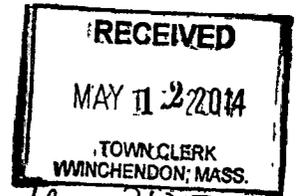


# TOWN OF WINCHENDON



Planning Board

Telephone (978) 297-5414

109 Front Street  
Winchendon, Massachusetts 01475-1758

Planning Board

Meeting Minutes  
April 15, 2014

**PRESENT:** Chairman Fedor Berndt, Vice Chairman Guy Corbosiero, Greg Vine, and James McCrohon  
Planning Agent Tracy Murphy  
Recorder Doneen Durling  
James Halloran

## MATERIALS

Agenda April 15  
Minutes March 4, March 18  
Letter of recommendation

**Call to Order: 6pm**  
Pledge of Allegiance

## Announcement/Comments

Greg Vine said the board at one time voted to support the Community Preservation Act as presented. He said at the time the article called for a 3% surcharge above and beyond the \$100,000 property evaluation to support the CPA. He said he supported the article at that time though it needed rewording. He said he was surprised to see the currently worded article that leaves out the first \$100,000 of property evaluation, calling for a 3% at the get go. He said his concern was that the townspeople are not being presented what was being promised from the onset.

His second concern was that if the town were to vote in favor of the 3% tax, it would not be able to go forward because it violates the tenets of Proposition 2 ½.

He said he was not seeking a vote of opposition from the board, but voicing his own opposition.

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Guy Corbosiero said he had the same concern when he saw the \$100,000 exclusion was dropped. He noted that was how John White had proposed it, and said if the originator did not propose it, he would propose on town floor to amend it to include the \$100,000 exclusion.

Mr. Corbosiero explained how the 3% would be matched by the state.

Mr. Vine said the concept was good.

Mr. Berndt said the Finance Committee was not happy no one was there to speak about the CPA article during the public hearing. He said he believed there would be no support on the town floor.

He said there was not such a guaranteed match from the state because of the economy.

Mr. Berndt said the program is great but the timing for this area is off.

The planning board decided to remain neutral.

**PUBLIC COMMENT:** None

**ANR:** None

Discussion

The chairman said that the Planning Agent is working closely with Mr. DeSimone on the Monomonac property. After working with him for over an hour, he informed Ms. Murphy and Mr. Berndt that he might not be using the plan they were working on. He said Mr. Desimonne is on vacation.

**MINUTES:**

March 4, 2014

The board had requested a change. Change was added.

*Guy Corbosiero moved to accept as corrected/second Greg Vine*

*Corbosiero (Y) Vine (Y) Berndt (Y) 3 – 0 Approved*

March 18, 014

*Corbosiero moved to accept as written/Vine second*

*Corbosiero (Y) Vine (A) Berndt (Y) 2 – 0 - 1 Approved*

**CORRESPONDENCE:**

The chairman said an application for a Class III license to the BOS by someone hoping to purchase Girard's Scrap metal on Lincoln Ave Extension has been received.

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There is a letter of recommendation for James Halloran for a seat on the Planning Board from Lunenburg Planning Board Chairman.

Registry of Deeds sent a letter to remind the board they needed to record their signatures.

Invoice for APA membership, MA Charter, and administration fees.

*Vine motioned to approve/second Corbosiero for discussion*

*Corbosiero said the board is being billed for 4 members. He said in anticipation of a 5<sup>th</sup> member, he asked if they should pay for 5. Ms. Murphy said she crossed off 4 and added 5.*

*Corbosiero (Y) Vine (Y) Berndt (Y) 3 – 0 Approved*

#### **Former discussion extension**

Mr. Corbosiero asked about the application for Girard's Class III license and whether an application was in process to come before the board.

Ms. Murphy said that both she and Gerald White have been advising the person who may be applying and both are getting a sense that the applicant is reconsidering the project. He is not sure what he is purchasing. Ms. Murphy and Mr. White found the original site plan with standards from 1992. They are hoping he might consider bringing them more up to date.

#### **MRPC/MJTC Report:**

Mr. Corbosiero said there is one item on the DLTA (District Local Technical Assistance) Winchendon received round one of the technical assistance. Tracy applied for Round 2. At the last meeting a resolution was passed for local assistance and five were awarded conditionally. He said Winchendon won for the housing element.

Mr. Corbosiero said phase 5 of the bike path was moved forward to 2014. He said the Gardner piece would be completed in 2015.

MRPC is moving headquarters across the street. It should be completed by July.

The Montachusett Regional Comprehensive Economic Development Strategy five-year report has been completed and is available on the MRPC website.

Mr. Vine informed the board that the Redevelopment Authority had purchased the land at the bottom of tannery Hill that would allow people to park for access to the Converse Gardens

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There was no report for MJTC because they meet April 16.

### **Report from Planning Agent**

Ms. Murphy said the town was awarded the DLTA grant for the housing portion of the Master Plan. She said there was to be a meeting with members of the Robinson Broadhurst Trustees where she hoped the grants obtained so far would help them to garner some support from the Trustees.

She said the whole thing is coming together and there was hope for further support next year.

Ms. Murphy met with Professor Ramsey-Musolf from UMASS Amherst. They walked up and down Central St. and made the case to bring students in from UMASS to help with a Central Street revitalization study. The professor has not made a decision yet. He was receptive as he looked at the many assets of Central St.

### **MASTER PLAN SURVEY DISCUSSION**

Ms. Murphy noted she had emailed everyone a copy of the Master Plan survey.

She said format could be changed.

Mr. Corbosiero said there should be something in there that calls for input on the quality of education.

Mr. Berndt said that at some point he would want to see a grading system for teachers. He spoke of older teachers in the system and a lack of accountability. He pointed to the Academy for Success and their ability to reach students with differentiated instruction. The board discussed different ways to incorporate their concerns about education, recreation and more within the scope of the Master Plan Survey.

There was talk of broadening the scope of questions by getting out into the community. Ms. Murphy said she took the survey from a town she believed was facing issues similar to Winchendon.

Mr. Corbosiero said he would like to see something about municipal services.

Mr. Vine asked if there was a possibility of getting input from people in neighboring towns on what sorts of businesses would motivate them to visit Winchendon, possibly having residents take the survey to friends in neighboring towns.

Mr. Berndt asked if Ms. Murphy could get an idea about which questions fizzled in Templeton to get an idea about what they might do to change the survey.

Mr. Corbosiero said there should another box under recreation that would neither favor nor oppose but be a neutral.

There was a suggestion to put the survey on line. Mr. Vine suggested consulting Werner Pogul for getting it up on line.

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Drop off centers would be the library and senior center and the high school through the Superintendent's office.

Mr. Berndt suggested getting hold of the school to get the young adults to fill out the survey.

Mr. Vine suggested the students at the Winchendon School. He said they would be more worldly than local students.

Mr. Berndt said they would have a transient view and that could be a good thing. He offered to talk to Academy director Steve Haddad to see if there could be input from students at the Academy. He said he would also connect with the superintendent to see if a class might be assigned the completion of a Master Plan Survey.

The chairman said he would like someone from the board to be on the Master Plan Committee.

Mr. Vine suggested the IGA as a drop off spot for Master Plan Survey.

Ms. Murphy said her goal was to have a stack in time for the spring town meeting.

Mr. Vine suggested leaving them at Hyde Park and Ipswich Drive Community Centers.

Ms. Murphy said she is using the 250<sup>th</sup> seal for all paperwork taking advantage of the current town pride.

Ms. Murphy said the projected date for completion of the survey was the end May and results would be complete by mid June.

Mr. Berndt suggested a five-minute ad for the Master Plan so that people would see it and t maybe decide to become involved. He said he would help to write it.

Mr. Vine suggested something that could run on Channel 8 every day.

## **ZONING BYLAW REVIEW COMMITTEE**

Mr. Berndt said there was mixed interest. Cory Bohan, Fedor Berndt, and Doneen Durling offered to start it.

Mr. Corbosiero said he is on the other side and said he does not think it is needed. He said the Planning Board has done its own rewrites for 50 years. He said one of his concerns were about what information might be thrown out before the final product is brought to the planning board for a vote.

Mr. McCrohon said it would be the same cast of characters involved. Mr. Vine said he would like to see different and more characters involved.

Mr. Berndt said he hoped to get a business owner on board to help because it would affect them.

Mr. Berndt asked to take a vote next meeting. The board decided they had enough information to vote now.

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*Mr. Vine moved to establish a Zoning Bylaw Review Committee to provide a forum for residents, businesses, municipal boards, commissions and departments to present and discuss potential zoning bylaw amendments for possible submission first to the Planning board for consideration/second by McCrohon.*

*McCrohon (Y) Corbosiero (Y) Vine (Y) Berndt (Y) 4 – 0 unanimous*

Mr. Vine advised the board take the summer to find members.

**TIME CHANGE FOR MEETINGS**

Mr. Corbosiero asked if the board would consider 7pm for meetings during the summer...tying it to Daylight Savings Time from now on.

Mr. McCrohon agreed.

*Mr. Vine made a motion to change the meeting times to coincide with those suggested by Mr. Corbosiero/second McCrohon*

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

**ARTICLE 21: Discussion**

The chairman informed the board that a letter had been received from the Attorney General, and it stated Article 17 and 19 from the last town meeting were approved with no issue. He said Article 21 had issues including the town did not notify surrounding towns, the regional planning agency, or the state.

Ms. Murphy said everything else was done properly.

Mr. Berndt said it means the board had options to correct so it would go through, but it still will cost in excess of \$1,000 or more.

The chairman explained it was not important, and was something the board rushed through. The \$1,000 is for a disclosure statement that has to be published.

Mr. Berndt said he would rather resubmit it right in the fall and be done with it.

*Mr. Vine moved to withdraw the bylaw amendment and resubmit correctly in the fall/second by Corbosiero*

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

**NEW MEMBER**

Mr. Berndt said he asked James Halloran to come in and sit through a meeting to see if it was something he was interested in.

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Mr. Halloran said he would like to serve on the board and offered his time to subcommittees.

The chairman said that he would like to have the BOS as the appointing officials. He invited Mr. Halloran to the BOS meeting next Tuesday, April 22. He said he would call to confirm.

***Mr. Corbosiero moved the motion to recommend Mr. Halloran for the vacant position o the Planning Board/ second by Mr. Vine.***

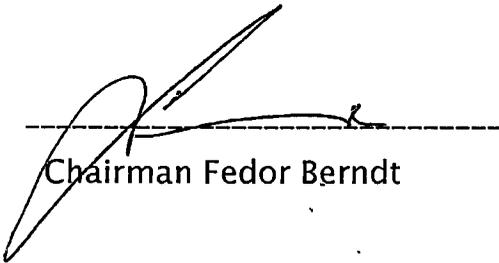
***McCrohon (Y) Corbosiero (Y) Vine (Y) Berndt (Y) 4 – 0 unanimous***

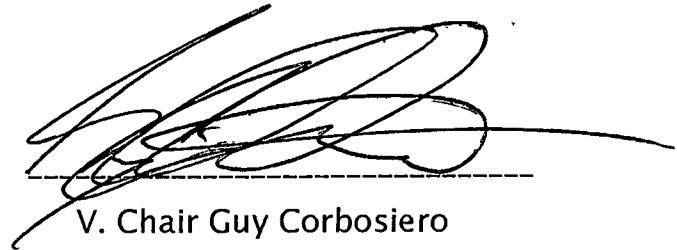
The chairman told Mr. Holloran the process of being appointed and sworn in.

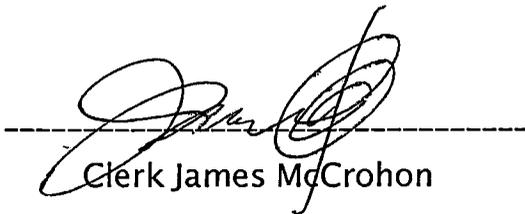
***Mr. Vine motioned to adjourn/second by McCrohon***

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

**Adjourned 7:36**

  
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Chairman Fedor Berndt

  
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V. Chair Guy Corbosiero

  
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Clerk James McCrohon

  
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Greg Vine

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