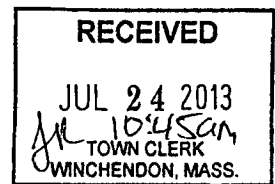


TOWN OF WINCHENDON



Planning Board

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Planning Board Meeting Minutes Tuesday April 16 2013

(Minutes transcribed from recording by DMD)

Present Chairman John White, Mark Shea (alternate), Fedor Berndt, and James McCrohon.

Motion made to not broadcast live by Fedor Berndt. Second by Mark Shea. Meeting held at same time as Selectmen's meeting, which was broadcast. Unanimous.

Formal hearing on application by Warren Field for a reduced frontage special permit for land on Baldwinville Road assessor's map 213(?) parcel 7 in an R80 zone. As the board has only four members, associate member Mark Shea participated in the hearing.

Found that the plan meets lot specifications for reduced frontage: A Circle is drawn on plan indicating build area. Noted wetlands are not included in the circle. Frontage and how build area is connected to the street defined. Qualifies with 30 acres (only two acres required.)

Conditions imposed: Only , one single family house. Lot cannot be subdivided further. Topsoil may not be removed.

Mark Shea noted that no abutters were present to give opinions, and the board has heard from no one.

Fedor Berndt made the motion to accept the application for special permit with further conditions as required in the bylaw. Mark Shea seconded the motion. Vote unanimous for application.

ANR plan submitted by Warren Field (included lot submitted and two additional plans)

Fedor Berndt made a motion to endorse the two ANR Plans. Second by Mark Shea. Motion carried unanimously.

John White informed Warren Field that the ANR would be held until the special permit was legal. (20 days from filing with the town clerk)

Mark Shea departed from the meeting

Audrey LaBrie appeared before the board during citizen's comments to request information on land in the family trust. She was advised it should be done as an ANR with the knowledge the property is not buildable. Does not qualify as a subdivision..

John White asked Audrey LaBrie to change hats and asked to meet with the Agricultural Commission to talk about zoning and agricultural bylaws.

Minutes April 2, 2013 approved unanimously. Motion by Fedor Berndt, second by James McCrohon.

**Town meeting warrant article to amend the historic district zoning.** James McCrohon brought up a discussion on a warrant article he hopes to present to the town as a member of the Historical Commission concerning protection of historic districts within the town, and buffers to those building within a certain parameter of the district unless built to district's specifications to compliment what is within the district.

Fedor Berndt said he was unsure whether he could agree, and said he would like to see what the public discussion would bring.

The board agreed that changes would affect people outside of the historic district and would require a hearing for public input. It would have to include what is in the Master Plan.

John White said that James McCrohon should get a written recommendation on the article to be presented from the Historical Commission. (as advised by town manager)

**Discussion on rezoning of Spring Street from PD to C2.** Talked of informing people in an informal meeting.

**Millers Run subdivision** Fedor Berndt gave an update on Millers Run subdivision. He said nothing has changed. More heavy equipment back on site. Hole is still unprotected, road becoming . Said he would write a summery and present pictures to the board. Board would consider during the next meeting what action to take.

**Fedor Berndt moved to adjourn. Voted unanimously.**