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# TOWN OF WINCHENDON



**Planning Board**

Telephone (978) 297-5414

109 Front Street  
Winchendon, Massachusetts 01475-1758  
Planning Board Minutes  
December 26, 2013

**PRESENT:** Chairman John White, Vice Chair Fedor Berndt, Clerk James McCrohon,  
Planning Agent Tracy Murphy  
Recorder Doneen Durling

**ABSENT:** Guy Corbosiero

**MATERIALS:**

Public Hearing Agenda December 26, 2013  
Rewritten articles with reasons for changing bylaw

**CALL TO ORDER;** 6:00 p.m

## Public Hearing on Proposed Zoning Articles for Town Meeting

**Article 18 covers projects requiring site plan review.**

Verbiage change since heard last.

Strike out 12.2, 12.3, 12.4, 12.5, and 12.7 and inserting in its place the following sections with the same numbers.

The chairman explained that the principal provisions were lengthy and the board's intention was to make clear the present plan for acting on proposals depending on the impact it would have on the neighbors and the environment. Projects with little or no impact would be handled administratively. Only projects with a substantial impact would require a formal hearing. It will be made clear that formal site plan approval is only for the particular project, and does not run with the land. The revised bylaw includes a clear appeal period for the applicant or for abutters to contest a decision they feel does not comply with the law or regulation. This includes a 20 day appeal period before the decision becomes effective.

*Mr. Berndt moved to recommend the article as revised for Town Meeting for the warrant / Vine*

The chairman asked if anyone wanted to be heard on the article. The chairman said the revised language made it to the warrant already.

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

## Article 20

To see if the town will amend table 7.2 of the zoning bylaw by striking out the 100' as the required minimum frontage in the C2 district and inserting the figure 75' in its place.

The chairman asked if anyone wished to be heard.

Mr. Vine said concerns were expressed at a previous planning board meeting asking if it was wise to revise at this time. He said he had no personal objection. He asked the chairman to recall the reason for reducing the figure.

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Mr. Berndt said he was tasked with that particular article and recalled that if they changed the area to C2 without the particular change to the table, 75% of the lots would be technically illegal without them being special permitted. The chairman developed the idea to change the dimensional table to bring everyone into compliance. He explained that by changing the PD district, it would give the area an actual identity.

***Berndt motioned to recommend / Vine***

The chairman said he looked deeper into the proposal and said while it seeks to change the frontage, neither this article nor the article to rezone are critical at this time. No one was proposing development at this time. He said there will probably be opposition to the article at town meeting. He suggested passing over Article 16 and Article 20 since they both seem to go together.

He passed out paperwork that included the characteristics of zoning districts. He said that since the district does not completely fit either a C2 definition or a PD definition, he proposed that the board develop a new district that is walkable, has public sewer and water, and has particular frontage and setbacks.

***The chairman advised that Article 16 and 20 be referred back to the Planning Board for further study.***

***Berndt moved the chairman's proposal / Vine***

***Vine (Y) Berndt (Y) McCrohon (Y) White (Y) 4 – 0 Carried unanimously***

## **Article 21**

To see if the town will amend the zoning bylaw by changing the title of Article 12 from Site Plan Review to Site Plan Review and Special Permits and add a new section to Article 12.

The chairman said the warrant calls for change to 12.7. He said there was already a 12.7, a 12.8, and a 12.9 already in the bylaw. He said he would move on the town floor that it be changed to 12.10.

The chairman said the purpose of the bylaw was to establish more stringent standards for granting special permits and outlines conditions that may be imposed on special permits.

The chairman asked if there was anything to be heard on the article.

***Berndt motioned to recommend as amended / Vine***

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

No changes to Article 17 previously approved.

Citizen Jane LaPointe asked how it was possible to access information on what is going on with the boards in town. The chairman explained what was required according to the Open Meeting laws. He said there were plans to post agendas and minutes on line eventually.

***Berndt motioned to close the public hearing / Vine***

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

**Public Hearing on Warrant Articles closed at 6:56 p.m**

The chairman said that he would like a copy of the Planning magazine from July to be brought in for the Council on Aging. He asked if any members had a copy and if they would bring it in for the next meeting.

Fedor Berndt asked that Gary Bator, owner of 50 Franklin St. come before the board to see what has been accomplished on the property.

Tracy Murphy said she would invite him for January 7.

***Moved to adjourn Vine / Berndt***

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

**ADJOURNED 7:08**

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