

# TOWN OF WINCHENDON



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WINCHENDON TOWN CLERK

## Planning Board

Telephone (978)-297-5419

### Regular Meeting/Public Hearing

July 30<sup>th</sup>, 2019

Town Hall 2<sup>nd</sup> Floor Auditorium  
109 Front Street, Winchendon, MA 01475

- Present:** Chairman Guy Corbosiero, Arthur Amenta, Burton Gould Jr., Joseph Sackett, & Alternate: Leston Goodrich Jr.  
Alison Manugian, Planning Agent
- Absent:** Vice-Chair Scott Robillard & Brianna Roberts- Recording Secretary
- Guests:** Jean Christy, Brian Marchetti, & Randy Rameau
- Materials:** Agenda & Notice of Meeting: July 30, 2019

**6:32PM-** 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.

Ms. Manugian let the public know a request for modification came in regarding Ash St. Solar #1. They were looking to move over a row of proposed plantings 4-5 feet to preserve a few existing trees as well as keep an existing stonewall. She found no problem with this request and the board had no comments or concerns so the request would move forward.

**Public Comments:** None.

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

Mr. Corbosiero stated the final peer review was completed, the Conservation Commission met last week and accepted the request.

Brian Marchetti with McCarty Engineering and Randy Rameau with Twelve-140 Realty LLC came forward. Mr. Marchetti explained the public hearing was continued contingent on the review comments from Tighe & Bond. He stated all the comments had been addressed and all parties seem to be on board.

Jean Christy with Tighe & Bond discussed the review comments with the board.

1A was in regards to the vegetative screening. The proposed screening will contain 3 types of trees that are consistent with the surrounding area.

Erosion control was discussed and due to the elevation of the property they did not feel it was necessary to construct a fence or hay bales on the property line.

Mr. Corbosiero asked if the Conservation Commission had any special conditions. No special condition had been requested. He also asked about Handicapped parking spaces. There is already one striped from the previous company and they plan to keep it.

Curb cut for the access road was discussed. The time line is estimated to be about a month after submission. They were instructed to wait until all plans were approved and finalized to submit to MA DOT.

Ms. Manugian drafted a decision and conditions. The first waiver requested was to allow for 65% lot coverage in terms of pavement and building in lieu of the 45% permissible. The second waiver requested was to allow for a front setback of 10 feet near the parking area in front of the existing building and 18 feet where the proposed timber storage and processing would take place. The existing requirement is 75 feet. Mr. Goodrich asked what the company's plan was if any of the planted trees used for screening died within a year, if they would be replaced. There was no guarantee every tree will take and survive the year but they agreed to re-plant any trees that die within a year. There were no public comments.

Mr. Gould motioned to close the hearing and Mr. Amenta seconded. The board unanimously voted aye.  
**Amenta (Y) Gould (Y) Sackett (Y) Corbosiero (Y) 4-0**

Mr. Gould motioned to approve the application including the two waivers and Mr. Amenta seconded. The board unanimously voted aye.  
**Amenta (Y) Gould (Y) Sackett (Y) Corbosiero (Y) 4-0**

**Planning Board Reorganization:** Vice-Chair Scott Robillard was absent so the board decided to postpone the reorganization to the next meeting.

**MJTC Representation:** Mr. Corbosiero stated that Ms. Murphy might stay on the board and asked to postpone this matter to the end of August.

**Approval of minutes:** The board decided to wait until there was a full board present to approve minutes.

#### **Correspondence:**

Snowbound Club – Change of Officer/Directors – 130 Old Baldwinville Road

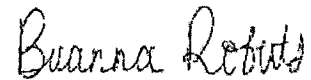
Winchendon Select Board - Request for an All-Alcohol Beverage License and Club License

Letter received from FEMA that field surveying activities will be going on throughout Summer 2019 in Winchendon and other communities in the Millers Watershed. Data collected may be used to produce an updated Flood Insurance Study and Flood Insurance Rate Map panels. All staff will carry photo id and a copy of the FEMA letter.


**7:03PM-** Mr. Gould motioned to adjourn and Mr. Amenta seconded. The board unanimously voted aye.  
**Amenta (Y) Gould (Y) Sackett (Y) Corbosiero (Y) 4-0**

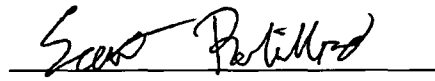
**Chairman Corbosiero adjourned the meeting at 7:03PM**

Respectfully submitted:





Brianna Roberts, Planning Board Recording Secretary

  
Guy Corbosiero, Chairman

  
Scott Robillard, Vice-Chair

  
Arthur Amenta

  
Burton Gould Jr.

  
Joseph Sackett

  
Leston Goodrich Jr.