

TOWN OF WINCHENDON



NOTICE OF MEETING

Pursuant to the provisions of Chapter 30A, Sections 18-25 of the General Laws, as amended, notice is hereby given that a meeting of the following board, committee, or commission will be held on the date and time specified below. Said meeting will be open to the public and press.

BOARD/COMMITTEE: Planning Board – Regular Meeting

DATE: October 17, 2017

TIME: 6:30 p.m.

LOCATION: Town Hall – 2nd Floor Auditorium
109 Front Street Winchendon MA 01475

Agenda

1. Call to Order
 - Pledge of Allegiance
2. Announcements
3. Public Comment
4. New Business:
 - **6:40pm Continued Public Hearing:** Formal Site Plan Review – West ST Solar 1
 - **7:00pm Continued Public Hearing:** Formal Site Plan Review – West ST Solar 2
5. Old Business:
 - Zoning Update: Marijuana Bylaw Status
6. Committee/Meeting Updates:
 - Community & Economic Development Steering Committee (CEDSC)
 - Master Plan Committee
 - Montachusett Regional Planning Commission (MRPC)
 - Montachusett Joint Transportation Committee (MJTC)
7. Correspondence
8. Approval of minutes
9. Other Business
10. Adjourn

Notice- The above topics do not prohibit additional last-minute or unforeseen matters.

The meeting room is handicapped accessible. With advance notice the Planning Board can arrange reasonable accommodation for persons with other disabilities. To request assistance; contact the Department of Planning & Development at 978-297-3308.

TOWN OF WINCHENDON



Planning Board

Telephone (978) 297-3308

Facsimile (978) 297-5411

109 Front Street
Winchendon, Massachusetts 01475-1758

DRAFT - WAIVERS & CONDITIONS TO CONSIDER **Planning Board Meeting 9-5-2017**

Waivers:

1. Plans drawn at a scale other than 1"= 40'
2. A landscape plan has been omitted from the requirements.
3. Transportation Element
4. Public Utility Element
5. Neighborhood and Community Element
6. Social-Economic Element
7. Waste Generation and Disposal Element

Conditions of this approval are: (Standard conditions)

A. Approval of this site plan is granted to the named applicant only and only for the purpose(s) stated in the application or as it may have been amended. It is not transferable for any other use of the site by the applicant nor to any other person except with the approval of the Board. The Board reserves the right to review any work done on the site even after any proposed construction is completed and to determine that the actual use(s) of the site conform to those allowed by this approval

B. Any officer, agent or employee of the Planning Board, Conservation Commission, Zoning Board of Appeals or Board of Health may enter upon the site at reasonable times, with or without prior notice to the applicant, in pursuit of official duties, such as examinations and surveys, examination of construction undertaken, and the purposes for which the site is used (Massachusetts General Laws Chapter 41, Section 81CC; Chapter 131, Section 40; Chapter 111, Sections 31, 122 and 127A)

C. The time allowed for any inspection required under these conditions, the Planning Board's regulations, or the town bylaws will be extended by the time during which the site is covered with water, snow, or ice. Such time will be determined by the Board.

D. Reserved

E. This site plan approval, together with this list of conditions and the performance guarantee, must be filed at the Worcester Registry of Deeds forthwith, but not later than sixty (60) days after the expiration of the appeals period plus such time as may be consumed in any appeals process. A copy of the receipt from the Registry must be filed with the Planning Board forthwith. No construction may be started until there has been such filing. If these required documents are not filed within the required time, this site plan approval shall be void.

F. Upon completion of the project, notice shall be given as provided for in section 6.5.1 of these regulations.

G. Construction shall be in full conformity with the "Rules and Regulations Governing Site Plan Review" as issued by the Planning Board, unless an exemption is granted by the Planning Board. Such exemption, if granted, is stated below as one of the conditions.

H. No sand, soil, loam, sod, gravel, or other natural or quarried earth product shall be removed from the site until the entire parcel has been graded and condition I. satisfied. Loam must be stockpiled and covered so as to be protected from erosion.

I. The clearing, excavation or removal of vegetation or the excavation or removal of sand, soil, loam, sod, gravel, or other natural or quarried earth products is allowed only in accordance with section 10.6 of the Winchendon Zoning Bylaw and specific conditions for such removal or redistribution are included in the special conditions appended to these general conditions.

J. The project must be completed to the satisfaction of the Planning Board within two (2) years from the date of this site plan approval unless an extension of time is mutually agreed upon in writing by the applicant and the Planning Board. If this work is not completed within the required time including approved extensions, this site plan approval shall lapse and become void.

K. If the site contains pond, lake, brook, stream, river, standing water, or any indication of the presence of wetlands, the applicant must comply with all Wetlands Protection regulations, including those found in Sections 4.3 and 4.4 of the Town of Winchendon Zoning Bylaw.

L. The applicant must comply with all orders of the Winchendon Conservation Commission.

M. Work under this site plan shall be commenced within six months of the date of its approval increased by any time consumed by appeals of the approval and shall be diligently pursued thereafter until the completion of the work. The Planning Board may extend this period if so requested by the applicant. If the work is not so commenced and pursued, this site plan approval shall lapse and become void.

N. This approval and conditions are in addition to other permits and approvals. Nothing in this decision shall be deemed to relieve the applicant from its obligation to obtain other permits and approvals required by law or regulation.

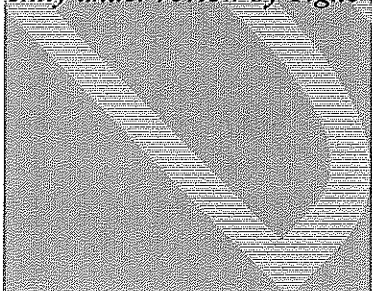
O. Any substantive error in the application or any subsequent filing by the applicant or his suc-

cessor shall be cause for revocation of the Board's approval. Due notice and hearing shall be required prior to any Board action.

P. The Board on its own motion or on the petition of any interested person reserves the power to modify, amend or rescind its approval of this plan or to require a change in the plan after due notice and opportunity for the applicant to be heard.

In addition, the following **Special Conditions** are imposed:

1. Approval of this site plan is contingent upon all of the concerns as outlined by the Peer Review performed by Tighe and Bond have been satisfactorily addressed and approved by the Planning Board and/or its authorized Agent
2. Proof of liability insurance must be submitted prior to issuance of any Building Permits.
3. Signage with contact information will be provided on site and to the Planning Board once that information becomes available.
4. Performance Bond - The Winchendon Planning Board determines that a Performance Guarantee is not needed for this project and a waiver is allowed by Sec 3.7 of the Site Plan Regulations. Accordingly standard Condition D as appearing in Sec 3.6 of the Regulations is omitted from this approval.
5. Financial surety is required in the form of _____ in the amount of _____ for decommissioning as per 6.11.18 of the Winchendon Zoning Bylaws.
(currently under review by Tighe and Bond)

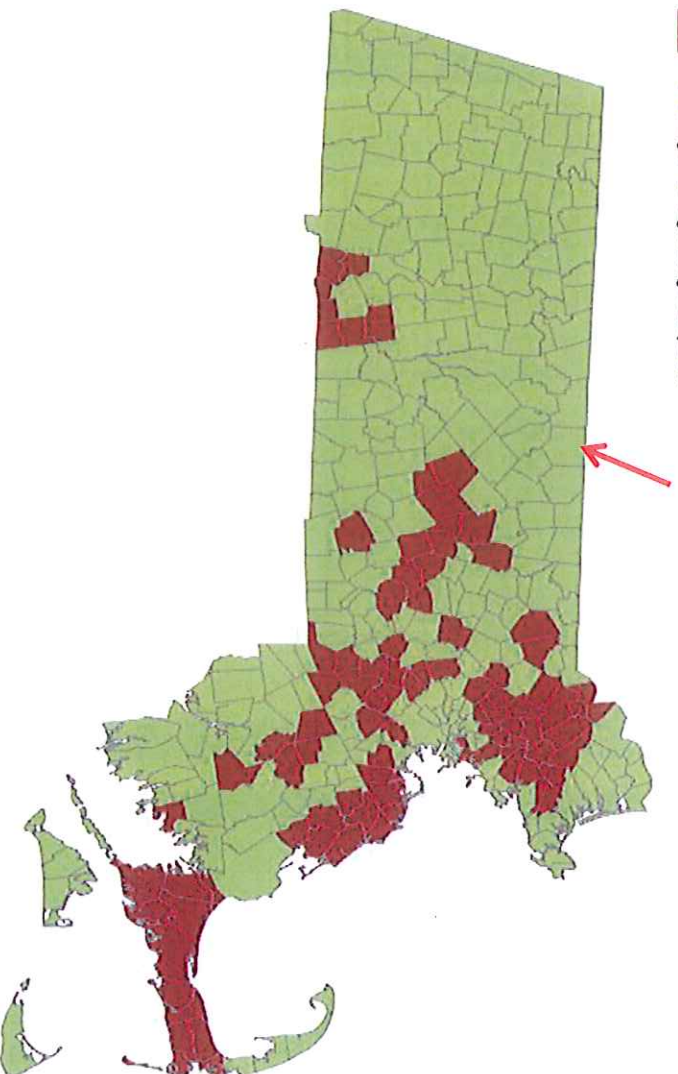


How each Mass. city, town voted on legalizing marijuana in Nov.

In the map below:

Green = voted for legalizing marijuana

Red = voted against legalizing marijuana



The state recently appointed the Cannabis Control Commission (CCC). The CCC is in the process of devising regulations. Those regulations are expected to be adopted by March 15, 2018. April 1, 2018 the CCC will start to accept applications for retail facilities. The CCC will be governed by any local bylaws concerning retail marijuana sales that are in place on April 1, 2018. A temporary moratorium will give the town time to devise local bylaws that respond to the newly adopted state regulations. For more information contact: Chantell Fleck, Planning Agent at 1-978-297-5418 or Tracy Murphy, Director of Planning and Development at 1-978-297-5414. A draft of the temporary moratorium article is available on line at www.townofwinchendon.com.

Winchendon Planning Board Public Hearing

October 24, 2017

6:30pm

Winchendon Town Hall
2nd Floor Auditorium
109 Front St.

*Proposal:
Placing a temporary
moratorium on the
retail sale of
marijuana*

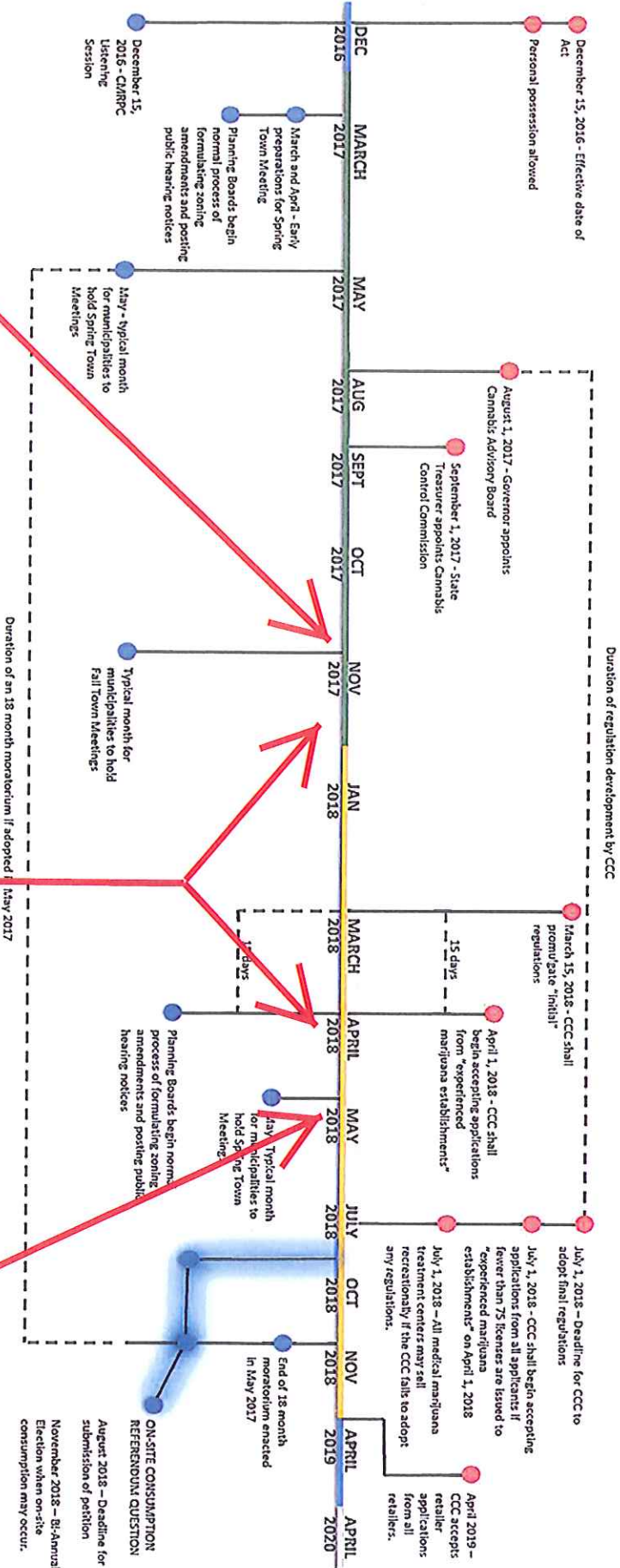
Please Plan to Attend!

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The Regulation and Taxation of Marijuana Act - Timeline



State (CCC) Timeline



Municipal Process Timeline

Planning Board Proposes
Temporary Moratorium
Fall 2017 Town Meeting
(Public Hearing 10/24/2017)

Public Forums and Hearings on
Recreational Marijuana legislation
to determine appropriate zoning.
Dec 2017- April 2018

Planning Board Proposes
Appropriate Zoning
Spring 2018 Town Meeting

Project Information

Project Need

- ◆ Urban revitalization for Downtown Winchendon
- ◆ Replacement of infrastructure in need of repair
- ◆ Enhanced pedestrian, bicycle, and bus amenities

Project Funding

- ◆ Conceptual Cost ~ \$2.8 Million
- ◆ Sources:

- ◆ FHWA/MassDOT for Roadway & Drainage
- ◆ Town for Design, Sewer, & Water Main

Key Components

- ◆ Complete Streets Improvements
 - ◆ Pedestrian, bicycle, and transit amenities
 - ◆ ADA/MAAB compliance
 - ◆ Landscaping & Beautification
 - ◆ Ornamental street lighting
- ◆ North Central Pathway interconnection
- ◆ Utility Improvements
 - ◆ New sanitary sewer & water main
 - ◆ Storm drain improvements
- ◆ Schedule
 - ◆ Currently in Preliminary Design
 - ◆ Construction in Spring 2020

Town of Winchendon

Keith Hickey, Town Manager

Ph: (978) 297-0085

Albert Gallant, Director, DPW

Ph: (978) 297-0170

Tracy Murphy, Director, Planning & Development

Ph: (978) 297-5414

Engineer

Tighe & Bond

Engineers | Environmental Specialists

Funding Administrator



PLEASE PLAN TO ATTEND!

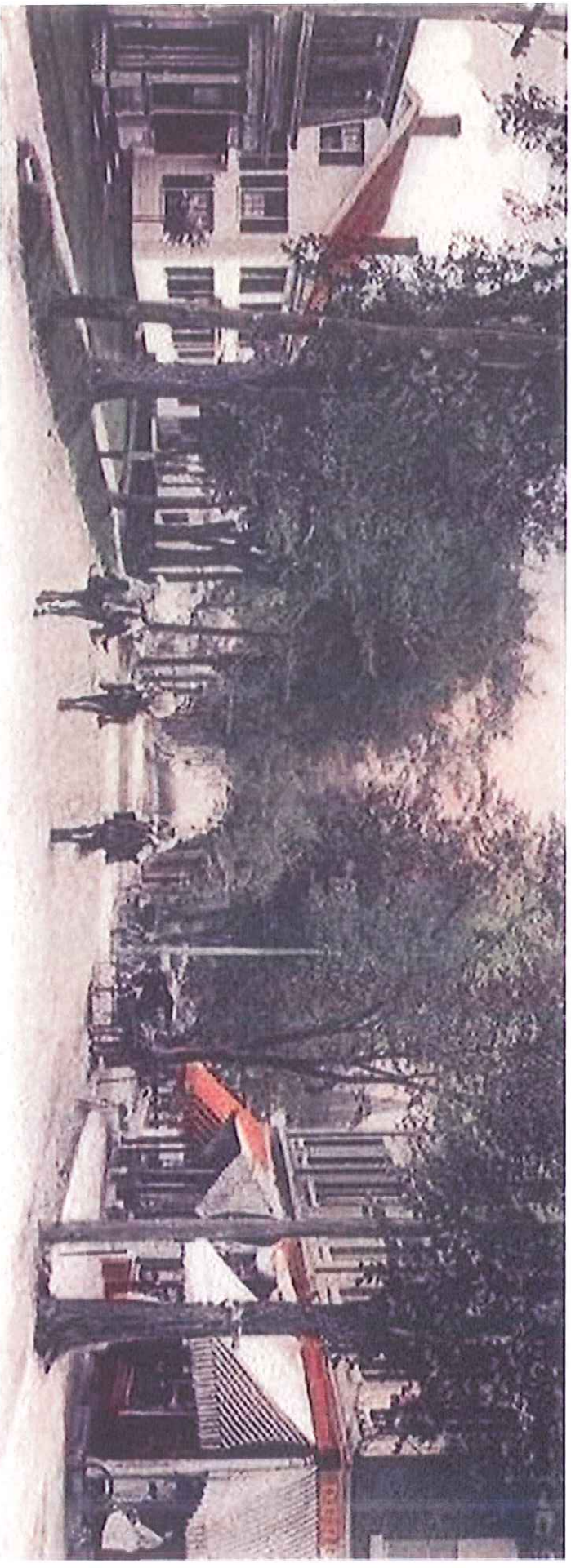


Central Street Improvements

Joint Meeting

Board of Selectmen
and Planning Board

October 30, 2017 6:30pm



CENTRAL STREET CONCEPTS



Bump Outs



Street Lighting



Complete Streets Amenities



High Visibility Crosswalks



Decorative Bollards



Trash Receptacles



Benches



Improved Signage



Bike Racks

6. Meeting Updates 10-17-17

Master Plan Committee – No Update

MRPC – Guy Corbosiero

MJTC – October meeting cancelled

Community and Economic Development Steering Committee (CEDSC) –The CEDSC is hosting a ribbon cutting on Oct 14, 2017 at 11:00am at MORE Strength and Fitness, 674 Spring St.

7. Correspondence

None at this time.