

Approved: 4,1525

## TOWN OF WINCHENDON



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RCUD APR 16 2025 AM 10:56

### Planning Board

Telephone (978)-297-5419

#### Regular Meeting/Public Hearing

April 1, 2025

Town Hall 2nd floor Auditorium  
109 Front Street, Winchendon, MA 01475

**Present:** Chair- Guy Corbosiero , Vice-Chair Amanda Phillips, Arthur Amenta, Jim Hardy,  
Thomas Liao  
Nicole Roberts- Planning/Land Use Coordinator

**6:00PM-** Chair Guy Corbosiero called the Planning Board meeting to order, followed by The Pledge of Allegiance and audio/video recording disclosure.

**Public Comment:** None.

**Minutes:** 3/18/25

Jim Hardy motioned to approve the 3/18/25 minutes as presented with one correction to add member Thomas Liao was absent, 2nd by Arthur Amenta.

**Amenta (Y) Hardy (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 5-0**

#### **ANR: School Square**

The applicant was not ready at the time of the meeting due to still working with the architect and plans to hold off until a future planning board meeting.

#### **Public Hearing: Hill Street**

Notice is hereby given that the Winchendon Planning Board will hold a public hearing on Tuesday, April 1, 2025 at 6:05pm to consider the request for a Special Permit for property identified as Hill Street, Winchendon Assessors map 581 Parcel 18 owned by Jenell LaChance. Special Permit request for a reduced frontage lot for construction of a single family dwelling. Said property is located in the R80-Rural Residential District.

**6:06PM:** Guy Corbosiero read the public hearing notice. The hearing was opened.

Jenell LaChance and Brian Newcomb were present. The applicants planned to build their first home on this lot. Jenell's family owned the parcel and sold her this lot to build a home. It is a reduced frontage lot with approximately 89 ft of frontage, accessed by a pipe stem.

Thomas Liao motioned to close the hearing, 2nd Arthur Amenta.  
**Amenta (Y) Hardy (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 5-0**

Thomas Liao motioned to approve the special permit with a reduced frontage lot for property identified as map 581 Parcel 18 as presented on the plans, 2nd by Jim Hardy.  
**Amenta (Y) Hardy (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 5-0**

**Member Comments:** There will be an article going on the town meeting warrant on May 19, 2025. It is Article 11 of the multi-family section of the zoning bylaws. It will be reworded to be more open and allow at the planning board's discretion whatever number of apartments or dwellings within one dwelling to occupy a residence.

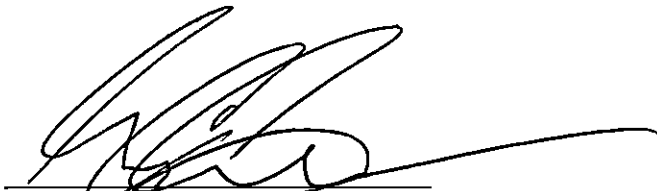
**Adjourn:** Arthur Amenta motioned to adjourn, 2nd by Thomas Liao.  
**Amenta (Y) Hardy (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 5-0**


**The meeting adjourned at 6:18PM**

Respectfully submitted:

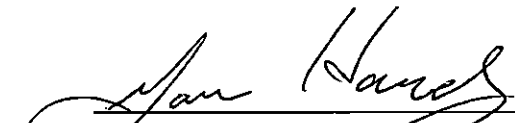
*Brianna Lindahl*

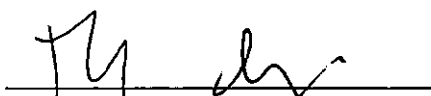
Brianna Lindahl, Planning Board Recording Secretary

  
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Guy Corbosiero, Chair

  
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Amanda Phillips, Vice-Chair

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Arthur Amenta

  
\_\_\_\_\_  
Jim Hardy

  
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Thomas Liao