

Approved: 10 / 19 / 2021

TOWN OF WINCHENDON

Planning Board



Signatures:

*[Handwritten signatures]*

Regular Meeting Minutes

September 21, 2021

Meeting held in Town Hall Auditorium

WINCHENDON TOWN CLERK  
RCUD OCT 20 2021 PM3:17

**Members Present:** Art Amenta, Guy Corbosiero, Garrett Wante

**Members Absent:** Les Goodrich, Burton Gould

**Others Present:** Alison Manugian, Paul Grasewicz, Rose Perry

Chair Guy Corbosiero called the meeting to order at 6:31pm

Recitation of the Pledge of Allegiance was lead by G. Corbosiero

**Announcements:**

G. Corbosiero announced that L. Goodrich was unable to attend tonight and it may be that B. Gould is also going to be absent. He put out a general plea for a new alternate member to join the board, explaining that if tonight there are only three members present the Board is limited in the hearings they can hold and decisions that can be rendered.

No other announcements or public comment were forthcoming.

**Minutes:**

A Amenta motioned to accept the minutes of August 17<sup>th</sup> as presented. G. Wante seconded the motion and all voted aye. The minutes of September 7<sup>th</sup> will be brought back when the full board is available.

**Business:**

**Public Hearing** – Discussion and possible vote on new Stormwater Management Regulations. Said regulations have been drafted in conjunction with the newly approved Stormwater Bylaws to replace the Low Impact Development (LID) Regulations. These Bylaws and Regulations are largely in response to the increased requirements of MS4 and recent demands from the EPA and State.

- A Manugian read the public hearing notice and G. Corbosiero opened the public hearing.
- A Manugian summarized the process of having the new MS4 compliant Stormwater Bylaw approved at the Fall 2020 Town Meeting. These Regulations will coordinate with the new Bylaw and need Board approval.
- G. Corbosiero summarized that the current version, passed out this evening, was received this afternoon so there has been no time for significant review. He highlighted some points in the regulations.
- G. Corbosiero requested that the administrative stomwater approval language mirror that of the existing administrative site plan regulations.
- Request was made for staff to confirm all references to bylaws and other regulations by number.
- G. Wante motioned to continue the hearing to October 19<sup>th</sup> at 6:35pm. A. Amenta seconded the motion and all voted aye.

**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 reopened the public hearing
- P. Grasewicz was present to discuss the plans and project
- Given the presence of only three members, an insufficient number for Special Permit approval, he requested a continuance
- G. Wante motioned to continue to October 19<sup>th</sup> at 6:40pm. A Amenta seconded the motion and all voted aye.

Roadway Taking Request (moved up on the agenda for timing reasons):

**Madison Avenue** – Developer has formally requested that the Town take ownership of Madison Avenue for maintenance, upkeep and plowing purposes.

- A Manugian summarized that they have met the requirements in the original subdivision approval. They have provided draft language for the transfer of the roadway and for the open space parcel. The DPW Director has reviewed the current status and is satisfied with the condition and quality of the work.
- No comments or questions were forthcoming
- G. Wante motioned that the Planning Board recommend to the Select Board that this be put on the Fall 2021 Town Meeting Warrant for approvals. A Amenta seconded the motion and all present voted aye.

**Public Hearing** – to discuss the application for Special Permit to allow for creation of a Reduced Frontage Lot in accordance with Section 7.3 of the Town of Winchendon Zoning Bylaws; filed on behalf of Asher Construction for work proposed on Royalston Road North, also known as Assessors Map 1, Parcel 66, Winchendon, MA 01475, owned by James Ordile. Said property is located in a R80 – Rural Residential district.

- A Manugian read the hearing notice and G. Corbosiero opened the public hearing
- With only three members present the special permit can not be granted, which also means that the ANR can not be endorsed.
- G. Wante motioned to continue the hearing to October 19<sup>th</sup> at 6:45pm. A Amenta seconded and all voted aye.
- A Manugian will reach out to the applicant's representative to ensure delay is acceptable to them

**ANR Endorsement** request for above parcel on Royalston Road North – Map 1, Parcel 66

- This requires approval of the above special permit first, so has been delayed with the hearing as well.

A Manugian will add the Board Reorganization to the next agenda meeting.

A Amenta motioned to adjourn the meeting. G Wante seconded and all voted aye

G. Corbosiero adjourned the meeting at 6:57pm