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TOWN OF WINCHENDON



Planning Board

Telephone (978) 297-5414

Facsimile 978) 297-5411

109 Front Street
Winchendon, Massachusetts 01475-1758

Planning Board
Meeting Minutes July 1, 2014

PRESENT: Chairman Fedor Berndt. Vice Chairman Guy Corbosiero, Clerk James McCrohon, and Greg Vine.

Tracy Murphy
Audrey Labrie
Dave Bourbeau

MATERIALS: Agenda, July 1, 2014

Minutes June 17, 2014

Letter Diane Sevigny/MPC

Presentation from John Hume to MPC

ANR Plan

CALL TO ORDER:

Pledge of Allegiance

Approval of Minutes June 17, 2014

Correction — Mr. Corbosiero noted that Frank DeSimone was not listed as present in the minutes under PRESENT.

Mr. Vine said he noted the minutes stated he was voted as associate member to the Master Plan Committee.

The recorder explained that two sets of votes were included in the minutes.

The first when he was voted Associate Member, and a second when the board was advised to change it to Alternate Member so he could be a voting member of the MPC.

Vine made a motion to approve the minutes as corrected/ Second by Corbosiero

Vine (Y) Corbosiero (Y) McCrohon (Y) Berndt (Y) 4-0
Approved

7:05 PUBLIC HEARING — SITE PLAN REVIEW SPECIAL PERMIT

The chairman read the legal notice that stated:

Town of Winchendon for 72/78 Central Street, Assessors Map 583 Parcel 119 in a Planned Development Zone.

Applicant requested a Site Plan Review for construction of a Police Station along with off street parking. A hearing for a special permit for the use of conventional drainage structures Section 4.7.2 of the Winchendon Zoning Bylaws will also be heard concurrently. The Town of Winchendon is the current owner of the property.

The hearing was opened and the chairman informed the board he had received a note from Town Manager James Kreidler requesting a continuance. The chairman read the letter requesting the continuance until July 15, 2014.

He said the request is due to several issues that would need to be addressed for the final design providing adequate time for the peer review.

He said he hoped the continuance did not inconvenience the board.

Mr. Vine moved to recess the meeting until July 15 at 7:05/second for discussion by Mr. Corbosiero

Mr. Corbosiero reminded everyone they still need a site visit. He asked if it should be scheduled now.

The chairman said it was an excellent idea. He asked what time was most convenient for members of the board.

The board decided that July 14 at 6 p.m. would be the best time for a site visit.

Mr. Corbosiero disclosed that he was on the committee that chose the old courthouse as the new police station. He also disclosed he was a selectman when it was approved. He disclosed that he talked to the Attorney General's office and made sure there was no conflict of interest.

The chairman also disclosed he signed the *↓ P&S Agreement* as a selectman, and there was no conflict of interest.

The suggestion was made to continue the meeting until 6 p.m. at the proposed police station, and close the meeting at the PD to continue July 15, at 7:15.

The chairman said it does not need to open at the police station.

The board agreed the visit should be posted.

Mr. Vine's motion was amended to continue the hearing until July 15, 2014 at 7:05.

Vine (Y) Corbosiero (Y) McCrohon (Y) Berndt (Y) 4 – 0 Approved

Mr. Corbosiero motioned to visit the site of the police station July 14 at 6 p.m./second by Mr. Vine.

Vine (Y) Corbosiero (Y) McCrohon (Y) Berndt (Y) 4 – 0 Approved

The chairman said if anything changes he would contact all that it concerned.

PUBLIC COMMENT

The chairman said he had a representative from Bethany Bible Chapel David Bourbeau — Deacon of Property who oversees the Building & Property that encompasses the building and all aspects of maintenance for Bethany Bible Chapel came to the table.

The chairman said he had reached out to Mr. Bourbeau because of some confusion about what was taking place on the Bethany Bible Chapel site. The chairman said that a plan was submitted March 7, 2014, and the total area of the lot to be altered was 42,150 square feet. He said that with that area in mind, a site plan should have been submitted. The chairman said there has been no site plan.

The chairman said he visited the site and the trees were all chopped down and an excavator was on the premises. The chairman said he understood there was going to be a playground, a gazebo, and parking.

Mr. Boudreau said that the playground would be worked on but a neighbor had expressed that he did not want parking behind his home.

The chairman said that there is a lot of disturbed land and that someone should have come to the planning board. The chairman said they want to make sure things were done correctly and site plans were taken care of.

Tracy Murphy noted that John Walker flagged wetlands.

The chairman explained that the zoning bylaw 12.2 is specific to disturbance of any land over 10,000 square feet. He said a site plan review is mandatory.

Mr. Vine asked if the board would require more from anyone else regardless of whether they were a religious institution or not.

Mr. Corbosiero explained that by state law, religious institutions were treated differently.

Mr. Boudreau explained that the chapel has been in touch with Conservation, and spoke a little about what has been done on the property. The board advised that he go through the motions and submit the plan.

Mr. Corbosiero moved to waive the fees for site plan review/second by Mr. McCrohon

Vine ^(N) ~~(A)~~ Corbosiero (Y) McCrohon (Y) Berndt (Y) 3-1
Approved

ANR REVIEW

Audrey Labrie came before the board with a plan to divide property on Royalston Rd North. She said the bulk of the property has two streams running through it. They would like to carve out a 2.2-acre house lot. Total parcel is 6.5 acres with two brooks and a pond. Would create non-buildable with the rest but it is all wetlands and agricultural in an R80 zone. The designated plan and division would make the property more saleable. The board said they saw no problem. It looked like a simple ANR.

An ANR submitted by the planning agent dealing with non-conforming lots was discussed. Mr. Corbosiero read the zoning bylaw noting that as long as what was proposed was not detrimental to the neighborhood, it gave the ANR latitude for approval.

MASTER PLAN COMMITTEE UPDATE

Diane Sevigny wrote a letter of interest to become a member of the Master Plan Committee, which the chairman read to the board.

Mr. Vine moved to appoint Diane Sevigny to the Master Plan Committee/second by Mr. Corbosiero

Vine (Y) Corbosiero (Y) McCrohon (Y) Berndt (Y) 4-0
Approved

Mr. Vine asked if Ms. Sevigny had been encouraged to get a letter in for a chair on the Planning Board. The chairman assured him it was in the works.

Ms. Murphy informed the board that the MPC has voted on 7 members and 3 alternates.

She said Penny Maliska was voted as Chairman and Corey Bohan was voted as Vice Chairman.

The group will form subcommittees to address the separate sections.

Ms. Murphy said the survey closed June 12, and results were handed to the MPC. She said they had received 354 responses, and the MPC would figure how they would use the information.

The chairman asked if students would be included in the subcommittees.

Ms. Murphy said Murdock Student Miranda Bishop had submitted a letter of interest.

The board discussed whether she would be a voting member.

The chairman asked if she could appear at the next PB meeting July 15. The chairman also invited other students to come forward.

Mr. Vine requested the results of the survey so if there were questions, there would be materials to refer back to.

The chairman asked how the board felt about requesting a short monthly report.

Mr. Berndt said he attended a meeting and offered resources if needed.

Ms. Murphy said she heard back from the professor at UMASS and learned one community chosen backed out. He wanted to know if Winchendon was still interested.

Ms. Murphy said she was looking to raise funds and find grants. The cost would be \$1,750 for the downtown revitalization study.

The board expressed interest, but said they would have to determine what was spent last year. This year they have less to work with. It would have to be a table discussion.

Ms. Murphy said she would bring budget and cost information to the next meeting.

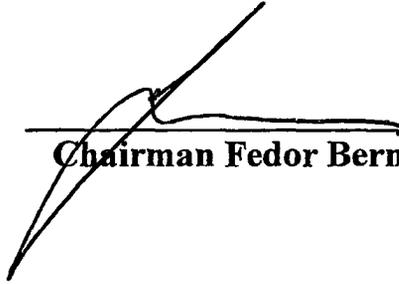
MRPC/MJTC

Nothing to report.

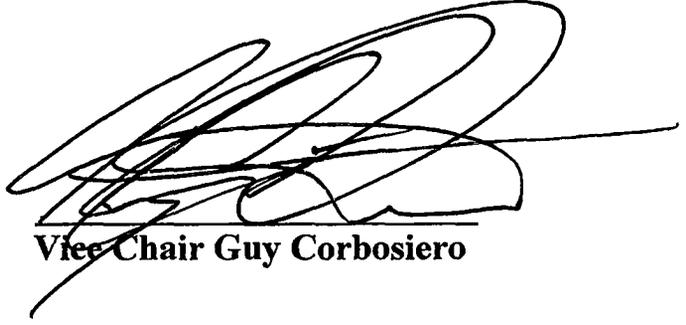
Mr. Vine moved to adjourn/second by Mr. Corbosiero

***Vine (Y) Corbosiero (Y) McCrohon (Y) Berndt (Y) 4-0
Approved***

ADJOURNED: 8:02



Chairman Fedor Berndt



Vice Chair Guy Corbosiero



Clerk James McCrohon



Greg Vine