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TOWN OF WINCHENDON



Planning Board

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109 Front Street
Winchendon, Massachusetts 01475-1758

Planning Board Minutes December 3, 2013

PRESENT: Chairman John White, Vice Chairman Fedor Berndt, Guy Corbosiero, Clerk James McCrohon

Recorder Doneen Durling

Video Recorder Ray Coe

ABSENT: Greg Vine, Planning Agent Tracy Murphy

MATERIALS:

Meeting Agenda for December 3, 2013

Minutes for November 19, 2013

Revised Site Plan Regulations

Letter to the BOS concerning license renewals

Rewrite of warrant articles with suggestions from town counsel

Addressing the 4th Street problem info.

CALL TO ORDER: 6:01

ANR: none

PUBLIC COMMENT: none

MINUTES: November 19, 2013

Mr. Corbosiero said according to Open Meeting Law board members not present must be noted in the minutes as absent.

Motion to approve the minutes as corrected Berndt/none

Corbosiero (Y) Berndt (Y) McCrohon (Y) White (Y) 4-0 approved

CORRESPONDENCE:

Guy Corbosiero said both the BOS and the BOH have sent letters of support the commissioner supporting the turning of the former Mylec factory into a marijuana cultivation and production site, noting it would be used for medicinal purposes.

Mr. White said he had no objection. He opted for Mr. Corbosiero to write a letter that could be signed by board members.

Berndt made a motion to authorize Guy Corbosiero to write a letter to the state commission to show the board's support for the facility.

Mr. Berndt said he hoped other boards would follow suit. He said there would be jobs brought to the town.

Mr. Corbosiero said that each time a letter supporting the endeavor reaches the commissioner; it brings the town closer to the possibility of being the site chosen.

Mr. Berndt said the state would decide on December 31.

Mr. White said their was a one in three chance.

The chairman called for a vote to place construction of a letter in Mr. Corbosiero's hands.

Corbosiero (Y) Berndt (Y) McCrohon (Y) White (Y) 4-0 motion carried

Fedor Berndt commented on the improvements on Route 140. He suggested more markings at the Irving station so people know where to enter and exit. He thanked Mass DOT for completing the work.

Mr. Berndt said there was one accident since the repairs that were not associated with the layout of the highway.

MRPC/MJTC

Mr. Corbosiero attended the MRPC meeting. He said it was a “cut down” meeting and no staff was present because of the holiday.

He said the east bound access to Route 2 off of Route of Route 12 would be closed until spring.

Mr. Corbosiero said he has not received status reports by email. He said he voiced a complaint and was told they would send them out.

Mr. Berndt said the MJTC did not meet in November.

4th Street Lake Monomonac discussion

Mr. White informed the board that he met with Frank DeSimone on Lake Monomonac and said things are moving as needed. He said there are three properties on Fourth Street. One has about 146' of frontage where the accepted road and the travel road are on top of each other. There is a customer for the property. He said he suggested if they have trouble getting a building permit, that they go for a variance.

Mr. Corbosiero said the road there now will be the road forever, and it was just a matter of process having it surveyed and going to town meeting.

Mr. White said the next property owner only owned to the paved road and it is unclear who owns the space between the paved road and accepted road.

Mr. White said Mr. DeSimone will be doing a new ANR plan. He said the planning agent advised that if Mr. DeSimone's surveyor's plan came in with sufficient meets and bounds on the road, it would go a long way towards having the road accepted. Mr. White said he saw no problem getting the travel way accepted, and added to the town roads for servicing. Abutters would see an increase in the value of their property.

REVIEW OF CHANGES TO PROPOSED ZONING AMENDMENTS REGARDING SITE PLANS

Mr. White said he tried to accomplish town counsel's recent recommendations. He said he took out some to add to the procedure section.

Mr. Berndt asked if another word could be used in place of the Latin word for anew in 12.5.6. He said he thought the whole idea was to rewrite so everyone could understand. Mr. White said he would try to find different wording.

Mr. Corbosiero brought up a hearing date.

Mr. White said town counsel had pointed out specific areas where she said information was not needed. He said it may not be needed, but he was putting them in for the benefit of the people.

The board discussed a public hearing for the three articles for the warrant. The board will not be submitting the building reuse.

The board discussed adapting the mill overlay for building reuse.

SITE PLAN REGULATION REVISIONS

Started at Page 11 --- 2.2 Maximum Impacts of a Development Proposal That Will Not Require Formal Site Development Plan Review.

Ended at the bottom of page 30.

The chairman said progress may slow when they reach Design Specifications.

Berndt motioned to adjourn

Corbosiero (Y) Berndt (Y) McCrohon (Y) White (Y) 4-0 approved

ADJOURNED: 7:50 pm