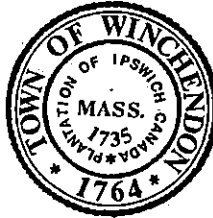


Approved: 4/20/23

TOWN OF WINCHENDON



WINCHENDON TOWN CLERK
RCVD APR 25 2023 AM 10:56

Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

April 4, 2023

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

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

Absent: Arthur Amenta, Garrett Wante

6:05PM- Chair Guy Corbosiero called the Planning Board meeting to order, followed by The Pledge of Allegiance.

Public Comments: None.

Minutes: 3/7/23

L. Goodrich motioned to accept the 3/7/23 minutes as presented, 2nd by A. Phillips

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

New Business: Master Plan Implementation Committee Member Jill Sackett: Informal discussion to review the portions of the town's Master Plan as currently assigned to the Planning Board.

G. Corbosiero and A. Phillips were both members of the Master Plan Implementation Committee. Jill Sackett, Chair of the Master Plan Implementation Committee, was present before the board to discuss the portions of the town's Master Plan as currently assigned to the Planning Board. There were 7 items that involved the Planning Board.

The first item J. Sackett mentioned was item #4- If the Planning Board would consider participation in the Community Preservation Act. The board did agree to participate and recommended to move forward with a vote of approval, but the CPA did not get approved for the time being.

The top 3 items on the list considered the Planning Board members to be "leads", versus contributors.
1. Adopt Massachusetts Chapter 43D, allowing for expedited permitting on pre-approved parcels.
G. Corbosiero did not believe this matter would be considered high-priority. He stated this would apply more to cities over a small town like Winchendon. It is an item to consider, but not an urgent issue.

2. Create a housing production plan- HPP- it gives communities that are not yet in compliance with Chapter 40B the opportunity to show they are making progress in constructing affordable housing. An HPP would also help the town to determine the projected housing needs of its current and future population.

N. Roberts stated they are currently working with MRPC on a housing production plan. There were a few hearings last year in September and December. They are expecting to have a final plan in the near future.

3. Establish a committee or task force to coordinate the development, promotion, and updating a list of all programs and services available that can make a difference in the quality of life.

The Planning Board felt the Town Manager's office would be the better department to manage this aspect.

For the following items, the Planning Board is considered "contributors".

5. Consider policies to encourage green development in commercial industrial and residential buildings and operations.

N. Roberts stated the town of Winchendon is considered a green and stretch energy community and have received numerous grants since 2017.

- Continue to seek funding for infrastructure projects on local jurisdiction federal aid eligible roads through the MMPO TIP process. Work with the MRPC and MassDOT on projects and funding opportunities.

G. Corbosiero is a representative of the MPO along with being the Chairman of the MRPC. Brian Croteau, DPW Director, is also a representative of the MPO and advocates for the town of Winchendon.

- Enforce the existing zoning while supporting the planned development zones goal of walkable mixed use development.

Article 9 Sign By Laws and Zoning Revisions

- Review proposed Article 9 for discussion/revisions prior to the Public Hearing Scheduled for 4/18/23. Discussion about the future review of all Zoning Bylaws

G. Corbosiero explained, a few years ago the discussion started about the need to update the bylaws. Brovitz Community Planning & Design was hired to audit the current bylaws and re-write them. There were several recommendations for additions and edits to the sign by laws. It was rejected at the last town meeting, but has since been updated to bring before the next town meeting.

9.1- The first suggestion was to add the word "residents" to the beginning section of the bylaw.

9.1.7- Preserve the character of the community while allowing all residents and businesses their constitutional right to freedom of speech

9.2.3- All private signs placed on public property or within public right of way are subject to approval by the Town Manager or his/her designee according to provisions set forth in the Town Manager's Policies and Procedures.

9.4- Adding the words under electrical service- "requiring new devices"

G. Corbosiero suggested changing the restriction from no, to requiring a special permit, for A frame sidewalk signs in R80, R40, R10, and Industrial zones.

9.12- G- Suspended Signs- Information on the signs must be related to the business. ~~Additional information is prohibited.~~

9.13- Wall Murals- Definition- A sign that is directly painted on or permanently affixed.

It was suggested to add in the special permit conditions- applicant must seek a building permit and maintain the mural on a regular basis.

G. Corbosiero suggested taking the two paragraphs under Electronic signs and add them to the bottom of 9.6- sign illumination and 9.9.2 Permanent Principle Signs.

~~Two or more businesses served by a single common building entrance are considered one business for sign computation purposes. Max 2 sq. ft. for each linear ft. of building frontage for the entrance.~~

Permitted Temporary Signs- for special event signs and street banners- change from B to C- permitted by special permit for zones C1, C2, I, & PD.

Other Temporary Signs- Change Building Inspector to Zoning Enforcement Officer.

Exempt Signs- Government signs, signs including moveable, signs erected and maintained by the town of Winchendon, any other municipal corporation, the Commonwealth of Massachusetts, of the Federal Government, or any land, building, or structure in use by such government entity. Any other signs erected by such government entity as a location required for public or environmental health safety or notification purposes or announcing the date time and place of elections or town meetings.

Prohibited Temporary Signs- Add "people signs"

Electronic Message Display Boards- Eliminate sentence after "non- flashing" to remove the restrictions on the message changing during the specified timeframe.

The Planning Board will serve as the permit granting authority.

Adjourn:

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


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

The meeting adjourned at 7:17PM

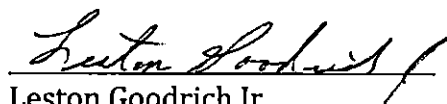
Respectfully submitted:

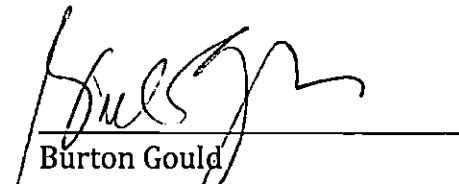
Brianna Roberts

Brianna Roberts, Planning Board Recording Secretary

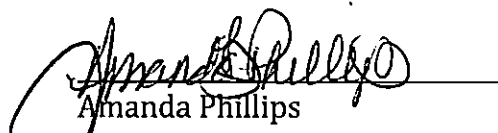

Guy Carbosiero, Chairman

Arthur Amenta


Leston Goodrich Jr.


Burton Gould

Garrett Wante


Amanda Phillips