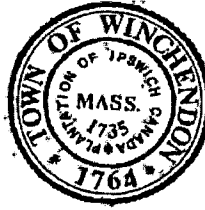


Approved: 10 / 15 / 19

TOWN OF WINCHENDON



RECEIVED

OCT 16 2019

WINCHENDON TOWN CLERK

Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

September 17th, 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: September 17, 2019

- Public Hearing Notice- 185 Baldwinville Rd.
- Public Hearing Notice- 20 & 21 Robert's Way
- Public Hearing Notice- Fall Town Meeting Bylaw Modifications
- Meeting Minutes 4/3/18
- Correspondence Update Summary Sheet

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 there was a draft review decision for Happy Hollow Solar with a request to put in a few poles on the other side of their entrance driveway. If 1 or no members had any concerns, the decision would stand and move forward with the project but if 2 or more members had any concerns, it would come formally to the board.

Public Comments: None.

Mr. Robillard motioned to take the meeting items out of order and Mr. Sackett seconded.
The board unanimously voted aye.

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

Approval of minutes: 4/3/18

Mr. Amenta motioned to accept 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

Correspondence Update: See summary sheet.

6:37PM- Public Hearing Continuation- Site plan application for a 3.135 MW DC Ground- Mount Solar Development at 185 Baldwinville Rd., (Map 13 Parcel 04).

Ms. Manugian stated the applicant was waiting on the Conservation Committee. The applicant agreed to re-notify the abutters since it has taken while since the initial hearing. She recommended continuing the hearing to November 19th at 6:35PM.

Mr. Amenta moved to continue the hearing to November 19th at 6:35PM, and Mr. Sackett seconded. The board unanimously voted aye.

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

6:40PM- Public Hearing Continuation- Site plan application for commercial lots on property located at 20 Robert's Way and 21 Robert's Way (Map 9 Parcels 106 & 383).

Paul Grasewicz came forward before the board. Ms. Manugian stated the fire chief responded and had some comments regarding vehicle access on both parcels. The applicant was working with the Conservation Commission to address some requests. Mr. Grasewicz explained there was a setback issue, specifically regarding Lot A. The zoning bylaw states there must be a 50ft. vegetative buffer when the parcel abuts a residential property. There was no residential property within that zone but Lot A does abut residential land. The board needed to consult with the building commissioner and the zoning board to interpret the zoning bylaw. The Conservation Commission requested physical drainage done, which had been completed. Mr. Grasewicz stated there was a comment regarding construction of the roadway and storm water management prior to the site plan approval. Ms. Manugian did not believe that was necessary and it made more sense from a construction stand point to complete the construction simultaneously.

The board decided to continue the hearing on October 15th, 2019.

Mr. Gould motioned and Mr. Amenta seconded. The board unanimously voted aye.

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

7:10PM- Public Hearing- Fall Town Meeting Bylaw Modifications

There was an issue with the publication and due to not having a local newspaper to advertise in, the board was not able to hold the public hearing. The hearing was tentatively postponed to October 8th.

Mr. Sackett motioned to reschedule the public hearing to October 8th, 2019 and Mr. Robillard seconded. The board unanimously voted aye.

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

The current setbacks on Lake Monomonac are 40ft. to the front and 25ft. to the side. The proposed overlay district setbacks would change to 10ft since most of the lots are quite small. Cheryl Digeronimo, a resident on Lake Monomonac, expressed her concern with the change in setbacks. Mr. Sackett questioned if it made more sense to separate the two overlay district matters and remove the golf overlay district regardless, in case adding the Lake Monomonac overlay district did not pass. Ms. Manugian stated she would check on the publication and see if that would be possible.

Mr. Corbosiero excused himself. The proposed overlay district located at the old Stuff N Things would be removed and an extension added to the intersection of Rt. 140/12. There were too many concerns from abutters regarding the old overlay district and the business would be better at the 140/12 area, so the proposed change would make sense for both parties.

Mr. Amenta made a motion to forward the division of item A to the Board of Selectmen for approval and Mr. Sackett seconded. The board unanimously voted aye.

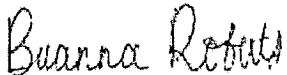
Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) 4-0

7:32PM- 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-Chairman Robillard adjourned the meeting at 7:32PM

Respectfully submitted:



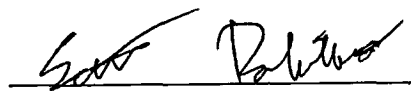
Brianna Roberts, Planning Board Recording Secretary

Guy Corbosiero, Chairman

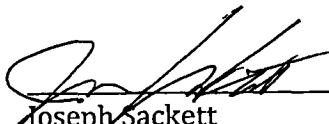
Burton Gould



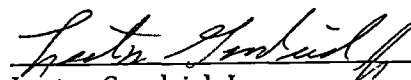
Arthur Amenta



Scott Robillard



Joseph Sackett



Lester Goodrich Jr.