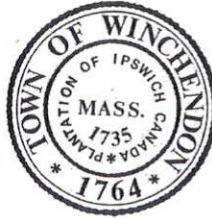


Approved: 4 <sup>16</sup> / ~~18~~ / 19

# TOWN OF WINCHENDON



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WINCHENDON TOWN CLERK

## Planning Board

Telephone (978)-297-5419

Planning Board Minutes  
Special Meeting/Public Hearing  
March 5, 2019  
Town Hall 2<sup>nd</sup> 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 Mizhir
    - 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 16<sup>th</sup> 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 2<sup>nd</sup> 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 it's 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 2<sup>nd</sup> 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