

TOWN OF WINCHENDON



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Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

August 8th, 2019

Town Hall 2nd Floor Auditorium

109 Front Street, Winchendon, MA 01475

Present: Chairman Guy Corbosiero, Vice-Chair Scott Robillard, Arthur Amenta, Burton Gould Jr., Joseph Sackett & Alternate: Leston Goodrich Jr.
Alison Manugian, Planning Agent
Brianna Roberts, Recording Secretary

Materials: Agenda & Notice of Meeting: August 8th, 2019

- Form A (ANR)
- ANR Plan of Land
- Section 3.1.6 Determining ANR Endorsement
- Minutes: 1/16/18, 2/6/18, 6/18/19

6:30PM- 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: Mr. Corbosiero announced that anyone is welcome to record the meeting as long as they let the board know. Brianna Roberts the recording secretary is recording.

The meeting was not televised due to lack of videographer. The board needs to make a motion to not televise the meeting. Mr. Amenta made a motion to not televise the meeting. Mr. Goodrich seconded. The board unanimously voted aye.

6:35PM: ANR Review of proposal for property on Spring Street near Spring Place (Map C3-Lot 0-180) submitted by Barkley Enterprises

Mike Ploof, land surveyor with Fieldstone Land Consultants, came forward and introduced himself. He represented Van Dyke Revocable Trust with Kathy P Van Dyke as the successor trustee and Barkley Enterprises, LLC.

The purpose of the plan was to meet the following requirements of the planning board; subdivision regulations for a plan believed not to require approval under subdivision control lot. The proposal was to divide the lot into 3 lots. The total area of the original lot is 1.871 acres with 177.57 ft. of frontage along

Spring St. 234.88 ft. along Spring Place. The Zoning district is PD, Planned Development, 1 and 2 family residential. Minimum area is 10,000 sq. ft., minimum frontage is 75 ft., set backs are 20 ft., 20 ft., & 20 ft.

The proposed area for lot 1 was .35 acres, which would contain 177.57 ft. of frontage.

The proposed area for lot 2 was .43 acres, which would contain 75 ft. of frontage.

The proposed area for lot 3 was 1.08 acres, which would contain 159.88 ft. of frontage.

Mr. Corbosiero commented the proposal met the criteria for an ANR.

Mr. Gould suggested this matter should be postponed. Mr. Gould mentioned Ms. VanDyke stated she would take care of her last project months ago. He believed she should take care of her other projects before anything else is taken care of.

Mr. Gould made a motion to postpone the matter. Mr. Corbosiero commented that he agreed with Mr. Gould but he didn't believe that it was legal to postpone it due to a prior matter. Mr. Amenta agreed. No second was made. The motion was not accepted.

Mr. Amenta made a motion to approve the proposal. Mr. Sackett seconded. Ms. Manugian stated that it isn't to approve it but to agree it does not need an approval. Mr. Amenta made a motion that an approval was not needed.

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

6:49PM- Mr. Corbosiero called a 5 min recess.

6:54PM- Planning Board Reorganization

Mr. Gould motioned the roles stay the same: Mr. Corbosiero- Chairman, Mr. Robillard- Vice-Chairman. Mr. Amenta- Clerk. The board unanimously voted aye.

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

Public Comments: None.

Approval of minutes: 1/16/18- Mr. Amenta motioned to approve as printed. Mr. Sackett seconded. The board unanimously voted aye.

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

2/6/18- Mr. Amenta motioned to approve as printed. Mr. Sackett seconded. The board unanimously voted aye.

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

6/18/19- Mr. Amenta approved as amended. Mr. Sackett seconded. The board unanimously voted aye.

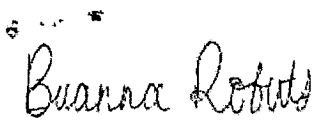
Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

6:57PM- Mr. Gould motioned to adjourn and Mr. Robillard seconded. The board unanimously voted aye.

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

Chairman Corbosiero adjourned the meeting at 6:57PM.

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary

Guy Corbosiero, Chairman

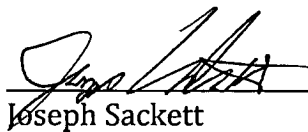
Burton Gould



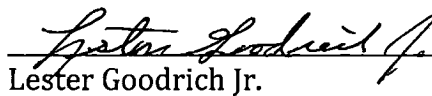
Arthur Amenta



Scott Robillard



Joseph Sackett



Lester Goodrich Jr.