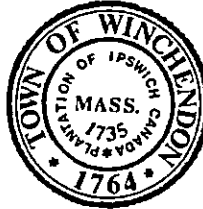


Approved: 11/16/22

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

October 18, 2022

Town Hall 2nd Floor Auditorium
109 Front Street, Winchendon, MA 01475

Members Present: Chairman Guy Corbosiero, Arthur Amenta, Leston Goodrich Jr., Burton Gould,
Amanda Phillips

Nicole Roberts- Planning/Land Use Coordinator

Absent: Garrett Wante

6:00PM- Chair Guy Corbosiero called the Planning Board meeting to order, followed by The Pledge of Allegiance. All votes would be conducted via roll call to comply with Governor Baker's order on conducting remote meetings as there was a member present via zoom.

Announcements: None.

Public Comments: None.

Minutes: 9/13/22

L. Goodrich motioned to accept the 9/13/22 minutes as presented, 2nd by A. Phillips.

Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

ANR: Jamison Way

The applicants were not present, Nicole Roberts summarized the ANR. The owners, Joseph and Christina Rosa, own their property at 89 Hale St. along with the land on Jamison Way, also known as Lot A. They are removing the lot line to create one large lot for a future home they plan to build.

B. Gould explained the importance of the applicants being present to answer any questions or concerns.

A. Amenta motioned to endorse the ANR as presented, 2nd by G. Corbosiero.

N. Roberts was going to call the applicants and see if they would be able to make it tonight and revisit it at the end of the meeting.

6:05PM Public Hearing: Commercial Drive Subdivision (con't)

Patrick Bogle, civil engineer at Howard Stein Hudson was present on behalf of the applicant David Clark. The property is located off Commercial Drive, off of Route 140, and is approximately 68 acres. They are proposing a dead end cul-de-sac that would come off of Commercial Drive into the existing property. There is a small section of wetlands, they are proposing to replicate the area on either side. They already went before the Conservation Commission and received approval with certain conditions.

The board members went through and discussed Tighe & Bond's comments.

1. Addresses the road length- 2,350 ft. Anything over 500 ft. requires two exits. The applicant requested a waiver. G. Corbosiero stated he did not have a problem with it, due to the road going to commercial units, not a housing development.
2. Bike lines required. The applicant requested a waiver. G. Corbosiero stated they did not feel it was necessary to require bike lanes.
3. Proposed roadway does not appear to meet the requirements specified in section 410 of the subdivision regulations. The regulations require 80 ft right of way and 8 ft shoulders. G. Corbosiero commented at the moment the traffic would consist of just the crew going back and forth between buildings, so he did not have an issue with the proposed footage. The right of way they were originally given for this property was only 50 ft. The road would be 24 ft with 1 ft. on each side. The applicant requested to eliminate sidewalks to reduce the overall impact of the project and did not feel it was necessary to include in an industrial/commercial dead end road. It would include cape cod berms instead of granite curbing. DPW did not have an issue with the berms as long as they are inserted correctly.
4. Sedimentation markers are required in all ponds as per the subdivision regulations. The comment was closed.
5. The plans do not include monuments to find the proposed roadway outlet. A metal bar should be installed at the exact location of boundary points.
6. Tighe & Bond deferred to the Planning Board for the request in regards to the street tree planting. The species proposed on the original plan are not appropriate as street trees due to their height, root requirement, and salt sensitivity. The consultant should provide tree belt plantings in accordance with Boston Transportation Departments complete street tree guidelines and UMASS Amherst planting for resilience. For trees under or near utility poles, the consultant should refer to Eversource's 30 under 30 for appropriate species. All trees proposed would be 2 in. caliper, which is standard.
7. Retaining walls are proposed throughout the site.
8. Comments closed. Proposed final cover type- pavement, gravel, grass.
9. Comments closed. Stormwater regulations.
10. Catch basins are to be built with granite curb inlets. Applicant requested a waiver to use the cape code berms instead of granite.
11. Comments closed- Conservation Commission addressed.
12. Snow storage area. Comments closed.
13. Fire hydrants. Comments closed.
14. Comments closed.
15. Comments closed.
16. Comments closed.
17. Comments closed.
18. Comments closed.

19. Comments closed.
20. Comments closed.
21. Comments closed.
22. Comments closed.
23. Tighe & Bond stated the basins need to be a little larger to accommodate the 100 year event. It was suggested to increase from 4 ft to 5 ft.
24. Comments closed.
25. Comments closed.
26. The mounding analysis for all filtration ponds.
27. Comments closed.
28. Comments closed.

G. Corbosiero entertained a motion to close the hearing. L. Goodrich motioned to close the hearing, 2nd by A. Amenta.

Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

The board reviewed the waivers requested before is was voted on.

G. Corbosiero motioned to approve the project with the waivers and conditions as discussed, 2nd by A. Amenta.

Amenta (Y) Goodrich (Y) Gould (N) Phillips (Y) Corbosiero (Y) 4-1

ANR: Jamison Way (cont'd) The applicants are in the process of selling their home so they chose to withdraw the ANR.

6:10 PM Public Hearing: Robert's Way Site Plan Modification (con't)

G. Corbosiero read the public hearing notice and opened the hearing. The board just received Tighe & Bonds comments the day before and the applicant did not have the chance to review them yet. With permission from the applicant, the hearing would be continued to October 18th, 2022 at 6:10PM.

G. Corbosiero opened the hearing at 7:14PM. Paul Grasewicz was present on behalf of the applicant. The applicant is requesting to add 3 additional buildings next to the existing 5 storage unit buildings.

B. Gould motioned to approve the plan as submitted, 2nd by L. Goodrich.

Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

Housing Production Plan: Karen Chapman and Ryan Doherty from Montachusett Regional Planning Commission (MRPC)

Ryan Doherty explained the purpose of a housing protection plan (HPP). A proactive strategy for planning and developing affordable housing, including: comprehensive housing needs assessment, affordable housing goals, and implementation plan. The recommended percentage of affordable housing is 10%, the town of Winchendon is currently at 8%.

The housing needs assessment includes; demographics and housing data, population and housing needs projections, development constraints and limitations, mitigation of these to support development, infrastructure capacity for current population and future growth.

Key demographic findings; total population increased 48% from 1980-2020 with projected increase of only 4% by 2040 to 10,808. Age of population: median age decreased 11% from 41.8 years in 2011 to 37.2 years in 2020. 1990 to 2020, % of population over 65 years has increased from 12% to 15% of the population. Young adults 25-34 made up 19% of the population in 1990, compared to 13% in 2020. Median household income = \$81,329. Median family income = \$90,672. Median individual earnings = \$43,939. Persons in poverty, percent = 8.7%. Cost burdened = paying >30% of gross monthly income on housing costs. Housing costs = P&I or rent, RE taxes, PMI, HI, Fees. 24% of owners without a mortgage. 29% of owners with a mortgage. 39% of renters.

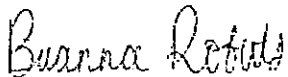
Preliminary recommendations are ID any potential zoning changes to meet goals. Accessory dwelling units, multifamily, evaluate dimensional requirements for infill or non-conforming lots. ID potential parcels for 40B development and evaluate large private parcels.

Next steps are to complete the plan, get approval from Planning Board and Board of Selectmen, and submit to State Department of Housing and Community Development (DHCD).

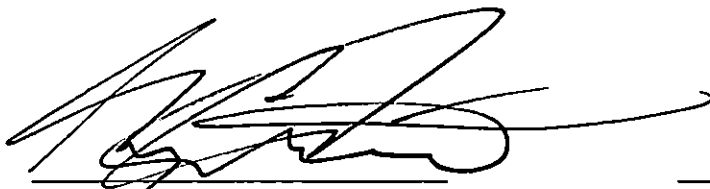
A. Amenta motioned to adjourn, 2nd by L. Goodrich
Amenta (Y) Goodrich (Y) Gould (Y) Phillips (Y) Corbosiero (Y) 5-0

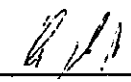
The meeting adjourned at 8:07PM

Respectfully submitted:

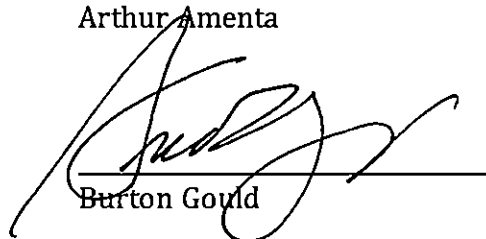


Brianna Roberts, Planning Board Recording Secretary



Guy Corbosiero, Chairman

Arthur Amenta

Leston Goodrich Jr.

Burton Gould

Garrett Wante



Amanda Phillips