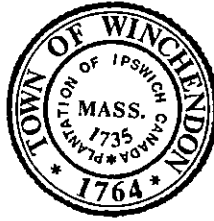


Approved: 3/15/22

TOWN OF WINCHENDON

WINCHENDON TOWN CLERK
RCUD MAR 24 2022 PM2:54



Planning Board

Telephone (978)-297-5419

Special Meeting

February 2nd, 2022

Remote meeting via Zoom

Members Present: Chairman Guy Corbosiero, Arthur Amenta, Leston Goodrich Jr.,
Tracy Murphy- Director of Planning and Development
Nicole Roberts- Planning & Land Use Coordinator

Absent: Burton Gould, Garrett Wante

Others Present: Ted Brovitz, Richard Ward

2:06PM- Chair Guy Corbosiero called the Planning Board meeting to order, followed by reading a statement from Governor Bakers 2019 Executive Order regarding the open meeting law and remote participation, votes will be taken through roll call.

Zoning Audit & Update- Guest: Ted Brovitz- Brovitz Community Planning & Design

Ted Brovitz presented the updates to the Winchendon Zoning Bylaw Revisions.

The general recommendations by the planning board and staff were:

Reformat the Zoning Bylaw- for Clarity and Consistency

Update/Revise the Zoning Appendices (including all diagrams and images)

Create Design Guidelines and Standards- to Supplement Zoning Bylaw

Focus on Downtown Revitalization (Sec. 4.7- Planned Development District)

Update Table of Use (Article 5)

Update Sign Bylaw (Article 9)

Revise the Cluster Development Standards- to be more flexible (Article 11- Res. Dev.)

Revise Accessory Dwelling Unit Standards- Control Small Dwelling Units (Section 6.3)

Update Mobile Home Parks Regulations -(Section 6.7)

Revise the "Right to Farm" Standards (Article 5- Uses)

Address Zoning Map Inconsistencies. - i.e. "Split Lots", District Labels (Section 3.3)

L. Goodrich motioned to adjourn, 2nd by G. Corbosiero. The board unanimously voted aye.

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


The meeting adjourned at 3:03PM

Planning Board Minutes
February 2nd, 2022

Respectfully submitted:

Brianna Roberts

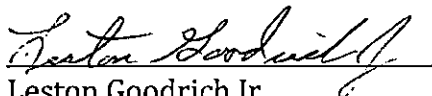
Brianna Roberts, Planning Board Recording Secretary



Guy Corbosiero, Chairman



Arthur Amenta



Leston Goodrich Jr.

Burton Gould

Garrett Wante