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## TOWN OF WINCHENDON



**Planning Board**

Telephone (978) 297-5414

109 Front Street  
Winchendon, Massachusetts 01475-1758  
Planning Board Minutes  
October 7, 2014  
Town Hall Auditorium

**Present:** Chairman Fedor Berndt, Vice Chairman Guy Corbosiero, Clerk James McCrohon.

Planning Agent Tracy Murphy  
Recorder Doneen Durling  
Shawn Bator  
Kelly Bator  
Lionel Cloutier  
Cynthia Cloutier

**Absent:** Greg Vine

**Materials:** Agenda October 7, 2014

Minutes September 16, 2014

Photos of fence at 50 Franklin ST.

Motor Vehicle Repair Facility definition

Definitions: Open Air Storage, Motor Vehicle and Equipment Sales,  
Contractor's Yard, GVW, Licenses granted under Chapter  
140, Fabrication, Hydro-Power, Intermittent Lighting,  
Flashing Light, Stockpiling, Open Air Salvage Yd.

**Call to Order: 7:02**

**Pledge of Allegiance**

**Announcements:** The chairman announced there were two openings on the Planning Board including one seat and alternate position. He encouraged listeners to send in a letter of interest to the Town Manager's office.

Mr. Bator said the DOT was there to make sure all his equipment was up to code. The chairman asked if Mr. Bator would make the 30-day deal. Mr. Bator said he was paying to get rid of things at the transfer station. He said he spoke with the Fire Marshal, and would be speaking with him again concerning the progress. The chairman thanked the Bators for following through and keeping lines of communication open.

## **Master Plan Update**

Ms. Murphy said she sent the Planning Board's addresses to Chairman Maliska so she could keep the board informed with updates.

Ms. Murphy said the previous meeting had been good. There were no guest speakers so it was a working meeting. She said the most important decision was that the committee set a date for the public forum, which would be January 14, 2015. Mr. Corbosiero said he saw the notification. She said a location has not been confirmed as yet. She said hopefully it would be where there was plenty of room and the acoustics were good where people could feel free to speak. Ms. Murphy said the committee would be working on focus groups for the next couple of months, and how to turn it into a user-friendly experience so people would be free to come in and speak.

Ms. Murphy said that on October 27, John Hume of the MRPC would be back in town for the Master Plan Committee at 2 PM to discuss housing goals and objectives. Ms. Murphy said he intent was also to invite David Connor of the Housing Authority. She said people are welcome. She said when there is a guest speaker, she would send out a notification to the press. She said during regular meetings she would not send reminders.

The chairman asked if there was full participation.

Ms. Murphy praised the group and said if there were people interested in recreation or other areas of the plan, she encouraged them to come and participate.

Ms. Durling noted that the committee lost a member the previous evening when Brian Dickens tendered his resignation to the select board. Mr. Dickens was from parks and Recreation, and his focus was recreation and transportation.

The chairman advised that someone reach out to the students. He asked that it be placed on Public Access.

The chairman said he wanted to reach out to the Master Plan Committee. He said the Planning Board did not need to micromanage the master Plan Committee. He said the board was trying to stay on top of the progress made. He said as a whole, the board did not need to video tape anything. He said he did not want to stifle the committee's creativeness, and wanted them to feel free to speak.

Mr. Corbosiero said he did not believe filming the meeting would benefit anyone. He said it cost the board \$35 to \$40.

Ms. Murphy said Mr. Humes' presentation was delivered in Power Point that could be viewed by anyone. She said it could be put up on the Master Plan page.

## **MRPC/MJTC**

Mr. Corbosiero said MRPC did not have a meeting due to a lack of quorum. He said they would hopefully meet for pressing issues the next week.

Mr. Berndt said the MJTC was canceled.

## **Minutes — September 16, 2014**

Mr. Corbosiero said there were two questions.

One under Town Meeting — He quoted that the chairman was to have said variances are illegal

The chairman agreed those were his words.

Page 9 Structure could not BE added.

*Mr. Corbosiero moved to accept the minutes as corrected/ second by McCrohon*

*McCrohon (Y) Corbosiero (Y) Berndt (Y) 3 – 0 Approved.*

## **Correspondence**

The chairman said there was nothing pertaining to the board so there was nothing to go over.

Ms. Murphy spoke of the Citizen Planner Training Collaborative Workshop for fall of 2014. She said she could make copies for people or it was available digitally on line.

## **Fall Town Meeting Articles**

Mr. Berndt noted there was a list of definitions provided to the board by Ms. Murphy.

Mr. Corbosiero said the definitions were what the board discussed at the last meeting.

Ms. Murphy said she read the minutes and watched the tape of the meeting because she was not there. She said she took the liberty of adding certain things. She said it was at the discretion of the board. She said she found a definition of Fabrication, and noted the only difference in what had been discussed by the board previously she had added in red on the handout. She said the board could delete it if they chose.

Mr. Corbosiero said it was better and should stay.

Ms. Murphy said that Intermittent Lighting came up because of the Cumberland Farms sign. She said in Article 9 of the Zoning bylaw. She said Intermittent should be distinguished from Flashing. She asked if the board would want to, within the next two weeks, look at that definition more closely.

Mr. Corbosiero agreed. He said the board needed to determine the timing aspect.

The chairman said there is intermittent, flashing, and blinking, and the difference between the illumination of neon versus an LED gets more tricky.

Ms. Murphy said a good place to start was to see what other towns address the issues.

She said towns that allow would have more complete definitions.  
The chairman said he could dig into it a little. He asked others to help out and forward what they find to Ms. Murphy or to the chair.

Ms. Murphy pointed to Open Air Salvage Yard. She said there is still no definition of it for enforcement purposes. She said it is in the use table under Industrial Uses (page. 53) She said it has to be on over 15 acres but there is no definition of what Open Air Salvage is. She said it has been an issue.

Ms. Murphy said Mr. Bator was interested in how it would be defined.

The chairman invited Shawn Bator forward for comment.

Mr. Bator said he has been unable to find a detailed description of Open Air Salvage.

The chairman asked Mr. Bator that as a contractor, what would he look for in a contractor's yard?

Mr. Bator used an example of a barn builder and said that someone like that would need to have trestles stored on the property for upcoming jobs.

The chairman said he understood a contractor would need to have prefabricated parts on site. He said whenever there is a working yard, there is waste. There is nothing that states how much waste is allowed.

Mr. Bator said that as defined, it looked like a place to park his truck.

The board said they welcomed more input from Mr. Bator and invited him to send his thoughts to the planning agent.

The chairman said the only definition he did not see was one for trailers.

The planning agent said she would bring it to the next meeting. She said another one she wasn't able to get was Stockpiling. She said it was a generic term, and without a context to put a definition in, it was difficult.

The chairman advised revisiting some definitions in the spring.

Ms. Murphy said her intent is to give the definitions to the zoning enforcement officer to get feedback.

Mr. Corbosiero passed out definitions for Motor Vehicle Repair. He said they could look them over and come back to tweak them at the next meeting.

The Planning Agent asked if November 18 would be the time for a public hearing. She said the notice would need to be in the paper by October 24.

The chairman said he would like to see public input.

Also to be heard besides the definitions is Article 6 Section 2.3

Mr. Corbosiero asked about the Industrial Zone use table changes.

The chairman said with everything else on the agenda, he would like to see the Industrial Zone uses put off until the spring town meeting.

The planning agent said since Mr. Corbosiero has volunteered for the Bylaw Review Committee, she would like to get the ball rolling and invite others to sit on the board.

The board agreed it was a good idea. The chairman asked that Ms. Murphy get the word out.

## **Other Business**

The chairman noted that November 4<sup>th</sup> was Election Day and the board could not meet.

He asked if the board should call a special meeting.

Mr. Corbosiero advised that they wait until the next meeting.

The chairman said the board could meet on the 11<sup>th</sup> if they have to.

The chairman said he noticed activity on Pine Street that was not allowed in that district.

He said it was a repair shop not allowed in a PD zone. There were cars in various stages of being disassembled.

Mr. Corbosiero said car repair shops were not allowed in a PD zone even by special permit.

The chairman said he would like the zoning enforcement officer to go down and have it cleaned up before it gets out of hand.

Ms. Murphy talked about the UMASS workshop. She said the turnout was great. The students were enthusiastic.

Mr. Corbosiero said he thought it was fantastic.

Ms. Murphy invited the board to the preliminary check in October 20 at 10 AM where students will have questions to see if they are on the right track. Ms. Murphy said she was extending the invitation to the Redevelopment Authority as well.

The final presentation to the public would be December 8.

The chairman thanked Ms. Murphy for her diligence.

Ms. Murphy informed the board that grant rounds were coming up. She said Gerry

White has been working on a plan to keep the Master Plan going. She said last round they applied to Robinson Broadhurst for one chapter but did not receive a grant. This round they have applied for 2 chapters to catch up, plus 2 more DLTAs grants. She said that would leave the Open Space and Recreation Chapter. She said they are trying to obtain funding to update the open space and recreation plan, and that will be transferred to the Master Plan. She said the Conservation Commission has pledged some of the funding for that.

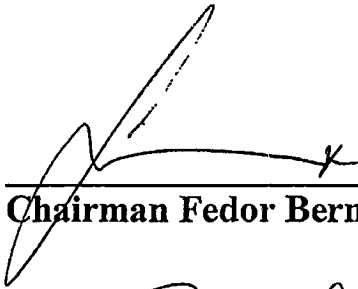
The implementation section would be completed in house.

The planning agent said that in the near future she would be coming to the board for a letter of support.

*Mr. McCrohon made a motion to adjourn/second by Mr. Corbosiero*


*McCrohon (Y) Corbosiero (Y) Berndt (Y) 3 – 0 Approved.*

**Adjourned: 8:02**



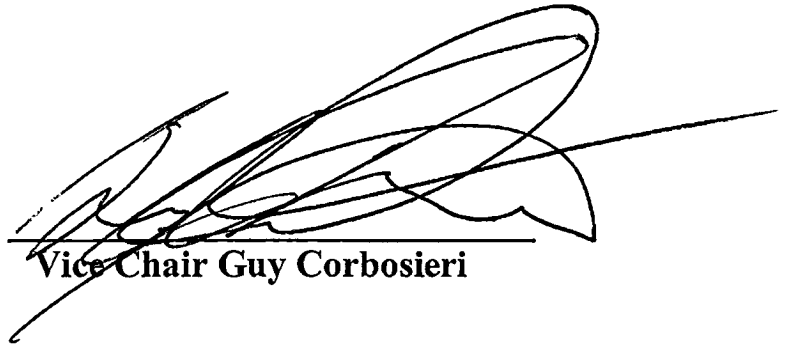
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**Chairman Fedor Berndt**



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**Clerk James McCrohon**



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**Vice Chair Guy Corbosieri**

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**Greg Vine**