

Approved: 5, 20, 25

TOWN OF WINCHENDON

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Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

April 15, 2025

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

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

6:03PM- 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: 4/1/25

Thomas Liao motioned to approve the 4/1/25 minutes as presented, 2nd by Amanda Phillips.

Hardy (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 4-0

ANR: 5 Central Street

Dan Barowski, Surveyor with Fieldstone Land Consultants, was present representing the applicant. They are proposing to create two lots out of the existing lot, 5B3-1-37 (currently the Dunkin' Donuts/Dollar Tree plaza). It is in the planned development zone which requires 5,000 sq ft of area and 75 ft of frontage. The first lot would be where the Dollar Tree is, which has 81,000 sq ft of area and 182 ft of frontage. The second lot would be where Dunkin' Donuts is, which has 17,000 sq ft of area and 127 ft of frontage.

Thomas Liao motioned to endorse the ANR, 2nd by Amanda Phillips

Hardy (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 4-0

ANR: School Square

Matthew Stangle with LandTech Consultants was present representing the applicant, ClearPath Properties. The ANR request was for the subdivision of 3 lots, at 14-16 School Square. None of the existing lots meet zoning requirements, so they are proposing to combine them into 2 lots that would meet the requirements. The lot on the corner of school street and school square has an existing two-family dwelling and they are not proposing to make any changes to that dwelling. Lot B, is the lot they are proposing to create to make a buildable lot. It has 82 ft of frontage and is just over 10,000 sq ft. There was discussion regarding the plans and making them clearer to clarify that Parcel A is being conveyed to the

abutting property owner. They will adjust the plans to reflect those changes and come back before the board.

Recess: 5 Minutes

Public Hearing: To consider a Town Meeting Warrant Article to be placed on the May 19, 2025 Spring Town Meeting Warrant. Proposed article will vote to amend the Town Winchendon Zoning Bylaw, Article XI Residential Development, Section 300-11.10 Maximum Number of Dwelling Units, subsection H.

Guy Corbosiero read the public hearing notice. The hearing was opened.

The laws currently allow the number of dwellings based on the amount of land on the lot. With a special permit approval, the current article states they would be allowed any amount of units, but then states "as long as the maximum number of dwelling units is not exceeded", which contradicts the special permit.

They are proposing to take out the clause after the comma. If voted on as a yes and approved by the attorney general it will read "The board may allow by special permit any number of units per building or more than one residential building per lot on lots in the R10 and PD zones".

Jim Hardy motioned to recommend the Article for the Town Meeting, 2nd by Thomas Liao.

Hardy (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 4-0

Zoning Bylaw Review Discussion: To promote building and bringing in new businesses, to increase the towns revenue, the board has decided to review the zoning bylaws and the current language this year to see what needs to be changed.

Adjourn: Thomas Liao motioned to adjourn, 2nd by Amanda Phillips.

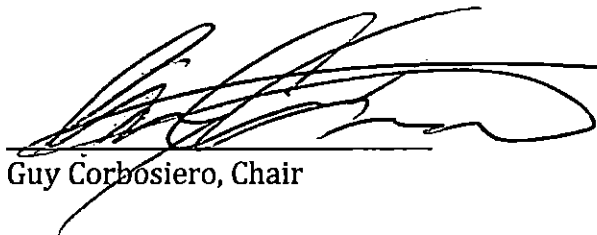
Hardy (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 4-0

The meeting adjourned at 6:45PM

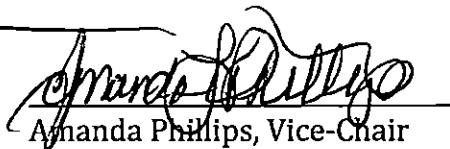
Respectfully submitted:



Brianna Lindahl, Planning Board Recording Secretary

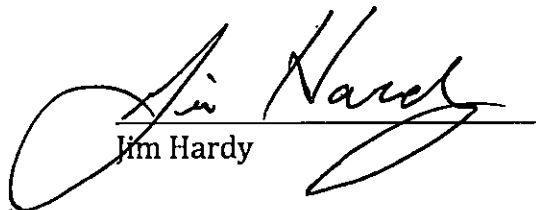


Guy Corbosiero, Chair

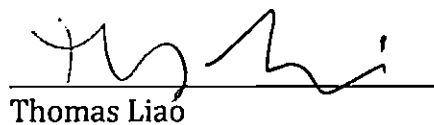


Amanda Phillips, Vice-Chair

Arthur Amenta



Jim Hardy



Thomas Liao