



TOWN OF WINCHENDON

AGENDA & NOTICE OF MEETING

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WINCHENDON TOWN CLERK

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 and will be recorded.

BOARD/COMMITTEE: Planning Board – Meeting

DATE: October 20, 2020

TIME: 6:30 p.m.

LOCATION: Virtual meeting via Zoom

Meeting Attendance Directions (via Zoom):

Meeting ID: 931 5739 1037 **Password:** 0294093

To join via phone

Dial in at +1 929 436 2866 and enter the meeting info above as prompted

To join via computer (option for video and/or audio)

go to www.zoom.com and click 'join meeting' then follow prompts using info above **or**

<https://winchendonk12.zoom.us/j/93157391037?pwd=cVJqaW1nbHd2ZlVoUXVzL2QvRytjZz09>

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Town of Winchendon Planning Board will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the town's website, at www.townofwinchendon.com.

Meeting Agenda:

1. Call to Order
2. Announcements & Public Comments
3. Annual Appointment of representative to Montachusett Joint Transportation Committee (MJTC)
Guy Corbosiero is willing to serve in this capacity if no others wish to be appointed.
4. Discussion of any issues or concerns relating to Annual License Renewal Requests to be reviewed by the Board of Selectmen
5. Business:

6:35 pm Public Hearing – Site Plan application from Ecos Solar for construction of a 9MW ground mounted tracking solar array on Spring Street; Map 9, Parcels 97 & 98

Discussion of Approval Not Required (ANR) Endorsement – Request made by Graz Engineering to alter existing parcels 21, 29 & 35 Weller Road identified as Map 5C3 Parcels 153, 222, 223, 224, & 225

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 978-297-5410.



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6:35pm Public Hearing - Special Permit application seeking access to residential parcels other than through frontage submitted by Asher Construction for a project located on Weller Road identified as Assessors Map 5C3 Parcels 153, 222, 223, 224, & 225

6:40 pm Public Hearing - Site Plan Amendment for changes to site drainage and parking lot design at Retail Marijuana Facility submitted by 202 Trading Inc. on property located at 682 Spring Street identified as Winchendon Assessors Map 9 Parcel 157

6:50 pm Public Hearing – Special Permit application to operate a Marijuana Cultivation Facility and Site Plan Approval application for related work submitted by Mantis Management Group, LLC for a project located at 2 Juniper Street identified as Winchendon Assessors' Map 5A3 Parcel 197

Discussion of Approval Not Required (ANR) Endorsement – Request made by Graz Engineering to create two parcels out of three existing as 49, 59 & 69 Kemp Street – Map 5B1 Parcels 37, 38 & 39

Discussion of Request to extend Site Plan and Route 12 Entry completion deadline(s) for 10 Gardner Road (Map 9 Parcels 15 & 16) as requested by Central Mass Tree Service

6. Minutes	4/21/2020	5/5/2020	6/2/2020
	7/7/2020	7/21/2020	8/18/2020
	9/1/2020	9/15/2020	10/6/2020
7. Correspondence Update			
8. Adjourn			

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OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE • BOSTON, MA 02133
(617) 725-4000

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus ("COVID-19"); and

WHEREAS, many important functions of State and Local Government are executed by "public bodies," as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention ("CDC") and the Massachusetts Department of Public Health ("DPH") have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

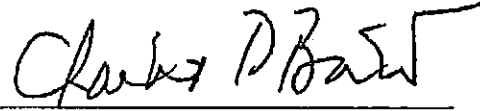
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 8:40 PM this 12th day of
March, two thousand and twenty.

A handwritten signature in black ink, appearing to read "Charles D. Baker", written over a horizontal line.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts