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Planning Board

Telephone (978)-297-5419

Approved: 10 / 30 / 18

Planning Board Minutes
Planning Board Meeting/Public Hearing
May 15, 2018
Town Hall 2nd Floor Auditorium

Present: Chairman Guy Corbosiero, Burton Gould Jr., Cailte Kelley, Arthur Amenta.
Chantell Fleck, Planning Agent
Public Attendees: Tony George, David Albrecht, Charlie Walker, Trevor Fletcher

Materials: Agenda, May 5, 2018
Email documentation regarding conservation NOI status-35 Gardner Rd
Correspondence regarding culvert installation - Roberts Way
MJTC appointment slip
Spring Town Meeting information handout- Proposed Marijuana bylaws
Meeting updates and Correspondence Sheet

Call to Order: 6:30 PM
Pledge of Allegiance

Announcements: Chairman Corbosiero announced that anyone is welcome to record the meeting as long as they let the board know.

Public comments: No public comments.

Approval of Minutes: Passed over.

New Business: 6:30PM Continued Public Hearing - 135 Gardner Rd

Mr. Corbosiero opened the continued hearing at at 6:30pm.

Mr. David Albrecht, representing Borrego Solar was sworn in. Mr. Albrecht provided an update to the Board regarding the status of the NOI application before the Conservation Commission and the complexities of the habitat survey that was recently completed on site. There is currently no endangered species on site. The applicant plans to have the final report on the plant species on site within the next week.

The applicant requested that the Peer review process continue despite conservation action not being complete (pending May 17, 2018 meeting with CONSCOM) and arrange a site

walk with the Planning Board. Mr. Corbosiero read an email from CONSCOM Agent David Koonce regarding the ongoing site assessment and wetland delineation and the likelihood that the Conservation Commission will not have the issues resolved before their June meeting.

A site visit/walk was scheduled for June 7, 2018 at 4pm. Chairman Corbosiero requested the applicant supply the Board with a request for an extension of the decision period by 60 days. The applicant will submit that request in writing to the Board.

Motion made by B. Gould, seconded by C. Kelley approving to continue the hearing to July 17, 2018 at 6:35pm.

Robert's Way - Culvert Discussion

Charlie Walker representing the property owner Form Up Construction and Trevor Fletcher representing Graz Engineering came before the Board to discuss the installation of a culvert at the Robert's Way subdivision that deviates from the approved sub division plan.

Mr. Fletcher explained that there was a misunderstanding that because the road would not be a public road the developer didn't see an issue with changing what was installed due to cost considerations.

Mr. Gould explained that Board members were contacted regarding the specificity of the material the culvert was made of. However, the plan did not specify concrete. Member of the Public, Anthony George discussed that Lionel Cloutier and he were on site and inquired as to why the culvert was not concrete when he was told that the site conditions required steel. In addition, Mr. George asked if this would meet state requirements/code and wanted information on the core sampling. Another concern Mr. George expressed that the road would eventually sag should the road ever be accepted by the town. Mr. Corbosiero clarified that the road was never intended to be public.

Additionally, the Chair referred to the DPW opinion that the material is sufficient. Mr. Kelley spoke of his concern regarding design changes due to cost that are NOT approved prior to implementation. The Board stressed the importance of contacting the town prior to any necessary modifications. B. Gould stressed the importance of the Planning Board "seeing" proposed changes prior to approving them. The Board agreed.

Mr. George cautioned the Planning Board with its use of the term "Private Way." Mr. Corbosiero clarified for Mr. George that the term "Private Way" has less to do with use but ownership.

MRPC Appointment: B. Gould made a motion to appoint G. Corbosiero to MRPC with C. Kelley seconding. Motion approved. G. Corbosiero appointed to MRPC.

MJTC Appointment: B. Gould made a motion to appoint Tracy Murphy to the MJTC with C. Kelley seconding. Motion approved T. Murphy appointed to MJTC.

Old Business: Conservation Chair unable to attend. B. Gould suggested an invitation be sent to the Conservation Commission for a joint meeting regarding Compliance Monitoring.

Marijuana Handout – Planning Agent Fleck distributed the informational handout that will be distributed to voters at the Spring Town Meeting regarding the background and work done by the Planning Board to devise the proposed bylaws.

Committee/Meeting Updates: *see attached*


Correspondence: *see attached*


Other Business: None

Chairman Corbosiero adjourned the meeting at 7:33PM


Respectfully submitted:

Tracy Murphy



Guy Corbosiero, Chairman

Burton Gould

Arthur Amenta

Cailte Kelley

7. Meeting Updates 05-15-18

Master Plan Committee – Matt Leger from MRPC has been working on the update. The next step is to meet with individual Master Plan Committee members to put the chapters together and construct an implementation chapter.

MRPC – Guy Corbosiero

MJTC – No meeting lack of quorum

Community and Economic Development Steering Committee (CEDSC) – The Committee is starting to work with Faverman Designs, Dept. of Housing and Community Development personnel and the Planning Department on developing a Wayfinding Plan for the Winchendon Village District. The designer will be performing a site visit on May 17.

Reminder: The CEDSC will be hosting 2 Ribbon Cutting Ceremonies on June 2 at 10:00 and 10:30am. At 10:00 the ceremony will be at Ahimsa Haven Animal Rescue/Rescued Treasures shop at 200-202 Central St and the ceremony at 10:30 will be at the “new” Second Impressions store located at and 206 Central Street. *ALL are encouraged to attend!*

8. Correspondence

Applications before the Select Board:

Winchendon History and Cultural Center – Event License for Boot Drive that will take place on 5/19/2018 between 9AM and 12 Noon in front of 151 Front Street to raise money for Murdock Scholarship Fund.

Veteran Services – Town of Winchendon- Event License for Memorial Parade that will be held on 5/28/2018 starting at 8 AM.

Immaculate Heart of Mary - Event License for Strawberry Festival to be held on Friday, 6/15/18 5-8pm, Saturday, 6/16/18 9AM to 8PM and Sunday 6/17/18 9AM to noon. Event to include country auction, theme baskets, and Chinese auction.

Clark Memorial YMCA – Event License for Road Race to be held on 6/16/18 the Morin 5K starting at 7:45AM and McDonalds fun Run starting at 9:45Am

Clark Memorial YMCA – Event/Entertainment Permit for Summer Solstice Festival – Parade which will begin at 11 AM.