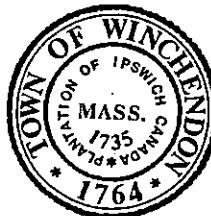


Approved: 3/17/23

TOWN OF WINCHENDON

WINCHENDON TOWN CLERK
RECD MAR 8 2023 AM8:56



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

January 26, 2023

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

Members Present: Chairman Guy Corbosiero, Arthur Amenta, Leston Goodrich Jr., Burton Gould, Amanda Phillips

Nicole Roberts- Planning/Land Use Coordinator

Absent: Garrett Wante

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

Announcements: None.

Public Comments: None.

Minutes: 1/3/23

L. Goodrich motioned to accept the 1/3/23 minutes as presented, 2nd by A. Phillips

Amenta (A) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 4-0-1 Abstention

ANR:

Cummings Road

Lake Monomonac- North County Land Trust

233 Main Street

Cummings Road:

Joshua Joslin was present, representing Graz Engineering, project for June Klockars. The only major change from the plans previously sent was the pins were set and some have moved slightly. The lot is still conforming and has the required frontage. L. Goodrich has a conflicting interest and will abstain from the vote.

A. Amenta motioned to endorse the ANR as presented, 2nd by A. Phillips.

Amenta (Y) Goodrich (A) Gould (Y) Phillips (Y) Corbosiero (Y) 4-0-1 Abstention

Lake Monomonac- North County Land Trust:

A- Joanne Kristoff was present, from North County Land Trust. The request is to split 1 parcel into 3 separate parcels, located off Glenallen. All parcels meet the zoning requirements. For the time being, it will be conservation land.

L. Goodrich motioned to endorse the ANR as presented, 2nd by A. Amenta.

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

B- The next ANR was for division of the land that remains off the Glenallen parcel, split into 2 separate parcels.

L. Goodrich motioned to endorse the ANR as presented, 2nd by A. Amenta.

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

C- Remaining lot, after the previous 2 divisions.

L. Goodrich motioned to endorse the ANR as presented, 2nd by A. Amenta.

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

233 Main Street

Alex with Szoc Surveyors was present, representing the applicants. The applicants are cutting 2 acres off the rear of their property and transferring it to a property owner.

L. Goodrich motioned to endorse the ANR as presented, 2nd by A. Amenta.

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

6:22PM- 5 Minute Recess

6:34PM- G. Corbosiero called the Planning Board meeting back to order.

Public Hearing: Commercial Drive 30-40

G. Corbosiero opened the public hearing.

Patrick Bogle with Howard Stein Hudson was present. The plan is the same as the previously presented plan, with the exception of the reference back to the original design plans.

Notice of decision- January 26, 2023. Applicant- Methuen Construction. Property owner- Town of Winchendon Redevelopment Authority. Property location- Commercial Drive- Bemis Rd. Map 12 Parcel 23 Book 43 641 Page 48. In reference to the Planning Board #2022-07-26- which reverts back to the original hearing.

N. Roberts read the drafted decision. Notice is hereby given that the Planning Board approves the plans as presented for a definitive subdivision located off of Commercial Drive, identified as Map 12 Parcel 23 Bemis Rd, Winchendon MA. The plans submitted dated 12-14-22 prepared by Landtech Consultants,

entitled Plan of Land Bemis Rd. Parcel 12-0-23 Town of Winchendon Massachusetts. Procedural history for the definitive subdivision approval hearing public hearing notice was sent to abutters on 1-11-23, published in the Gardner News on 1-12-23 and 1-19-23, public hearing was held 1-26-23. The votes are as followed; TBD. Plans for the proposed subdivision were submitted to this office and titled -Proposed Commercial Subdivision, Dated July 26, 2022, Prepared by Howard Stein & Hudson, from Methuen Construction at 144 Main St. PO BOX 980 Plaistow NH 03865. Approval for the proposed subdivision was granted by the Planning Board with safeguards and provisions- See Worcester Registry of Deeds Book 68 574 Page 313. The plan was recorded with the Worcester Registry of Deeds Book 68 574 Page 313. They remain unchanged and in effect. Approval for the definitive subdivision is approved with the following safeguards and provisions- All plans for the individual lots within the approved subdivision will be subject to all Town of Winchendon Zoning, Conservation, Board of Health, and Building Department approvals as submitted with each proposed project. The road will be private.

Section 3.9A- Town of Winchendon subdivision regulations filing of performance guarantee- this decision must be filed with the board within 30 days after expiration of the appeal period or the approval of the subdivision will be void.

Section 3.91B- Town of Winchendon subdivision regulations assurity in the form of a bond shall be provided to the Town of Winchendon treasurer.

Section 3.10.2 A-D- Town of Winchendon subdivision regulations must be followed.

A. Amenta motioned to close the hearing, 2nd by A. Phillips.

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

A. Phillips motioned to approve the project with the stated conditions, 2nd by A. Amenta

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

Public Hearing: Doyle Avenue (Rescheduled from 12/20/22)

G. Corbosiero re-opened the public hearing.

Joshua Joslin was present, representing Asher Construction. They are applying for the storm water management permit for 7 lots on Doyle Avenue. It meets all the state and local storm water regulations. Jean Christy with Tighe & Bond was present to review the comments and clarified a few updates.

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

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

Jean Christy would provide the cost of the 53G to be passed on to Asher Construction.

DPW and/or agent, is responsible for inspecting the basins, it will be the homeowners responsibility and at their expense to hire an engineer to correct any findings/issues present upon inspection.

#19- 6 infiltration basins, the calculations are on the plans.

#24- 1 in depth was acceptable.

#30- 12 in vertical pipe with 6 in orifice.

J. Christy will provide the cost of a bond for the project. Each time a new home is built and a certificate of occupancy is issued- the bond would be reduced exactly 365 days later. Each home built is to have an

individual bond, to be held by the treasurer, with a copy being distributed to the DPW. Building permits will not be issued until there is a bond in place.

L. Goodrich motioned to approve the project with the stated order of conditions. 2nd by A. Amenta.
Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

New Business: Update from Asher Construction, LLC- Weller/High Street Project

Joshua Joslin stated they are still in the preliminary stages, but they are looking at redesigning the site to put in multifamily housing, to avoid the amount of blasting of ledge on the property.

Brian Croteau recently attended a conference and learned that one of the biggest issues seen across MA regarding these types of projects was, bonds would be released before projects were complete and signed off. It was recommended that prior to the board releasing the bond, the DPW would sign off stating everything was done according to plan.

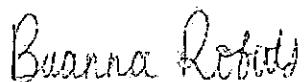
Adjourn:

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

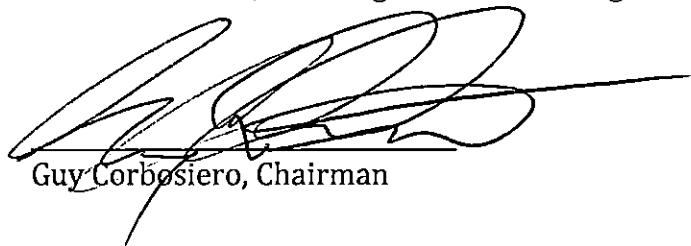
Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

The meeting adjourned at 7:39PM

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary

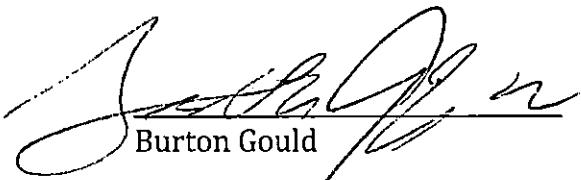


Guy Corbosiero, Chairman

Arthur Amenta



Leston Goodrich Jr.



Burton Gould



Amanda Phillips