

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

February 1st, 2022

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

Members Present: Chairman Guy Corbosiero, Arthur Amenta, Leston Goodrich Jr.
Tracy Murphy- Director of Planning and Development

Absent: Burton Gould, Garrett Wante

Others Present: Mark Hagemeyer, Josh Kline, Jean Christy

6:32PM- Chair Guy Corbosiero called the Planning Board meeting to order, followed by the Pledge of Allegiance.

Announcements: G. Corbosiero stated the board is looking for an alternate member.

Public Comments: None.

Minutes: 11/16/21 & 12/7/21

L. Goodrich motioned to approve the 11/16/21 minutes with a correction to one of the motions, 2nd by A. Amenta. The board unanimously voted aye.

Amenta (Y) Goodrich (Y) Corbosiero (Y) 3-0

A. Amenta motioned to approve the 12/7/21 minutes as presented, 2nd by L. Goodrich. The board unanimously voted aye.

Amenta (Y) Goodrich (Y) Corbosiero (Y) 3-0

Business:

ANR- Maple Street

Mark Hagemeyer came forward and explained he is looking to enlarge the parking lot at his business, The Harbor Restaurant.

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

Amenta (Y) Goodrich (Y) Corbosiero (Y) 3-0

G. Corbosiero called for a 5 minute recess.

6:43PM: G. Corbosiero called the meeting back to order.

Public Hearings Continuation- Site Plan Application from FIDC 163 LLC with an address of 100 DeBartolo Place Suite 400 Boardman, OH 44512 for a 2,502 SF pharmacy with a drive thru on property located at 270 Central St. Winchendon, MA 01475 Identified as Winchendon Assessors Map 5B3 Parcel 50 owned by Tighe J Mathieu of 105 Island Rd Winchendon MA 01475

Josh Kline with Stonefield Engineering & Design introduced himself to the board. Over the last couple of months, there were some changes made to the architecture of the project to meet the design recommendations from the board.

G. Corbosiero read through the list of addressed conditions and responses.

L. Goodrich brought up a concern with the loading trucks parking & unloading on Central Street. J. Kline responded that the property can safely accommodate the box trucks on site and can add that as a special condition to not unload directly on Central St.

The applicant submitted a parking waiver. The maximum parking spaces allowed is 16.5 and they are requesting 17.

The other waiver submitted is for the driveway slope being over by 1/2". It is considered a "non-issue".

L. Goodrich motioned to close the hearing, 2nd by A. Amenta. The board unanimously voted aye.
Amenta (Y) Goodrich (Y) Corbosiero (Y) 3-0

T. Murphy read through the standard conditions.

L. Goodrich motioned to approve the Site Plan Application with the stated Waivers & Conditions, 2nd by A. Amenta. The board unanimously voted aye.
Amenta (Y) Goodrich (Y) Corbosiero (Y) 3-0

DLTA: Letter of Support

This item is being passed over for tonight, T. Murphy needed to draft the letter.

Zoning Audit & Update:

There will be a Zoom meeting the following day, 2/2/22 at 2:00PM.

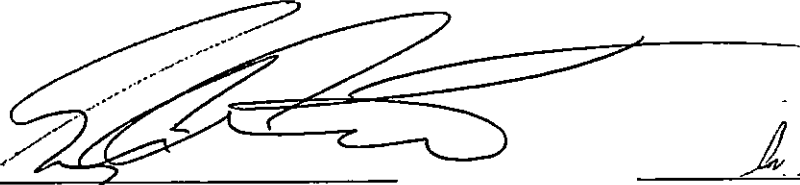
A. Amenta motioned to adjourn, 2nd by L. Goodrich. The board unanimously voted aye.
Amenta (Y) Goodrich (Y) Corbosiero (Y) 3-0

The meeting adjourned at 7:39PM

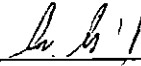
Respectfully submitted:

Brianna Roberts

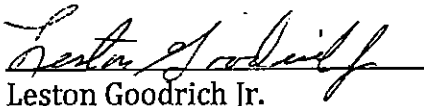
Brianna Roberts, Planning Board Recording Secretary



Guy Corbosiero, Chairman



Arthur Amenta



Leston Goodrich Jr.

Burton Gould

Garrett Wante