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TOWN OF WINCHENDON



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Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

June 18th, 2019

Town Hall 2nd Floor Auditorium

109 Front Street, Winchendon, MA 01475

Present: Chairman Guy Corbosiero, Vice-Chair Scott Robillard, Arthur Amenta, Burton Gould Jr., Joseph Sackett & Alternate: Lester Goodrich Jr.
Alison Manugian, Planning Agent
Brianna Roberts, Recording Secretary

Materials: Agenda & Notice of Meeting: June 18th, 2019

- Public Hearing Notice: Site plan application for a Vehicle Maintenance and Repair and Commercial Forestry for 10 Gardner Rd. (Map 9 Parcels 15 & 16)
 - Letter from Brian Marchetti to Mr. Koonce & Planning Board
 - Application for Site Plan Approval
 - Waiver Request Form
 - Impact Statement- 5/20/19
 - Grading & Drainage & Erosion Control Plan
 - Drainage Report
 - Site Plan Approval Documents
- Minutes: 3/20/18, 3/6/18, 4/16/19, 5/21/19, 9/4/18
- Planning Board Correspondence Summary

6:30PM- Chairman Guy Corbosiero called the Planning Board meeting to order followed by the Pledge of Allegiance to the flag of the United States of America.

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

Public Comments: None.

Approval of minutes: 3/20/18, 3/6/18, 4/16/19, 5/21/19, & 9/4/18

3/20/18- Mr. Amenta motioned to approve the minutes as printed and Mr. Corbosiero seconded. Mr. Gould, Mr. Amenta, & Mr. Corbosiero approved. The other board members were not present on the board at the time.

Amenta (Y) Gould (Y) Corbosiero (Y) 3-0

Planning Board Minutes
June 18th, 2019

3/6/18- Mr. Amenta motioned to approve as the minutes printed and Mr. Corbosiero seconded. Mr. Gould, Mr. Amenta, & Mr. Corbosiero approved. The other board members were not present on the board at the time.

Amenta (Y) Gould (Y) Corbosiero (Y) 3-0

4/16/19- Mr. Robillard motioned to approve the minutes as printed and Mr. Amenta seconded. The board unanimously voted aye.

Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

5/21/19- Mr. Amenta motioned to approve the minutes as printed and Mr. Robillard seconded. The board unanimously voted aye.

Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

9/4/18- Mr. Robillard motioned to approve the minutes as printed and Mr. seconded. The board unanimously voted aye.

Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

6:35 pm - PUBLIC HEARING: Site plan application for a Vehicle Maintenance and Repair and Commercial Forestry for 10 Gardner Rd. (Map 9 Parcels 15 & 16)

Mr. Robillard read the public hearing notice. Mr. Corbosiero called the hearing to order and swore in Brian Marchetti and Randy Rameau. Mr. Marchetti is a civil engineer affiliated with McCarty Engineering and is working on the project for the owner/applicant, Mr. Rameau. Mr. Marchetti explained the project is located at 10 Gardner Rd., which is where Route 12 and Route 140 meet. The lot was previously used by the Salvador Jeep dealership. Mr. Rameau purchased the property in hopes of moving his commercial forestry business from Westminster, MA.

There were a few issues with the property that worked against Mr. Rameau's business. Regrind gravel was placed near the center of the lot and due to it not being packed down thicker; it all tore up from the machines driving over it. The topography of the land is higher in one corner, causing the rainfall to pool towards one side of the property, resulting in a lot of water and mud. The plan is to cut into the land and lower a section about 5ft to shift the drainage away from the building. They are also planning to remove the curb cut on Route 140 due to heavy traffic from the intersection and open up a curb cut on Route 12.

Mr. Marchetti stated they have submitted 2 waiver requests. The project proposes to cover 65% of the lot area with building and pavement; the maximum is set at 45%. The second request is in regards to the setbacks. The current regulations the front setback must be a minimum of 75 feet. The proposed front setback is 18-20 feet with parking at 5 feet. He noted that the surrounding businesses have lower setbacks, so this request is not inconsistent to the current area. They have met with the Zoning Board and the Conservation Committee, and stated both boards were in favor of the project/business.

Public Comments: None.

Member Comments: Mr. Sackett is not in favor of the project.

Mr. Gould moved to continue the hearing at 7:05PM on 7/16/19. Mr. Robillard seconded. The board unanimously voted aye.

Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

MJTC Committee Appointment: Request to reappoint Tracy Murphy to this role.
Mr. Gould moved and Mr. Robillard seconded. The board unanimously voted aye.
Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Capital Planning Committee Appointment: Request to reappoint Mr. Corbosiero to this role.
Mr. Gould moved and Mr. Amenta seconded. The board unanimously voted aye.
Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Discussion of pending Massworks Project and Planning Board Support Letter:
Mr. Corbosiero read the information and Mr. Robillard read the support letter.
Mr. Gould motioned and Mr. Amenta seconded.
Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Correspondence:

- William Ladeau of 15 Linden Street – Taxi/Livery License – Winchendon Select Board Request to operate as a subcontractor for MART out of the above address.
- Immaculate Heart of Mary – Strawberry Festival – Winchendon Select Board Request for an Entertainment Permit and Two Special One-Day Beer and Wine Licenses for event to be held on Friday, June 14 – Sunday June 16, 2019
- Daniel Bolton of Hudson MA – Solicitation Permit – Winchendon Select Board Request for permit to conduct door-to-door sales for Solar On Earth out of Ayer, MA

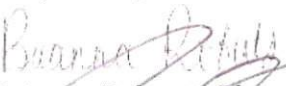
Meeting Notices from Local Communities:

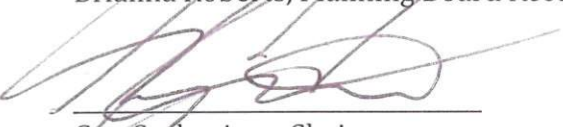
- Templeton – Planning Board – May 28, 2019 – Consideration of Site Plan for Seasonal Food Service on parcel at intersection of Gardner and Plant Roads.
- Templeton – Planning Board – June 11, 2019 – Consideration of Site Plan to add a gravel parking lot at an event pavilion on parcel 2-12.23.

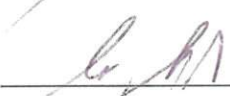
Mr. Gould moved to adjourn the meeting and Mr. Robillard seconded. The board unanimously voted aye.
Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Chairman Corbosiero adjourned the meeting at 7:42PM.

Respectfully submitted:

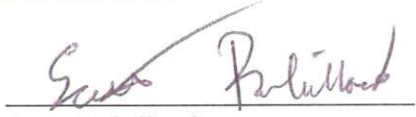

Brianna Roberts, Planning Board Recording Secretary

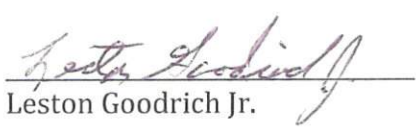

Guy Corbosiero, Chairman


Arthur Amenta


Joseph Sackett


Burton Gould


Scott Robillard


Leston Goodrich Jr.