

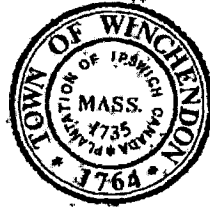
Approved: 10 / 15 / 19

TOWN OF WINCHENDON

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WINCHENDON TOWN CLERK



Planning Board

Telephone (978)-297-5419

Regular Meeting
September 3rd, 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.
Tracy Murphy, Director of Planning & Development

Materials: Agenda & Notice of Meeting: September 3rd, 2019

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: None.

Correspondence: None.

New Business: Discussion of Right of First Refusal on parcels located on Elmwood and Forristall Road- Parcels 2-0-42, 2-0-38, 2-0-189. The current owner is proposing to sell these parcels and the Select Board has requested Planning Board comment and input on their pending decision regarding exercising the right of first refusal on these parcels.

Mr. Gould motioned to recommend the Select Board not exercise their right of refusal and Mr. Amenta seconded. The board unanimously voted aye.

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

Ongoing Business:

Discussion of Article Language for Bylaw Modifications for Public Hearing on 9/17/19

1. Remove Golf Overlay District
Add Lake Monomonac Overlay District
2. Changing Special Permit Granting Authority to Planning Board

Planning Board Minutes
September 3rd, 2019

Add Planning Board Description Section 13.10 similar to ZBA

3. Expand Retail MFROD overlay to include area shown on map near intersection of Route 140 & Route 12

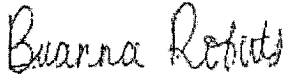
1. The golf overlay was replaced with a solar field, so it is no longer a candidate for a golf course. The zoning board of appeals has received 19 requests for variances since 2013 and they have all been granted. Mr. Gould recommended informing the Lake Association Boards. Ms. Manugian would notify the MA & NH Boards.
2. The reason for changing the special permit granting authority to the planning board is to streamline the process and make it easier and faster for the applicants. The request could be handled in one meeting by one board. The board members did not have any comments.
3. Mr. Corbosiero excused himself. The warrant article would include removing the Stuff N Things area from the overlay. Mr. Corbosiero re-joined the meeting.

Mr. Corbosiero asked for a motion to adjourn the meeting. Mr. Robillard motioned and Mr. Amenta seconded. The board unanimously voted aye.

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

Vice-Chair Mr. Robillard adjourned the meeting at 7:54PM

Respectfully submitted:



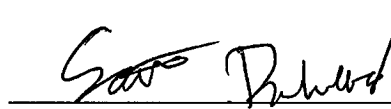
Brianna Roberts, Planning Board Recording Secretary

Guy Corbosiero, Chairman

Burton Gould



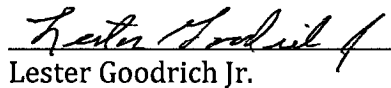
Arthur Amenta



Scott Robillard



Joseph Sackett



Lester Goodrich Jr.