

Draft

Approved: 10/7/25

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

July 1, 2025

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

Present: Chair- Guy Corbosiero, Vice-Chair Amanda Phillips, Thomas Liao
Nicole Roberts- Planning/Land Use Coordinator

Absent: Jim Hardy

6:05PM- 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: 6/17/25

Thomas Liao motioned to approve the 6/17/25 minutes as presented, 2nd by Amanda Phillips.

Liao (Y) Phillips (Y) Corbosiero (Y) 3-0

Thomas Liao motioned to take the agenda out of order, 2nd by Amanda Phillips.

Liao (Y) Phillips (Y) Corbosiero (Y) 3-0

Appointment Recommendation: New Member Chris Casavant.

Chris Casavant introduced himself. He has been a lifelong resident of Winchendon and is the superintendent of schools at a neighboring school district.

The board members agreed to recommend Chris to go before the Board of Selectmen to be appointed to the open member position on the Planning Board.

The board members also agreed to recommend Mary Harrington to go before the Board of Selectmen to be appointed to the alternate member position on the Planning Board.

The Board of Selectmen meeting will be held on July 14th at 6:00PM on the 2nd floor of the Town Hall.

ANR's:

- **Teel Road**

Trevor Fletcher with Graz Engineering was present. The project address was 670 Teel Rd. right off of Route 140. The general purpose of the plan was to create a little wider of a swath to put a garage off to the left hand side of the house. Parcel A will be conveyed from the surrounding property which the applicant also owns, to the house lot. Out back is also wetlands and they would like to transfer that to ensure that the maximum impervious area in that district will be met. They are increasing the frontage on the existing parcel and adding almost double the square footage. The surrounding parcels are left with thousands of feet of frontage along 140 and about 55 acres. Both fully comply with zoning.

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

Liao (Y) Phillips (Y) Corbosiero (Y) 3-0

- **Cottage Street**

Trevor Fletcher with Graz Engineering was present. The existing house #15, had a sizable area and frontage. The front of the lots are in the R10 district. They are proposing to break off two additional building lots, both with 75 ft of frontage. One lot has 58,000 sq. ft and the other has 84,000 sq. ft, leaving the parent parcel with 49,000 sq. ft. The plan is to put two additional houses there.

Amanda Phillips stated for the record she does work for the Winchendon Housing Authority that owns the parcel next door, but there shouldn't be a conflict of interest with this property and ANR.

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

Liao (Y) Phillips (Y) Corbosiero (Y) 3-0

- **Brooks Road (Corrected to Royalston Rd.)**

Audrie LaBrie was present. She explained that Szoc surveyors created a non-buildable quarter strip of land to the west of her parcel. It is wooded with a little bit of wetlands. Solely for doing some estate planning. It is in the R80 zone.

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

Liao (Y) Phillips (Y) Corbosiero (Y) 3-0

- **Lakeshore Drive**

Paul Montero, land surveyor for the project, was present. Brian and Ann Marie Connor were the owners. They accidentally built their driveway partially on Phillip LeBlanc's property. They agreed to make an easement for them so Mr. Connor didn't need to cut his driveway up. The owners planned on writing up a formal agreement, such a deed, to make it legal and binding that both parties agreed to the easement.

After some discussion, it was advised with the applicants permission, to continue this to the next meeting after having them discuss with a legal council on the best route. It was suggested to have a deed written with the easement, instead of filing an ANR.

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.

The comments have not been satisfied yet between the applicant and the town engineer. It was suggested to continue the hearing to the next meeting, July 15th, and if there is not a quorum, it would be continued again to August 5th.

Amanda Phillips motioned to continue the hearing to July 15th at 6:05PM, if the board does not have a quorum it would be continued to August 5th at 6:05PM and be posted on the town website, 2nd by Thomas Liao.

Liao (Y) Phillips (Y) Corbosiero (Y) 3-0

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 conversation of the existing building into a retail marijuana dispensary. Said property is located in the C2- Neighborhood Commercial District.

Justin LeClair with McCarty Engineering was present on behalf of Isaac Stahl. The applicant understood there was not a full board to vote on the special permit, and it will need to be continued to the August 5th meeting, but requested to discuss the project to finalize some details. They received a letter from the town engineer earlier and all comments have been satisfied except for two were outstanding. The first comment was #11 regarding the easement for the site. Mr. Stahl owns both parcels, 701 and 703, and it has an existing driveway that bisects the two parcels and goes up to the existing house. The town engineer requested an easement plan with meets and bounds be provided. At this time, they would like to hold off on that because the idea of the easement being installed is if the marijuana dispensary does go forward, that is a separate business from the house. With the business not currently being used, the owner does have the right to pass and repass on his properties. They do not disagree with what the town engineer is requesting, they are simply requesting to provide it further down the line once everything is established. Patrick Wood stated as long as everything is drafted and ready to record at the registry of deeds and be recorded before any building permits are issued that should be fine. The applicant agreed.

The second comment was #12 regarding the lighting. There is an existing light on the utility pole in front of Route 12. They are working with the CCC regarding security features and one of the items is security lighting. They are requesting to make this matter a condition of approval prior to the issuing of a building permit and they can come back before the board with the lighting plan once it is vetted by the police and CCC.

Thomas Liao motioned to continue the hearing to August 5th at 6:05PM, 2nd by Amanda Phillips.

Liao (Y) Phillips (Y) Corbosiero (Y) 3-0

The motion to continue the hearing for 16 Main Street to July 15th at 6:05PM was rescinded. Thomas Liao motioned to continue the hearing for 16 Main Street to August 5th at 6:05PM, 2nd by Amanda Phillips.

Liao (Y) Phillips (Y) Corbosiero (Y) 3-0

Discussion: Ancient Ways

Mr. Parmenter was not present.

Zoning Bylaw Review Discussion: Guy Corbosiero spoke with MRPC and there was not much they could do at the moment but if they were going to do a complete revision, a DLTA grant would be the way to go.

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

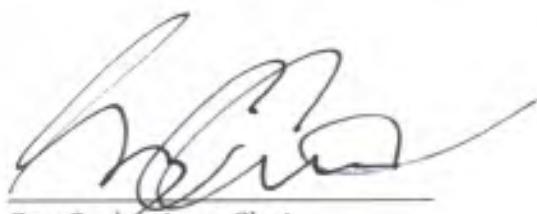
Liao (Y) Phillips (Y) Corbosiero (Y) 3-0

The meeting adjourned at 6:59PM

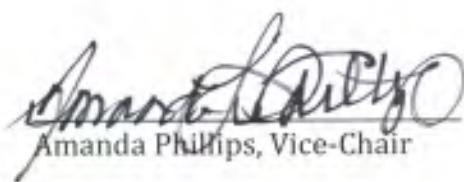
Respectfully submitted:



Brianna Lindahl, Planning Board Recording Secretary



Guy Corbosiero, Chair



Amanda Phillips, Vice-Chair

Jim Hardy

Thomas Liao