



**TOWN OF WINCHENDON**  
**AGENDA & NOTICE OF MEETING**

WINCHENDON TOWN CLERK  
RCUD JAN 11 2022 PM4:21

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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:** **January 18, 2022**

**TIME:** **6:30 p.m.**

**LOCATION:** **Town Hall – 2<sup>nd</sup> Floor Auditorium  
109 Front Street Winchendon MA 01475**

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Call to Order

Pledge of Allegiance

Announcements & Public Comments

**Zoning Audit & Update**

**Guest:** Ted Brovitz

Brovitz Community Planning & Design  
Marshfield MA 02050

**Minutes** – November 16, 2021, December 7, 2021

**Adjourn**

**Notice-** The above topics do not prohibit additional last-minute or unforeseen matters. Votes may be taken at any point.

*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 978-297-3537.*

# TOWN OF WINCHENDON



## Planning Board

Telephone (978)-297-5419

### Regular Meeting/Public Hearing

November 16th, 2021

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

109 Front Street, Winchendon, MA 01475

#### Members Present:

Chairman Guy Corbosiero, Arthur Amenta, Leston Goodrich, Burton Gould Jr.,  
Garrett Wante  
Tracy Murphy- Director of Planning and Development

#### Others Present:

David Jenson- Winchendon Ventures LLC., Brian Croteau- DPW Director,  
Emily Scerbo- Tighe & Bond, Matt Lundsted- Comprehensive Environmental,  
Mark Hagemeyer, Rose-Marie Perry, Nicole Brewer

**6:30PM-** Chair Guy Corbosiero called the Planning Board meeting to order followed by the recitation of the Pledge of Allegiance.

**Announcements:** G. Corbosiero stated the board was still looking for an alternate member, and to please let them know if anyone is interested. The position does not require regular attendance to the meetings, just as needed.

**Public Comments:** None.

#### Business:

##### 6:35pm ANR –

David Jenson of Winchendon Ventures LLC. introduced himself, along with mentioning Terry O'Reilly as the other member of the LLC. He stated the ANR plan was completed by Meisner Brem Corporation. The host community agreement was granted by the town back in December 2020, and the lot of land is being created and deeded to the company of a marijuana growing facility. G. Corbosiero confirmed with T. Murphy that the plans meet the frontage criteria. B. Gould added that he lives on West St. and wanted to state for the record that he could not see the building from the street.

G. Wante motioned to approve the ANR, 2nd by L. Goodrich.  
The board unanimously voted aye.

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

**6:36PM-** G. Corbosiero called for a 5 minute recess.

**6:40PM-** G. Corbosiero called the meeting back to order.

**Public Hearing Cont.**

**Discussion on Stormwater Regulations:**

Brian Croteau DPW Director introduced himself. At the spring town meeting, the stormwater regulations were presented and approved. It allows the DPW and Planning/Development departments to oversee the stormwater regulations and make sure they are being enforced. The regulations were prepared by the Town's engineer in accordance with the state's requirements. Emily Scerbo, engineer with Tighe & Bond, came forward to further explain the regulation flyer. There were no public comments. G. Corbosiero mentioned the public can record, they just need to let the board know.

**6:45PM-** G. Wante motioned to close the hearing, 2nd by A. Amenta  
The board unanimously voted aye.

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

G. Wante motioned to adopt the regulations as presented, 2nd by A. Amenta  
The board unanimously voted aye.

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

**Public Hearing Cont. Weller St.**

The applicant requested a continuation to the next meeting, December 7th at 6:35PM

Rose Marie Perry of 46 High St. came forward and expressed her concern with the applicant constantly continuing, as she has been present the last 4 meetings and have not had a chance to discuss her concerns with the applicant.

A. Amenta motioned to continue the hearing to December 7, 2021 at 6:35PM, 2nd by G. Wante.  
The board unanimously voted aye.

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

**Public Hearing Special Permit & Site Plan Application**

**Mark Hagemeyer for property located at 463 Maple St. for a marijuana retail facility.**

G. Corbosiero recused himself and Vice-Chair L. Goodrich asked for a motion to open the hearing.

G. Wante motioned to open the hearing, 2nd by A. Amenta  
The board unanimously voted aye.

**Amenta (Y) Goodrich (Y) Gould (Y) Wante (Y) 4-0**

L. Goodrich mentioned that the board would need to vote unanimously to approve the request. Mark Hagemeyer stated he would like to proceed with the hearing.

Matt Lundsted with comprehensive environmental, an engineering firm in Bolton, MA, introduced himself to the board. They are not proposing any increase in impervious area, and will be using the

building structure as it is now, with the exception of re-stripping the parking lot. The proposed hours are 8AM-9PM Monday-Sunday. The restaurant is currently open Tuesday-Sunday 4PM-8PM. Nicole Brewer of 178 Glenallen St. came forward before the board and had a few questions regarding the security, lighting, traffic, etc, as her property is located next to her back yard. Mark Hagemeyer stated he had no problem putting trees or a fence on the abutters property to provide more privacy and keep everyone happy. The board decided to add a fence to the abutters property as a special condition. T. Murphy read the waivers and special permit conditions.

A. Amenta motioned to close the hearing, 2nd by G. Wante.  
The board unanimously voted aye.

**Amenta (Y) Goodrich (Y) Gould (Y) Wante (Y) 4-0**

G. Wante motioned to approve the Special Permit Application with the stated waivers and conditions, 2nd by G. Wante. The board unanimously voted aye.

**Amenta (Y) Goodrich (Y) Gould (Y) Wante (Y) 4-0**

**Minutes:** October 19th, 2021

L. Goodrich motioned to approve as printed, 2nd by A. Amenta  
The board unanimously voted aye.

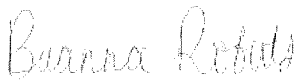
**Amenta (Y) Goodrich (Y) Gould (Y) Wante (Y) Corbosiero (Y) 5-0**

A. Amenta motioned to adjourn, 2nd by L. Goodrich.  
The board unanimously voted aye.

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

**The meeting adjourned at 7:25PM**

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary

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Guy Corbosiero, Chairman

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Arthur Amenta

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Leston Goodrich Jr.

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Burton Gould

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Garrett Wante

# TOWN OF WINCHENDON



## Planning Board

Telephone (978)-297-5419

### Regular Meeting/Public Hearing

December 7th, 2021

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

109 Front Street, Winchendon, MA 01475

**Members Present:** Chairman Guy Corbosiero, Arthur Amenta, Leston Goodrich, Burton Gould Jr., Garrett Wante  
Tracy Murphy- Director of Planning and Development

**Others Present:** David Jenson- Winchendon Ventures LLC., Brian Croteau- DPW Director, Emily Scerbo- Tighe & Bond, Matt Lundsted- Comprehensive Environmental, Mark Hagemeyer, Rose-Marie Perry, Nicole Brewer

**6:32PM-** Chair Guy Corbosiero called the Planning Board meeting to order followed by the recitation of the Pledge of Allegiance.

**Announcements:** G. Corbosiero stated the board was still looking for an alternate member, and to please let them know if anyone is interested. The position does not require regular attendance to the meetings, just as needed.

**Public Comments:** None.

### Business:

#### ANR – River St. Bradley Calvillo Living Trust

Alex with Szoc Surveyors came before the board to explain the ANR. They were looking to straighten out the property lines and basically swap the land parcels.

B. Gould motioned to approve the ANR, 2nd by G. Wante.

The board unanimously voted aye.

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

**6:35PM Public Hearings Continuation- Site Plan Application.** Seeking permission to construct on residential parcels, and 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.

G. Corbosiero opened the public hearing. Trevor Fletcher, civil engineer with Graz Engineering LLC, introduced himself to the board. He presented a conceptual draft of the design that the fire chief recommended as it gives better access for fire and ambulance vehicles. B. Gould expressed his concern with the delay of this project and requested everyone involved be present at the next meeting.

Brent Gleason of 89 High St. introduced himself. He had concerns with the water drainage. T. Fletcher reviewed and explained the drainage plans to him. Paula Cannon of 61 Weller St. introduced herself. She had some concerns regarding erosion on her property along with her surrounding neighbors. She also noted there is no sign at the beginning of the road stating there is no outlet, so multiple people turn around on her property. G. Corbosiero read a letter sent in from Ellen Decoto stating a few concerns.

G. Wante motioned to continue the hearing to February 15th, 2022 at 6:35PM, 2nd by B. Gould. The board unanimously voted aye.

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

**6:45PM Public Hearing-** Site Plan Application from FIDC 163 LLC with an address of 100 DeBartolo Place Suite 400 Boardman, OH 44512 for a 2,502 SF pharmacy with a drive thru on property located at 270 Central St. Winchendon, MA 01475 Identified as Winchendon Assessors Map 5B3 Parcel 50 owned by Tighe J Mathieu of 105 Island Rd Winchendon MA 01475

G. Corbosiero read the public hearing notice and opened the public hearing.

Josh Kline, engineer with Stonefield Engineering and Design, introduced himself to the board. The applicant is applying to build a new Walgreens building at 270 Central St, which is currently an empty lot. It would include 17 parking spaces and a drive-through pharmacy. Hours of operation would be Monday to Saturday 8AM-9PM, and Sunday 9AM-6PM. The building was designed and adjusted to feel in harmony with the other buildings on central street along with feedback from the town.

G. Corbosiero read a letter from town manager, Justin Sultzbach, expressing some concerns with the prototype design of the Walgreens building. G. Corbosiero also stated he did not support the current design. He also did not believe the application was complete without the signage. B. Gould expressed his disagreement with G. Corbosiero's opinion and asked for clarification on communication and the timeline of the application. J. Kline reviewed the timeline of the process that started in April 2021. He stated they have been in constant communication with the planning department and Walgreens, and have changed the design of the building multiple times after receiving feedback from the town.

B. Gould motioned to continue the hearing to January 4th, 2022 at 6:35PM, 2nd by G. Corbosiero. The board unanimously voted aye.

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

### **Zoning Review: Guest Speaker, Ted Brovitz**

T. Murphy introduced Ted Brovitz, a planning/zoning consultant. He was brought on by the town to evaluate the zoning bylaws and appendices. T. Brovitz reviewed his presentation that went over his

recommendations and discussed the changes with the board. The board will review the presentation and meet at a later date to formally discuss the recommendations.

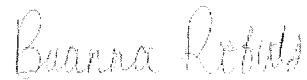
G. Wante motioned to adjourn, 2nd by A. Amenta

The board unanimously voted aye.

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

**The meeting adjourned at 9:10PM**

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary

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Guy Corbosiero, Chairman

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Arthur Amenta

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Leston Goodrich Jr.

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Burton Gould

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Garrett Wante