

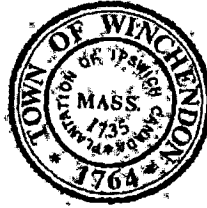
Approved: 12 / 17 / 19

TOWN OF WINCHENDON

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Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

October 8th, 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

Materials: Agenda & Notice of Meeting: October 8th, 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.

Minutes: None.

Correspondence Update- See Summary Sheet.

New Business:

6:35PM- Public Hearing: Fall Town Meeting Bylaw Modifications

1. Remove Golf Overlay District
2. Add Lake Monomonac Overlay District
3. Change Special Permit Granting Authority to Planning Board
4. Expand Retail MFROD overlay to include area shown on map near intersection of Route 140 and Route 12 and to remove existing area known as "Stuffin Things"

1. The Overlay District was put in place in 2005 when golf courses were very popular. It is now a solar farm so the Overlay District does not make sense anymore and is requested to be removed. The Article was motioned by Mr. Amenta to recommend accepting the change, 2nd by Mr. Sackett. The board unanimously voted aye.

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

2. The purpose of the Lake Monomonac Overlay District Article is to allow owners reasonable use of their properties without detriment to abutters and the general community. The setbacks will take on the same regulations as the R10 zoning, which are 10' for side setbacks and 20' in front/back. All commercial properties will require a full site plan review.

A public attendee from 25 1st St. came forward to explain he would like to put a shed on his property. With the current setbacks he is not able to put the shed on without a variance, and has a large property, so he is in favor of the change.

Inanna Arthen came forward and asked for an explanation on the commercial property regulation change. There are no commercial properties currently, so this would be for any future businesses, and just requires that the business come before the planning board to review the site plan. The board of health regulates the distance regarding wells, so this change would not affect that and would still require the original setbacks surrounding wells.

Mr. Amenta made a motion to recommend the Article, 2nd by Mr. Corbosiero. Mr. Sackett abstained.
Amenta (Y) Goodrich (Y) Gould (N) Robillard (Y) Sackett (A) 3-1-1

3. The Article would replace Zoning Board of Appeals with the Planning Board as the Special Permit Granting Authority. The change would consolidate the process, instead of having to visit both boards, the planning board would be able to authorize any special permits along with the site plan. The chair of the Zoning Board of Appeals was in favor of the change.

Mr. Robillard motioned to accept, 2nd by Mr. Sackett. The board unanimously voted aye.
Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

4. Mr. Corbosiero recused himself and handed the meeting over to Vice-Chair Mr. Robillard.

Mr. Gould made a motion to recommend the Article, 2nd by Mr. Sackett. The board unanimously voted aye
Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) 4-0

7:10PM- Mr. Amenta motioned to close the public hearing, 2nd by Mr. Robillard. The board unanimously voted aye.
Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Lincoln Ave Solar Glare Complaint Review:

Mr. Corbosiero read the complaint email regarding the solar glare from the Lincoln Ave Solar Project.

Mr. Kurilo explained his entire property throughout the day is constantly affected by the solar glare.

Mr. Gould suggested planning a site visit.

John Perry from Dynamic Energy came forward. He explained that Mr. Kurillo contacted them in September and they agreed to meet on the property at the time of day he has been having an issue with the glare entering his house. He took several photos of the property and showed them to the board. With all due respect to Mr. Kurilo, Mr. Perry did not find any offensive glare from the panels.

The board planned a site visit on Monday, October 14th, 2019 at 5:00PM.

Discussion of response to DEP notice dated 9/25 regarding the Mill Farm initiative:

Mr. Gould commented that there are several acres of wetlands in that area and believed the project would cause some issues. Mr. Robillard asked who would be paying for the project. It is not a town project so the state will most likely received grants to complete it.

7:52PM- Mr. Gould motioned to adjourn, 2nd by Mr. Robillard. The board unanimously voted aye.
Amenta (Y) Gould (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Vice-Chairman Robillard adjourned the meeting at 7:52PM

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.