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## TOWN OF WINCHENDON

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Planning Board

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### Meeting Minutes October 1, 2013

**PRESENT:** Chairman John White, Vice Chairman Fedor Berndt, Clerk James McCrohon, Greg Vine.

#### **Call to Order: 6:03**

The chairman introduced the newest member Greg Vine.

The chairman introduced new Planning Agent Tracy Murphy.

The chairman informed the board there is now a part time assistant in the Planning Office.

#### ***Discussion Site Plan Review; 50 Franklin Street***

Chairman John White said he had difficulty finding the original decision from April of 2009. He said the decision was done but it had never been printed out and signed.

*Planning Director Gerald White* was asked to talk about the issues. G. White said the complaint came through the Selectman's Office. During the initial investigation G. White determined there were unsightly conditions. The Building Inspector was asked to view the property, and G. White said photos were taken. He said it was determined that many of the activities observed were allowable. He said they were trying to determine if the site was open air salvage. G. White said the building inspector classified the site as more of a contractor yard.

The fire department was on site to inspect and found nothing was disallowed.

G. White said it was determined that there should be some screening

The building department sent a letter to the Planning Board, dated October 1, citing Article 5.2.3 Principal Use Categories.

Minutes from the April 21, 2009 meeting were reviewed where the informal site plan review was approved for 50 Franklin Street.

Lionel Cloutier came forward and said he was called because of complaints of mattresses over one year ago outside of the storage area. He said he went to the trailer and talked to a young lady who assured him the problem would be resolved and it was. He said that as a resident of the area, he saw a lot in the last two weeks. He said he considered it a problem because children play in the area.

Mr. Gary Bator was invited to come forward as owner property at 50 Franklin Street. He said

the site is used to process things taken from houses that have been cleaned out. He called it part of a "green" recycling effort. He said 90% is processed daily, but some things such as clothing could be held for a week. He said there is a pile of wood scheduled to be ground.

Mr. Bator said there are 25 employees with four working at the office. 12 are Winchendon residents. He said they hire minorities and have also one "disadvantaged" worker on site.

The chairman defined the operation currently at the site. Bring in materials and recycle out. Materials are only stored on site until marketable quantities can be moved.

Mr. Bator said 90% of the materials were retrieved from reverse mortgage houses. He said couches and other items usually are on site for 12 hours.

Mr. Berndt expressed concern about unregistered trailers on site. Mr. Bator said they were in the process of converting them for his business.

Mr. Berndt asked about screening. Mr. Bator said his business has expanded so quickly that he had not been able to put up screening, but proposed a fence per town guidelines all along the property line.

The chairman said that though he preferred trees, he would take the fence.

Mr. Bator said the driveway would change and parking would be on site. He said he would like half of his building up before winter. He said within a year his company should be viable and stable.

He said the company would be purchasing a portable tub grinder. Mr. Vine asked if it would need to be enclosed per Building Inspector recommendation. Mr. Berndt said it was portable and small enough where it would not create a noise nuisance. He said he would like to assure that the project move forward and not be bogged down unnecessarily.

Berndt made a motion that a 6 Ft. fence be constructed as a screening with a locking gate, leave the driveways where they are for the time being, and add the tub grinder to the site plan with a staging area defined on the plan. / second by Vine.

Berndt (y)      Vine (y)      McCrohon (y)      White (y)      4 - 0 approved.

ANR – none

Public Comment – none

The chairman proposed that the planning board approve an article for inclusion on the next town meeting warrant for the Community Preservation Act to see if the town will vote to accept MGL Chapter 44B Sections 3.7 known as the Community Preservation Act which establishes a special community preservation fund that may be appropriated and spent for certain open space, historic restoration and resources, and affordable housing purposes; through a property tax surcharge in the amount not to exceed 3% of taxes assessed annually on real property which shall be dedicated to the fund, and to except any or all of the following; 1) property owned and occupied as a domicile by a person who qualifies for low income housing, or low or moderate income senior housing in the community. 2) Class 3 commercial and Class 4 industrial property in any year the town adopts a higher tax rate for those classes. 3) \$100,000 in excess valuation of class 1 residential parcel or act in relation thereto.

The chairman said this was the language suggested by the Community Preservation Coalition.

Mr. Berndt asked who decides the maximum percentage and what percentage of each would be used for historic preservation, open space, and affordable housing.

The chairman said town meeting would decide the percent up to 3%. He said 10% of the funds would be earmarked for each of the three, 10% to open space, 10% to affordable housing, and 10% for historic preservation. He said the 70% remaining would be determined, with 5% allowed for administrative costs. All appropriations are done through the town meeting.

The state would give matching funds. Last year the match by the state was 26%. Communities that adopt the 3% would be eligible for three rounds of grant matching. Those adopting the lesser percentage would only be eligible for the first round of matching grants. Funds from the state come from fees charged at the Registry of Deeds.

Berndt said he had a concern that the monies would go towards affordable housing and historic preservation leaving little for open space and recreation.

Vine asked if there was an estimate of funds that would be collected. The Chairman said his estimate was a couple of hundred thousand dollars.

The chairman said the average single family home was valued at \$169,000. The surcharge would be levied on \$69,000, and would equal \$31 and cents. It would break down to 60 cents per week.

Berndt motioned that the board notify the selectmen they wished to have an article for the CPA placed on the warrant for the next town meeting./second by Vine.

Berndt (y)      Vine (y)      McCrohon (y)      White (y)      4 - 0 approved.

MJTC – Berndt said the MJTC is producing a new outline of all the approved publicly owned trails in the area.

He said after the bridge work on 140, the road is opened up. He said the work is going well by and there appears to be no accidents since the work began.

Correspondence Sheet distributed.

Berndt motioned to accept the minutes as printed/Second by McCrohon

Berndt (y)      Vine (A)      McCrohon (y)      White (y)      3 – 0 – 1 approved.

The chairman provide two different versions of a proposed amendment to a bylaw that would allow the redevelopment of existing buildings. The Mr. White said there are industrial type buildings in town that have no decent use for anything that matches the zoning.

The proposal calls for the deletion of the Mill Overlay District section 4.1 and the omission off the Mill Overlay district from Table 3.1, and inserting a new section 6.4 Reuse of Old

## Buildings.

Berndt said he liked the second proposed version that contained more verbiage leaving questions answered. He said that was the version he would recommend to town.

The chairman said that in writing the bylaw, his intent was to make usage possible while inserting safeguards.

Berndt moved to present to the Public Hearing October 15, the second version of Proposal E; Reuse of Old Buildings/Second by Vine.

Berndt (y)      Vine (y)      McCrohon (y)      White (y)      4 - 0 approved.

The board talked about the forum September 20 hosted by Robinson Broadhurst. The Chairman said many organizations were represented.

Discussion ensued on what type of development should happen in the downtown area.

McCrohon said the area should not include huge corporations but maintain an area that is pedestrian friendly. Berndt said making restrictions on the downtown area would hurt, not help growth or revitalization of the downtown area. Vine said there is no such thing as an independent business, and that business on Central Street was interdependent.

McCrohon said currently the center of Winchendon is a drive-through community where people do not interact. He said commercial business should be in another area.

The board agreed to disagree on their vision for the center of Winchendon.

The Chairman said there were projects coming up for Central Street in the next year to be considered, so the conversation would continue.

Berndt made a motion to adjourn/Second by McCrohon

Berndt (y)      Vine (y)      McCrohon (y)      White (y)      4 - 0 approved.

Adjourned 8:03pm.