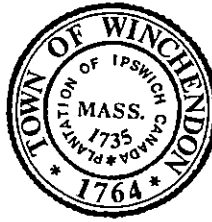


Approved: 3/15/22

WINCHENDON TOWN CLERK
RCUD MAR 24 2022 PM2:54

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Special Meeting

March 2nd, 2022

Remote meeting via Zoom

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

Absent: Burton Gould

Others Present: Ted Brovitz, Richard Ward

2:03PM- 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 reviewed the Zoning Audit & Update presentation. The Zoning Bylaw Appendices will be replaced with New Design Guidelines. T. Brovitz went over the sign regulations and schedule of principal and accessory use regulations.

T. Murphy brought up the fact that they receive a lot of mixed use requests, such as home based businesses, and as the zoning is written now it does not allow it. She asked the planning board their opinions on making provisions to the regulations to allow that. They replied that there should be some exception, but there also needs to be a separating factor between a true home based business and a large business, such as a wedding venue.

There was discussion regarding chickens/ducks in residential areas, T. Murphy would discuss it with the board of health to hear their input.

The verbiage of the pool requirements regarding fencing/ladders/etc was discussed, T. Murphy would talk to the building inspector about it.

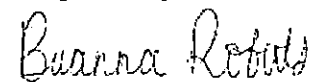
There was discussion regarding types of signs and what is currently allowed. The board members would think about the current restrictions and have their opinions ready to bring to the public hearing.

The next meeting will be on March 15th at 6PM via Zoom.

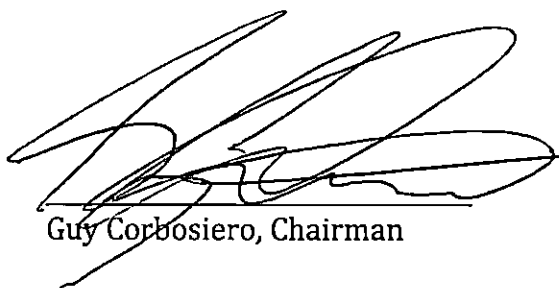
L. Goodrich motioned to adjourn, 2nd by G. Wante. The board unanimously voted aye.
Amenta (Y) Goodrich (Y) Wante (Y) Corbosiero (Y) 4-0

The meeting adjourned at 3:30PM

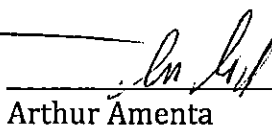
Respectfully submitted:



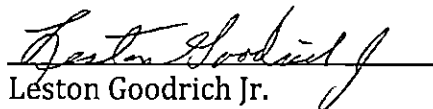
Brianna Roberts, Planning Board Recording Secretary



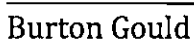
Guy Corbosiero, Chairman



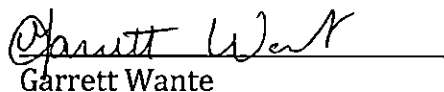
Arthur Amenta



Leston Goodrich Jr.



Burton Gould



Garrett Wante