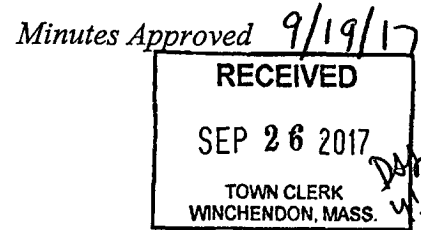


TOWN OF WINCHENDON  
WINCHENDON PLANNING BOARD  
MEETING MINUTES  
Tuesday August 1, 2017 6:30pm  
Town Hall, 2<sup>nd</sup> Floor Conference Room  
109 Front Street, Winchendon Mass.



Members in attendance: Chairman Guy Corbosiero, Robert O'Keefe, Burton Gould, James McCrohan and Arthur Amenta

Absent: Cailte Kelley

List of Documents:

Call to order: 6:32 pm

Pledge

Chairman Corbosiero asked if anyone would be recording the meeting tonight; there was no reply.

Announcements: None

Public Comments: None

Committee/Meeting Updates:

**Community and Economic Development Steering Committee (CEDSC)** –The Steering Committee recently met to discuss the Fall Festival which will be held on October 7, 2017 along Central Street. Please contact Cailte Kelly if you wish to volunteer.

**Master Plan Committee-** There was no update.

**Montachusett Regional Planning Committee (MRPC)** – Chairman Corbosiero said there was no July meeting and the next meeting is August 23<sup>rd</sup>.

**Montachusett Joint Transportation Committee (MJTC)** – Chairman Corbosiero said there is no meeting until September.

Correspondence: Applicant before the Select Board:

- GALA (Gardner Area League of Artists) – Event Permit for Tollbooth/Voluntary Boot Drive to be located outside GALA 135 Front Street and held on Saturday September 23, 2017 during the time of 9am to 1pm.
- Snowbound Club Inc. – Liquor License- Change of Officers and Directors on License.

Winchendon Realty LLC- License for Underground Storage Tank – Amendment for Owner Change.

**Public Hearing: Clark Memorial Site Plan-** Chairman Corbosiero read the public hearing notice. He called the public hearing to order at 6:37 pm. Mr. Sean Pepper from D.R. Poulin Construction and Mr. Paul Grasiwicz came forward. Mr. Pepper said since the last meeting the process has regenerated some changes. He said he is here tonight to address any concerns of the reviewing agent. Mr. Grasiwicz said the new building will be placed in a location that provides the least impact on the area. There is nineteen parking spaces with an egress out to Summer Drive. The building will have public water and sewer. There is extensive amount of drainage work that needs to be done. Mr. David Loring from Tighe & Bond came forward. Chairman Corbosiero said most of the comments from the reviewing agent was about storm water. The Planning Board members went over Tighe & Bond's peer review for the Wendell P. Clark Memorial YMCA and the responses. Chairman Corbosiero closed the public hearing at 7:21pm. **Burton Gould moved to approve the site plan; Robert O'Keefe seconded.**

**CORBOSIERO (Y) O'KEEFE (Y) GOULD (Y) MCCROHAN (Y) AMENTA (Y)**

**Burton Gould moved to approve the special permit; Robert O'Keefe seconded.**

**CORBOSIERO (Y) O'KEEFE (Y) GOULD (Y) MCCROHAN (Y) AMENTA (Y)**

**ANR-160 West Street-Purposeful Reality, LLC-**Burton Gould recused himself because he is an abutter. He left the table. Mr. Robert Matewski came forward. Purposeful Reality LLC is proposing putting a house on the lot that is R10 Zone. **Robert O'Keefe moved to approve for the applicant; Arthur Amenta seconded.**

**CORBOSIERO (Y) O'KEEFE (Y) MCCROHAN (Y) AMENTA (Y)**

**Chairman Corbosiero called a five minute recess at 7:32 pm. The meeting reconvened at 7:37pm. Mr. Burton Gould returned to the table.**

**Planning Board Policies and Procedures-**Planning Agent Chantell Fleck said Ms. Tracey Murphy said the Board can bypass this. The Board put this off until the next meeting.

**Zoning-**Chantell Fleck said she will be putting together a zoning bylaw schedule of work outline. To look at the whole bylaws is going to be a lot of work. She asked the Board of put back a group to help her work on the zoning. She said getting feedback is great. This committee could consist of two members from the Planning Board, two from the ZBA and one citizen. She said this would be a committee of the Planning Board. Robert O'Keefe recommended having a member from Conservation. **Robert O'Keefe nominated Cailte Kelley to be on that committee. Robert O'Keefe said he would serve also. Robert O'Keefe moved the Planning Board form a Zoning Revision Taskforce that would consist of two Planning Board members, one ZBA member, one Conservation member and one resident; Arthur Amenta seconded.**

**CORBOSIERO (Y) O'KEEFE (Y) GOULD (Y) MCCROHAN (Y) AMENTA (Y)**

Burton Gould suggested composing a letter to let residents know. He said here is your opportunity to be heard. Robert O'Keefe said he would speak to Cailte Kelley and set the

meeting schedule for the taskforce. He said he would set different times to let everyone have the opportunity to be heard. Chairman Corbosiero said as you finish each section they would report to the Planning Board so they can make the final decision.

Old Business: None

Approval of Minutes: **Burton Gould moved to approve the minutes of July 18, 2017 as presented; Robert O'Keefe seconded.**

**CORBOSIERO (Y) O'KEEFE (Y) GOULD (Y) MCCROHAN (Y) AMENTA (Y)**

Other Business: None


Adjourn: **Burton Gould moved to adjourn; Robert O'Keefe seconded.**

**CORBOSIERO (Y) O'KEEFE (Y) GOULD (Y) MCCROHAN (Y) AMENTA (Y)**

The meeting was adjourned at 7:55 p.m.

Respectfully submitted;

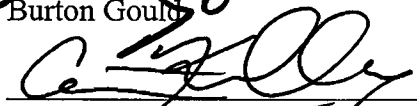
Debra Dennis  
Planning Board Recording Secretary

  
Chairman Guy Corbosiero

  
Vice Chairman Robert O'Keefe

\_\_\_\_\_  
Arthur Amenta

  
Burton Gould

  
Cailte Kelley

\_\_\_\_\_  
James McCrohan

