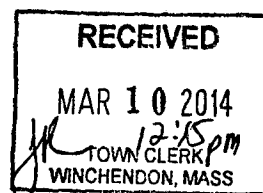


# TOWN OF WINCHENDON



**Planning Board**

Telephone (978) 297-5414

109 Front Street  
Winchendon, Massachusetts 01475-1758  
Minutes of February 4, 2014

**PRESENT:** Members; Acting Chair Fedor Berndt, Clerk James McCrohon, Greg Vine.

Planning Agent Tracy Murphy  
Recorder Doneen Durling  
Planning Director Gerald White  
Gary Bator  
Paul Rice

**ABSENT:** Guy Corbosiero

**MATERIALS:** January 4<sup>th</sup> Agenda

Listing of correspondence including  
Letter from Historical Commission President Corey Bohan  
Article 16 bylaw concerning historic building preservation  
ANR plan for Joslin Rd/Paul Rice  
Minutes for January 21, 2014  
Changes to plan for sign at Gateway Convenience 670 Spring St.

**CALL TO ORDER:** 6:00 pm

Acting Chairman Fedor Berndt conducted the Pledge of Allegiance

**INFORMAL HEARING: 50 Franklin St.**

Owner Gary Bator gave an update on improvements to the property.

Mr. Berndt said he understood there have been a few problems with machinery breaking down, and told Mr. Bator that the hearing was just to assure people bringing complaints forward that the materials brought to the site were still moving, and plans for Mr. Bator's business are moving forward.

Mr. Bator said the concerns with material build up were being addressed and as of that day much of the material had been processed. He said by April there is an intent to have 50 people working, doubling the size of employees.

Mr. Bator addressed concerns about the fence. He said there was over 300 feet of fencing that is being trimmed. He said there was another 50 feet before they make the turn. He said the hope is to purchase the property next door to run the fence straight through so he can add it to the expansion. He said his company is looking to open up a satellite office in Florida.

Greg Vine asked what the time line would be for completing the fence.

Mr. Bator said all posts are in. He said hopefully the fence would be completed up to the last pole in a week barring weather etc. He said he was trying to focus on knocking down the pile of materials. Mr. Berndt pointed to the fact that snow from the housing authority was being piled on his property. Greg Vine asked if David Connor should be called. Mr. Berndt said that the DPW superintendent could be notified.

Mr. Bator said he did not wish to open another can of worms, so he has left the issue alone.

Mr. Berndt said the board was limited by what they could do. He said the meeting was requested so others could be informed of plans to expand the business. Mr. Bator said there is a design he will bring forward within the year.

#### **UPDATE TARBELL HEIGHTS:**

Mr. Berndt said Site Engineer Wesley Flis came in to talk about the project on Route 12 during the January meeting and promised to bring in the Open Space deed application information to Planning Agent Tracy Murphy. He said the planning agent has not received the information. Mr. Berndt said he reached out Monday and Mr. Flis informed him he was waiting to talk to Mr. Mizhir. Mr. Berndt suggested a letter be sent from the board reiterating what had been discussed on the phone. He asked for the board's agreement for this next step.

Greg Vine said he agreed sending a letter would be appropriate, and suggested the letter should require a reply date.

Mr. Berndt said he would like to send out the letter, give the applicant time to reply, and if there is no reply, the board would call them to appear and make a determination about what to do moving forward. The three members were in agreement.

**PUBLIC COMMENT:** None.

#### **ANR:**

Jocelin Rd.

Paul W. Rice said he has 10.5 acres. There is a new purchaser of the house next door. Mr. Rice owns within 26' of next door's living room. Mr. Rice is thinking of putting his property on the market. He gave new purchasers an opportunity to pick up 1.39 acres to extend their property line. Mr. Rice said he allowed the previous owners to plant trees and other things on his property. The paperwork would make it legal.

Mr. Rice said he would still have a little more than 9 acres and his neighbor will have 5.5 acres.

*Greg Vine moved to accept the ANR as presented/ James McCrohon*

*Vine (Y) McCrohon (Y) Berndt (Y) 3 – 0 Approved*

#### **APPROVAL OF MINUTES:**

**January 7, 2014:** Greg Vine said it was his understanding that Roberts Rules had been checked to find out how minutes could be approved without the full quorum.

*Vine moved that the board approve the minutes of January 7/McCrohon second.*

*Vine (Y) McCrohon (Y) Berndt (A) 2-0-1 Approved*

**January 21, 2014**

Vine moved to approve/McCrohon

*Vine (Y) McCrohon (Y) Berndt (Y) 3 – 0 Approved*

## **CORRESPONDENCE:**

**Letter of condolence** to the board concerning Chairman John White from Ann Gobi, Representative from the fifth Worcester District addressed to Fedor Berndt.

**Application from Veronika Patty** to hold the second annual Boston Strong Race to be held April 12 to start and end at Murdock Football Field.

**Letter to the building commissioner from Historic Commission** concerning demolition of Historical significant buildings. Included was Article 16 of the town bylaws.

Town Planning Director Gerald White said that basically the letter states that the Historical Commission needs to be notified of any work to be done on any building that is over 50 years old. He said the concern of the Historic Commission is that bylaw has fallen through the cracks. He said once work is done, the bylaw states owners may have to replicate what was there to some type of satisfaction. He said if the board is going to review a site plan of a building deemed historic, the commission is requesting information so they might have input.

Mr. Berndt asked if there was an inventory of historical buildings. Mr. McCrohon, also a member of the Historic Commission said there was an inventory that was prepared in the 1980s. He said some had been demolished and there have been buildings old enough to be added.

Mr. Berndt said a list would help the boards determine how they look at a project.

Mr. White said it would be appropriate for the board to inform other boards when reviewing a plan for a building with historic significance.

## **ACTION:**

**Mr. Berndt, Mr. Vine, and Mr. McCrohon agreed to inform other boards about plans with historic significance.**

## **CAPITAL PLANNING VACANCY:**

Mr. Berndt said John White was the representative for the Planning Board. He said when the board has all its members present for reorganization; they would also address the vacancy on Capital Planning. He told members to consider and express interest at the next meeting if they wished to represent the board.

## **ZONING BYLAW REVIEW COMMITTEE DISCUSSION:**

Mr. Berndt said the board was supportive of the idea to form a review committee. He said three people have expressed interest which included Corey Bohan, Jerry White, and Tracy Murphy. Mr. Berndt said it would help with communication. Mr. Vine asked if there was consideration for limiting membership. Tracy Murphy said there has not really been a conversation about it. She said people are a resource and there was also a call out for a Master Plan Committee.

Mr. White said the Zoning Bylaw Review Committee would review changes and problems from past changes that became an issue. He said they were looking for a member of the planning board and hoped that they may get members from people in the business community or others that may feel impacts from changes made. He said Templeton had a realtor and a banker. He said the committee keeps things in the open so changes are not made in a vacuum and there would be a thorough review of significant bylaw changes. He said something needed right away was upgrade of some of the definitions in the zoning bylaw and use that the building commissioner has trouble when interpreting.

Mr. Berndt asked if there should be information on public access asking for people from the community to join.

Mr. White said it would be a good idea.

## **MASTER PLAN SUBCOMMITTEE DISCUSSION:**

Mr. White said the town's Master Plan was written in 2001 and has passed its life expectancy. He said a

Master Plan subcommittee should be formed. He said hiring someone to create the update would cost \$150,000 TO \$180,000. White said the planning agent has written a grant application to the MRPC for the ELTA grant so the town will receive the dollar amount in assistance from the MRPC to help.

Another grant has been written for the Robinson Broadhurst Foundation with the hopes that they will help with funding. He said the process of writing up the plan could take up to two years. He said the Council on Aging recently established a Council on Aging Planning Committee and are excited to get started talking about their future needs so it gets into the plan. There are public meetings that will be held. Once established there are surveys from other communities that can be sent out. Mr. Vine asked how much of the old Master Plan had been implemented and how will they be assured the new plan will not end up on a shelf.

Mr. White said an action plan would be included that the town would follow. He said it all depended on who was involved and how much information could be distributed to citizens.

Mr. White said economic development would be one of the first issues addressed. MRPC might take on transportation. Housing is also important.

#### **OTHER BUSINESS:**

##### **John White Remembrance:**

Mr. Berndt spoke of the loss of John White as Chairman. He said the chairman had been filled with historic facts about Winchendon and there wasn't a book in the library that was as informative.

The board decided to dedicate a brick in front of City Hall in his honor.

The board decided on a horse with the years John White served as Planning Board Chairman.

Members agreed to chip in \$10 each for the brick.

##### **SIGN CHANGES/GATEWAY CONVENIENCE:**

The planning agent said there would be changes to the signage at Gateway Convenience at 670 Spring St. She said the original plan showed the sign on other property. She explained that the plans are forthcoming. The board agreed that it could be determined by the planning agent and would not require a board review.

##### **CAR DEALERSHIP /CHANGE LEASE:**

The board was informed that another site plan for a car dealership on Route 202 would just be a transfer of lease, and would just require the agent's review. The plan would not change the layout, but would just change the name the property was being leased to.

##### **CONTINUED LETTER/ TARBELL HEIGHTS DISCUSSION:**

Greg Vine asked if a cut off date had been determined for the letter being sent out on the Tarbell Heights open space deed issue. Mr. Berndt suggested 14 days for response should be outlined in the letter.

##### **COMPLAINT LIGHTING/ ATHOL SAVINGS DISCUSSION:**

Mr. Berndt informed the board that a letter of complaint had been received concerning the lighting in the Athol Savings parking lot recently approved in October. When Mass Electric put the light on the pole, they aimed it towards the abutter. The site plan manager is at the mercy of Mass Electric, but has offered to talk to the abutter.

##### **CITIZENS' TRAINING COLLABORATIVE:**

The Planning Agent Tracy Murphy informed the board that the Citizens Training Collaborative still has

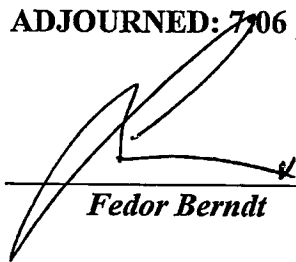
not provided registration information. She said she would get it out as soon as possible so members could register.

Mr. Berndt said there were many things offered that new members could take advantage of, and the training would be held at Holy Cross in Worcester. He said the Planning Agent and Secretary might consider attending.

*Greg Vine motioned to adjourn/McCrohon*

*Vine (Y) McCrohon (Y) Berndt (Y) 3 - 0 Approved*

ADJOURNED: 7:06 pm.

  
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*Fedor Berndt*  
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*James McCrohon*  
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*Greg Vine*