

TOWN OF WINCHENDON



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Planning Board

Telephone (978)-297-5419

Approved: 11 / 13 / 2018

Planning Board Minutes
Planning Board Meeting/Public Hearing
May 1, 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, Leston Goodrich, Mary Kate Schneiweis

Materials: Agenda, May 1, 2018
Extension Request West St 1 Solar, LLC.
Conservation Memo regarding Compliance Monitor
Meeting updates and Correspondence Sheet
Draft Town Meeting Handout regarding proposed marijuana bylaws

Call to Order: 6:30 PM
Pledge of Allegiance

Announcements: The Chair announced that member Robert O'Keefe will not seek re-appointment as a regular member but has offered to serve as an alternate.
Chairman Corbosiero announced that anyone is welcome to record the meeting as long as they let the board know.

Public comments: Anthony George, member of the public spoke in regards to violations of projects that were approved previously approved by the Planning Board and Conservation Commission. Discussion will continue under the appropriate agenda item.

Approval of Minutes: Passed over.

Old Business: Time extension request West St 1, LLC and West St 2, LLC.

Mary Kate Schneiweis representing Nexamp requests an extension to Oct 24, 2018 for the project to commence. Chairman Corbosiero recommended that the Planning Board consider the extension through an administrative approval process. Chairman Corbosiero so discussed the issue of a Compliance Monitor for the project and including it in the

context of the extension request. Member C. Kelley suggested that the developer be given the courtesy of time to prepare for the conversation regarding compliance for West St 1, LLC and West St 2, LLC prior to discussing it. No further discussion regarding West St 1 & West St. 2 compliance monitoring ensued.

Motion made by B. Gould to grant an extension of 6 months from the date of the extension request of April 19, 2018, seconded by C. Kelley approving. Extension granted to October 19, 2018.

Conservation Commission Memo- Compliance Monitoring

Mr. Gould asked why the Planning Board would be asked to appoint a compliance Monitor for a plan that the Planning Board has not seen. Furthermore, he stated that he felt that the Conservation Commission should be invited to a Planning Board Meeting to discuss the matter.

Chairman Corbosiero read the memo addressed to the Planning Board dated April 19, 2018 from Conservation Chair Garrett Davieau. Said memo included the suggestion that the Planning Board appoint a compliance monitor for development projects. Chairman Corbosiero discussed that with an increase in development the Planning Board may need to consider doing so.

Anthony George again spoke on the matter. He clarified that CONSCOM did not intend to suggest that all projects require a compliance monitor. Chairman Corbosiero acknowledged that the town relies heavily on town employees and the Planning Board may not be able to do this in all cases. Mr. George went on to discuss specific projects, Rte. 140 and Millers Run where changes were made without approval and had a compliance monitor been in place these changes could have been avoided. Mr. Gould stated that it is time for the town to make developers build what is approved and commends Mr. George for bringing the issue forward.

Planning Agent Fleck then relayed information regarding a site visit that was conducted by DPW Director, Albert Gallant and Director of Planning and Development, Tracy Murphy at the Rte. 140 Roberts Way project where it appears the culvert installed deviates from the approved plan. Mr. Gallant provided a letter that states that the pipe installed is sufficient. Chairman Corbosiero requests that the applicant be invited to the next meeting. Mr. Gould and Mr. Kelley concur and would like to hear from the Engineer. Mr. Kelley went on to clarify that while the culvert is sufficient to carry an increased load, the intent was to allow for wildlife to pass through. He would like information for assurance that the culvert still acts as intended.

Mr. George went on to discuss perceived violations at Rte. 140 Roberts Way, Millers Run Subdivision and the Rte. 140 Industrial Park where a compliance monitor would have prevented deviations. Mr. George added that he feels that things that are being done out of compliance is out of hand. The Planning Board thanked Mr. George for attending the

meeting and discussing the issue of compliance monitoring and expressed the need to work together.

Mr. Gould then reiterated the need to schedule a joint meeting with the Conservation Commission and suggested that Planning Board members visit the Rte. 140 Roberts Way project prior to the next meeting. The Planning Board requested that the project engineer for Rte. 140 Roberts Way be invited to the next Planning Board meeting to discuss deviations from the approved plan.

In addition, the Chair asked the Planning Agent to compile a list of engineers that could be hired as potential Compliance Monitors for future projects.

Old Business: Marijuana Handout – Planning Agent Fleck distributed a draft of an 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. The Planning Board will take this issue up at the next meeting.

Committee/Meeting Updates: *see attached*

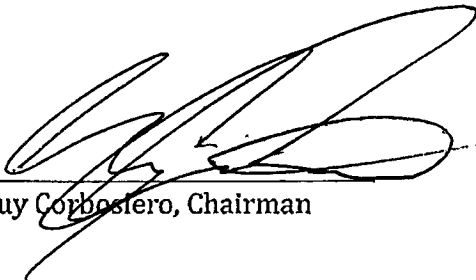
Correspondence: *see attached*

Other Business: None

Chairman Corbosiero adjourned the meeting at 7:30PM


Respectfully submitted:

Tracy Murphy



Guy Corbosiero, Chairman

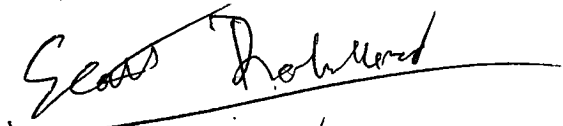
Burton Gould



Arthur Amenta

Cailte Kelley

Robert O'Keefe



Scott Robillard

7. Meeting Updates 05-01-18

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 – The 2019-2024 TIP is expected to be published in the coming week.

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 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:

Catlin Creamery (Smith's Country Cheese) – An Event and one day liquor license for Road Race and Cheese Festival to be held on May 20, 2018.

Wendell P. Clark YMCA - Event License for Boot Drive that will be ran on 5/26/2018 between 9AM and 12 Noon to raise money for the Clark YMCA Annual Fund Drive.

2nd Impressions - License for Junk Dealers and the selling of second hand articles

C&S Pizza – License transfer for Common Victualler License for change of ownership.

Winchendon Kiwanis Club – Event/Entertainment Permit to hold Annual Family Fun Day featuring the Mass State Chili Cook off to be held on 8-4-18 from 8 AM to 6PM.

Surrounding Communities

None at this time.