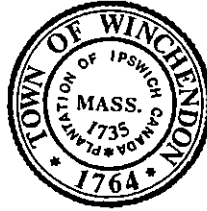


# TOWN OF WINCHENDON



## Planning Board

Telephone (978)-297-5419

### Regular Meeting/Public Hearing

October 19th, 2021

Town Hall 2<sup>nd</sup> Floor Auditorium

109 Front Street, Winchendon, MA 01475

**Members Present:** Chairman Guy Corbosiero, Arthur Amenta, Leston Goodrich, Burton Gould Jr., Garrett Wante

**Others Present:** Tracy Murphy, Director of Planning and Development  
Emily Scerbo, Senior Project Manager- Tighe & Bond

**6:31PM-** Chair Guy Corbosiero called the Planning Board meeting to order followed by the recitation of the Pledge of Allegiance.

**Announcements:** T. Murphy let the members know there is money in the budget for virtual CPT classes. She sent a link to the members e-mail's and encouraged everyone to look into them and let her know if anyone was interested.

**Public Comments:** None.

### Minutes: 9/7/21

L. Goodrich motioned to accept the minutes as presented, 2nd by A. Amenta.  
The board unanimously voted aye.

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

### 9/21/21

L. Goodrich motioned to accept the minutes as presented, 2nd by G. Wante.  
The board unanimously voted aye.

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

### Business:

**6:35pm Public Hearing continuation** – Discussion and possible vote on new Stormwater Management Regulations. Said regulations have been drafted in conjunction with the newly approved Stormwater Bylaws to replace the Low Impact Development (LID) Regulations. These Bylaws and Regulations are largely in response to the increased requirements of MS4 and recent demands from the EPA and State.

- G. Corbosiero read the notice and re-opened the public hearing.

- Emily Scerbo, Senior Project Manager at Tighe & Bond, came forward before the board to answer any questions. B. Gould expressed his concern with the drafted regulations due to how strict the terms and process are written. He suggested continuing the hearing to the next meeting.
- E. Scerbo explained that the regulations come directly from the minimum requirements of the EPA.

B. Gould motioned to continue the hearing to the next meeting on 11/16/21 at 6:40PM  
2nd by L. Goodrich. The board unanimously voted aye.

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

**6:40pm Public Hearings continuation** - Site Plan application, seeking permission to construct on residential parcels, and Special Permit application, seeking access to residential parcels other than through frontage, submitted by Asher Construction for a project located on Weller Road identified as Assessors Map 5C3 Parcels 153, 222, 223, 224, & 225.

- G. Corbosiero read the notice and re-opened the public hearing.
- Paul Grasewicz came forward before the board and asked for a continuance.
- Rose Marie Perry, a resident neighbor, came forward with a few concerns regarding the snow removal, light pollution, water drainage, landscaping, etc.
- B. Gould requested notices be sent to all the abutters.

L. Goodrich motioned to continue the hearing to 11/16/21 at 6:35PM, 2nd by A. Amenta.  
The board unanimously voted aye.

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

**6:45pm Public Hearing continuation** – to discuss the application for Special Permit to allow for creation of a Reduced Frontage Lot in accordance with Section 7.3 of the Town of Winchendon Zoning Bylaws; filed on behalf of Asher Construction for work proposed on Royalston Road North, also known as Assessors Map 1, Parcel 66.

- G. Corbosiero read the notice and re-opened the public hearing.
- P. Grasewicz was present to discuss the plans and project.

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

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

G. Wante motioned to approve the special permit for the reduced frontage lot, 2nd by A. Amenta.  
The board unanimously voted aye.

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

#### **Reorganization of the Board:**

L. Goodrich nominated G. Corbosiero for Chairman, 2nd by A. Amenta.  
The board unanimously voted aye.

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

G. Corbosiero nominated L. Goodrich for Vice-Chair, 2nd by G. Wante.  
The board unanimously voted aye.  
**Amenta (Y) Goodrich (Y) Gould (Y) Wante (Y) Corbosiero (Y) 5-0**

**Update on Zoning Review & Update Process:**

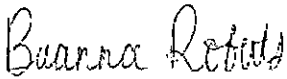
T. Murphy stated the consultant would be at the next meeting to meet the board members.

B. Gould motioned to adjourn, 2nd by A. Amenta.  
The board unanimously voted aye.

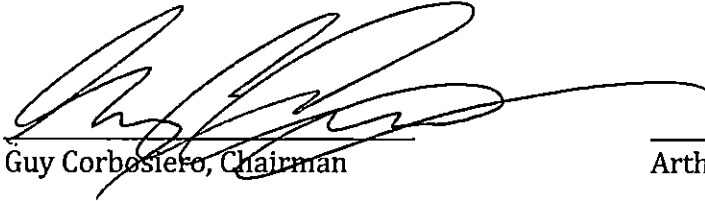
**Amenta (Y) Goodrich (Y) Gould (Y) Wante (Y) Corbosiero (Y) 5-0**

**The meeting adjourned at 7:32PM**

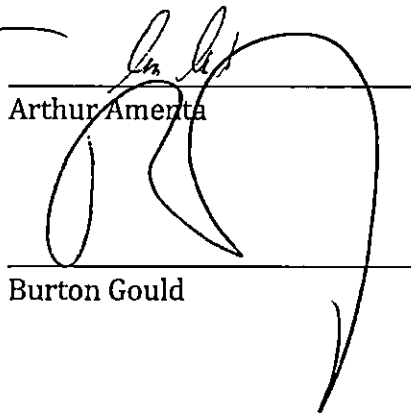
Respectfully submitted:



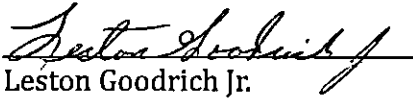
Brianna Roberts, Planning Board Recording Secretary



Guy Corbosiero, Chairman



Arthur Amenta



Leston Goodrich Jr.

Burton Gould



Garrett Wante