

TOWN OF WINCHENDON



WINCHENDON TOWN CLERK  
RCUD JAN 26 2021 PM 1:45

Planning Board

Telephone (978)-297-5419

**Regular Meeting Minutes**

December 15, 2020

Meeting was held via zoom – Meeting ID: 919 3365 1984 Passcode: 0878028

**Planning Board Members Present:**

Chair - Guy Corbosiero, Leston Goodrich Jr., Joseph Sackett, Burton Gould Jr., Garrett Wante (alt)

**Planning Board Members Absent:** Arthur Amenta

**Additional People Present:** Alison Manugian - Planning Agent, Tracy Murphy – Land Use Director

**Call to Order:** Chair Guy Corbosiero read the standard legal statement regarding meetings during COVID and called the Planning Board meeting to order at 6:31pm.

**Announcements & Public Comment:** none

**Minutes:** Discussion and approval of 11/17/2020 minutes delayed to January as they were not in the packet.

Planning Board Public Hearing continuation – Site Plan Approval requested by Mantis Management Group, LLC for a project located at 2 Juniper Street identified as Winchendon Assessors' Map 5A3 Parcel 197.

Applicant has requested a continuation to January 19<sup>th</sup> meeting.

G. Corbosiero no longer is part of any cannabis related project in Winchendon; he will continue to abstain from any retail cannabis business. Given that he only has missed one hearing session on this project he will participate moving forward as allowed under the Mullen Rule.

**L. Goodrich motioned to continue this public hearing to January 19, 2021 at 6:35pm. Joe Sackett seconded this motion and all present voted aye via roll call vote (G. Corbosiero, L. Goodrich, Joe Sackett, G. Wante - B. Gould was not present as his call dropped during this discussion.)**

*Public Hearing scheduled for 6:40pm regarding the Site Plan application submitted by FMJ Motors for 131 Spring Street, Map 5C3 Parcel 133 will be tabled until after the Master Plan discussion given the absence of the project applicant and representatives.*

**Master Plan Committee Members Present:** Chair –Elaine Mroz, Jill Sackett, Jane LaPointe

**Master Plan Committee Members Absent:** Arthur Amenta

**Additional People Present:** Alison Manugian, Tracy Murphy, Marc Dorwart

**Call to Order:** Chair Elaine Mroz called the Master Plan Committee meeting to order at 6:35pm.

**Minutes:** Jill Sackett motioned to approve the Master Plan Committee minutes of September 8, 2020; September 23, 2020; and December 3, 2020. J. LaPointe seconded the motion and all present voted aye via roll call (Jill Sackett, Jane LaPointe & E. Mroz).

Master Plan Discussion with representative(s) of the Master Plan Committee began at 6:40pm

- Joe Sackett will recuse himself from this item as his wife is on the Master Plan Committee.
- B. Gould returned via phone connection.

J. LaPointe provided background on the process.

Work began in 2015 and tremendous work has gone into this process. The Committee has been aware from the start that implementation of the plan will be key. The new Plan includes additional chapters not present in older versions - Community Health and Well Being, and Communication and Engagement.

E. Mroz updated the Planning Board about recent changes resulting from public comments requested in September. Information has been added about:

- Solar Energy projects, within the Land Use section,
- an Economic Development Committee and the need to expand the Town's tax base,
- the need for a regional approach to marketing Winchendon in conjunction with surrounding towns,
- the identified need for housing options restricted to older residents (Over 55 or Over 65)
- the importance of ADA compliance within the Service and Facilities section(s)
- the MVP Program and related topics of climate change and possible dam concerns.

Jill Sackett spoke to the Master Plan Committee's discussions of and recommendations for implementation. When the Master Plan Committee members spoke with other active Boards and Committees in recent weeks this came up as a frequent concern/topic of discussion.

The Master Plan Committee is recommending that the Select Board appoint a Master Plan Implementation Committee (MPIC) to track and guide efforts; helping to ensure that the Plan remains an active document. The MPIC would work to ensure citizen involvement and to garner support for execution. The MPIC would formalize a reporting mechanism to the Select Board and the public in general. The MPIC is envisioned to be a committee of 5-7 people; small enough to function well but large enough to bring a variety of backgrounds and skill sets. They also envision a carefully selected group of advisors to the MPIC – folks with specific depth and breadth of skills who are able to advise in specific areas but may not have the ability to serve directly on the MPIC. The MPIC needs to be carefully crafted with a public call for participating and individuals appointed with a track record of success in Winchendon and with an eye to having a balanced committee overall.

Planning Board members were given an opportunity to ask questions and make comments.

- G. Corbosiero likes the idea of a MPIC and making sure that the document remains active. He asked if the Master Plan Committee would like to bring this document and suggestions to the Select Board or if they would prefer to leave that to the Planning Board?
  - J. LaPointe indicated that the Master Plan needs to be approved by the Planning Board; the Master Plan Committee would like to play a role in bringing this forward to the Select Board and the public but would like formal Planning Board approval of this approach. Ideally the current Master Plan Committee would remain active until the MPIC is appointed.
- B. Gould asked if the Select Board has seen this document yet?
  - J. LaPointe and T. Murphy confirmed that the document has been circulated to all boards and committees. The Master Plan Committee members have attended a number of other meetings to present and discuss the draft.
- L. Goodrich and G. Corbosiero reiterated strong appreciation for the work of the Master Plan Committee and the final document, which is more user friendly than past documents.
- G. Corbosiero requested that the Planning Board be notified when this is on the Select Board agenda.

**L. Goodrich made a motion to approve the Master Plan and to support the outlined path forward. B. Gould seconded the motion and it was opened up for final discussion. No further discussion was held and those present and participating voted aye via roll call vote (L. Goodrich, B. Gould, G. Wante, G. Corbosiero)**

**J. Lapointe motioned to adjourn the meeting of the Master Plan Committee. Jill Sackett seconded this motion and all three members voted affirmatively via roll call vote.**

The Planning Board returned to the Public Hearing scheduled for 6:40pm regarding the Site Plan application submitted by FMJ Motors for 131 Spring Street, Map 5C3 Parcel 133, noting that Harold Mateo and Fernando Florian had joined the meeting.

Chair G. Corbosiero read the hearing notice and opened the public hearing. He then swore in the applicants who agreed to tell only the truth.

A Manugian provided a brief overview – the parcel has been used as proposed in the past and the ZBA has approved the special permit for Class II automotive use. The license from the Select Board is pending.

H. Mateo affirmed this information and provided an overview of the site and intent. They are minimizing changes due to the busy nature of the adjacent intersection. They are proposing up to 6 cars for sale and parking for customers, with storage in the rear of the existing building.

A Manugian offered up a scaled version of the submitted sketch, which provides clearer site density.

**B. Gould stated that this property has been a garage for past 100 years and he sees no issues. B. Gould motioned to approve the site plan, which L. Goodrich seconded for discussion purposes.**

L. Goodrich asked about parking spaces, the storage use and any intent to work on vehicles owned by others.

H. Mateo clarified that they will have at most 6 cars for sale at any point, the storage will be generally for 2-4 cars (although ZBA permission caps at 9 vehicles). They plan to work mainly on the vehicles they intend to sell, but would like the ability to work for other customers if requested.

G. Corbosiero highlighted the ZBA special conditions approved and that are part of the PB draft approval

J. Sackett stated that he would like the approval to reference this draft document.

**The motion to approve the permit was tabled and L. Goodrich motioned to close the hearing. B. Gould seconded this motion and all present voted aye via roll call.**

**B. Gould and L. Goodrich reaffirmed the previously tabled motion (to approve the site plan application as stated in the draft decision with the standard and special conditions) and all voted aye via roll call.**

**B. Gould motioned to adjourn and J. Sackett seconded this motion. All voted in favor via roll call vote. The Chair adjourned the meeting at 7:36pm with a chorus of Happy Holiday wishes from all.**

Respectfully submitted:



Alison Manugian, Planning Agent