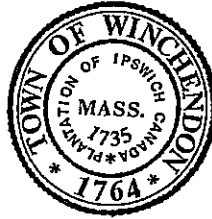


# TOWN OF WINCHENDON



## Planning Board

Telephone (978)-297-5419

### Regular Meeting/Public Hearing

November 16th, 2021  
Town Hall 2<sup>nd</sup> 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

**6:30PM-** 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:

#### 6:35pm ANR -

David Jenson of Winchendon Ventures LLC. introduced himself, along with mentioning Terry O'Reilly as the other member of the LLC. He stated the ANR plan was completed by Meisner Brem Corporation. The host community agreement was granted by the town back in December 2020, and the lot of land is being created and deeded to the company of a marijuana growing facility. G. Corbosiero confirmed with T. Murphy that the plans meet the frontage criteria. B. Gould added that he lives on West St. and wanted to state for the record that he could not see the building from the street.

G. Wante motioned to approve the ANR, 2nd by L. Goodrich.  
The board unanimously voted aye.

**Amenta (Y) Goodrich (Y) Gould (A) Wante (Y) Corbosiero (Y) 4-0-1 Abstention**

**6:36PM-** G. Corbosiero called for a 5 minute recess.

**6:40PM-** G. Corbosiero called the meeting back to order.

**Public Hearing Cont.**

**Discussion on Stormwater Regulations:**

Brian Croteau DPW Director introduced himself. At the spring town meeting, the stormwater regulations were presented and approved. It allows the DPW and Planning/Development departments to oversee the stormwater regulations and make sure they are being enforced. The regulations were prepared by the Town's engineer in accordance with the state's requirements.

Emily Scerbo, engineer with Tighe & Bond, came forward to further explain the regulation flyer. There were no public comments. G. Corbosiero mentioned the public can record, they just need to let the board know.

**6:45PM-** G. Wante motioned to close the hearing, 2nd by A. Amenta

The board unanimously voted aye.

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

G. Wante motioned to adopt the regulations as presented, 2nd by A. Amenta

The board unanimously voted aye.

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

**Public Hearing Cont. Weller St.**

The applicant requested a continuation to the next meeting, December 7th at 6:35PM

Rose Marie Perry of 46 High St. came forward and expressed her concern with the applicant constantly continuing, as she has been present the last 4 meetings and have not had a chance to discuss her concerns with the applicant.

A. Amenta motioned to continue the hearing to December 7, 2021 at 6:35PM, 2nd by G. Wante.

The board unanimously voted aye.

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

**Public Hearing Special Permit & Site Plan Application**

**Mark Hagemeyer for property located at 463 Maple St. for a marijuana retail facility.**

G. Corbosiero recused himself and Vice-Chair L. Goodrich asked for a motion to open the hearing.

G. Wante motioned to open the hearing, 2nd by A. Amenta

The board unanimously voted aye.

**Amenta (Y) Goodrich (Y) Gould (Y) Wante (Y) 4-0**

L. Goodrich mentioned that the board would need to vote unanimously to approve the request. Mark Hagemeyer stated he would like to proceed with the hearing.

Matt Lundsted with comprehensive environmental, an engineering firm in Bolton, MA, introduced himself to the board. They are not proposing any increase in impervious area, and will be using the

building structure as it is now, with the exception of re-stripping the parking lot. The proposed hours are 8AM-9PM Monday-Sunday. The restaurant is currently open Tuesday-Sunday 4PM-8PM.

Nicole Brewer of 178 Glenallen St. came forward before the board and had a few questions regarding the security, lighting, traffic, etc, as her property is located next to her back yard. Mark Hagemeyer stated he had no problem putting trees or a fence on the abutters property to provide more privacy and keep everyone happy. The board decided to add a fence to the abutters property as a special condition. T. Murphy read the waivers and special permit conditions.

A. Amenta motioned to close the hearing, 2nd by G. Wante.  
The board unanimously voted aye.

**Amenta (Y) Goodrich (Y) Gould (Y) Wante (Y) 4-0**

G. Wante motioned to approve the Special Permit Application with the stated waivers and conditions, 2nd by G. Wante. The board unanimously voted aye.

**Amenta (Y) Goodrich (Y) Gould (Y) Wante (Y) 4-0**

*corrected to Goodrich*

**Minutes:** October 19th, 2021

L. Goodrich motioned to approve as printed, 2nd by A. Amenta  
The board unanimously voted aye.

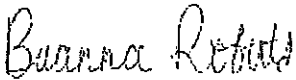
**Amenta (Y) Goodrich (Y) Gould (Y) Wante (Y) Corbosiero (Y) 5-0**

A. Amenta motioned to adjourn, 2nd by L. Goodrich.  
The board unanimously voted aye.

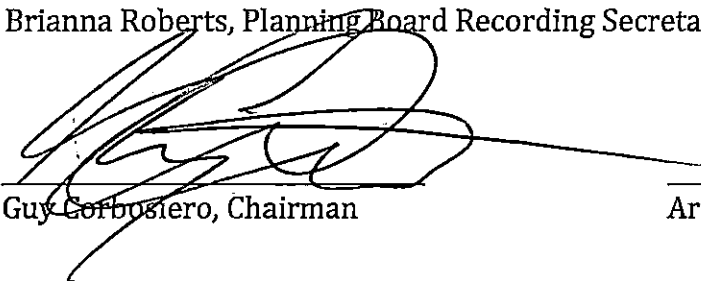
**Amenta (Y) Goodrich (Y) Gould (Y) Wante (Y) Corbosiero (Y) 5-0**

**The meeting adjourned at 7:25PM**

Respectfully submitted:



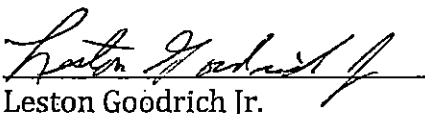
Brianna Roberts, Planning Board Recording Secretary



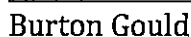
Guy Corbosiero, Chairman



Arthur Amenta



Leston Goodrich Jr.



Burton Gould

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Garrett Wante