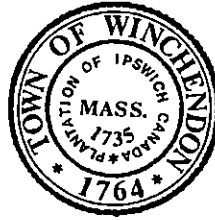


Approved: 9/13/22

TOWN OF WINCHENDON

WINCHENDON TOWN CLERK
RCUD SEP 14 2022 AM9:24



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

July 5th, 2022

Town Hall 2nd Floor Auditorium

109 Front Street, Winchendon, MA 01475

Members Present: Chairman Guy Corbosiero, Arthur Amenta, Leston Goodrich Jr., Amanda Phillips
Nicole Roberts- Planning/Land Use Coordinator

Absent: Burton Gould, Garrett Wante

Others Present: Trevor Fletcher

6:02PM- Chair Guy Corbosiero called the Planning Board meeting to order, followed by The Pledge of Allegiance.

Announcements: None.

Public Comments: None.

Minutes: None.

6:05PM- Public Hearing: Reduced Frontage Lot, Doyle Avenue.

G. Corbosiero read the public hearing notice and opened the hearing.

Trevor Fletcher, Engineer with Graz Construction, introduced himself and discussed the project. The request is for approval of a reduced frontage single family lot. It was noted that the lot is not able to be subdivided in the future.

Russell Hughes of 35 Doyle Ave. voiced his concern with the project. It was noted that the required frontage for the R80 zone is 200 ft. The minimum, if requesting reduced frontage, is 50 ft.

Theresa Pfeifle of 245 Hale St. had some questions and concerns. She questioned if the lot would be able to be subdivided in the future, which the board responded no, not with the current bylaws.

A concerned resident questioned the need for the reduced frontage when there is a 90 acre parcel.

A condition was suggested to implement a 100 ft buffer from the property line. The board and T. Fletcher discussed the condition to determine the specific verbiage.

G. Corbosiero closed the hearing.

A. Phillips motioned to approve the reduced frontage lot with an added condition- 100 ft landscape buffer between the proposed construction and 35 Doyle Ave, with an exception of where the driveway will be installed, 2nd by A. Amenta.

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

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

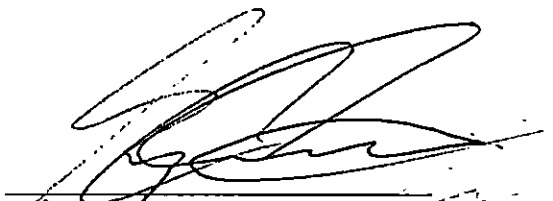
Amenta (Y) Goodrich (Y) Phillips (Y) Corbosiero (Y) 4-0

The meeting adjourned at 7:04PM

Respectfully submitted:

Brianna Roberts

Brianna Roberts, Planning Board Recording Secretary

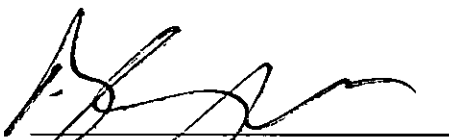


Guy Corbosiero, Chairman




Arthur Amenta

Leston Goodrich Jr.



Burton Gould

Garrett Wante



Amanda Phillips