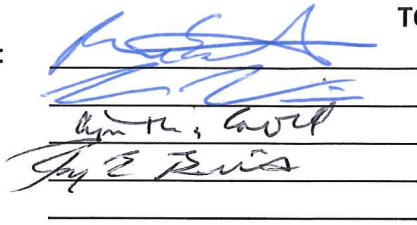


Approved: 6/23/ 2021

Signatures:



TOWN OF WINCHENDON



Zoning Board  
(978)-297-5419

Regular Meeting - May 19, 2021

Via Zoom - Meeting ID: 821 6956 4196

Passcode: 1834514

ZBA Members Present: Bryan Vaine, Cynthia Carvill, Richard 'Erik' Stancombe, Rob Bushay, Ray Benoit (arrived 7:15pm)

Others Present: Alison Manugian, Dorrie Brooks & Jill DeCoursey of Jones Whitsett, Larry Berger of Anser Advisory, Rachel Loeffler of Berkshire Design, Stephanie Marchetti Executive Director of MVOC, Anthony Leary, John Deline of Deline Engineering, Michael Krasun of Krasun Industries, Kevin Clark of WVRC & William Nolan

Chair C. Carvill called the meeting to order at 7:05pm

#### Announcements and Minutes

- **R. Bushay made a motion to approve the minutes of April 28, 2021 as presented. R. Stancombe seconded the motion and all present approved via roll call vote.**
- C Carvill informed everyone that she has received open meeting law information and will share it with the board at the next meeting.

R. Benoit texted that he is almost able to join the meeting so the discussion of 75 First Street was moved up on the agenda so a full board is able to attend the continued hearing for the MVOC project.

Discussion of 75 First Street – Special permits to raze and rebuilt and to alter a non-conforming parcel were granted in February of 2019. The applicants, Karen & Travis Drudi, have changed the plan and want to add on to the existing structure instead of demolishing and rebuilding.

- A Manugian summarized that a new hearing can be held if the Board members feel this is warranted. If the existing permit to alter a non-conforming parcel is still valid an amended site plan can be added to the file. The Conservation Commission decided that they do not need a formal NOI amendment and the change of plans will be captured in the As-Builts.
- J. Deline indicated that the impact of the two proposals is nearly the same with no reduction of setbacks etc. There are no changes to the septic or water service planned.
- **R. Bushay motioned to add the updated site plan to the file, and that a formal hearing to modify is unnecessary. R. Stancombe seconded the motion and all present voted aye via roll call.**

R. Benoit arrived at 7:15pm

PUBLIC HEARING CONTINUATION - Comprehensive Permit application from the Montachusett Veterans' Outreach Center for redevelopment of the former Poland and Streeter Schools on Oak Street and Murdock Avenue (Assessors Map-Lot 5B2-117 & 118). Said redevelopment to create 44 units of housing for veterans and related site work and improvements. Said property is located in a R10 – Neighborhood Residential District.

- Please refer to materials on the Town of Winchendon Website
- Discussion of Peer Review
- Outstanding questions/topics

- Public hearing must close by 10/25/2021 with decision rendered by 12/3/2021
- A Manugian summarized that the comprehensive permit hearing was opened last month and continued to this meeting. A site walk was held on 5/8/2021. The project includes creation of 44 units of low-income veterans' housing in the former Poland and Streeter Schools.
- C Carvill offered a recap of the Site Visit, which the entire Board attended. The project team explained the parking and sidewalks and it was very helpful to see and understand. Coming out of the site visit there needs to be additional discussion of lighting and the eternal flame.
- Board Members were asked for new and continued questions about the project:
  - R. Stancombe would like a written approval from DPW of the capacity of the sewer and water to service the site/project. The addition of laundry and showers may increase the water/sewer usage.
- A Manugian offered a summary of the typical peer review process as used by the Planning Board and Conservation Commission. This is a topic to consider as some of the details are outside of the typical work of the ZBA, but will not be reviewed by other Boards as this is a 40B project.
  - C. Carvill indicated her support for this
  - R. Stancombe motioned to have peer review and B. Vaine seconded the motion. All voted in favor via roll call vote.
- R. Stancombe indicated that the no longer has any parking concerns
- A. Leary requested that the driveway and curb cuts be flagged on-site. L. Berger indicated this can be done in the next week. A. Leary indicated this is his only concern.
- Consensus of the Board is that new topics and concerns are unlikely at this point.
- A Manugian will again ask Department Heads and Boards for their final comments.
- **R. Bushey motioned to continue the public hearing to June 23<sup>rd</sup> at 7pm. R. Stancombe seconded the motion and all present voted aye via roll call vote.**

PUBLIC HEARING – Special Permit for use allowing a 'Go-cart/off road motorcycle racetrack' submitted by property owner Krasun Industries of 841 Rte 32 in Franklin, CT 06254 identified as Winchendon Assessors Map 9 Parcel 38 or 783 Spring Street. Said property is located in an 'I – Industrial district'

- R. Benoit read the public hearing notice and C. Carville confirmed that no members had conflicts of interest.
- R. Bushay motioned to open the public hearing. R. Benoit seconded the motion and all present voted aye via roll call vote.
- C. Carvill stated that the permit for this use/site was approved several years ago after much discussion. It's a strong permit decision that has worked well through the years.
- A Manugian summarized that the facility has been purchased by Krasun Industries and will continue to be operated by the Wachusett Valley Riders' Club (WVRC). There are no intended changes to the site or operations at this time. The Planning Board approved a new site plan permission for the new owner.
- M. Krasun confirmed the summary and outlined his interests for the facility long term, the benefits he sees from his racing experience and praised the work of WVRC in recent years. Kevin Clark of WVRC operates a first rate facility with his world-reowned dirt-track abilities.
- W. Nolan, an Ashburnham resident living about a ¼ mile from the track, spoke to the impacts he's experienced from the race track – noise on his property and inside his residence with the windows closed, frightened horses, stress of family members. He is concerned that the noise will exceed the state limit of 10db beyond ambient noise. He is also concerned that the changes with the solar project, between the track and his home, will increase his issues.
- K. Clark outlined that they have hay bales and berms around the track to restrict noise and that there have been no complaints to them in the last 5-6 years.
- W. Nolan requested that a sound study been done of Route 12 during weekdays and weekends. He would like a better understanding of the overnight camping that he has seen.
- C. Carville clarified that there have been noise studies done in the past. She confirmed that the WVRC has a decibel meter on-site. K. Clark confirmed and shared that they now rely on phone apps, which have been as accurate as the meter and are much easier to use.
- Discussion ensued around improvements in muffler design and ambient noise vs mid-operational volumes.

- C. Carville asked if the members would like to do a site visit.
- M. Krasun interjected to offer to purchase the WVRC which would (in the opinion of his Counsel) keep the permit valid and under the same ownership. He would like to work with W. Nolan to address the concerns he has. There are more elaborate noise control products, but they are prohibitively expensive.
- M. Krasun pointed out that if this were a private use there would be no municipal controls. This is an industrial zone and some noise is likely with any use, this use is only seasonal.
- There was discussion of the offer to purchase and the need to review with Town Counsel was agreed upon. The consensus is to continue the hearing (which can then be cancelled if the application is withdrawn) and plan to discuss with Counsel.
- W. Nolan stated that last summer was gloriously quiet and he hopes that he can continue to enjoy his property.
- K. Clark noted that the facility was in use last summer although races didn't take place due to COVID.
- **R. Stancombe motioned to continue the hearing to June 2 at 7pm. R. Benoit seconded and all voted aye via roll call vote.**

**R. Stancombe motioned to adjourn. R. Bushay seconded the motion and all voted aye via roll call.**

**C. Carville adjourned the meeting at 8:30pm**