

TOWN OF WINCHENDON



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Ament

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Planning Board

Telephone (978)-297-5419

Regular Meeting Minutes

July 21, 2020

Present: Chairman Guy Corbosiero, Arthur Amenta, Joseph Sackett, Leston Goodrich Jr.
Alison Manugian, Planning Agent
Absent: Burton Gould Jr.,

Call to Order: Chairman Guy Corbosiero called the Planning Board meeting to order at 6:31. Meeting was held via zoom - Meeting ID: 929 7622 2841 & Password: 5810135.

Announcements: Garrett Wante was appointed to the Board as an alternate by the Select Board
Agent reissued a covenant D release for Independence Way to correct book/page error in the original 1980's document.

Public Comments: None.

Business:

Reorganization of Board Positions – Chair & Vice-Chair

This item was postponed to the next meeting with a full roster of members. L Goodrich motioned to move this to the next meeting. Motion seconded by A Amenta. All present voted aye via roll call vote.

Central Street –

The plans for Central Street were reviewed and discussed. The Agent summarized the need to have Town Meeting official vote to accept the entire street in anticipation of the reconstruction project. DPW Director has reviewed and approved the plans.

A Amenta made a motion to forward the Central Street plans to the Board of Selectmen with a recommendation that this be placed on the Town Meeting warrant for formal acceptance by voters. L Goodrich seconded the motion and all present voted aye via roll call vote.

Lincoln Solar Chapter 61 Right of First Refusal –

The agent explained that one of the early steps for the Lincoln Solar project was to allow the Town of Winchendon their Right of First Refusal on the land to be removed from Chapter 61 protections. It has come to light that the votes on that didn't include information on one of the smaller slivers of land. The Select Board need a recommendation from the Planning Board with regard to the right of first refusal.

L Goodrich made a motion to recommend that the Selectmen not exercise the Town's right of first refusal option for this land. A Amenta seconded the motion and all present voted aye via roll call vote.

Lincoln Solar Project Closeout –

Brief discussion that project has been completed and drawings/construction are stamped in compliance with the approvals. During construction changes were made to some of the proposed drainage design elements. The peer review engineers have reviewed and approved the changes made. The system is up and running and National Grid is all connected. Abutter concern about glare remains open and his remedies would be through the courts.

J Sackett made a motion to accept as completed, in accordance with plans and permissions, the Lincoln Solar Project. A Amenta seconded the motion and all present voted aye via roll call.

Happy Hollow Solar Project Closeout –

Brief discussion that project has been completed and drawings/construction are stamped in compliance with the approvals. An email was received last week indicating that the abutters are very happy with the final cleared conditions and plantings that went in this spring. The system is up and running at this point.

L Goodrich made a motion to accept as completed, in accordance with plans and permissions, the Happy Hollow Solar Project. A Amenta seconded the motion and all present voted aye via roll call.

Discussion of Master Plan Committee – (A Amenta & J Sackett recused themselves)

There were not enough members present to make this determination so this will remain on the agenda for the next meeting. (While this was envisioned to be a 7 member committee, only 5 slots are currently filled. This makes meetings difficult to hold due to quorum issues. The Board is asked to consider reducing the committee to 5 members to ensure this work can continue.) Agent requested to confirm that Garrett Wante has no conflict and won't need to recuse himself.

The Planning Agent drafted an approval for the Otter River Holdings project and forwarded the decision to Planning Board members. If two or more members register a concern with this decision it will be brought forward to a meeting. L Goodrich requested that the Otter River Holdings applicants appear before the full Planning Board for Site Review. If a second member has concerns they were asked to email the Planning Agent.

Agent was asked to request permission from the Town Manager to meet again in person with appropriate masks and social distancing protocols. An update will be given to the Board via email.

Minutes: None

Correspondence Summary: None

L Goodrich motioned to adjourn, 2nd by J Sackett. The board unanimously voted aye via roll call.

Chairman Guy Corbosiero adjourned the meeting at 7:02PM

Respectfully submitted:



Alison Manugian, Planning Agent

Guy Corbosiero, Chairman

Leston Goodrich Jr.

Arthur Amenta

Burton Gould

Joseph Sackett