

# TOWN OF WINCHENDON

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## Planning Board

Telephone (978)-297-5419

### Regular Meeting/Public Hearing

June 21st, 2022

Town Hall 2<sup>nd</sup> Floor Auditorium  
109 Front Street, Winchendon, MA 01475

**Members Present:** Chairman Guy Corbosiero, Arthur Amenta, Leston Goodrich Jr., Burton Gould  
Nicole Roberts - Planning/Land Use Coordinator

**Absent:** Amanda Phillips, Garrett Wante

**Others Present:** Trevor Fletcher, Warren Field, Karen Chapman, Ryan Doherty

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

**Announcements:** None.

**Public Comments:** None.

**Minutes:** 4/19/22

L. Goodrich motioned to approve the 4/19/22 minutes as presented, 2nd by A. Amenta.

**Amenta (Y) Goodrich (Y) Gould (Y) Corbosiero (Y) 4-0**

**Public Hearings:**

**6:05PM- ANR- Doyle Road/Hitchcock Avenue**

Trevor Fletcher with Graz Engineering presented. The project is an 85.6 acre parcel divided into lots.

A. Amenta motioned to endorse the ANR for Doyle Road/Hitchcock Avenue, 2nd by L. Goodrich.

**Amenta (Y) Goodrich (Y) Gould (Y) Corbosiero (Y) 4-0**

**85 Fourth Street**

Moved to the next meeting.

**35 Stoddard Road**

Applicant was not present. The board members did not have any concerns at the time.

A. Amenta motioned to endorse the ANR for 35 Stoddard Road, 2nd by G. Corbosiero.

**Amenta (Y) Goodrich (Y) Gould (Y) Corbosiero (Y) 4-0**

**6:13PM- Reduced Frontage Lot- Doyle Avenue Map 8, Lot 6 (South of #35 Doyle Avenue)**

G. Corbosiero read the Public Hearing Notice and opened the Public Hearing. There was an issue with contacted the abutters so the hearing will be continued to July 5th 2022 at 6:05PM.

A. Amenta motioned to continue the hearing, 2nd by L. Goodrich.

**Amenta (Y) Goodrich (Y) Gould (Y) Corbosiero (Y) 4-0**

**New Business: 401 School Street**

Warren Field, owner of property/junkyard introduced himself. There was discussion regarding the original order of conditions due to a condition requiring fencing. The board agreed the fence was not necessary at this time, and the order of conditions apply to 401, not the bordering parcel 411 that Mr. Field also owns. A memo will be added to his file to note this discussion and decision.

**Housing Production Plan Survey (HPP)- Ryan Doherty and Karen Chapman from Montachusett Regional Planning Commission**

MRPC members and board members discussed the survey and pertaining questions. The board members did not have any questions or revisions. MRPC will send out the survey to residents to collect information regarding affordable housing. They will hold a public forum at the September 20th Planning Board meeting to present and discuss with the public.

**MJTC & MRPC**

The board members reappointed G. Corbosiero as head of MJTC & MRPC.

L. Goodrich motioned to reappoint G. Corbosiero, 2nd by A. Amenta

**Amenta (Y) Goodrich (Y) Gould (Y) Corbosiero (Y) 4-0**

**Article 9- Sign Bylaws**

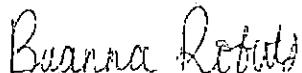
The board members decided to move the discussion to the July 19th, 2022 meeting.

L. Goodrich motioned to adjourn, 2nd by A. Amenta.

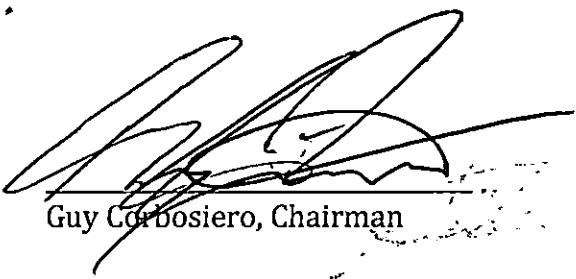
**Amenta (Y) Goodrich (Y) Gould (Y) Corbosiero (Y) 4-0**

**The meeting adjourned at 6:46PM**

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary



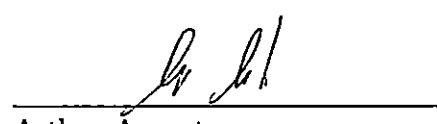
Guy Corbosiero, Chairman

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Leston Goodrich Jr.

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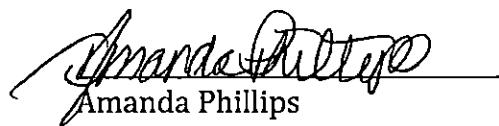
Garrett Wante



Arthur Amenta



Burton Gould



Amanda Phillips