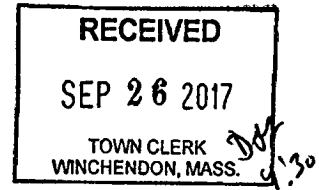


Minutes Approved: August 1, 2017

TOWN OF WINCHENDON
WINCHENDON PLANNING BOARD
MEETING MINUTES
Tuesday July 18, 2017 6:30pm
Town Hall, 2nd Floor Conference Room
109 Front Street, Winchendon Mass.



Members in attendance: Chairman Guy Corbosiero, Robert O'Keefe, Burton Gould, James McCrohan and Cailte Kelley

List of Documents:

Call to order: 6:31 pm

Pledge

Chairman Corbosiero asked if anyone would be recording the meeting tonight; there was no reply.

Announcements: Chairman Corbosiero said at last night's Board of Selectmen's meeting, they declared July 17, 2017 Burt Gould Day for the forty plus years of service.

Public Comments: None

New Business:

Public Hearing: Madison Avenue Subdivision Modification- Chairman Corbosiero read the public hearing notice. Chairman Corbosiero called the public hearing to order. He read the letter from the applicant. The applicant wasn't in attendance. The Board decided to not move forward without the applicant here. **Burton Gould moved the Public Hearing be postponed; James McCrohan seconded.**

CORBOSIERO (N) O'KEEFE (N) GOULD (Y) MCCROHAN (N) KELLEY (N)

Chairman Corbosiero said the applicant is requesting to have the stipulation removed that each house has to have a sprinkler system. Any subdivision over five houses that doesn't have town water has to have a system. Ms. Amy Smart came forward. She said there is a small pond in back of her house and she doesn't want it drained if there is a fire. Chairman Corbosiero said what originally was required was a system which is a tank in the ground which was substituted for sprinkler system. There are no plans to use the pond. Robert O'Keefe said the letter doesn't say he is going to do the system not the sprinklers. If we eliminated the sprinklers he would have to put the system in. Mr. Steven Seney came forward and said he will try to clarify. He said Mass General Law doesn't require sprinkler systems but the Planning Board has a modification to add sprinkler systems. One change that has happened is there is a fire hydrant that has been put in a ways a way. He said he went and talked to the Building Inspector and he told him he

didn't need a sprinkler system in the house he is building. Robert O'Keefe said he would like to know why the Building Inspector isn't enforcing it. Chantell Fleck said she spoke with the Inspector and he didn't have all the information at that time. **Burton Gould moved to postpone the hearing until August 4th.** Robert O'Keefe said the Board can deny his application at the end of the hearing.

Jose Fernandez came forward. He asked if there is any plans to get town water down Gardner Road. Chairman Corbosiero said there are no plans to extend the lines. Mr. Fernandez asked what they would use if there was a fire. Burton Gould said the Fire Department has a tanker truck that they would use.

Dave Brown came forward and said three years ago when he moved in there was no choice they had to put in a sprinkler system. He said he is happy he has a sprinkler system.

Cyndi Bouche came forward and said she is encouraging the Board to vote down taking out the sprinkler system modification. **Burton Gould withdrew his motion. Robert O'Keefe moved to close the hearing; Cailte Kelley second.**

CORBOSIERO (Y) O'KEEFE (Y) GOULD (Y) MCCROHAN (Y) KELLEY (Y)

Chairman Corbosiero moved to take a one minute recess at 7:12 pm. The Planning Board reconvened at 7:14 pm.

Public Hearing Clark Memorial Site Plan-Chairman Corbosiero said the public hearing is cancelled this evening. There will be a presentation of the project tonight by Mr. Paul Grasiewicz. He said this is a proposed new multi-purpose building. It will be generally used for gymnastics located next to the basketball court. The building will be thirteen thousand square feet. The plans shows the drainage and other utilities. Chantell Fleck said they will need a formal site plan if drainage changes occur. They are waiting for additional information to come in. Mr. Grasiewicz said they are proposing a new access coming in. They are proposing some lighting there also. Chairman Corbosiero asked about the slope coming out into Summer Street. Mr. Grasiewicz said it's 6.3. Chairman Corbosiero said he would like the Board to waive the fees for the application. **Robert O'Keefe moved they waive the application fees; Cailte Kelley seconded.**

CORBOSIERO (Y) O'KEEFE (Y) GOULD (Y) MCCROHAN (A) KELLEY (Y)

Robert O'Keefe said he commends the trustees for continuing the vision that Mr. Clark had. Burton Gould said Mr. Clark left the town \$215,000 in 1919.

Mr. Mike Winn the Executive Director of the Clark Memorial came forward. He said they are also want to expand the child care space and the community space. He said it allows us to reopen the gymnasium. Cailte Kelley asked what the timeline is. Mr. Winn said he would like to do something by the end of the year but they are still in the fundraising mode. **Burton Gould asked for a five minute recess at 7:32 pm. The Board reconvened at 7:35 pm.**

Public Hearing for trees located on Hale Street-Chairman Corbosiero read the public hearing notice. It is to remove a 60 foot maple and a 80 foot maple. They are at the owner's request. Chairman Corbosiero opened the public hearing. Ms. Melissa Parilello came forward. She said she would like the trees down because it is hard to get her horse trailer parked. **Burton Gould moved to close the public hearing; Cailte Kelley seconded.**

CORBOSIERO (Y) O'KEEFE (Y) GOULD (Y) MCCROHAN (Y) KELLEY (Y)

Burton Gould moved to approve the petition; Cailte Kelley seconded.

CORBOSIERO (Y) O'KEEFE (Y) GOULD (Y) MCCROHAN (Y) KELLEY (Y)

ANR-Jose Fernandez land on Gardner Road-Mr. Jose Fernandez came forward. He said he purchased thirty three acres that was one lot and he wants to divide it. Chairman Corbosiero commented you are looking for two lots. He said there is plenty of frontage and it looks like it meets all criteria. **Burton Gould moved to approve; Cailte Kelley seconded.**

CORBOSIERO (Y) O'KEEFE (Y) GOULD (Y) MCCROHAN (Y) KELLEY (Y)

A two minute recess was called at 7:43 pm. The Board reconvened at 7:51 pm.

ANR-David and Susan Roy land at 31 Spring Place-Mr. Chris Pera representing the owners came forward. He said they are proposing taking a small portion from the Paul's and conveying it to the Roy's. **Burton Gould moved the petition be approved; Cailte Kelley seconded.**

CORBOSIERO (Y) O'KEEFE (Y) GOULD (Y) MCCROHAN (Y) KELLEY (Y)

Opinion for property located on Map 11 Lot 33-Right of first refusal-Chairman Corbosiero said the owner is seeks to remove four acres from Chapter 61A and the owner is selling the land to the person next door. The town has first refusal to purchase the property. He said they are looking for comments. **Robert O'Keefe moved to inform the Board of Selectmen that the Planning Board has had under consideration and has no comments; Cailte Kelley seconded.**

CORBOSIERO (Y) O'KEEFE (Y) GOULD (Y) MCCROHAN (Y) KELLEY (Y)

674 Spring Street-Site Plan (Agent Review) - Chantell Fleck provided the application and said she did an agents review and provided any comments to the Board. The Board has no comments.

Planning Board Reorganization- **Robert O'Keefe moved to nominate Guy Corbosiero as the Chairman; Cailte Kelley second.**

CORBOSIERO (Y) O'KEEFE (Y) GOULD (Y) MCCROHAN (Y) KELLEY (Y)

Robert O'Keefe moved to nominate Cailte Kelley as Vice Chairman; James McCrohan seconded.

CORBOSIERO (Y) O'KEEFE (Y) GOULD (Y) MCCROHAN (Y) KELLEY (Y)

Burton Gould moved to nominate James McCrohan as secretary; Robert O'Keefe seconded.

CORBOSIERO (Y) O'KEEFE (Y) GOULD (Y) MCCROHAN (Y) KELLEY (Y)

Burton Gould said it would be helpful to have copies of the agendas at the meeting. He said he would like the Board members be notified of Public Hearing dates and times prior to them being placed in the newspaper. He said the Planning Board should check on certain things to make sure the plans they approve are being followed.

Old Business: Registry of Deeds Signature page for the Planning Board to sign.

Committee/Meeting Updates:

Community and Economic Development Steering Committee (CEDSC) – The CEDSC is taking the month of July off.

Master Plan Committee- There are no updates.

Montachusett Regional Planning Committee (MRPC) –Chairman Corbosiero said they didn't meet in July. The next meeting is Thursday August 3rd.

Montachusett Joint Transportation Committee (MJTC) –Meeting on Wednesday July 12. Update to be provided.

Correspondence: Applicant before the Select Board:

Applications Approved by the ZBA:

- Special permit of Mark Landanno of 365 Monomonac Rd West.
- Variance application of the W.P. Clark Memorial Association.
- Modification of Special Permit issued to Keith and Chris Paquet. Property located at 379 School Street.

Approval of Minutes: **Burton Gould moved to approve the minutes of June 6, 2017 as submitted; Robert O'Keefe seconded.**

CORBOSIERO (Y) O'KEEFE (Y) GOULD (Y) MCCROHAN (Y) KELLEY (Y)

Other Business: Cailte Kelley requested a letter from the Conservation concerning the VanDyke project so the Planning Board can review. **Cailte Kelley moved to send a letter to**

Conservation requesting information concerning Robert's Way; Burton Gould seconded.

CORBOSIERO (Y) O'KEEFE (Y) GOULD (Y) MCCROHAN (Y) KELLEY (Y)

Chairman Corbosiero asked for a binder of the bylaws that was given to the other members for the new alternate member Art Amenta. Chantell said she would get one for him. She said she should have an outline of the timeline of the zoning bylaws for the next meeting.

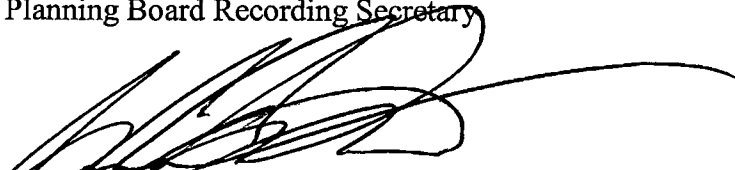
Adjourn: **Burton Gould moved to adjourn; Robert O'Keefe seconded.**

CORBOSIERO (Y) O'KEEFE (Y) GOULD (Y) MCCROHAN (Y) KELLEY (Y)

The meeting was adjourned at 8:17 p.m.

Respectfully submitted;

Debra Dennis
Planning Board Recording Secretary



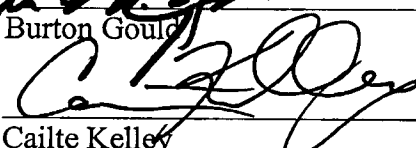
Chairman Guy Corbosiero



Vice Chairman Robert O'Keefe



Burton Gould



Cailte Kelley

James McCrohan

