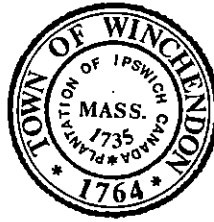


Approved: 3/15/22

# TOWN OF WINCHENDON

WINCHENDON TOWN CLERK  
RCUD APR 7 2022 PM12:15



## Planning Board

Telephone (978)-297-5419

### Regular Meeting/Public Hearing

February 15th, 2022

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

109 Front Street, Winchendon, MA 01475

**Members Present:** Chairman Guy Corbosiero, Arthur Amenta, Leston Goodrich Jr., Burton Gould  
Nicole Roberts- Planning & Land Use Coordinator  
Brian Croteau- Director of Public Works

**Absent:** Garrett Wante

**Others Present:** Jean Christy, Trevor Fletcher, Brent Gleason, Rosemarie Perry, Paula Cannon

**6:35PM-** 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: 2/1/22

A. Amenta motioned to approve the 2/1/22 minutes as presented, 2nd by L. Goodrich. The board unanimously voted aye.

**Amenta (Y) Goodrich (Y) Gould (Y) Corbosiero (Y) 4-0**

**6:35PM Public Hearing 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 stated due to a change in the plans, the Special Permit was no longer necessary. It was originally requested to seek access to residential parcels other than through frontage. The plans now include individual driveways. The applicant requested to withdraw the Special Permit request.

L. Goodrich motioned to accept the Special Permit withdrawal request, 2nd by A. Amenta. The board unanimously voted aye.

**Amenta (Y) Goodrich (Y) Gould (Y) Corbosiero (Y) 4-0**

Trevor Fletcher with Graz Engineering, reviewed the plan changes. After discussion with the fire department, they decided to turn the shared driveway into individual driveways. With this tradeoff, it does increase the water drainage to High Street. The plan does include catch and detention basins to regulate the water run off throughout the property. B. Croteau suggested the maintenance of the basins be included in all three property's deeds.

Jean Christy, Senior Engineer at Tighe & Bond, went through the order of conditions.

T. Fletcher commented that the current catch basins at the end of High Street need to be serviced as they were clogged with leaves and debris when he made a visit to the site. Once he cleared the debris, the basin worked properly. There are plans to replace the grates at the bottom of the basins.

Brent Gleason from 89 High Street came forward, he asked to see a copy of the revised plans.

Rosemarie Perry from 46 High Street came forward. She questioned the timeline of the future drilling and ledge cutting, as she stated the original drilling damaged her foundation.

Paula Cannon from 64 Weller Street came forward and had concerns regarding the water run off and erosion occurring.

Rosemarie Perry came forward and questioned why they requested a waiver to not install sidewalks. B. Croteau commented that the sidewalk stops right before 46 High St. and is not currently maintained by the town. It is not in the plans at the moment but it is a possibility it could be installed in the future.

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

**Amenta (Y) Goodrich (Y) Gould (Y) Corbosiero (Y) 4-0**

N. Roberts individually went through the conditions.

The standard conditions are automatic as outlined in the site plan rules and regulations. Catch basins are the contractors responsibility to fabricate with a 4" pipe. The homeowners are responsible for maintenance on the catch basins. The site plan will accompany the home along with maintenance instructions. There is a bond in place for 1 year to ensure catch basins and drainage basins are installed and inspected by the engineer and DPW director. There will be a bond, the amount to be determined prior to issuance of any building permits. The building permit to include elevations and floor plans. Routine monitoring over the first year, starting at the last build/certificate of occupancy. The infiltration basin pipe will go under the driveway to ensure proper drainage onto the grass, along with the driveway being angled. A copy of the SWIP that is created by the EPA will be available at the P&D Office. B. Croteau-DPW- will mark the trees at the end of High & Weller to be removed.

The two waivers requested were to waive the sidewalks and the Impact Statement.

L. Goodrich motioned to approve the project with stated conditions and waivers, 2nd by A. Amenta.

**Amenta (Y) Goodrich (Y) Gould (N) Corbosiero (Y) 3-1**

**DLTA- Housing Production Plan:**

Tracy Murphy asked for a letter of support from the board.

L. Goodrich motioned to approve the letter of support, 2nd by A. Amenta.

The board unanimously voted aye.

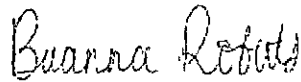
**Amenta (Y) Goodrich (Y) Gould (Y) Corbosiero (Y) 4-0**

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



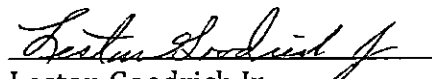
**Amenta (Y) Goodrich (Y) Gould (Y) Corbosiero (Y) 4-0**

**The meeting adjourned at 8:17PM**

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary

  
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Guy Corbosiero, Chairman  
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Arthur Amenta  
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Leston Goodrich Jr.  
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Burton Gould  
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Garrett Wante