

Approved: 10 / 15 / 19

TOWN OF WINCHENDON



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Planning Board

Telephone (978)-297-5419

Regular Meeting (Amended)

August 27th, 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: August 27, 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.

New Business: Discussion of 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
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. **Remove Golf Overlay District**
Add Lake Monomonac Overlay District

Ms. Murphy stated there was a draft notice for a public hearing and draft warrant articles to review and discuss. Included was a map for the proposed Lake Monomonac overlay. Since 2013 the zoning board has granted 19 variances/special permits for the alteration of a pre-existing, non-conforming structure. The zoning needed to be addressed due to the excess in requests for variances. Mr. Corbosiero stated his

approval of the change. Mr. Gould stated he was not in support. Due to the small size of a majority of the lots, he did not find it fair to the neighbors. Also noted was the use of shared septic systems, wells, etc.

Mr. Sackett made a motion to put the item on the agenda for the public hearing and Mr. Amenta seconded. The board unanimously voted aye.

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

Ms. Murphy asked the board to review the language in the draft warrant article to remove the Golf Overlay verbiage and replace with the proposed Lake Monomonac Overlay District.

Item B was removed from the public hearing but would still be included as a visual aid.

**2. Change special permit Granting Authority to Planning Board
Add Planning Board Description Section 13.10 similar to ZBA**

Mr. Amenta motioned to bring #2 to the agenda for the public hearing and Mr. Sackett seconded. The board unanimously voted aye.

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

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

Mr. Corbosiero excused himself.

Anthony Paronella, Principal of 202 trading company, was present to represent the applicant. He stated there were numerous abutters opposed to the original location off of Baldwinville State Rd. The proposed new location near the intersection of Route 140 & Route 12 would provide more profit due to the increase in traffic.

Mr. Sackett asked for clarification on where the bike path was located in comparison to the proposed overlay. Mr. Paronella explained the two did not collide and it would be very difficult to cross the woods from the bike path to the proposed site.

Mr. Sackett motioned to move item 3 to the Public Hearing and includes removing the Stuff N Things area from the Overlay District. Mr. Amenta seconded. The board unanimously voted aye.

Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) 4-0

The Public Hearing is scheduled for September 17, 2019 at 6:45PM

Public Comments: None.

Member Comments: None.

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

Vice-Chair Mr. Robillard adjourned the meeting at 7:22PM

Respectfully submitted:

Brianna Roberts

Brianna Roberts, Planning Board Recording Secretary

Guy Corbosiero, Chairman

Burton Gould

Arthur Amenta

Arthur Amenta

Scott Robillard

Scott Robillard

Joseph Sackett

Joseph Sackett

Lester Goodrich Jr.

Lester Goodrich Jr.