

# TOWN OF WINCHENDON



## Planning Board

Telephone (978)-297-5419

### Regular Meeting/Public Hearing

April 19th, 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., Amanda Phillips  
Tracy Murphy- Director of Planning and Development

**Absent:** Burton Gould, Garrett Wante

**Others Present:** Joseph Lupo, Wendell Orphe, Sean Pepper, Karen Chapman, Ryan Doherty

**6:10PM-** Chair Guy Corbosiero called the Planning Board meeting to order, followed by The Pledge of Allegiance.

**Announcements:** None.

**Public Comments:** None.

**Minutes:** 4/5/22

L. Goodrich motioned to approve the 4/5/22 minutes as presented, 2nd by A. Amenta.

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

### 6:13PM- Public Hearing:

G. Corbosiero read the public hearing notice and opened the hearing. He let the applicants know since they are requesting a special permit, and there are only 4 board members present, they would need an unanimous vote for approval, or they have the right to wait until the next meeting when 5 board members would be present. The applicants decided to move forward. Joseph Lupo, Wendell Orphe, and Sean Pepper introduced themselves. G. Corbosiero swore in the applicants.

S. Pepper with D.R. Poulin Construction stated the request is to modify an existing site plan approval granted to 2 Juniper St. He stated W. Orphe over the past 3 years had multiple dealings with the adjacent property owners at 250 Central St. property where he is requesting approval for cultivation. The main issue is regarding a long drawn out construction easement that W. Orphe needed to obtain to continue the 2 Juniper St. project. Due to COVID-19 and inactivity from the owner of the adjacent property, W. Orphe was unable to proceed with the project, causing large financial costs and loss of time on his business plan. Fortunately over the last 4 months, they have been in contact with the property owners at

250 Central St. and were able to obtain the construction easement needed to proceed with the project at 2 Juniper St.

W. Orphe stated their plan is to operate 250 Central St. while continuing construction at 2 Juniper St. S. Pepper added for the 250 Central St. building, the structure and aesthetic qualities of the exterior and parking lot will stay the same. The current lease for 250 Central St. ends December 31, 2022.

T. Murphy suggested adding a few conditions. Approval of modification is subject to the following safeguards and provisions: Modification is subject to all the conditions of the original approval- 2020-09-29 dated October 22, 2020. The modification does not result in any exterior changes to the building at 250 Central St., nor does it include any changes to the site. A building permit must be obtained for any proposed signage at 250 Central St. Demolition to 2 Juniper St. as outlined in the timeline provided by the applicant and on file must be complete prior to issuing Certificate of Occupancy for 250 Central St. Applicant will provide a project update to the Planning Board in December 2022 should there be any deviation from the provided timeline. Original Site Plan approval for 2 Juniper St. has been extended to October 31st, 2023.

G. Corbosiero motioned to close the hearing, 2nd by L. Goodrich.

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

A. Amenta motioned to approve the modification with the outlined conditions, 2nd by L. Goodrich.

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

A. Phillips left the meeting.

**G. Corbosiero called for a 5 minute recess at 6:45PM**

**G. Corbosiero called the meeting back to order at 6:50PM**

#### **Winchendon Affordable Housing Production Plan:**

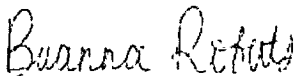
Karen Chapman, Planning and Development Director of the Montachusett Regional Planning Commission, introduced herself and her colleague Ryan Doherty. K. Chapman started the presentation stating the project is under a District Local Technical Assistance (DLTA) Program, where the regional planning commissions receive money from the state to help their communities. She reviewed their plans and asked for feedback from the board. The board discussed a timeline and the next step would be to survey the community. The presentation is available to the public on the Town website.

A. Amenta motioned to adjourn, 2nd by L. Goodrich.

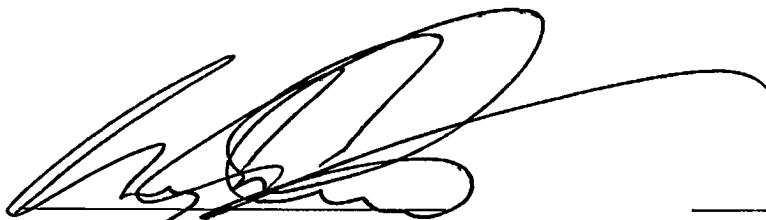
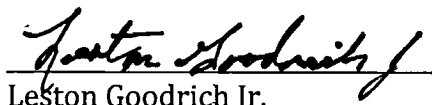
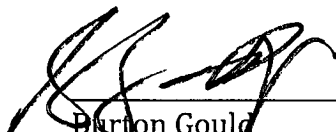

**Amenta (Y) Goodrich (Y) Corbosiero (Y) 3-0**

**The meeting adjourned at 7:17PM**

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary

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