

TOWN OF WINCHENDON



RECEIVED
JAN 31 2018
12:30 p.m.
WINCHENDON TOWN CLERK

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: February 6, 2018

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. Approval of Minutes
5. New Business:
 - Land off of Russell Farm Road First Right of Refusal- comments to the Board of Selectmen
 - Planning for Marijuana Public Forum #2 and Marijuana Survey, PowerPoint and Handouts
6. Old Business:
7. Committee/Meeting Updates:
 - Community & Economic Development Steering Committee (CEDSC)
 - Master Plan Committee
 - Montachusett Regional Planning Commission (MRPC)
 - Montachusett Joint Transportation Committee (MJTC)
8. Correspondence
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.

Chantell Fleck

From: Linda Daigle
Sent: Wednesday, January 31, 2018 10:03 AM
To: David Koonce; Sherri DiPasquale; George Bourgault (gbourgault@rrgsystems.com); Harald Scheid (hscheid@email.com); Tracy Murphy; Chantell Fleck
Cc: Keith Hickey
Subject: First Right of Refusal - 61A Lien Release and Waiver - Russell Farm Road
Attachments: Russel Farm Rd. First Right of Refusal Docs.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello all,

Please find attached paperwork from Reynolds Law Offices for a 61A Lien Release and Waiver for property located on Russell Farm Rd.? It is currently under the provisions of Chapter 61A and is in the process of being sold. The purchaser intends to remove the parcel under the provisions of Chapter 61A. The item will be placed on the Selectmen's agenda to vote on their First Right of Refusal and would like your comments.

- Harald, I spoke with Sherri this morning on this and she will be reviewing with you.
- Tracy, Chantell, can this be addressed at the next Planning Board meeting on Feb. 6th?
- David, when would this get to go before the Conservation Commission?

Thank you,

Linda

*Linda A. Daigle
Executive Assistant
Town Manager's Office
109 Front Street, Dept. 1
Winchendon, MA 01475
ph: 978-297-5431
fax: 978-297-1616*

January 22, 2017

Keith Hickey, Town Manager
109 Front Street
Dept. No. 1
Winchendon, MA 01475

Barbara Anderson, Chairwomen Board of Selectmen
109 Front Street
Dept. No. 1
Winchendon, MA 01475

Harald M. Scheid, Regional Tax Assessor
109 Front Street
Dept. No. 7
Winchendon, MA 01475

Re: 61A Lien Release and Waiver
Russell Farm Road parcel (13-0-23) and parcel (13-0-45)

This office represents the heirs of Mr. Penzinski in the sale of real property located on Russell Farm Road. The purchaser requested has requested the same be removed from statutory category prior to transfer. Please issue a lien release and waiver regarding the above parcels and notice this office of any outstanding rollback taxes, if any. The following relevant documentation is enclosed.

1. 61A agricultural or horticultural land tax lien
2. assessors' map and property id card
3. purchase and sale agreement

The favor of your consideration at the Tuesday, February 12, 2018 Board of Selectmen meeting is requested.

I am available to you if any additional materials or input is needed. Thank you for your attention to this matter.

Very truly yours,


David H. Appleyard

THIS INSTRUMENT MUST BE DULY FILED FOR RECORD OR REGISTRATION

State Tax Form A/H 2

Winchendon

Name of City or Town

OFFICE OF THE BOARD OF ASSESSORS

AGRICULTURAL OR HORTICULTURAL LAND TAX LIEN

The Board of Assessors of the city/town of Winchendon hereby state that it has accepted and approved the application of Walter Penzinski

owner or owners of the hereinafter described land for valuation, assessment and taxation of such land under the provisions of General Laws, Chapter 61A for the fiscal year ending June 30, 1983.

DESCRIPTION OF LAND

Russell Farm Road Assessors Map 13 Parcel 23 (10.8 acres)
Russell Farm Road Assessors Map 13 Parcel 45 (19.9 acres)
Book 4781 Page 77

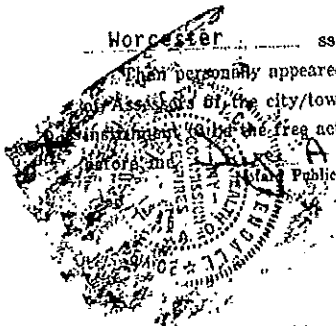
Statement made this 29th day of October, 1984

Handwritten signatures: R. Clifford Lupien, John Feucher, Josephine Maston, BOARD OF ASSESSORS

COMMONWEALTH OF MASSACHUSETTS

Worcester ss. October 29, 1984

Then personally appeared R. Clifford Lupien a member of the Board of Assessors of the city/town of Winchendon and acknowledged the foregoing instrument with the free act and deed of the Board of Assessors of Winchendon

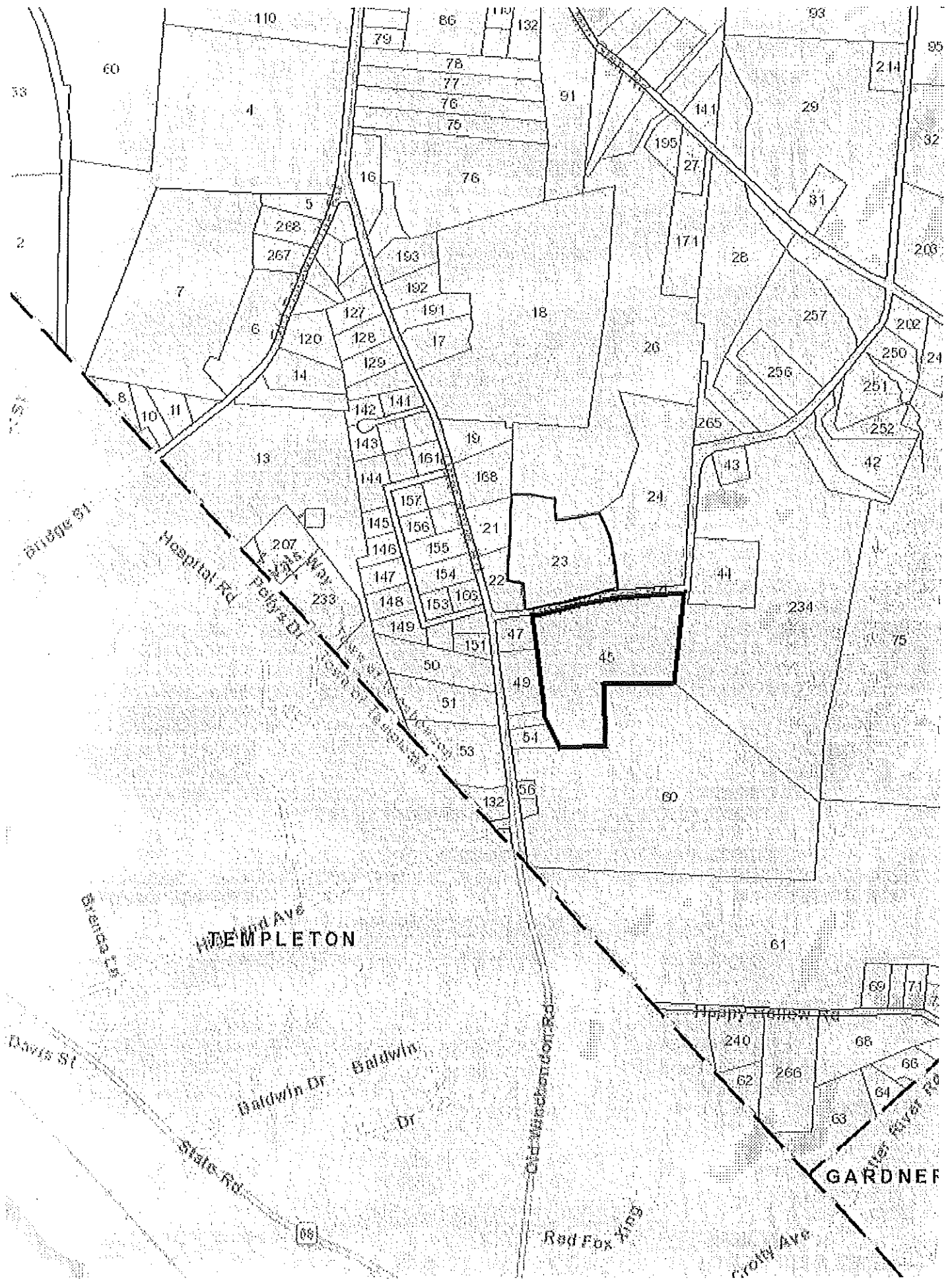


19 at o'clock and minutes M.

Received and entered with Registry of Deeds Registry District
Book Page Document No. Certificate of Title No.

Attest: Register

Recorded JUN 10 1985 at [Signature]



TEMPLETON

GARDNER

State Rd

Baldwin Dr

Red Fox King

Cotton Ave

Happy Hollow Rd

Old Wickendon Rd

Hospital Rd

Bridgeway St

Davis St

08

W. Wickendon Ave

Polly St

W. Wickendon Ave

W. Wickendon Ave

W. Wickendon Ave

W. Wickendon Ave

W. Wickendon Ave

W. Wickendon Ave

W. Wickendon Ave

W. Wickendon Ave

W. Wickendon Ave

W. Wickendon Ave

W. Wickendon Ave

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

Assessment Field Card

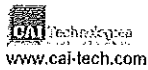
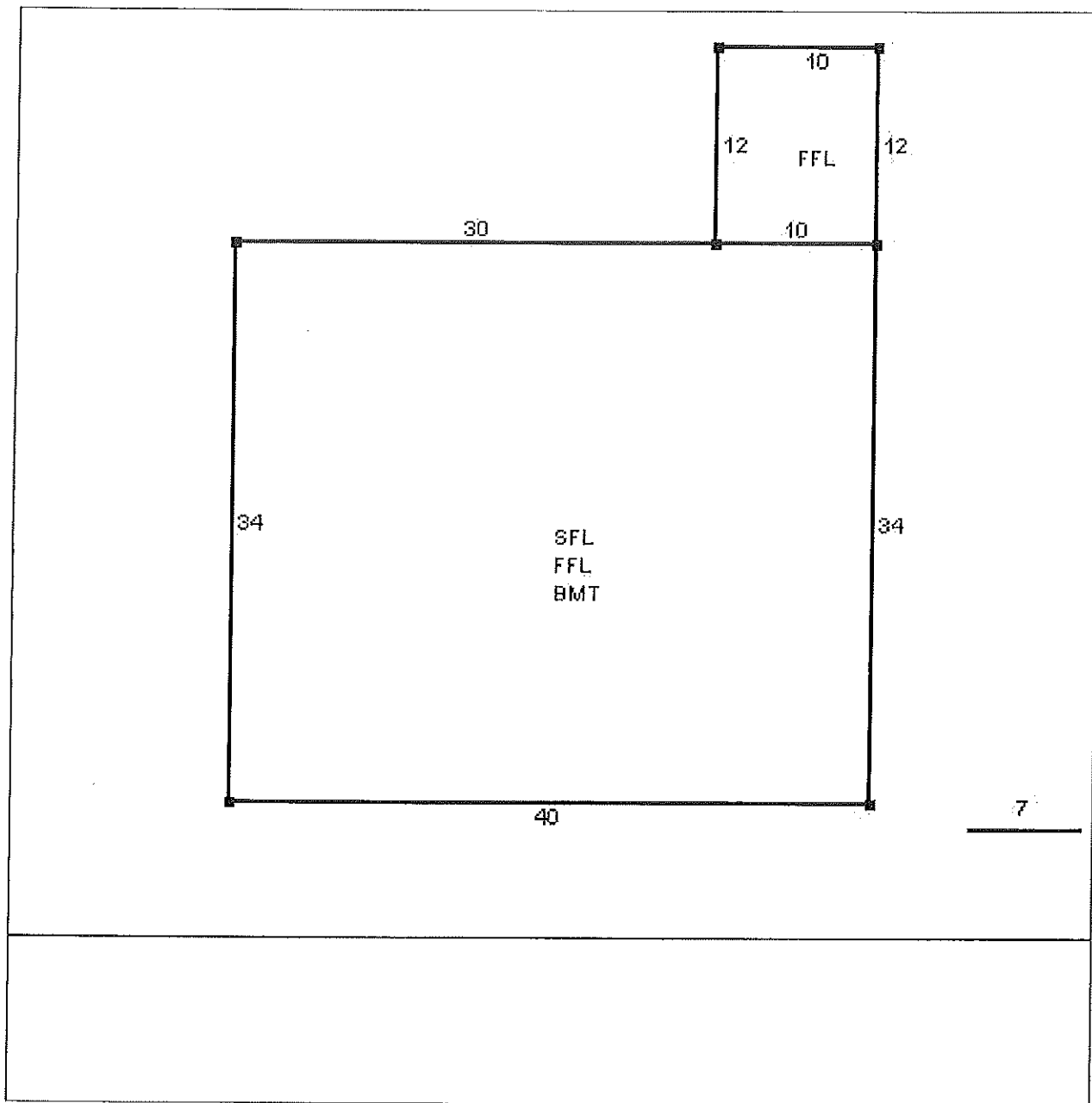
Town of Winchendon, Massachusetts



Parcel Information	
	<p>Address: RUSSELL FARM RD Map-Lot: 13-0-23 Patriot Account #: 667 Owner: PENZINSKI, WALTER Co-Owner: C/O ALICE DORSEY Mailing Address: 6 TAYLOR ST BRAINTREE, MA 02184-6406</p>
Building Exterior Details	General Information
<p>Building Type: COLONIAL Year Built: 1790 Grade: E Frame Type: WOOD Living Units: 1 Building Condition: Delapitated Roof Cover: ASPHALT SH Roof Type: HIP Exterior Wall Type: ALUMINUM Pool: False</p>	<p>Total Acres: 11.8 Land Use Code: 101 Neighborhood Code: 42 Owner Occupied: Y Condo Name: Condo Unit: Zone: Utility Code 1: TYPI Utility Code 2: Utility Code 3:</p>
Building Area	Ownership History
<p>Gross Area: 4200 sqft Finished Area: 2840 sqft Basement Area: 1360 sqft Garage Area: 0 sqft Detached Garage: sqft Basement Garage: 0 sqft</p>	<p>Sale Date: 8/17/1967 Sale Price: \$ 18500 Nat Description: Grantor (Seller): PENZINSKI Book/Page:</p>
Building Interior	Assessed Value
<p>No. Total Rooms: 8 No. Bedrooms: 4 No. Full Baths: 1 No. Half Baths: 0 Bath Rating: POOR No. Kitchens: 1 Kitchen Rating: POOR Building Framing: WOOD Interior Wall Type: PLASTER Fireplaces: 7 Solar Hot Water: False Central Vac: False Floor Type: SOFTWOOD Heat Type: FORCED H/A Heat Fuel: OIL Percent A/C: 0</p>	<p>Assessed Yard Value: \$ 0 Assessed Land Value: \$ 71700 Assessed Bldg Value: \$4400 Total Assessed Value: \$76100</p>

CAI Technologies
 www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Assessment Field Card

Town of Winchendon, Massachusetts



Parcel Information	
NO PHOTO AVAILABLE	<p>Address: RUSSELL FARM RD Map-Lot: 13-0-45 Patriot Account #: 688 Owner: PENZINSKI, WALTER Co-Owner: C/O ALICE DORSEY Mailing Address: 6 TAYLOR ST BRAintree, MA 02184-6406</p>
Building Exterior Details	General Information
<p>Building Type: Year Built: Grade: Frame Type: Living Units: 0 Building Condition: Average Roof Cover: Roof Type: Exterior Wall Type: Pool: False</p>	<p>Total Acres: 19.9 Land Use Code: 130 Neighborhood Code: Owner Occupied: N Condo Name: Condo Unit: Zone: Utility Code 1: TYPI Utility Code 2: Utility Code 3:</p>
Building Area	Ownership History
<p>Gross Area: 0 sqft Finished Area: 0 sqft Basement Area: 0 sqft Garage Area: 0 sqft Detached Garage: sqft Basement Garage: sqft</p>	<p>Sale Date: 8/17/1967 Sale Price: \$ 0 Nat Description: Grantor (Seller): PENZINSKI Book/Page:</p>
Building Interior	Assessed Value
<p>No. Total Rooms: 0 No. Bedrooms: 0 No. Full Baths: 0 No. Half Baths: 0 Bath Rating: No. Kitchens: 0 Kitchen Rating: Building Framing: Interior Wall Type: Fireplaces: 0 Solar Hot Water: False Central Vac: False Floor Type: Heat Type: Heat Fuel: Percent A/C:</p>	<p>Assessed Yard Value: \$ 0 Assessed Land Value: \$ 87900 Assessed Bldg Value: \$ 0 Total Assessed Value: \$87900</p>

CAI Technologies
www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Winchendon Dept of Planning and Development

Marijuana Public Forum

Date: February 20, 2018 6:30pm

Advertise: Insert in the Winchendon Courier on Feb 16, post fliers at Town Hall, Senior Center, Library and put information on the website. Put flier in mailbox of all town Boards and Committees and have BOS make announcement at all of their meetings leading up to event. Director attendance at various meetings to speak about the event.

Public Forum Outline

6:30 Introduction – Planning and Development Staff
Survey results to date

6:45ish (45 minutes) Breakout into groups – Planning Board members each group if possible
PB member lead discussion, ask for volunteer to scribe comments.

Main Purpose: Get their opinions on the subject, not give them yours....

Suggested Starting Point: Large size Zoning map for people to indicate where they feel appropriate location for facility, number of facilities??? Gather general comments on the subject. Without doubt, other zoning/planning related comments will enter into discussion. All will be good material for the zoning rewrite but try to redirect to subject if it gets too far off topic.

7:30 Reassemble by Planning Staff – Have one person from each group discuss comments/results from group discussion – 5 minutes each

7:45ish Discuss what's next – Public Hearing, Town Meeting Vote

Welcome and Introductions – Winchendon Planning Board – 6:30 PM

Goals/ Process of the Day -- 6:30 PM

Break Outs – Facilitators - 6:40 PM

Expectations of the Group

Group 1
A. Answer questions and Write Highlights of Discussion.
B. Facilitator Recruits a Volunteer to Present Highlights Written on Easel to Each Group

Group 2
A. Answer questions and Write Highlights of Discussion.
B. Facilitator Recruits a Volunteer to Present Highlights Written on Easel to Each Group

Group 3
A. Answer questions and Write Highlights of Discussion.
B. Facilitator Recruits a Volunteer to Present Highlights Written on Easel to Each Group

A

B

C

GROUP 1 THROUGH 3 PRESENTATIONS -
VOLUNTEER FROM EACH GROUP

BREAK

Full Group: Comments/Discussion/Additions

8:00 PM - ADJOURN

Questions for Marijuana Forum

1. Where in Town should Retail and Medical Dispensaries be located within the Town? (Please see map on the next page. Check all area's below deemed suitable for marijuana sales. More than one area can be checked.)

- Area A – Route 12
- Area B – Winchendon Springs
- Area C – Hillview Business Park on Route 140
- Area D- Waterville Plaza
- Area E – Central ST Corridor
- None of the areas identified in the map

If you indicate none of the areas, provide suggestions or comment where else in Town where Retail and Medical Dispensaries could be located.

2. Should marijuana cultivation facilities be allowed in the Residential-80 (R80) District?

- Yes No

If yes, should the Town cap the amount of facilities allowed within the R80 District?

- Yes No

Comments: _____

3. The State regulations currently require a 500 foot buffer for any school attended by children under the age of 18. Should the Town consider additional uses to have a 500 foot buffer as well?

- Yes No Drug or alcohol rehabilitation facility;
- Yes No Correctional facility, half-way house, or similar facility; or
- Yes No Any other Marijuana Facility.
- Yes No Playground, public athletic field or similar public recreational facility, including the parking areas for the bike path.

Comments: _____

Winchendon Zoning Map



FITZWILLIAM, NH

RINDGE, NH

A - Rte 12

B - Winchendon Springs

E - Central Street Corridor

D - Waterville Plaza

C - Hillview Business Park/Rte 140

ROYALSTON

ASHBURNHAM

TEMPLETON

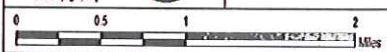
GARDNER

Date of Adoption - May 19, 2008

Zoning information is valid for areas within the Town of Winchendon only.

DATA SOURCES: MassGIS, M.D., the Town of Winchendon and the MFC. **DISCLAIMER:** The information depicted on this map is for planning purposes only. All data is representational and is not a guarantee for boundary definition, regulatory interpretation, or parcel-based analysis.

PREPARED BY:
Winchendon Regional Planning
Commission
64 Southwood, May 2008
1422 Main Street
Fitchburg, MA 01425
Phone: 810-363-2728
E-mail: rpl@wrc.org



Potential Retail Overlay

Legend

..... Sewer Lines	Zoning District
..... Water Lines	C1- Large Scale Commercial
..... Highways	C2- Neighborhood Commercial
Roads and Streets	Planned Development
..... Maintained, Paved	Industrial
..... Maintained, Gravel	Pond
..... Not Town Maintained	R80- Rural Residential
..... Trail Inventory	R40- Suburban Residential
..... Schools	R10- Neighborhood Residential
Certified Vernal Pool	Zoning Overlays
Potential Vernal Pool	Floodplain
Parcels	Golf Residential
Winchendon Boundary	Gateway Overlay
State Boundary	Historic
	Aquifer