

Approved: 4/19/22

TOWN OF WINCHENDON

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Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

April 5th, 2022

Town Hall 2nd Floor Auditorium
109 Front Street, Winchendon, MA 01475

Members Present: Chairman Guy Corbosiero, Arthur Amenta, Leston Goodrich Jr., Burton Gould, Garrett Wante, Alternate- Amanda Phillips
Tracy Murphy- Director of Planning and Development
Nicole Roberts- Planning & Land Use Coordinator

Others Present: Trevor Fletcher, Ted Brovitz, Ianna Arthen, Rick Ward, Jill Sackett, Danielle LaPointe, Kyle Bradley

6:00PM- Chair Guy Corbosiero called the Planning Board meeting to order, followed by The Pledge of Allegiance.

Member Comments: G. Corbosiero introduced the newest alternate member, Amanda Phillips.

ANR: Doyle/Hitchcock Rd.

Trevor Fletcher from Graz Engineering introduced himself. They completed the Survey and ANR Plan on a 15.6 acre lot, on the corner of Hitchcock and Doyle, northeast of the intersection. It will be split into 6 individual lots with adequate area and frontage. They delineated the wetlands to ensure the upland area was greater than 80,000 as required by the zoning regulations.

L. Goodrich motioned to endorse the ANR, 2nd by A. Amenta. The board unanimously voted aye.

Amenta (Y) Goodrich (Y) Gould (Y) Wante (Y) Corbosiero (Y) 5-0

ANR: Weller St.

T. Fletcher showed the updated plans with the new property lines.

G. Wante motioned to endorse the ANR, 2nd by A. Amenta. The board unanimously voted aye.

Amenta (Y) Goodrich (Y) Gould (Y) Wante (Y) Corbosiero (Y) 5-0

Public Hearing:

A. To Amend Article 9- Signs of the Winchendon Zoning Bylaws

G. Corbosiero read the Public Hearing Notice and opened the hearing.

Ted Brovitz came forward and started the presentation of the updated Article 9- Signs of the Winchendon Zoning Bylaws. He reviewed all the sections of the Article and explained the newest changes.

G. Wante questioned the section regarding not allowing billboards when there is one right before you enter the town center. The language is written to prevent any new billboards from being installed, it would not affect the current one.

T. Murphy mentioned the language written regarding mobile signs would need a special permit and she did not think that should be required as the Town uses mobile signs often, especially for urgent matters. L. Goodrich agreed.

Ianna Arthen had a question regarding the blanket prohibition on the feather/teardrop signs, along with not having any regulations for flags, which has caused confusion in the past. T. Brovitz confirmed there is no language in the new article regulating flags. N. Roberts added the feather signs have been known to be a distraction to drivers.

R. Ward questioned the timeline regarding removal of temporary signs, in the past it had been 48 hours after the event. The new language is 7 days. He also asked if a temporary sign, like a yard sale sign, would require a special permit. T. Brovitz replied you would not need a special permit for a sign like a yard sale. In the existing article, there was also mention of not posting signs on public property such as telephone poles. T. Brovitz replied that it is common knowledge, but it could be added to the language under temporary signs for further clarification.

Jill Sackett questioned the language written in 9.1 referencing the town aesthetic and being harmonious to the community, but nowhere in the Article does it explain what that means. She brought up a point that if a new business were to come to town, they may not know what those "requirements" are. T. Murphy mentioned there is Design Standards in the works that would be integrated into the sign regulations, but it couldn't be completed at the same time while the Article is still in draft form. She brought up the fact that some businesses in town have "temporary" vinyl banner signs, which are currently regulated at 90 days, but have been up for much longer and are almost "permanent" due to the length they have been up. G. Corbosiero replied that the building inspector is also the code enforcer and he has a lot on his plate, so these enforcements have taken a back burner in the past. T. Brovitz added the provisions are there, its the enforcement that is the issue, which happens in most communities.

D. LaPointe questioned the language regarding the "purpose" and how it only speaks to business owners versus home owners. She also did not think it was necessary under the sign illumination to require a special permit since it clearly states the requirements and believes it will just create a lot of unnecessary special permits for the planning board. The verbiage regarding electrical signs/outlets and needing an electrical permit is somewhat confusing. G. Wante proposed changing the language to clarify that only signs needing to install/run "new" electrical outlets will require an additional electrical permit. D. LaPointe wanted to point out for current business owners that the new regulations would be applied to

new signs and businesses, and current business signs would be “grandfathered” in. Under section G, she questioned why suspended signs can only include a business name and logo, further information is prohibited. T. Brovitz replied the wording could be changed to be less restrictive. Under K, there was confusion with the language regarding two businesses’ that share a common entrance only allowing one sign. T. Brovitz replied that sentence could be removed if it was too confusing. D. LaPointe also mentioned she didn’t agree with prohibiting the feather/teardrop signs and people signs- for examples like girl scouts selling cookies or a car wash fundraiser. G. Wante agreed with both and G. Corbosiero agreed to allowing the people signs but keeping the teardrop signs prohibited.

Kyle Bradley stated he did not agree with the length and restrictiveness of the new Bylaws.

Ianna Arthen came forward again and stated to not underestimate the number of home based businesses in town. She believed these new Bylaws would make it more difficult for the home based business to advertise. T. Murphy replied that in Article 6 of the Zoning ByLaws there is a section for home based businesses and a provision for signage.

T. Murphy reviewed the discussed changes. They are as follows:

- 9.1 Purpose- Add “residents” to the first sentence.
- 9.2.2 Applicability- Add a 9.2.3 to mention the Town Managers Policies and Procedures
- 9.6.3- Strike out line 5, requiring a Special Permit
- 9.7.2- All electrical fixtures requiring *new* devices
- 9.5- Allowing A Frames in R80, R40, and R10 by Special Permit.
- 9.12- G- Suspended Signs- Change language to “Information is limited to the business”
- 9.12- Add “permanently affixed” to reduce confusion regarding wall murals.
- 9.13- K- Wall Signs- Eliminate 2 or more businesses’ with one sign.
- 9.16- Add Exemption for trailer with electronic sign.
- 9.16- Remove people signs from being prohibited.
- Add clause to remind residents that signs posted to public utility poles and trees are always prohibited.
- 9.15- Change building inspector to zoning board authority.

L. Goodrich motioned to close the hearing, 2nd by G. Wante.

Amenta (Y) Goodrich (Y) Gould (N) Wante (Y) Corbosiero (Y) 4-1

L. Goodrich motioned to recommend the zoning bylaws with all the outlined changes as discussed, 2nd by A. Amenta.

Amenta (Y) Goodrich (Y) Gould (N) Wante (Y) Corbosiero (Y) 4-1

Minutes: March 15th, 2022

L. Goodrich motioned to approve the 3/15 minutes, 2nd by G. Wante. The board unanimously voted aye.

Amenta (Y) Goodrich (Y) Gould (Y) Wante (Y) Corbosiero (Y) 5-0

L. Goodrich motioned to adjourn, 2nd by G. Wante. The board unanimously voted aye.

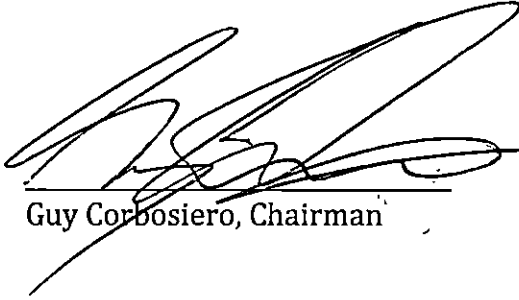
Amenta (Y) Goodrich (Y) Gould (Y) Wante (Y) Corbosiero (Y) 5-0

The meeting adjourned at 8:26PM

Respectfully submitted:

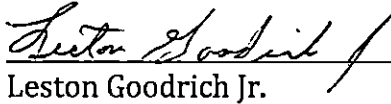
Brianna Roberts

Brianna Roberts, Planning Board Recording Secretary



Guy Corbosiero, Chairman

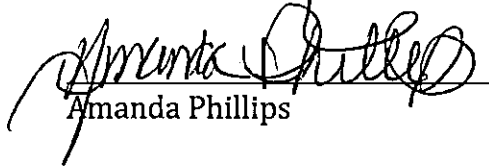
Arthur Amenta



Leston Goodrich Jr.

Burton Gould

Garrett Wante



Amanda Phillips