

TOWN OF WINCHENDON



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Planning Board

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Planning Board Minutes
 Special Meeting/Public Hearing
 March 5, 2019
 Town Hall 2nd Floor Auditorium

Present: Chairman Guy Corbosiero, Burton Gould Jr., Arthur Amenta, Scott Robillard, & Joseph Sackett
 Tracy Murphy, Director of Planning & Development
 Brianna Roberts, Recording Secretary

Materials: Notice of Meeting: March 5, 2019 Agenda

- 185 Baldwinville Rd. Solar
 - Fire Department Comments
 - CONSCOM Update
- Potential Zoning Updates
 - Letter from George Mzhir
 - Letter from Roger Patten
 - Article 6.12 Medical/Adult Use Marijuana Facilities & Retail Overlay District
- Correspondence – License/Permit/Renewal Application
 - Leah Catlin, Smith's Country Cheese 5/5/19
 - Don O'Neil, Winchendon History & Cultural Center 7/20/19
 - Tracy Flagg, 5K Road Race 4/6/19
 - John Thayer, Toy Town Pub 2/20/19
 - Brennan Jacoby, School St. Auto Sales & Repair 1/28/19
- Gardner Zoning Board of Appeal Meeting Notice 2/19/19
- Notice of Public Hearing: 4/2/19
 - Draft Revisions A-E
- Email from Bill & Donna DiNardo, regarding Roger Patten.
- Email from Andrew Vardakis regarding 2/5/19 meeting to address CONSCOM.
- 2/5/19 Meeting Minutes

6:33PM- Chairman Guy Corbosiero called the Planning Board meeting to order followed by the Pledge of Allegiance to the flag of the United States of America.

Announcements: Chairman Corbosiero announced that anyone is welcome to record the meeting as long as they let the board know.

Board Reorganization: Mr. Amenta motioned to appoint Guy Corbosiero as Chairman. Mr. Robillard seconded. The board unanimously voted aye.

Gould (Y) Amenta (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Mr. Gould motioned to appoint Scott Robillard as Vice-Chairman. Mr. Amenta seconded. The board unanimously voted aye.

Gould (Y) Amenta (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Mr. Corbosiero motioned to appoint Mr. Amenta as secretary. Mr. Gould seconded. The board unanimously voted aye.

Gould (Y) Amenta (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Announcements: None

Public comments: None

6:37PM- New Business: Public Hearing Continued- Site plan application for a 3.135 MW DC Ground-Mount Solar Development on property located at 185 Baldwinville Rd.

Mr. Gould motioned to continue the hearing on April 16th at 6:35PM. Mr. Amenta seconded. The board unanimously voted aye.

Gould (Y) Amenta (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Potential Zoning Updates for Spring 2019:

Mrs. Murphy stated the hearing on any potential zoning updates has to be held on April 2nd as it needs to be advertised 14 days in advance. The proposed amendments to the Winchendon Zoning Bylaw:

- A. To amend Article 5.2.2.P. Commercial Uses: to *allow by Special Permit Self Service Storage Facility in the PD zone with note 15: in existing structures only.*
- B. To amend Article 5.2.3.H Industrial Uses to *allow by Special Permit Enclosed light manufacturing processing, fabrication, packaging, assembly and storage, marketing in the R10 zone with note 16: no outside storage allowed.*
- C. To amend Article 6.11.4.b. Solar Energy Collection Systems to add *the installation of wooded buffers to restrict visual access from abutting residential properties is required.*
- D. To amend Article 6.12.6.1 Application Requirements for all Marijuana Facilities to include *CCC or DPH licensing is not required at time of submission however is done so at applicants risk.*
- E. To amend Article 6.12.6.2 Additional Requirements for all Marijuana Facilities to include *no part of the facility/building may lie within the 500' buffer excluding areas designated as parking facilities.*

A- George Mizhir had brought this restriction to the boards attention but is not in pursuit of adding any storage facilities at the moment.

B- Roger Patten performs antique automotive body panel fabrication as a hobby at the moment and is requesting a change in the bylaw to run a full time business from his residence.

Mr. Robillard confirmed that this request is a change in the bylaws and Mr. Patten would still have to apply for a special permit if the request is granted.

Mrs. Murphy stated this request would change all 3 R10 zones to allow light fabrication.

C- Mrs. Murphy commented the change in verbiage is just a clarification. The solar companies have followed through with wooded buffers when requested but there is no requirement at the moment.

The board would like to add: The installation of wooded/natural buffer to restrict visual access as determined by the planning board or its authorized agent from abutting residential properties and roadways is required.

D- Clarification that marijuana facilities may start the town application process before receiving state licensing. However, it is at the applicant's own risk, as state licensing is required to receive a local permit.

E- This change would clarify that the entire building is required to be outside the 500' buffer, and not just the front door as currently stated.

Mr. Sackett motioned to hold a public hearing on April 2nd regarding the 5 amendments to the zoning bylaws. Mr. Amenta seconded. Mr. Gould voted no.

Gould (N) Amenta (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 4-1

Committee/Meeting Updates:

MRPC will meet Thursday.

The MJCT has cancelled twice due to inclement weather.

Mrs. Murphy stated the meeting on Central St. last Thursday went well. A lot of good questions were asked and the state handled it well. The meeting is online for anyone that missed it.

Old Business: None

Other Business: None

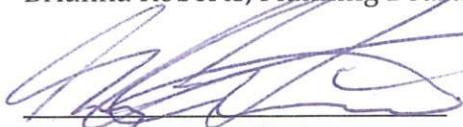
Mr. Gould motioned to adjourn the meeting. Mr. Robillard seconded. The board unanimously voted aye.

Gould (Y) Amenta (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Chairman Corbosiero adjourned the meeting at 7:25PM.

Respectfully submitted:

Brianna Roberts, Planning Board Recording Secretary



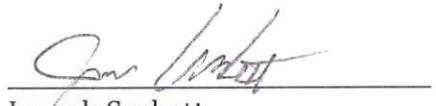
Guy Corbosiero, Chairman



Burton Gould


Arthur Amenta


Scott Robillard


Joseph Sackett