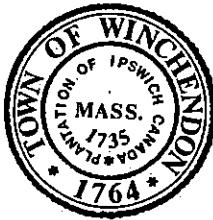


Approved: 7/1/25

TOWN OF WINCHENDON

WINCHENDON TOWN CLERK
RCUD JUL 2 2025 PM1:38



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

June 17, 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

6:06PM- Chair Guy Corbosiero called the Planning Board meeting to order, followed by The Pledge of Allegiance and audio/video recording disclosure.

Public Comment: Mary Harrington came forward and expressed her interest as a member of the Planning Board. She introduced herself and stated she has also been the chair of the Historic District Commission for the last 10 years. She also recommended Penny Maliska to be a member of the board.

Minutes: 5/20/25, 6/3/25

Jim Hardy motioned to approve the 5/20/25 minutes, 2nd by Thomas Liao.

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

Jim Hardy motioned to approve the 6/3/25 minutes, 2nd by Thomas Liao.

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

Public Hearing (continued from 5/20): Notice is hereby given that the Winchendon Planning Board will hold a public hearing on Tuesday, May 20, 2025 at 6:05PM to consider the request for a Site Plan approval for property identified as 16 Main Street Winchendon, Assessors Map 5D1 Parcel 39 owned by Nitant Raval. Site Plan approval request for site development for a proposed retail motor fuel outlet. Said property is located in the PD- Planned Development District.

Jim Hardy motioned to continue the hearing to July 1st at 6:05PM, 2nd by Thomas Liao.

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

Public Hearing (continued from 5/20): Notice is hereby given that the Winchendon Planning Board will hold a public hearing on Tuesday, May 20, 2025 at 6:05PM to consider the request for a Site Plan approval for property identified as Winchendon Assessors Map 1 Parcel 237 owned by 701 School Street

LLC. Special Permit and Site Plan Review request for conversion of the existing building into a retail marijuana dispensary. Said property is located in the C2- Neighborhood Commercial District.

Thomas Liao motioned to continue the hearing to July 1st at 6:05PM, 2nd by Amanda Phillips.
Hardy (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 4-0

HCA/Special Permit transfer to new owner request 60 Franklin Street:

Kyle Higgins, owner of Jolly Green at 60 Franklin Street, explained they were in the process of transferring their cultivation license to legacy cultivation. The state approved it last week and he was present to discuss it with the planning board.

Jim Hardy motioned to approve the request to transfer, 2nd by Thomas Liao.

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

Discussion: Ancient Ways

- Roads built before 1846.
- Proper layout and vote by the city, town, or county.
- "Dedication"- creation by an individual or group without public cost, followed by "acceptance" in the form, usually of public use.
- Creation of a "statutory private way" a way again, created by an individual or group without public cost but laid out by the community, thus gaining some but not all of the characteristics of a public way.
- "Prescriptive use" a term describing continued uninterrupted use of the way by the general public without asking anyone's permission over at least 20 years.

Crosby Road was established on a map to the state in 1831.

G. Corbosiero agreed the road was an "ancient way" but explained the planning board does not have the authority to legally do anything in regards to the road, that would fall under the purview of the BOS.

It was suggested to obtain a determination from the legal council what the abandoned road means, who owns it, does the property line meet in the middle, and what that looks like for building moving forward.

Zoning Bylaw Review Discussion: G. Corbosiero mentioned Templeton had amended their Articles to summarize there could be no Plastics Plants in town, and it was sent back from the Attorney General of the State as it is not legal to do that. Article 28 and possibly 29 for Winchendon may come back and have to be reviewed/amended at the Fall Town Meeting.

The board reviewed Article 5 that deals with principal and accessory uses. The Zoning ByLaw Audit was also briefly reviewed. It was also discussed to streamline permits and potentially have the Planning Board take over issuing all aspects of the permits instead of applicants having to meet with both the Planning Board and Zoning Board of Appeals.

Adjourn: Thomas Liao motioned to adjourn, 2nd by Jim Hardy.
Hardy (Y) Liao (Y) Phillips (Y) Corbosiero (Y) 4-0

The meeting adjourned at 7:26PM

Respectfully submitted:

Brianna Lindahl

Brianna Lindahl, Planning Board Recording Secretary

Guy Corbosiero

Guy Corbosiero, Chair

Amanda Phillips

Amanda Phillips, Vice-Chair

Thomas Liao

Jim Hardy