

WINCHENDON TOWN CLERK  
RCUD FEB 16 2023 AM 8:24  
Approved, Planning Board: 1/13/23  
Approved, Zoning Board: 2/15/23

## TOWN OF WINCHENDON



Planning Board & Zoning Board

Telephone (978)-297-5419

### Joint Meeting/Public Hearing- Planning Board & Zoning Board

November 16, 2022

Town Hall 2<sup>nd</sup> Floor Auditorium

109 Front Street, Winchendon MA 01475

**Present:** **Planning-** Chairman Guy Corbosiero, Arthur Amenta, Burton Gould, Amanda Phillips, Garrett Wante  
Nicole Roberts- Planning & Land Use Coordinator  
**Zoning-** Chair Cynthia Carvill, Rob Bushay, Brandon S. Fournier, Evelyn Higgins

**Absent:** **Planning-** Leston Goodrich Jr.  
**Zoning-** Richard Stancombe

**7:00PM:** Chair Guy Corbosiero called the Planning Board meeting to order.

Chair C. Carvill called the Zoning Board meeting to order followed by the Pledge of Allegiance.

**Public Comment:** None.

**Announcements:** None.

**Minutes:** Planning- 10/18/22

A. Phillips motioned to accept the minutes as printed, 2nd by B. Gould.

**Amenta (Y) Gould (Y) Phillips (Y) Wante (A) Corbosiero (Y) 4-0- 1 Abstention**

Zoning- 10/19/22

R. Bushay motioned to approve the minutes as printed, 2nd by B. Fournier.

**Bushay (Y) Fournier (Y) Higgins (Y) Carvill (Y) 4-0**

G. Wante motioned to address the agenda items out of order and discuss the ANR for 418 River/11 Main Street, 2nd by B. Gould.

**Amenta (Y) Gould (Y) Phillips (Y) Wante (Y) Corbosiero (Y) 5-0**

**ANR- 418 River/11 Main Street:** The proposal is introduce a form A plan to move the present lot line 10 ft. from the current location that will permit a fire escape to be installed on the 11-15 Main St. building. B. Gould motioned to endorse the ANR, 2nd by A. Amenta.  
**Amenta (Y) Gould (Y) Phillips (Y) Wante (Y) Corbosiero (Y) 5-0**

**7:10PM- Public Hearing- 235 Spring Street**  
G. Corbosiero read the Public Hearing Notice.

G. Wante motioned to open the planning board hearing, 2nd by A. Amenta.  
**Amenta (Y) Gould (Y) Phillips (Y) Wante (Y) Corbosiero (Y) 5-0**

C. Carvill let the applicant know there were only 4 members present tonight and require a super majority vote. The applicant has the right to continue the hearing. They decided to move forward. No members had any objections or conflicts of interest.

R. Bushay motioned to open to the zoning board hearing, 2nd by B. Fournier.  
**Bushay (Y) Fournier (Y) Higgins (Y) Carvill (Y) 4-0**  
No members had any objections or conflicts of interest.

G. Corbosiero and C. Carvill swore the applicant in, Dan Allen with Bohler Engineering.

The site is at 235 Spring Street at an existing McDonalds restaurant. They are requesting an amendment to the existing special permit and planning board site plan approval. The site consists of a 3,100 sq. ft. McDonalds restaurant with a single order drive-through. The plan proposes to add a 2nd order point and second lane to improve the efficiency of the drive-through operations. This plan reduces the parking spaces by 7 spots, from 46 to 39. Additionally, impervious coverage would be reduced by about 200 sq. ft. they have requested a waiver from providing a storm water report, as it should not impact the existing storm water on site.

G. Wante asked if they would consider having the drive through enter through Cross St. which would prevent from blocking the accessible parking spaces and defer the traffic from backing up into a main route. D. Allen stated that is not traditional to McDonalds layouts but the plan will help with the stacking issue that occasionally blocks parking spaces.

Jean Christy, Senior Engineer was present to go over and answer any questions regarding Tighe & Bond's comments.

1. Parking spaces- comment has been addressed.
2. Winchendon Fire Department approved the updated plan.
3. Confirm the vehicle queuing does not block the Fire Department connection to the building. Comment has been addressed.
4. Demonstrate the drive through layout provides enough space for pre ordering queuing and that the only accessible parking spaces are not blocked by the pre ordering queue. A potential solution would include moving the accessible parking spaces further north. J. Christy replied it shouldn't be a deal breaker for the project if the board requested this from the applicant as she agreed they should be

moved, but did mention it would not be a simple fix. It would cost a lot of money and time to accommodate a change to that extent. They would revisit this comment after further discussion.

5. General circulation- the exit onto Spring St. is directly across from an existing driveway across Spring St. Currently exiting this location onto Spring St. can be challenging. We recommend the applicant consider making the exit onto Spring St. a right turn only. McDonalds responded they prefer to maintain the existing exit driveway allowing for left or right turns. Tighe & Bond deferred to the Board to determine if additional modifications or studies are warranted for vehicle maneuvering.

Tom Carrier, 236 Spring St., voice his approval of the project and stated it should help alleviate the traffic from backing up into Spring St. He also stated there are signs for a crosswalk but no crosswalk was ever put in.

N. Roberts read the original permit from October 3rd, 1991 that stated there would no parking signs on Spring St and also a well lit crosswalk across Spring St. McDonalds will have to address those conditions.

Brian Croteau, DPW Director, is currently working on getting a sidewalk approved to implement a legal crosswalk.

The applicant is requesting waivers for the parking compliance and providing a storm water report.

A. Amenta motioned to close the hearing, 2nd by G. Wante.  
**Amenta (Y) Gould (Y) Phillips (Y) Wante (Y) Corbosiero (Y) 5-0**

B. Fournier motioned to close the hearing, 2nd by R. Bushay.  
**Bushay (Y) Fournier (Y) Higgins (Y) Carvill (Y) 4-0**

B. Fournier motioned to modify the existing special permit to include a second order point, the previous conditions from 1991 remain in place, and revisit the sidewalk and other special permit conditions in November 2023, 2nd by R. Bushay.  
**Bushay (Y) Fournier (Y) Higgins (Y) Carvill (Y) 4-0**

The planning board would continue their discussion to their next meeting on December 6, 2022.

G. Wante motioned to continue their vote to December 6, 2022, 2nd by A. Phillips.  
**Amenta (Y) Gould (Y) Phillips (Y) Wante (Y) Corbosiero (Y) 5-0**

**9:00- The Planning Board took a 5 minute recess**

**Zoning Board of Appeals:  
Public Hearing- 11 Main Street**

C. Carvill read the public hearing notice.  
The applicant was made aware of the Zoning Board having 4 members tonight and would need a majority vote to approve. There were no conflicts of interest.

The building needs a fire escape to comply with local regulations.

R. Bushay motioned to close the hearing, 2nd by B. Fournier.

**Bushay (Y) Fournier (Y) Higgins (Y) Carvill (Y) 4-0**

R. Bushay motioned to accept the variance of 10 ft. to construct a fire escape, 2nd by B. Fournier.

**Bushay (Y) Fournier (Y) Higgins (Y) Carvill (Y) 4-0**

**G. Corbosiero called the Planning Board meeting back to order at 9:08PM**

**New Business:**

Proposed new solar array discussion

Evan Turner was present to discuss a new solar array project. He currently has roughly 1,400 acres under contract for purchase with the intention of developing the majority of the lot as a solar array. He wanted to make the boards aware of the project but also clarified it is not a public hearing, it was just a time to explain the future project and ask questions. The lot is off of North Ashburnham Rd. If completed, it would be the largest solar array in all of MA. He stated they are still years out from permits and even further with actually breaking ground, but he wanted the board and public to be aware of what is going on in the background and to receive their input allowing more time to make adjustments accordingly.

G. Wante motioned to adjourn, 2nd by A. Phillips.

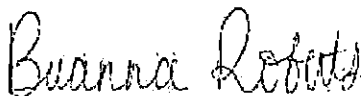
**Amenta (Y) Gould (Y) Phillips (Y) Wante (Y) Corbosiero (Y) 5-0**

R. Bushay motioned to adjourn, 2nd by E. Higgins. All voted aye.


**Bushay (Y) Fournier (Y) Higgins (Y) Carvill (Y) 4-0**

**The meeting was adjourned at 9:30PM.**

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary

  
Cynthia Carvill, Chair

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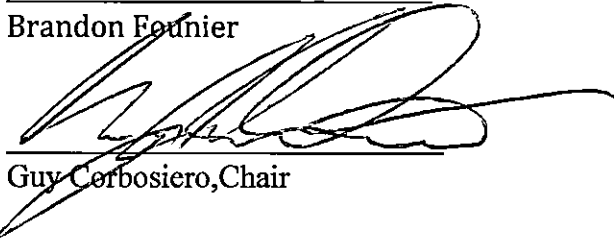
Richard Stancombe

  
Rob Bushay


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Evelyn Higgins

Brandon Fournier



Guy Corbosiero, Chair

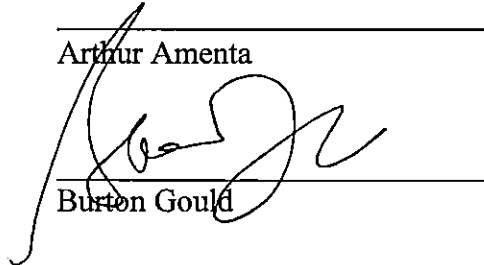
  
Leston Goodrich

Garrett Wante

Amanda Phillips



Arthur Amenta



Burton Gould