

Approved: 10 / 15 / 19

TOWN OF WINCHENDON

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Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

August 20th, 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: August 20, 2019

- Public Hearing Notice
- Application for Site Plan Approval-Modification
 - Visual plans- Winchendon Lincoln Ave Solar 1 and Solar 2 Poles
 - Visual of Cable Tray Details
 - Cable Tray Wiring Management system as alternate to underground trenching
 - Lake Monomonac Proposed Overlay Draft
- Special Permit Granting Authority- Article 5 & Article 13
- Letter from Anthony Parrinello- 202 Trading Company
- Request for Modification Map
- Minutes:
- 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.

Ms. Manugian let the board know Tracy Murphy stated the planning department had a few informal requests to relook at the allowing interior storage in the PD district that was changed at the last meeting. Some resident have came forward and have an interest in expanding to include exterior storage/storage units/pods.

Public Comments: None.

Approval of minutes: None.

6:35 pm - PUBLIC HEARING: Modification request to approve site plan for ground mounted solar off Lincoln Avenue Extension. The applicant request is to eliminate 2000 feet of underground trenching within the project limits and in place install approximately 19, (40') overhead poles and to eliminate AC and DC underground trenching within the array and install above-grade code compliant cable tray. (Map 2 Parcels 15 & 65)

Mr. Corbosiero read the public hearing notice and called the hearing to order.

John Perry with Dynamic Energy Solutions introduced himself. He was before the board to request a modification to a project that was approved in the fall of 2017.

Mr. Gould asked if any of the poles were on private property. Mr. Perry responded no.

No Public Comment

6:45PM: Mr. Gould moved to close the hearing and Mr. Sackett seconded. The board unanimously voted aye.

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

Mr. Gould moved to approve the application and Mr. Sackett seconded. The board unanimously voted aye.

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

Preliminary Discussion of possible Bylaw modifications for Fall Town Meeting

- a) Changes to LID Bylaw**
 - **Move definitions to regulations**
 - **Change permit to endorsement**

Ms. Manugian stated the planning department currently is divided into Subdivision regulations, Site regulations, & Low-Impact Development Regulations. The department noticed some parts overlap and some are the same. They would like to rework the regulations so they are clearer for both the board and the applicants. Within the LID bylaw of the general bylaws are definitions and would like to move them to the regulations within the site plan and subdivision.

Also, the low-impact development is a permit and almost freestanding on its own but it usually takes place in conjunction with a site plan or a subdivision plan. Ms. Manugian explained it would make more sense to combine it with the two, which would make one less permit and fee for applicants.

In regards to the regulations, the board has the right to change and vote on these. Each item would have a public hearing to discuss and make the public aware.

Mr. Gould stated that it was long overdue. It would be easier, cheaper, and quicker.

No Public Comments.

b) Remove Golf Course Overlay District

There were no objections from the board.

c) Add Lake Monomonac Overlay District

Reducing setback from R40-R10.

d) Make Planning Board the default Special Permit Granting Authority and add a PB section to mirror ZBA section

Currently, applicants have to go to planning and zoning for the process. If changed, it would streamline the process for the applicant.

e) Modification request for overlay areas for Adult Use/Medical Retail Facilities

Mr. Corbosiero refused himself from the meeting.

The applicant originally requested the overlay in the Lake Dennison area but has been speaking to a property owner near 140/12. There were a lot of concerns from residents regarding the prior overlay, due to complaints about a bus stop inside in the overlay.

Steven Chaissen, a principal with 202 trading community came forward. They would like to change their planned retail location from 350 Baldwinville State Rd. to 282 Spring St. Since it is not included in the overlay district, the company requested a warrant article for the residents to vote on allowing the overlay. The Spring St. location has 3 times the traffic count and the company forecasts 50% more business. The town would receive a 3% sales tax and a 3% community impact fee.

Randy Rameau, the closest abutter, came forward. He approved of the applicants request. Mr. Rameau felt it would be a great location and bring in good business.

Walter Lagrassa, 26-year owner of Little Anthony's, came forward and also approved of the request.

Ms. Manugian asked the board how they felt regarding removing the previous overlay. Mr. Robillard stated he believed they should remove the Lake Dennison overlay and add the Spring St.

7:22PM- Mr. Sackett motioned to adjourn and Mr. Amenta seconded. The board unanimously voted aye.
Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) 4-0

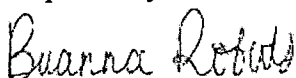
Public Comments: None.

Member Comments: None.

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 7:28PM

Respectfully submitted:




Brianna Roberts, Planning Board Recording Secretary

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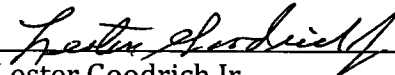
Guy Corbosiero, Chairman

Burton Gould


Arthur Amenta


Scott Robillard


Joseph Sackett


Lester Goodrich Jr.