from FIDC 163 LLC with an address of 100 DeBartolo Place Suite 400 Boardman, OH 44512 for a 2,502 SF pharmacy with a drive thru on property located at 270 Central St. Winchendon, MA 01475 Identified as Winchendon Assessors Map 5B3 Parcel 50 owned by Tighe J Mathieu of 105 Island Rd Winchendon MA 01475

G. Corbosiero read the public hearing notice and opened the public hearing.

Josh Kline, engineer with Stonefield Engineering and Design, introduced himself to the board. The applicant is applying to build a new Walgreens building at 270 Central St, which is currently an empty lot. It would include 17 parking spaces and a drive-through pharmacy. Hours of operation would be Monday to Saturday 8AM-9PM, and Sunday 9AM-6PM. The building was designed and adjusted to feel in harmony with the other buildings on central street along with feedback from the town.

G. Corbosiero read a letter from town manager, Justin Sultzbach, expressing some concerns with the prototype design of the Walgreens building. G. Corbosiero also stated he did not support the current design. He also did not believe the application was complete without the signage. B. Gould expressed his disagreement with G. Corbosiero's opinion and asked for clarification on communication and the timeline of the application. J. Kline reviewed the timeline of the process that started in April 2021. He stated they have been in constant communication with the planning department and Walgreens, and have changed the design of the building multiple times after receiving feedback from the town.

B. Gould motioned to continue the hearing to January 4th, 2022 at 6:35PM, 2nd by G. Corbosiero. The board unanimously voted aye.

Amenta (Y) Goodrich (Y) Gould (Y) Wante (Y) Corbosiero (Y) 5-0

Zoning Review: Guest Speaker, Ted Brovitz

T. Murphy introduced Ted Brovitz, a planning/zoning consultant. He was brought on by the town to evaluate the zoning bylaws and appendices. T. Brovitz reviewed his presentation that went over his

recommendations and discussed the changes with the board. The board will review the presentation and meet at a later date to formally discuss the recommendations.

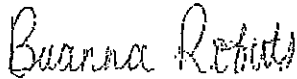
G. Wante motioned to adjourn, 2nd by A. Amenta

The board unanimously voted aye.

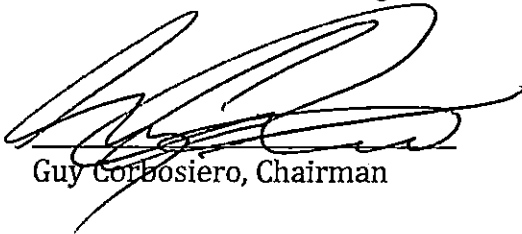
Amenta (Y) Goodrich (Y) Gould (Y) Wante (Y) Corbosiero (Y) 5-0

The meeting adjourned at 9:10PM

Respectfully submitted:



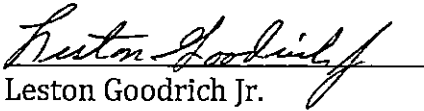
Brianna Roberts, Planning Board Recording Secretary




Guy Corbosiero, Chairman



Arthur Amenta



Leston Goodrich Jr.


Burton Gould
Garrett Wante