



TOWN OF WINCHENDON

AGENDA & 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 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=cVJqaW1nbHd2ZlVoUXVzL2QvRytiZz09>

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.



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BOARD/COMMITTEE: Planning Board – Meeting

DATE: October 20, 2020

TIME: 6:30 p.m.

LOCATION: Virtual meeting via Zoom

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 | | | |

[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.

Board of Selectmen List of 2021 License Renewals

*SORTED
By
TYPE OF LICENSE*

| ☰ | 📄 | FULL NAME | COMPANY | BUSINESS ADDRESS | BUSINESS ... | CATEGORIES |
|---|---|--------------------------|---|---|----------------|--------------------------------------|
| Categories: ___ Jukebox - \$40 each: 6 item(s), 3 unread | | | | | | |
| ☰ | | Scott Gauthier | American Legion E. M. Connor Post #193 | 295 School Street, P.O. Box 116, Winchendon, MA... | (978) 297-0754 | ___ Jukebox - \$40 each |
| ☰ | | Cynthia J. Kendall | Chick's Tavern, Inc. | 196 Pleasant Street, Winchendon, MA 01475 | (978) 297-9826 | ___ Jukebox - \$40 each |
| ☰ | | Mark & Melissa Hagemeyer | Harbour Restaurant, Inc. | P.O. Box 349 Winchendon PO Box #85, ... | (978) 297-2133 | ___ Jukebox - \$40 each |
| ☰ | | George Mizhir, III | Playaway, LLC | 5 Summer Drive, Winchendon, MA 01475 | (978) 297-1295 | ___ Jukebox - \$40 each |
| ☰ | | Kamal Ghattas | S K A Enterprises Inc., DBA C&S Pizza | 188 Central Street, Winchendon, MA 01475 | (978) 297-5229 | ___ Jukebox - \$40 each |
| ☰ | | Lauren M. Belanger | Toy Town Pub, Inc. | 28 Railroad Street, Winchendon, MA 01475 | (978) 297-9889 | ___ Jukebox - \$40 each |
| Categories: ___ Pool Table \$40 (Fee due in May): 3 item(s), 2 unread | | | | | | |
| ☰ | | Scott Gauthier | American Legion E. M. Connor Post #193 | 295 School Street, P.O. Box 116, Winchendon, MA... | (978) 297-0754 | ___ Pool Table \$40 (Fee due in May) |
| ☰ | | Cynthia J. Kendall | Chick's Tavern, Inc. | 196 Pleasant Street, Winchendon, MA 01475 | (978) 297-9826 | ___ Pool Table \$40 (Fee due in May) |
| ☰ | | Lauren M. Belanger | Toy Town Pub, Inc. | 28 Railroad Street, Winchendon, MA 01475 | (978) 297-9889 | ___ Pool Table \$40 (Fee due in May) |
| Categories: ___ Video Machines - \$40 each: 5 item(s), 3 unread | | | | | | |
| ☰ | | Scott Gauthier | American Legion E. M. Connor Post #193 | 295 School Street, P.O. Box 116, Winchendon, MA... | (978) 297-0754 | ___ Video Machines - \$40 each |
| ☰ | | Cynthia J. Kendall | Chick's Tavern, Inc. | 196 Pleasant Street, Winchendon, MA 01475 | (978) 297-9826 | ___ Video Machines - \$40 each |
| ☰ | | George Mizhir, III | Playaway, LLC | 5 Summer Drive, Winchendon, MA 01475 | (978) 297-1295 | ___ Video Machines - \$40 each |
| ☰ | | Kamal Ghattas | S K A Enterprises Inc., DBA C&S Pizza | 188 Central Street, Winchendon, MA 01475 | (978) 297-5229 | ___ Video Machines - \$40 each |
| ☰ | | Lauren M. Belanger | Toy Town Pub, Inc. | 28 Railroad Street, Winchendon, MA 01475 | (978) 297-9889 | ___ Video Machines - \$40 each |
| Categories: All Alcohol Package - \$1400.00: 3 item(s), 2 unread | | | | | | |
| ☰ | | Bhagwatiben D. Patel | d/b/a William's Package Store | S. K. Raj Inc., d/b/a William's Package Store, 50 Sp... | (978) 297-6350 | All Alcohol Package - \$1400.00 |
| ☰ | | Vanthan R. Un | Paragon Investment Group, Inc. d/b/a Winchendon ... | 18-20 Railroad Street, Winchendon, MA 01475 | (978) 297-7798 | All Alcohol Package - \$1400.00 |
| ☰ | | Madhuben Patel | Shiva Convenience, Inc. | d/b/a Gateway Convenience, 670 Spring Street, W... | (978) 616-8369 | All Alcohol Package - \$1400.00 |
| Categories: All Alcohol Pouring - \$1000.00: 7 item(s), 3 unread | | | | | | |
| ☰ | | Cynthia J. Kendall | Chick's Tavern, Inc. | 196 Pleasant Street, Winchendon, MA 01475 | (978) 297-9826 | All Alcohol Pouring - \$1000.00 |
| ☰ | | Sally-Jo Morin | Glen Caffè, Inc., The | 63 Glenallen Street, P.O. Box 335, Winchendon, M... | (978) 297-0800 | All Alcohol Pouring - \$1000.00 |
| ☰ | | Mark & Melissa Hagemeyer | Harbour Restaurant, Inc. | P.O. Box 349 Winchendon PO Box #85, ... | (978) 297-2133 | All Alcohol Pouring - \$1000.00 |
| ☰ | | Marla LaGrassa | Little Anthony's Seafood Emporium, Inc. | 678 Spring Street, Winchendon, MA 01475 | (978) 297-2669 | All Alcohol Pouring - \$1000.00 |
| ☰ | | Duane Lafreniere | Tamlin Corp. d/b/a Carriage House Restaurant | 660 Spring St., P.O. Box 461, Winchendon, MA 01... | (978) 297-1089 | All Alcohol Pouring - \$1000.00 |
| ☰ | | Lauren M. Belanger | Toy Town Pub, Inc. | 28 Railroad Street, Winchendon, MA 01475 | (978) 297-9889 | All Alcohol Pouring - \$1000.00 |
| ☰ | | Todd Antoniac | Zoe's Restaurant & Pizzeria, LLC | 435 Spring St., Winchendon, MA 01475 | (978) 297-5200 | All Alcohol Pouring - \$1000.00 |
| Categories: All Alcoholic Pouring Club \$900.00: 2 item(s) | | | | | | |
| ☰ | | Scott Gauthier | American Legion E. M. Connor Post #193 | 295 School Street, P.O. Box 116, Winchendon, MA... | (978) 297-0754 | All Alcoholic Pouring Club \$900.00 |
| ☰ | | Ricky J. Ouellet | Snowbound Club, Inc. | P.O. Box 111, Templeton, MA 01468 | (978) 297-0124 | All Alcoholic Pouring Club \$900.00 |
| Categories: Beer and Wine Package - \$800.00: 3 item(s), 1 unread | | | | | | |
| ☰ | | Alyssa and John Catlin | Catlin Creamery, LLC | d/b/a Smith's Country Cheese, 20 Otter River Rd., ... | (978) 855-6893 | Beer and Wine Package - \$800.00 |
| ☰ | | Tony El-Nemr | Nouria Energy Retail, Inc. | D/B/A Winchendon Irving, 93 Gardner Road, Winc... | (978) 297-1179 | Beer and Wine Package - \$800.00 |
| ☰ | | Fayyaz Ahmad Awan | One Stop Plaza Convenience II, Inc. | 16 Main St., Winchendon, MA 01475 | (978) 297-3844 | Beer and Wine Package - \$800.00 |
| Categories: Beer and Wine Pouring \$700.00: 3 item(s), 1 unread | | | | | | |
| ☰ | | Maria Bezas | H & M Bez, Inc. | d/b/a Christo's Place, 51 Central Street, Winchend... | (978) 297-1142 | Beer and Wine Pouring \$700.00 |

Board of Selectmen List of 2021 License Renewals

| FULL NAME | COMPANY | BUSINESS ADDRESS | BUSINESS ... | CATEGORIES |
|--|---|---|-------------------|---|
| Basem Boulis (Sam) | RAB Interprise, Inc. d/b/a Gabby's | 255 Central Street, Winchendon, MA 01475 | (978) 297-3909 | Beer and Wine Pouring \$700.00 |
| Kamal Ghattas | S K A Enterprises Inc., DBA C&S Pizza | 188 Central Street, Winchendon, MA 01475 | (978) 297-5229 | Beer and Wine Pouring \$700.00 |
| Categories: Bowling Lanes - \$30/1st lane \$15 thereafter payable to Town Clerk - Renewals in May: 1 item(s), 1 unread | | | | |
| George Mizhir, III | Playaway, LLC | 5 Summer Drive, Winchendon, MA 01475 | (978) 297-1295 | Bowling Lanes - \$30/1st lane \$15 thereafter payable to Town Clerk - Renewals in May |
| Categories: BYOB - \$50.00: 2 item(s), 1 unread | | | | |
| Marla LaGrassa | Little Anthony's Seafood Emporium, Inc. | 678 Spring Street, Winchendon, MA 01475 | (978) 297-2669 | BYOB - \$50.00 |
| George Mizhir, III | Playaway, LLC | 5 Summer Drive, Winchendon, MA 01475 | (978) 297-1295 | BYOB - \$50.00 |
| Categories: Class I - \$150.00 ___ No. of vehicles sold: 1 item(s), 1 unread | | | | |
| Tighe Mathieu | Mathieu Ford Sales, Inc. | 664 Spring Street, Winchendon, MA 01475 | (978) 297-0001... | Class I - \$150.00 ___ No. of vehicles sold |
| Categories: Class II \$150.00 ___ No of vehicles sold: 8 item(s), 6 unread | | | | |
| Joseph Snow | d/b/a J. Snow & Company | 240 Main Street, Winchendon, MA 01475 | (978) 297-1595 | Class II \$150.00 ___ No of vehicles sold |
| Brennan Jacoby | d/b/a School Street Auto Sales & Repairs | Mailing Address to Home., 21 Poland Ave., Winch... | (978) 314-0109 | Class II \$150.00 ___ No of vehicles sold |
| Steven Ramos-Smith | JD Custom & Collision, Inc. | 174-176 Spruce St., Winchendon, MA 01475 | (978) 297-4015 | Class II \$150.00 ___ No of vehicles sold |
| Karl Schneider | Karl's Automotive Center, Inc. | 268 Front Street, P.O. Box 332, Winchendon, MA ... | (978) 297-9986 | Class II \$150.00 ___ No of vehicles sold |
| Luciano Brito Da Cruz | R & M Auto Center Inc | 230 Baldwinville State Rd., Winchendon, MA 0147... | (781) 299-3789 ? | Class II \$150.00 ___ No of vehicles sold |
| Alan Hokkanen | R.B.C. Repair | 81 Town Farm Road, Winchendon, MA 01475 | (978) 297-1401 | Class II \$150.00 ___ No of vehicles sold |
| David and Florence Bourbeau | Royal Auto Sales | 226 Baldwinville St. Road, 91 So. Royalston Rd. , ... | (978) 249-2527 | Class II \$150.00 ___ No of vehicles sold |
| Marie C. Pardieu and Egreen Bernard | Sunshine Auto Sales | 81 Main Street, Winchendon, MA 01475 | (978) 297-4748 | Class II \$150.00 ___ No of vehicles sold |
| Categories: Class III - \$150 ___ No. of vehicles sold: 4 item(s), 1 unread | | | | |
| Warren Field | Delfi Excavating, Inc. | d/b/a/ Like New Auto Parts, 401 School St., Winch... | (978) 297-4800 | Class III - \$150 ___ No. of vehicles sold |
| John Allmond | John's Air-Cooled | 202 School St., Winchendon, MA 01475 | (978) 297-7645 | Class III - \$150 ___ No. of vehicles sold |
| Kenneth Girard | Lincoln Avenue Extension Trust | dba Girard's Used Parts and Cars, 311 Lincoln Ave ... | (978) 297-4883 | Class III - \$150 ___ No. of vehicles sold |
| John & Holly Cahill | Tune & Toon, LLC | d/b/a New England Auto & Truck Recyclers (NEAT... | (978) 297-0350 | Class III - \$150 ___ No. of vehicles sold |
| Categories: Common Victualler - \$75.00: 21 item(s), 8 unread | | | | |
| Scott Gauthier | American Legion E. M. Connor Post #193 | 295 School Street, P.O. Box 116, Winchendon, MA... | (978) 297-0754 | Common Victualler - \$75.00 |
| Dinart Serpa | Blake & Trombley, Inc. d/b/a/ Dunkin Donuts | 5 Central Street, Winchendon, MA 01475 | (978) 360-1171 | Common Victualler - \$75.00 |
| Mohamed Mahmoud Eldardir | Blueberry Donuts, Inc., d/b/a/ Gourmet Donuts | 110 Spring St., Winchendon, MA 01475 | (978) 466-8880... | Common Victualler - \$75.00 |
| Cynthia J. Kendall | Chick's Tavern, Inc. | 196 Pleasant Street, Winchendon, MA 01475 | (978) 297-9826 | Common Victualler - \$75.00 |
| Cody Ruschioni | d/b/a Ruschioni's Cruisin 12 Diner | 241 School St., Winchendon, Ma 01475 | | Common Victualler - \$75.00 |
| Nancy Monette | d/b/a Winchendon Subway | 29 Central Street, Winchendon, MA 01475 | (978) 297-0011 | Common Victualler - \$75.00 |
| Gui Lin | Friends Garden Chinese Restaurant, Inc. | Friend's Garden Chinese Restaurant, 56 Central Str... | (978) 297-2277 | Common Victualler - \$75.00 |
| Sally-Jo Morin | Glen Caffe', Inc., The | 63 Glenallen Street, P.O. Box 335, Winchendon, M... | (978) 297-0800 | Common Victualler - \$75.00 |
| Maria Bezas | H & M Bez, Inc. | d/b/a Christo's Place, 51 Central Street, Winchend... | (978) 297-1142 | Common Victualler - \$75.00 |
| Mark & Melissa Hagemeyer | Harbour Restaurant, Inc. | P.O. Box 349 Winchendon PO Box #85, ... | (978) 297-2133 | Common Victualler - \$75.00 |
| Jesse Algaren & Rebecca Conner | Hometown Cafe, Inc. | 314 Central St., Winchendon, MA 01475 | (978) 297-2233 | Common Victualler - \$75.00 |
| Michael Lee | Lickity Splitz, LLC | 231 Main Street, Rt. 202, Winchendon, MA 01475 | (978) 297-1777 | Common Victualler - \$75.00 |
| Marla LaGrassa | Little Anthony's Seafood Emporium, Inc. | 678 Spring Street, Winchendon, MA 01475 | (978) 297-2669 | Common Victualler - \$75.00 |
| Basem Boulis (Sam) | RAB Interprise, Inc. d/b/a Gabby's | 255 Central Street, Winchendon, MA 01475 | (978) 297-3909 | Common Victualler - \$75.00 |

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|--|--------------------------|--|---|-------------------|--|
| | John Nadreau | Rt 13 Donuts, LLC | d/b/a Dunkin Donuts, 93 Gardner Road, Winchen... | (978) 297-3445 | Common Victualler - \$75.00 |
| | Lori M. Ruscito | Ruscito Management, LLC d/b/a/ McDonald's Resta... | d//b/a McDonald's Restaurant, 235 Spring St., Wi... | (978) 297-3528 | Common Victualler - \$75.00 |
| | Kamal Ghattas | S K A Enterprises Inc., DBA C&S Pizza | 188 Central Street, Winchendon, MA 01475 | (978) 297-5229 | Common Victualler - \$75.00 |
| | Ricky J. Ouellet | Snowbound Club, Inc. | P.O. Box 111, Templeton, MA 01468 | (978) 297-0124 | Common Victualler - \$75.00 |
| | Duane Lafreniere | Tamlin Corp. d/b/a Carriage House Restaurant | 660 Spring St., P.O. Box 461, Winchendon, MA 01... | (978) 297-1089 | Common Victualler - \$75.00 |
| | Lauren M. Belanger | Toy Town Pub, Inc. | 28 Railroad Street, Winchendon, MA 01475 | (978) 297-9889 | Common Victualler - \$75.00 |
| | Todd Antoniac | Zoe's Restaurant & Pizzeria, LLC | 435 Spring St., Winchendon, MA 01475 | (978) 297-5200 | Common Victualler - \$75.00 |
| Categories: Live Entertainment 7-Day Permit - \$75.00: 7 item(s), 4 unread | | | | | |
| | Scott Gauthier | American Legion E. M. Connor Post #193 | 295 School Street, P.O. Box 116, Winchendon, MA... | (978) 297-0754 | Live Entertainment 7-Day Permit - \$75.00 |
| | Cynthia J. Kendall | Chick's Tavern, Inc. | 196 Pleasant Street, Winchendon, MA 01475 | (978) 297-9826 | Live Entertainment 7-Day Permit - \$75.00 |
| | Deborah Giordano | Gardner Area League of Artists (GALA) | 135 Front St., Winchendon, MA 01475 | (978) 407-1419 | Live Entertainment 7-Day Permit - \$75.00 |
| | Sally-Jo Morin | Glen Caffè, Inc., The | 63 Glenallen Street, P.O. Box 335, Winchendon, M... | (978) 297-0800 | Live Entertainment 7-Day Permit - \$75.00 |
| | Mark & Melissa Hagemeyer | Harbour Restaurant, Inc. | P.O. Box 349 Winchendon PO Box #85, ... | (978) 297-2133 | Live Entertainment 7-Day Permit - \$75.00 |
| | Ricky J. Ouellet | Snowbound Club, Inc. | P.O. Box 111, Templeton, MA 01468 | (978) 297-0124 | Live Entertainment 7-Day Permit - \$75.00 |
| | Lauren M. Belanger | Toy Town Pub, Inc. | 28 Railroad Street, Winchendon, MA 01475 | (978) 297-9889 | Live Entertainment 7-Day Permit - \$75.00 |
| Categories: Lodging House - \$75.00: 4 item(s) | | | | | |
| | Thomas & Jamie Connor | Broadview, Inc. | 547 Central Street, Winchendon, MA 01475 | (978) 297-2333 | Lodging House - \$75.00 |
| | Didier Watsop | d/b/a Camelot Farms, Tametsa Real Estate, Inc. | Tametsa Real Estate, LLC, 50 Old Centre, Winchen... | (978) 297-0645 | Lodging House - \$75.00 |
| | Richard A. Gordon | d/b/a R & G Trust Co. 306 Central Street | 320 West Street , Winchendon, MA 01475 | (978) 297-2281 | Lodging House - \$75.00 |
| | Marcus Hytonen | Spring Street Rooming House | 36 Spring St., Winchendon, MA 01475, , Mailing a... | (978) 660-7788 | Lodging House - \$75.00 |
| Categories: Lodging House - No fee/non-profit: 1 item(s), 1 unread | | | | | |
| | Charles Murphy | Montachusett Veterans Outreach Center, Inc. | 258 School St., Winchendon, MA 01475, , 268 Cen... | (978) 632-9601... | <input type="checkbox"/> Lodging House - No fee/non-profit |
| Categories: Mobile Vendor Permit - fee \$50: 1 item(s) | | | | | |
| | Kim Capone | Kim Capone, DBA Capone's Grillen' | Grout Park parking lot , at the corner of Glenallen,... | (978) 407-8266 | Mobile Vendor Permit - fee \$50 |
| Categories: Solicitation/Hawker/Peddler Permit - \$25.00: 2 item(s) | | | | | |
| | Cailte Kelley | Edward Jones Representative | 31 Irwin Court , Winchendon, MA 01475 | (978) 413-9930 | Solicitation/Hawker/Peddler Permit - \$25.00 |
| | Chet Dube | LG CY POWER/SUNRUN Partner | 67 W. Mountain Rd., Bernardston, MA 01337 | (860) 940-7067 | Solicitation/Hawker/Peddler Permit - \$25.00 |
| Categories: Taxi/Livery - \$75 1st Taxi/\$35 each additional: 1 item(s) | | | | | |
| | Kevin Fasulo | Fasulo Winchendon Livery & Taxi | 206 Metcalf St., Winchendon, MA 01475 | (978) 297-1311 | Taxi/Livery - \$75 1st Taxi/\$35 each additional |

LEGEND

- N/F NOW OR FORMER OWNER
- IPF ○ IRON PIN FOUND
- EXISTING STONE WALL
- DRILL HOLE FOUND
- IPTBS ● IRON PIN SET (NOTE-5)
- S — SEWER LINE
- W — WATER LINE
- E — POWER LINES
- D — DRAINAGE

N/F JAMES E. & DEIRDRE HOLT
 MAP-5C2 LOT-68
 44 PROSPECT STREET
 WINCHENDON, MA 01475

N/F PATRICIA E. SCARRELL
 MAP-5C2 LOT-69
 34 PROSPECT STREET
 WINCHENDON, MA 01475

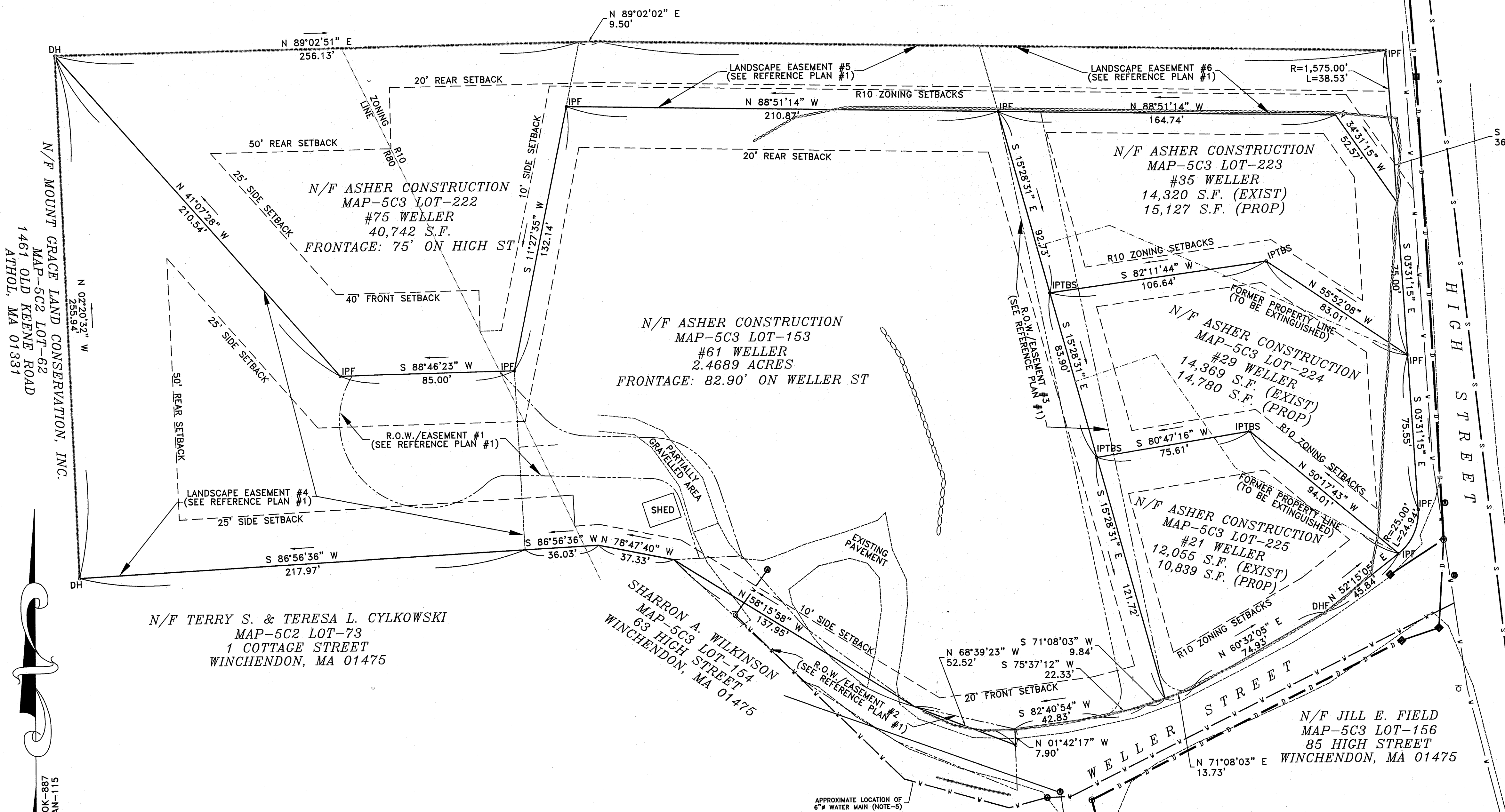
N/F JON COSTELLO
 MAP-5C3 LOT-152
 47 HIGH STREET
 WINCHENDON, MA 01475

REFERENCE PLANS & DEEDS

1. SUBJECT LOTS ASSESSOR'S MAP-5C3 LOTS-153, 222-225
 WRD DEED BOOK-63106 PAGE-305
 WRD PLAN BOOK-887 PAGE-115

NOTES

1. THE PURPOSE OF THIS PLAN IS TO REDEFINE THE BOUNDARIES OF MAP-5C3 LOTS-223-225 FROM THOSE DEFINED ON PLAN BOOK-887 PLAN-115 TO THE BOUNDARIES DEPICTED ON THIS PLAN. THE BOUNDARY LINE ADJUSTMENTS WILL NOT AFFECT EXISTING FRONTAGE FOR EACH LOT AND EACH LOT WILL SUSTAIN ADEQUATE AREA FOR THE R10 ZONING DISTRICT.
2. THE SUBJECT PROPERTIES ARE LOCATED IN BOTH THE WINCHENDON R10 & R80 ZONING DISTRICT.
 DIMENSIONAL REQUIREMENTS (R10)
 AREA= 10,000 SQ. FT. MIN.
 FRONTAGE=75'
 MINIMUM FRONT SETBACK=20'
 MINIMUM SIDE SETBACK=10'
 MINIMUM REAR SETBACK=20'
3. DIMENSIONAL REQUIREMENTS (R80)
 AREA= 80,000 SQ. FT. MIN.
 FRONTAGE=200'
 MINIMUM FRONT SETBACK=40'
 MINIMUM SIDE SETBACK=25'
 MINIMUM REAR SETBACK=50'
3. FIELD SURVEY PERFORMED BY ELECTRONIC TOTAL STATION TO THE STANDARDS OF MASSACHUSETTS REGULATION 250 CMR 6.00.
4. WHEREAS NO TITLE REPORT HAS BEEN PREPARED, NO DETERMINATION OF TITLE IS MADE OR IMPLIED.
5. IPTBS SIGNIFIES A 5/8"Ø STEEL REINFORCING BAR WITH A PINK CAP LABELLED 'GRAZ ENG. PLS 47393' TO BE SET.
6. LOT SLOPE CALCULATIONS:
 *ALL LOTS MUST HAVE ADEQUATE LOT AREA, EXCLUDING AREA WITH SLOPES IN EXCESS OF 1:4.
 21 WELER STREET: 10,059 S.F. AT LESS THAN 1:4 SLOPE
 29 WELER STREET: 14,023 S.F. AT LESS THAN 1:4 SLOPE
 35 WELER STREET: 13,606 S.F. AT LESS THAN 1:4 SLOPE
 61 WELER STREET: >>10,000 S.F. AT LESS THAN 1:4 SLOPE
 75 WELER STREET: >>10,000 S.F. AT LESS THAN 1:4 SLOPE
7. NO WETLANDS EXIST ON-SITE.
8. WATER LINE LOCATION BASED OFF OF A 1935 SKETCH, LOCATION COULD NOT BE VERIFIED BY SURVEY.



N/F MOUNT GRACE LAND CONSERVATION, INC.
 MAP-5C2 LOT-62
 1461 OLD KEENE ROAD
 ATHOL, MA 01331
 PLAN BOOK-887
 PLAN-115

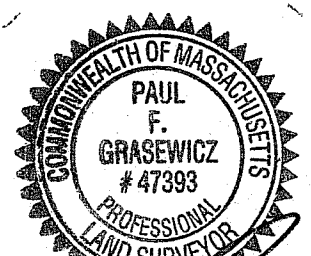
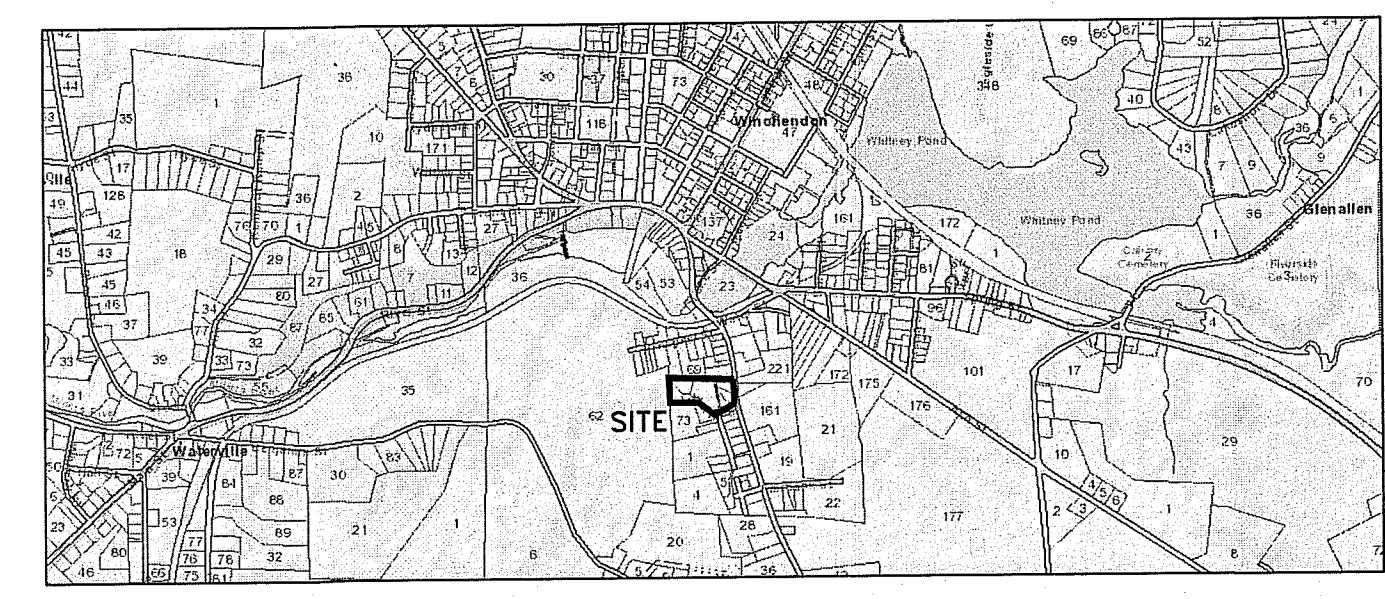
N/F TERRY S. & TERESA L. CYLKOWSKI
 MAP-5C2 LOT-73
 1 COTTAGE STREET
 WINCHENDON, MA 01475

SHARRON A. WILKINSON
 MAP-5C3 LOT-154
 63 HIGH STREET
 WINCHENDON, MA 01475

N/F JILL E. FIELD
 MAP-5C3 LOT-156
 85 HIGH STREET
 WINCHENDON, MA 01475

APPROXIMATE LOCATION OF
 6" WATER MAIN (NOTE-5)

FOR REGISTRY OF DEEDS USE



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS:

Paul F. Grasewicz 10-14-20
 PAUL F. GRASEWICZ P.L.S.
 MASS. PLS #47393

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
 PLANNING BOARD OF WINCHENDON, MA
 DATE: _____

ANR ENDORSEMENT DOES NOT SIGNIFY COMPLIANCE WITH ZONING FOR LAND USE OR BUILDING PURPOSES NOR DOES IT CONVEY THE RIGHT TO DEVELOP THE PROPERTY.

A-N-R (MGL CH. 41, 81P) PLAN

ASSESSOR'S MAP-5C3 LOTS-223-225
 21, 29, AND 35 WELER STREET & HIGH STREET
 WINCHENDON, MA

OWNER:
 ASHER CONSTRUCTION, LLC
 77 NASHUA ROAD;
 SHARON, NH 03458

OCTOBER 14, 2020

GRAZ Engineering, LLC

323 WEST LAKE ROAD; FITZWILLIAM, NH 03447; (603) 585-6959

JOB NO. 20147

SHEET 1 OF 1

TOWN OF WINCHENDON

Planning Board



Telephone (978) 297-3308
Facsimile (978) 297-5411

109 Front Street
Winchendon, Massachusetts 01475-1758

Town of Winchendon, Planning Board
Public Hearing
Special Permit- Residential Access

Notice is hereby given that on Tuesday, October 6 2020 at 6:35 PM the Winchendon Planning Board will conduct a Public Hearing to consider the Special Permit application from Asher Construction located at 77 Nashua Road, Sharon, NH 03458 for a project located on Weller Road Winchendon MA 01475 identified as Assessors Map 5C3 Parcels 153, 222, 223, 224, & 225 owned by the same for access to a residential use over a lot line other than the frontage as afforded by Article 7.4.1 of the Winchendon Zoning Bylaws. The property is located in the R10 – Neighborhood Residential and R80- Rural Residential Zoning Districts. The hearing will be held remotely via www.zoom.com or if it is safe to do so, on the 2nd Floor of Winchendon Town Hall, 109 Front Street. All interested persons should plan to attend. Zoom login information and an agenda will be posted on the Town website calendar. More information is available by emailing amanugian@townofwinchendon.com. Alternative translation and accommodation for disabled persons is available by advance request.

By: Guy C. Corbosiero, Chairman
Winchendon Planning Board

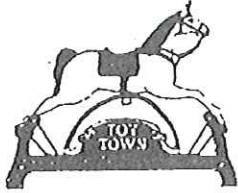
Why am I getting this notice?

We send this notice to comply with Massachusetts law and/or local regulations that require notice to applicants, abutters and other parties in interest of a pending land issue, which may impact your property or neighborhood.

If this is a notice of public hearing or project application you have the right to attend the hearing and participate.

If this is a notice of decision you may have the right to appeal the decision within a limited time period.

If you have questions please email Alison Manugian at amanugian@townofwinchendon.com



Winchendon Planning Board

Town Hall, 109 Front Street, Winchendon, MA 01475
Telephone (508) 297-0085
Fax (508) 297-1616



Access to Lot Special Permit Application



Fee Paid: Town of Winchendon \$ 1,000 Winchendon Courier \$ 189

Pursuant to the provisions of Massachusetts General Law Chapter 40, Section 57, the Town Bylaw, Licenses and Permits of Delinquent Taxpayers, Section 21.1: 'Any Board ... shall deny the application ... for any person, corporation, or business enterprise who has neglected or refused to pay any local taxes, fees, assessments, betterments or any other municipal charge.' Certification must be obtained from the Town Treasurer on this form before it is submitted to the Planning Board. The Town Treasurer has up to ten (10) days to complete certification.

I hereby certify that no debt is owed to the Town by the applicant or the owner of record for a period of time greater than twelve (12) months.

Kelly Wood / Clerk 9-14-2020
Town Treasurer Date

PB # 2020 - 0914 Rec'd by Planning Board 9-14-2020

APPLICANT name Asher Construction (Ben Olson)
Address 77 Nashua Road; Sharon, NH 03458 Tel.# (603)-562-5181

LANDOWNER name Asher Construction (Ben Olson)
Address 77 Nashua Road; Sharon, NH 03458 Tel.# (603)-562-5181

LOCATION OF LOT #21, #29, #35, #61 & #75 Weller Street as shown on Plan Book-887 Plan-115.

Zoning District in which lot is located R10/R80. Required frontage for the district is 75 ft
This lot has 75' or greater ft of legal frontage for zoning purposes on
High Street and Weller Street

Applicant is proposing to access this lot by way of "proposed new easements" on Plan Book-887 Plan-115.
for the following reason(s): The inaccessibility of the four lots with frontage on High Street due to steep grade and existing bedrock outcrops.

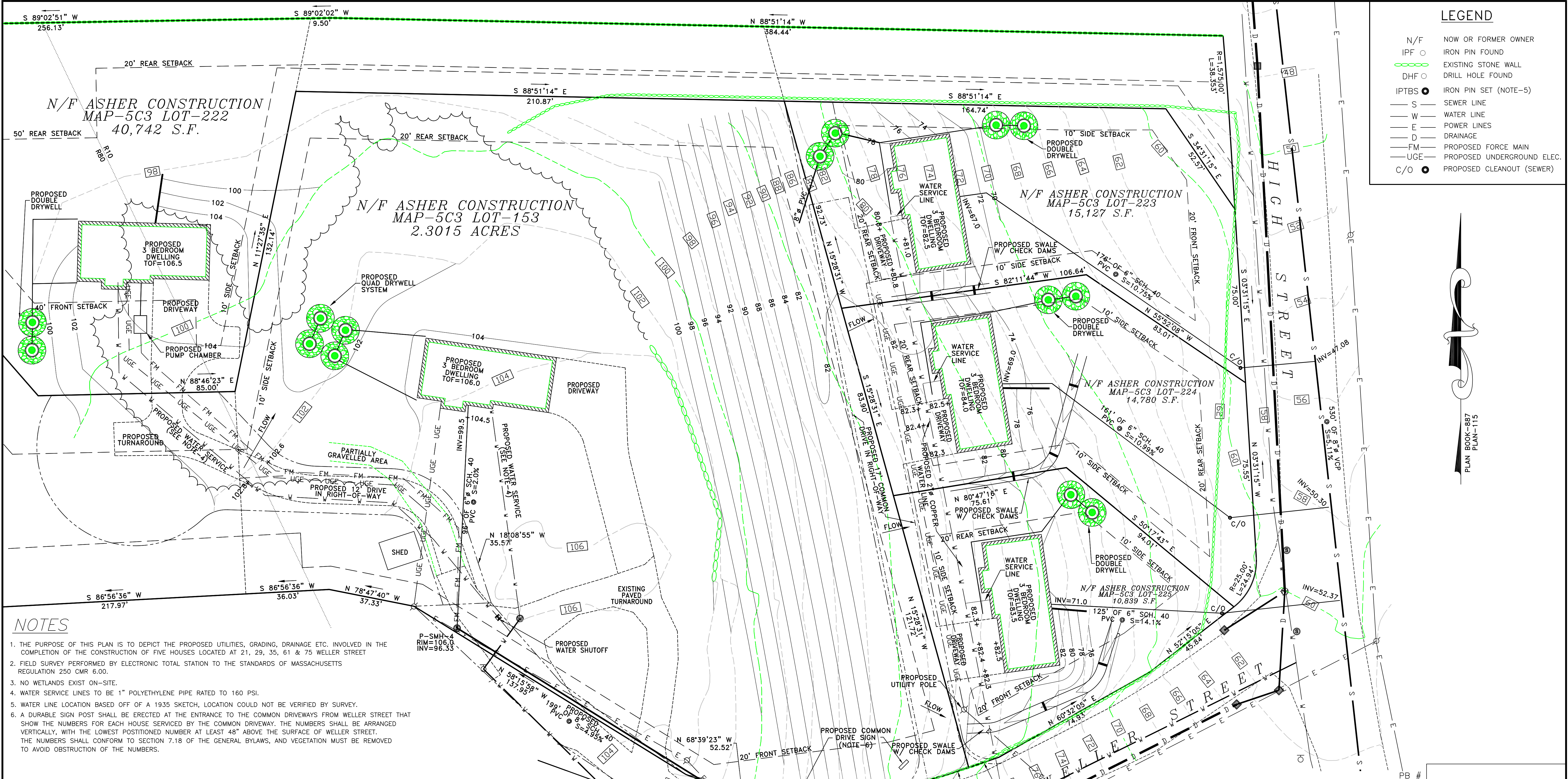
Deed to the property, as recorded in the Worcester District Registry of Deeds:
Book 63106 Page 305 Assessor's Map 5C3 Parcels 153, 222, 223, 224 and 225.
Applicant must provide a survey plan of the lot showing the constraining factors that require access to be made from a line other than the legal frontage.

The undersigned hereby request a special permit under section 4.5 of the *Winchendon Zoning Bylaw* and certify that all information provided in this application is true.

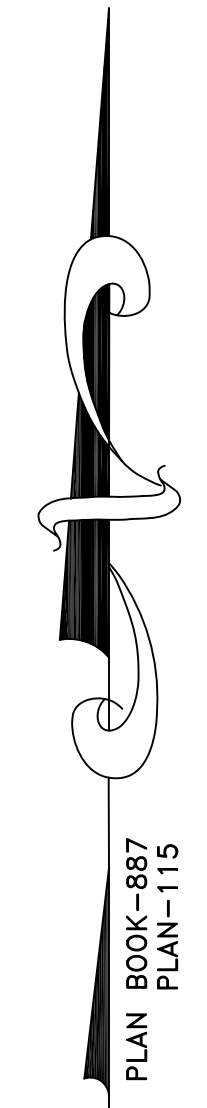
APPLICANT signature BE. Olson
OWNER signature BE. Olson

trevor fletcher 91@yahoo.com

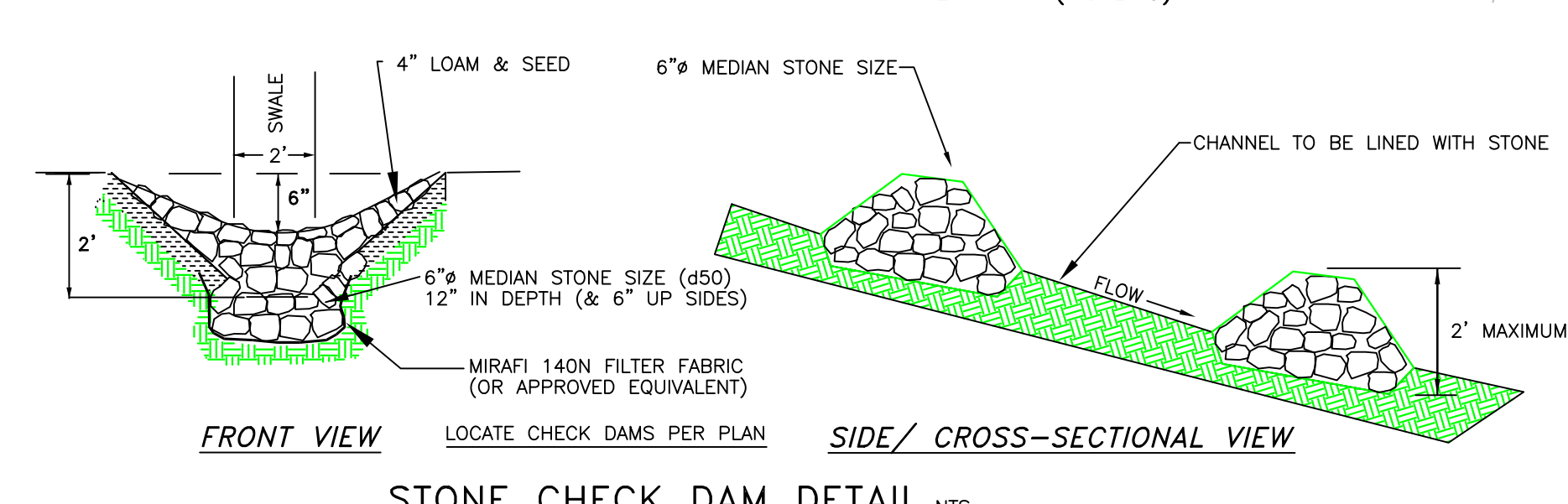
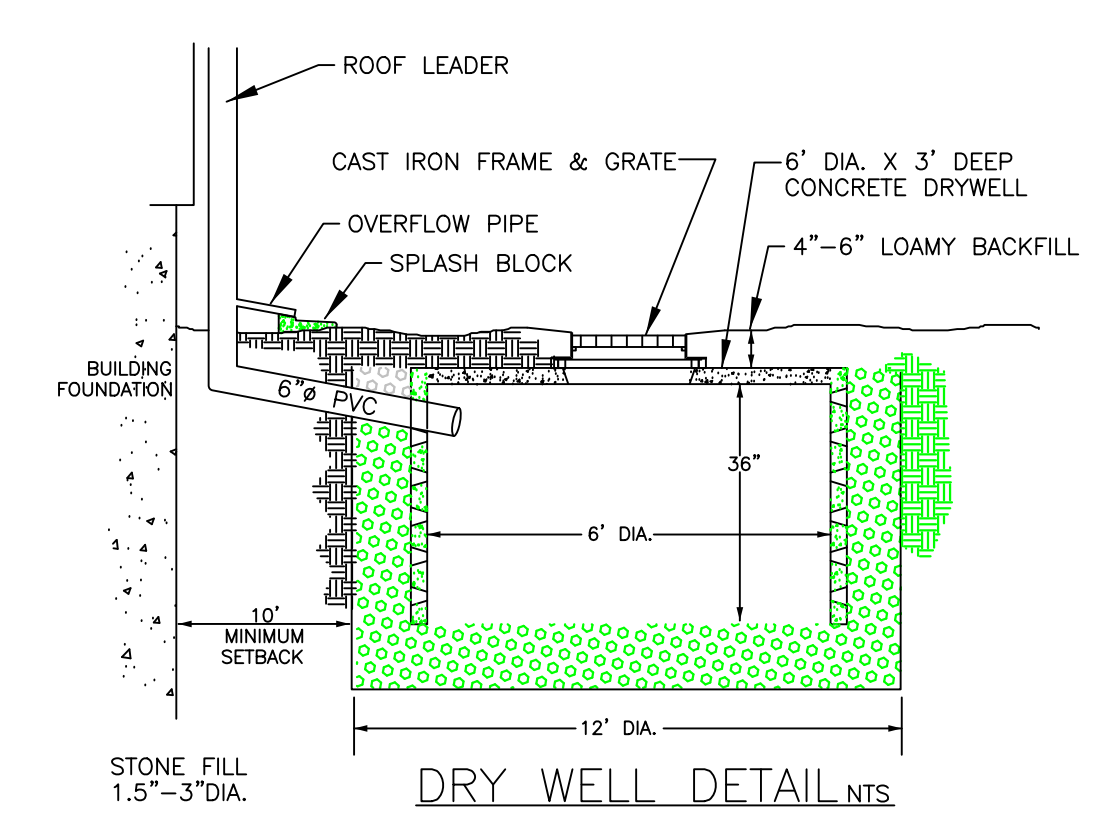
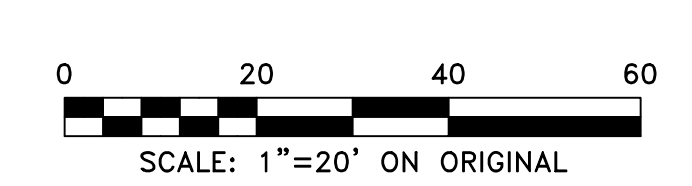
Rec \$1000 SPer. - # 12311
\$189 Mail. - # 12811
Abut. Req 9-14-2020



| LEGEND | |
|---------|----------------------------|
| N/F | NOW OR FORMER OWNER |
| IPF ○ | IRON PIN FOUND |
| ○ | EXISTING STONE WALL |
| DHF ○ | DRILL HOLE FOUND |
| IPBS ● | IRON PIN SET (NOTE-5) |
| — S — | SEWER LINE |
| — W — | WATER LINE |
| — E — | POWER LINES |
| — D — | DRAINAGE |
| — FM — | PROPOSED FORCE MAIN |
| — UGE — | PROPOSED UNDERGROUND ELEC. |
| C/O ● | PROPOSED CLEANOUT (SEWER) |



- NOTES**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED UTILITIES, GRADING, DRAINAGE ETC. INVOLVED IN THE COMPLETION OF THE CONSTRUCTION OF FIVE HOUSES LOCATED AT 21, 29, 35, 61 & 75 WELLS STREET
 2. FIELD SURVEY PERFORMED BY ELECTRONIC TOTAL STATION TO THE STANDARDS OF MASSACHUSETTS REGULATION 250 CMR 8.00.
 3. NO WETLANDS EXIST ON-SITE.
 4. WATER SERVICE LINES TO BE 1" POLYETHYLENE PIPE RATED TO 160 PSI.
 5. WATER LINE LOCATION BASED OFF OF A 1935 SKETCH, LOCATION COULD NOT BE VERIFIED BY SURVEY.
 6. A DURABLE SIGN POST SHALL BE ERRECTED AT THE ENTRANCE TO THE COMMON DRIVEWAYS FROM WELLS STREET THAT SHOW THE NUMBERS FOR EACH HOUSE SERVICED BY THE COMMON DRIVEWAY. THE NUMBERS SHALL BE ARRANGED VERTICALLY, WITH THE LOWEST POSITIONED NUMBER AT LEAST 48" ABOVE THE SURFACE OF WELLS STREET. THE NUMBERS SHALL CONFORM TO SECTION 7.18 OF THE GENERAL BYLAWS, AND VEGETATION MUST BE REMOVED TO AVOID OBSTRUCTION OF THE NUMBERS.

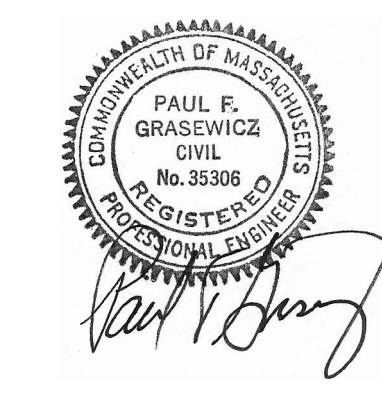


COMPREHENSIVE SPECIAL PERMIT SITE PLAN

21, 29, 35, 61, & 75 WELLS STREET
MAP-5C3 LOTS-153, 222-225
WINCHENDON, MA 01475

PREPARED FOR:
ASHER CONSTRUCTION, LLC
77 NASHUA ROAD
SHARON, NH 03458

OCTOBER 14, 2020



GRAZ Engineering, LLC

323 WEST LAKE ROAD; FITZ WILLIAM, NH 03447; (603) 585-6959

JOB NO. 20147

SHEET 1 OF 1

TOWN OF WINCHENDON

Planning Board



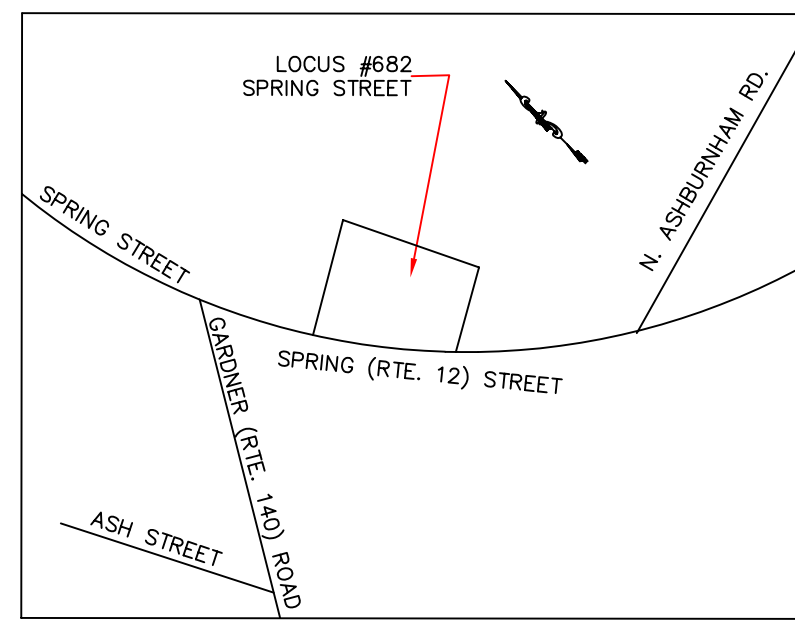
Telephone (978) 297-5410

109 Front Street
Winchendon, Massachusetts 01475-1758

Notice is hereby given that the Winchendon Planning Board will consider the site plan amendment application for a Retail Marijuana Facility submitted by 202 Trading Inc. of 25 Palmer Road in Framingham, MA 01702 on property located at 682 Spring Street, Winchendon, MA 01475 identified as Winchendon Assessors Map 9 Parcel 157 owned by Walter and Maria LaGrassa of 682 Spring Street, Winchendon, MA 01475 at their regularly scheduled meeting on **Tuesday, October 6, 2020 at 6:40pm**. Said property is located in the 'C1 – Large Scale Commercial. The hearing will be held remotely via www.zoom.com or if it is safe to do so, on the 2nd Floor of Winchendon Town Hall, 109 Front Street. All interested persons should plan to attend. Zoom login information and an agenda will be posted on the Town website calendar. More information is available by emailing amanugian@townofwinchendon.com. Alternative translation and accommodation for disabled persons is available by advance request.

BY: *Guy C. Corbosiero, Chair*
Winchendon Planning Board

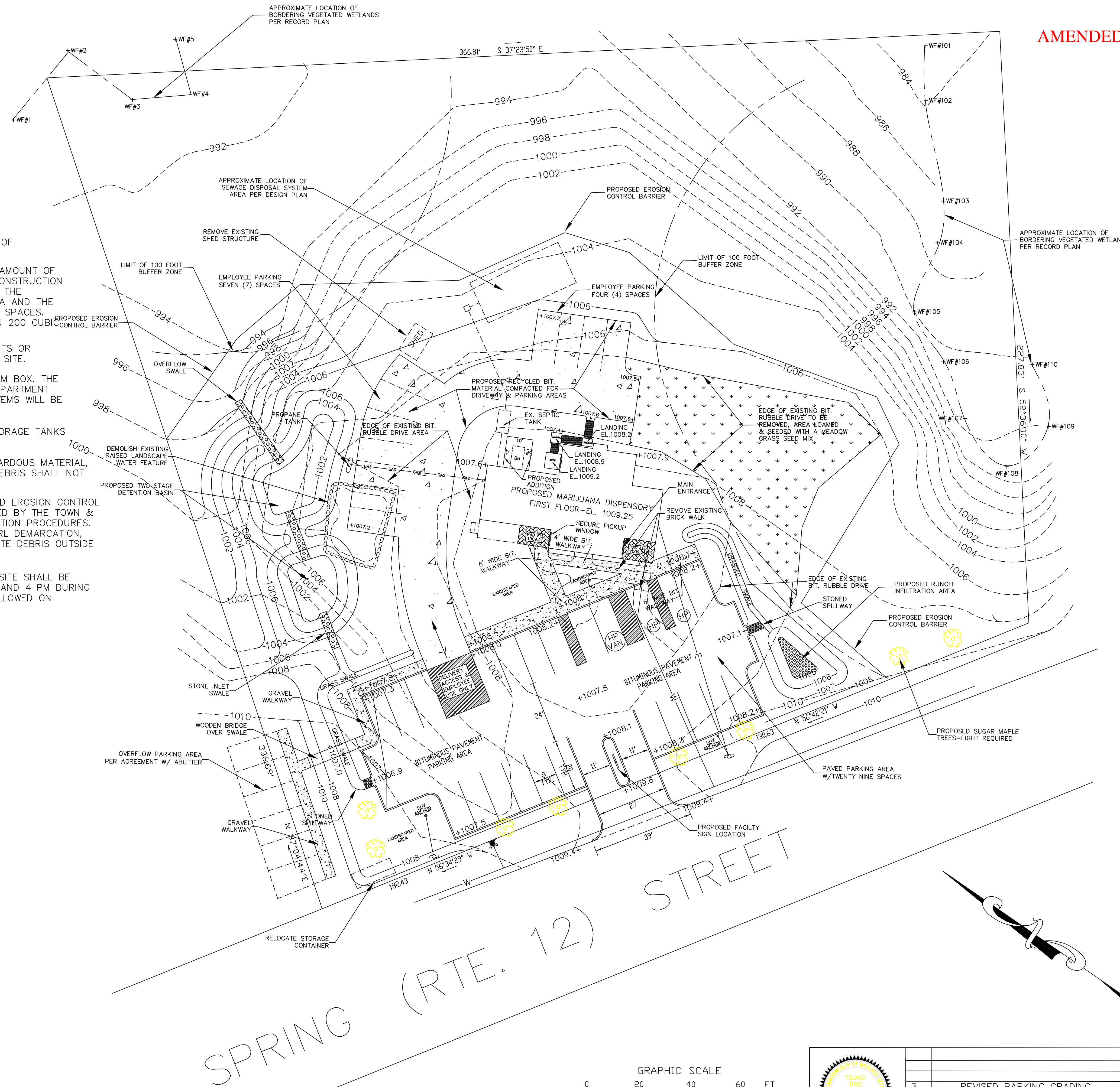
Police Chief confirmed they are all set with security.



SITE LOCUS
N.T.S.

PROJECT NOTES

1. THE SITE IS NOT WITHIN ANY AQUIFER ZONE OF THE TOWN OF WINCHENDON.
2. THE PROJECT SITE WILL REQUIRE A MINIMAL AMOUNT OF OFF-SITE FILL MATERIAL RELATED TO THE CONSTRUCTION OF THE STORMWATER DETENTION BASIN AND THE CONSTRUCTION OF THE PAVED PARKING AREA AND THE RECYCLED ASPHALT DRIVEWAY AND PARKING SPACES. TOTAL VOLUME ESTIMATED TO BE LESS THAN 200 CUBIC YARDS.
3. THERE ARE NO KNOWN EASEMENTS, COVENANTS OR RESTRICTIONS THAT APPLY TO THE PROJECT SITE.
4. THERE IS NO PROPOSED EXTERIOR FIRE ALARM BOX. THE REQUIREMENTS OF THE WINCHENDON FIRE DEPARTMENT WITH REGARD TO INTERIOR FIRE ALARM SYSTEMS WILL BE ADHERED TO.
5. THERE ARE NO PROPOSED UNDERGROUND STORAGE TANKS ASSOCIATED WITH THE PROJECT.
6. THE USE OF FILL MATERIAL CONTAINING HAZARDOUS MATERIAL, DELETERIOUS MATERIAL OR CONSTRUCTION DEBRIS SHALL NOT BE ALLOWED TO BE USED ON THE SITE.
7. PRIOR TO ANY CONSTRUCTION, THE PROPOSED EROSION CONTROL BARRIER SHALL BE INSTALLED AND INSPECTED BY THE TOWN & THE OWNER FOR COMPLIANCE WITH INSTALLATION PROCEDURES. THE BARRIER SHALL ACT AS A LIMIT OF WORK DEMARCATION, WITH THE EXCEPTION OF REMOVAL OF ON-SITE DEBRIS OUTSIDE THIS LIMIT.
8. THE HAULING OF FILL MATERIAL ON OR OFF SITE SHALL BE RESTRICTED TO THE PERIOD BETWEEN 9 AM AND 4 PM DURING WEEK DAYS. NO HAULING OF MATERIAL IS ALLOWED ON WEEKEND DAYS.



AMENDED PLAN

APPROVED BY:
WINCHENDON PLANNING BOARD

DATE: _____

NOTE: APPROVAL OF THIS PLAN IS GRANTED ON THE CONDITIONS LISTED IN A SEPARATE "STATEMENT OF CONDITIONS" WHICH IS A PART OF THE APPROVAL OF THIS SITE PLAN.

SITE CHARACTERISTICS

TOTAL LAND AREA=91,045± S.F OR 2.09± AC. = 100%

EXISTING CONDITIONS

WETLAND AREA = 4,849 S.F.= 5.3%
MEADOW/BRUSH/WOODED AREA = 63,448 S.F.= 69.7%
GRASSED AREA = 5,736 S.F. = 6.3%
ASPHALT/GRAVEL AREA = 14,106 S.F. = 15.5%
BUILDING & WALKS = 2,906 S.F. = 3.2%
TOTAL OPEN SPACE = 74,033 S.F. = 81.3%

PROPOSED CONDITIONS

WETLAND AREA = 4,849 S.F.= 5.3%
MEADOW/BRUSH/WOODED AREA = 46,416 S.F.= 51.0%
GRASSED/LANDSCAPED AREA = 20,220 S.F. = 22.2%
RECYCLED ASPHALT AREA = 5,061 S.F. = 5.6%
BUILDING, WALK & PARKING = 14,499 S.F. = 15.9%
TOTAL OPEN SPACE = 71,485 S.F. = 78.5%

SITE USE DATA

ZONING DISTRICT-C-1 (HIGHWAY/COMMERCIAL)
ASSESSOR'S MAP 9, PARCEL 11
DESIGN USE - COMMERCIAL
PROPOSED USE - COMMERCIAL / MARIJUANA DISPENSORY

PARKING DATA

REQUIRED PARKING
DESIGN/COMMERCIAL USE @ 1 SPACE / 300 SF
2,034 SF/300 SF = 7 SPACES
PROVIDED PARKING
STANDARD CUSTOMER PARKING SPACES = 20
HANDICAP PARKING SPACES = 3
EMPLOYEE PARKING SPACES = 11
TOTAL PARKING SPACES = 34

APPLICANT: 202 TRADING COMPANY, INC.
DBA THE BUD BARN
682 SPRING STREET
WINCHENDON, MASSACHUSETTS

OWNER: WALTER & MARIA LAGRASSA
682 SPRING STREET
WINCHENDON, MASSACHUSETTS

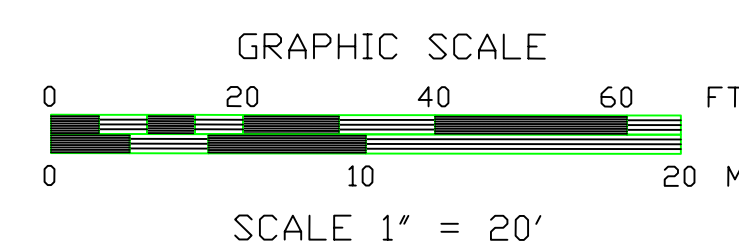
PRELIMINARY SITE PLAN
682 SPRING STREET
WINCHENDON, MASSACHUSETTS

SCALE: 1" = 20' DATE: JUNE 28, 2020

LAKEVIEW ENGINEERING ASSOCIATES

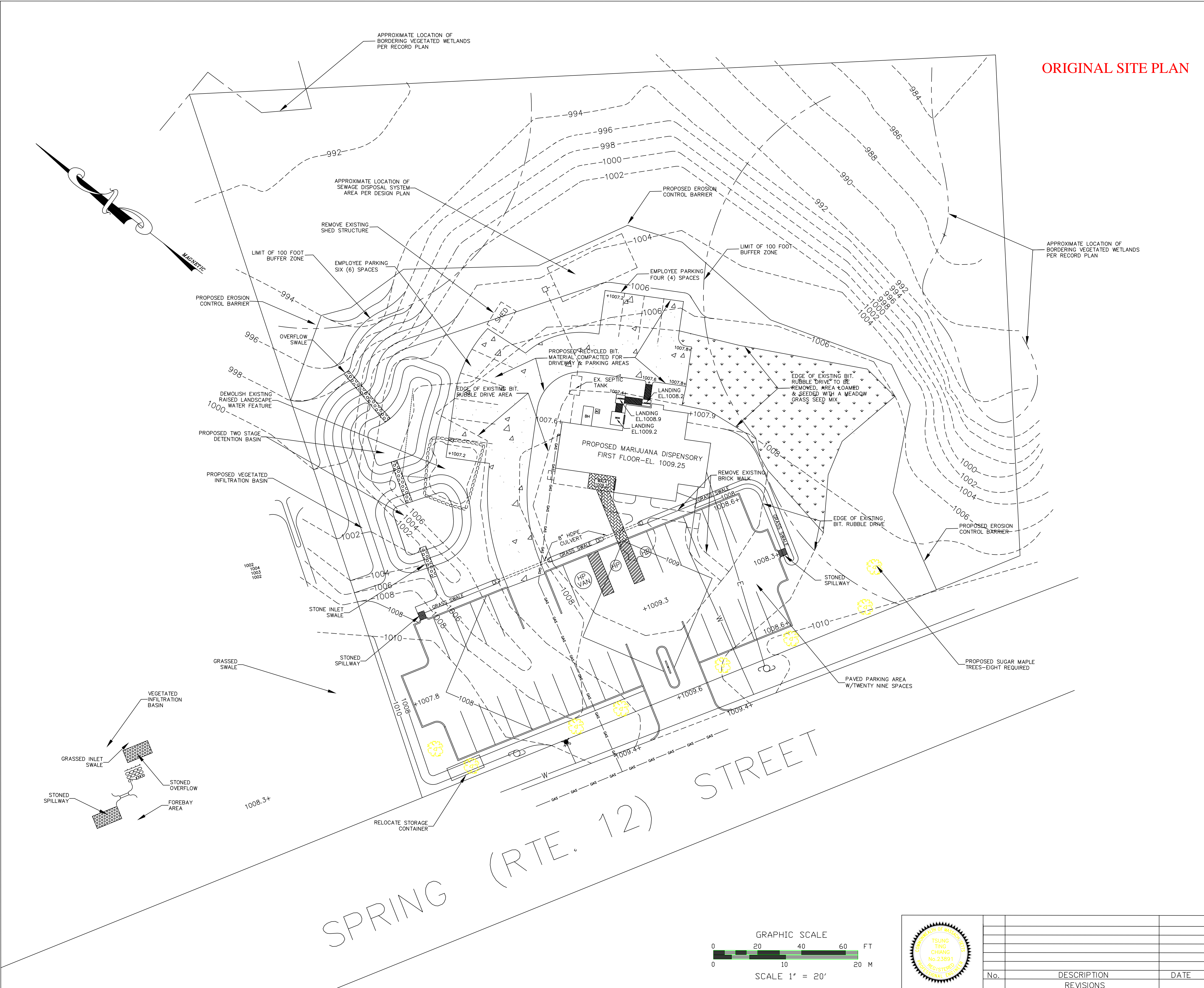
CIVIL & ENVIRONMENTAL ENGINEERING
P.O. BOX 787, HUDSON, MA 01749
PH:(508) 232-8302 / FAX: (978) 562-5183

JOB NO.: SDSK/682 SPRING/DWG./Prop...Site_2 SHEET NO. 2 OF 2



| No. | DESCRIPTION | DATE |
|-----------|------------------------------------|---------|
| 3. | REVISED PARKING GRADING | 9/21/20 |
| 2. | REV. PARKING & DRAINAGE SYSTEMS | 9/16/20 |
| 1. | REV. BLDG. LAYOUT, WALKS & PARKING | 7/6/20 |
| No. | DESCRIPTION | DATE |
| REVISIONS | | |

ORIGINAL SITE PLAN



APPROVED BY:
WINCHENDON PLANNING BOARD

DATE: _____

SITE CHARACTERISTICS

TOTAL LAND AREA=91,045± S.F OR 2.09± AC. = 100%

EXISTING CONDITIONS

- WETLAND AREA = 4,849 S.F.= 5.3%
- MEADOW/BRUSH/WOODED AREA = 63,448 S.F.= 69.7%
- GRASSED AREA = 5,736 S.F. = 6.3%
- ASPHALT/GRAVEL AREA = 14,106 S.F. = 15.5%
- BUILDING & WALKS = 2,906 S.F. = 3.2%
- TOTAL OPEN SPACE = 74,033 S.F. = 81.3%

PROPOSED CONDITIONS

- WETLAND AREA = 4,849 S.F.= 5.3%
- MEADOW/BRUSH/WOODED AREA = 46,416 S.F.= 51.0%
- GRASSED/LANDSCAPED AREA = 17,805 S.F. = 19.6%
- RECYCLED ASPHALT AREA = 6,094 S.F. = 6.7%
- BUILDING, WALK & PARKING = 15,881 S.F. = 17.4%
- TOTAL OPEN SPACE = 69,070 S.F. = 75.9%

SITE USE DATA

- ZONING DISTRICT-C-1 (HIGHWAY/COMMERCIAL)
- ASSESSOR'S MAP 9, PARCEL 11
- DESIGN USE - COMMERCIAL
- PROPOSED USE - COMMERCIAL / MARIJUANA DISPENSARY

PARKING DATA

- REQUIRED PARKING**
- DESIGN/COMMERCIAL USE @ 1 SPACE / 300 SF
- 2,034 SF/300 SF = 7 SPACES
- PROVIDED PARKING**
- STANDARD CUSTOMER PARKING SPACES = 26
- HANDICAP PARKING SPACES = 3
- EMPLOYEE PARKING SPACES = 10
- TOTAL PARKING SPACES = 39

APPLICANT: 202 TRADING COMPANY, INC.
DBA THE BUD BARN
682 SPRING STREET
WINCHENDON, MASSACHUSETTS

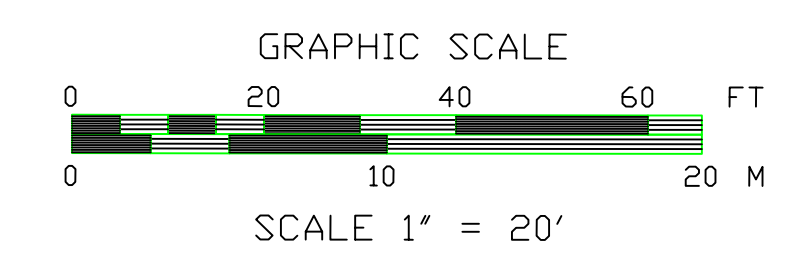
OWNER: WALTER & MARIA LAGRASSA
682 SPRING STREET
WINCHENDON, MASSACHUSETTS

**PRELIMINARY SITE PLAN
682 SPRING STREET
WINCHENDON, MASSACHUSETTS**

SCALE: 1" = 20' DATE: JUNE 28, 2020

LAKEVIEW ENGINEERING ASSOCIATES

CIVIL & ENVIRONMENTAL ENGINEERING
P.O. BOX 787, HUDSON, MA 01749
PH:(508) 232-8302 / FAX: (978) 562-5183



| No. | DESCRIPTION | DATE |
|-----|-------------|------|
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TOWN OF WINCHENDON

Planning Board



Telephone (978) 297-5410

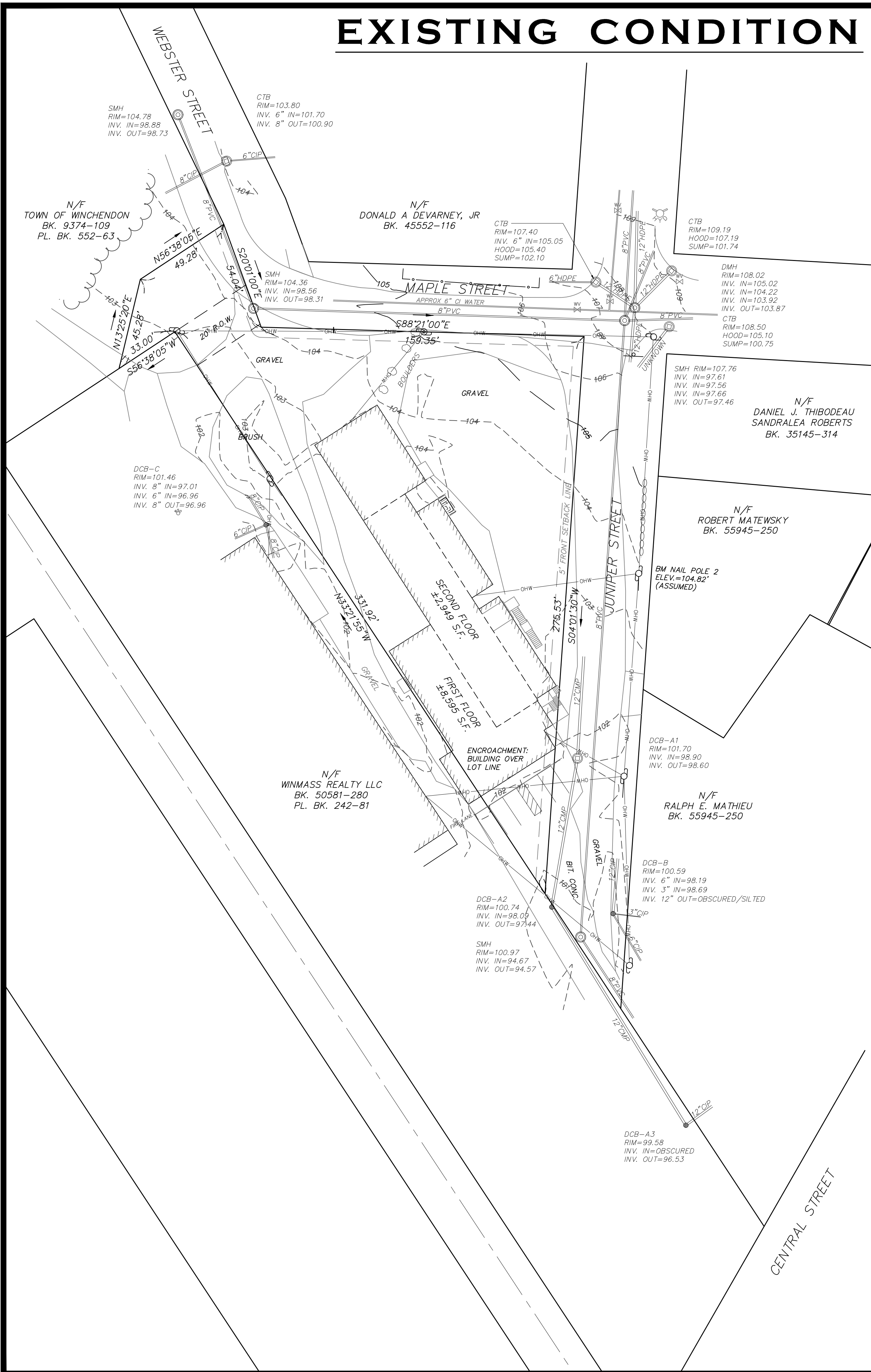
109 Front Street
Winchendon, Massachusetts 01475-1758

**Town of Winchendon
Planning Board
PUBLIC HEARINGS NOTICE**

Notice is hereby given that the Winchendon Planning Board will hold two public hearings to consider the Site Plan Application and Special Permit Application for a proposed Marijuana Cultivation Facility Mantis Management Group, LLC of 3 Vermont Ave in Saugus, MA 01906 for property located at 2 Juniper St., Winchendon, MA 01475 identified as Winchendon Assessors Map 5A3 Parcels 197 owned by Kwiz Capital, LLC of the same address at their regularly scheduled meeting on Tuesday, October 20, 2020 at 6:50pm The hearing will be held remotely via www.zoom.com or if it is safe to do so, in the 2nd Floor Auditorium of the Winchendon Town Hall, 109 Front Street. Said property is located in the 'PD' Planned Development zone. More information is available by emailing amanugian@townofwinchendon.com. All interested persons should plan to attend. Alternative translation and accommodations are available by advance request.

BY: Guy C. Corbosiero, Chair
Winchendon Planning Board

EXISTING CONDITION



| PROJECT INFORMATION | |
|---|---------------------|
| LAND INFORMATION | |
| MAP/PARCEL: | 5A3/0/197 |
| DEED BOOK/PAGE: | 59724/264 |
| EXISTING FRONTAGE: | 488.92' |
| EXISTING AREA: | 30,419 S.F. |
| ZONING INFORMATION | |
| ZONING DISTRICT: | PLANNED DEVELOPMENT |
| DIMENSIONAL REQUIREMENTS: | |
| MINIMUM AREA: | 5,000 S.F. |
| MINIMUM FRONTAGE: | 75' |
| MINIMUM HEIGHT: | 45' |
| MINIMUM SETBACKS: | |
| FRONT YARD: | 5' |
| SIDE YARD: | 0' |
| REAR YARD: | 0' |
| GENERAL NOTES: | |
| 1. PROPERTY LINE INFORMATION BASED DEEDS AND PLANS OF RECORD. NO CERTIFICATION OF PROPERTY LINES SHOWN ON THIS PLAN IS INTENDED OR IMPLIED BY HANNIGAN ENGINEERING, INC. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ON-THE-GROUND TOPOGRAPHIC SURVEY BY HANNIGAN ENGINEERING, INC. IN SEPTEMBER OF 2020. | |
| 2. AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY _____ ON _____ 00, 2020. THESE AREAS ARE DEPICTED ON THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY. | |
| 3. LOCATION OF ALL UTILITIES ARE APPROXIMATE AS SHOWN AND BASED UPON VISIBLE STRUCTURES AT THE TIME OF THE FIELD SURVEY. LOCATION OF EXISTING UTILITIES AND SUBSURFACE STRUCTURES, WHETHER OR NOT SHOWN ON THESE PLANS, SHALL BE DETERMINED BY THE CONTRACTOR, MARKED IN THE FIELD, AND REVIEWED BY THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE AWARE OF THE OBLIGATION TO ALL UTILITY COMPANIES AND AGENCY AS WELL AS DIG-SAFE PRIOR TO EXCAVATION. (SEE NOTE) | |
| 4. NOTIFICATION REQUIREMENTS SHOWN ON THIS PLAN SHALL NOT RELIEVE THE CONTRACTOR OF ANY OTHER REQUIREMENTS WHICH MAY EXIST UNDER LOCAL, STATE, OR FEDERAL JURISDICTION TO WHICH THE CONTRACTOR IS OBLIGATED. | |
| 5. RELOCATION OF AND/OR CONNECTION TO EXISTING UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY. | |
| 6. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE TOWN OF WINCHENDON AND THE MASS DOT SPECIFICATIONS OF HIGHWAYS AND BRIDGES. | |
| 7. ALL SLOPES UNLESS OTHERWISE SPECIFIED, SHALL BE LOAMED AND SEEDED FOR STABILIZATION. | |
| 8. ANY DEVIATIONS IN DESIGN AS SHOWN SHALL REQUIRE A REVIEW AND APPROVAL OF THE DESIGN ENGINEER OR FIRM. CHANGES MADE IN THE FIELD MADE WITHOUT AUTHORIZATION SHALL BE SUBJECT TO REVIEW BY THE ENGINEER AND APPROPRIATE APPROVING AUTHORITY. EXPENSES INCURRED TO BRING THE UNAUTHORIZED CHANGES TO ACCEPTABLE CONFORMANCE SHALL BE BORNE BY THE COMPANY OR CONTRACTOR MAKING THE UNAUTHORIZED CHANGE. | |
| 9. ANY MATERIALS DISCOVERED ON-SITE WHICH ARE NOT SUITABLE FOR USE IN THE PROJECT AS SHOWN ON THIS PLAN SHALL BE REMOVED AND HAULED OFF-SITE TO AN APPROPRIATELY LICENSED FACILITY. | |
| 10. PLANS TO BE REVIEWED BY APPLICABLE UTILITY AGENCIES FOR COMPLIANCE WITH REGULATIONS. FINAL LOCATION IS SUBJECT TO CHANGE. | |
| 11. APPLICANT SHOULD BE AWARE OF OBLIGATIONS TO COMPLY WITH CHAPTER 131, SECTION 40 OF THE MASSACHUSETTS GENERAL LAWS, OTHERWISE KNOWN AS THE WETLANDS PROTECTION ACT, AND THE ASSOCIATED REGULATIONS (310 CMR 10.00) | |
| 12. STOCKPILING OF MATERIAL SHALL NOT BE PERMITTED WITHIN ANY AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT WITHOUT PRIOR APPROVAL BY THE LOCAL CONSERVATION COMMISSION. STOCKPILES SHALL BE PLACED IN A SUITABLE LOCATION AND SURROUNDED BY A ROW OF STAKED HAY BALES FOR EROSION CONTROL. | |
| 13. AREAS OF FILL TO BE COMPACTED TO A MINIMUM 95% DRY DENSITY IN AREAS WITHIN ROADWAYS AND UTILITY EASEMENTS. OTHER AREAS OF FILL TO BE COMPACTED TO A MINIMUM 90% DRY DENSITY. ALL FILL MATERIALS ARE TO BE CLEAN FILL, FREE OF DELETERIOUS MATERIALS AND DEBRIS. | |
| 14. ALL SIDEWALKS AND RAMPS TO CONFORM TO REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AS REQUIRED. SEE ARCHITECTURAL PLANS FOR CONFORMANCE REQUIREMENTS FOR PROPOSED BUILDINGS. | |
| 15. THE AREA PROPOSED FOR DEVELOPMENT IS NOT WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. FIRM PANEL #350348-0016 C, DATED: JUNE 15, 1982. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED. | |
| 16. ALL REINFORCED CONCRETE PIPE TO BE CLASS III UNLESS OTHERWISE NOTED. | |
| 17. PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. | |
| 18. ALL UTILITIES ARE TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR LICENSED BY THE TOWN OF WINCHENDON. | |

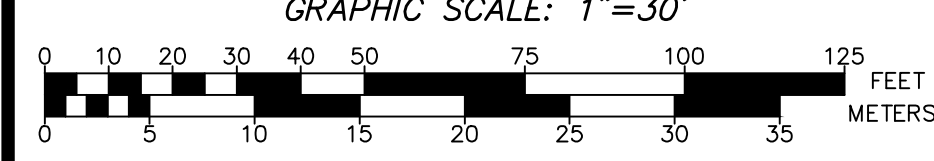
PRELIMINARY PLAN

HANNIGAN ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS

8 Monument Square (978) 534-1234 (T)
 Leominster, Massachusetts 01453 (978) 534-6060 (F)
www.hanniganengineering.com

EXISTING CONDITION PLAN IN WINCHENDON, MASSACHUSETTS

PREPARED FOR:
 MANTIS MANAGEMENT GROUP, LLC
 WENDELL ORPHE
 3 VERMONT AVENUE
 SAUGUS, MASSACHUSETTS 01960
 TEL: 617-270-2061



| | | |
|-----------------|--------------|--------------------|
| CALC: DJL | DRWN: DJL | SCALE: 1"=30' |
| CHKD: WDH | APPD: DJL | DATE: SEP 28, 2020 |
| SRV: JHG | FB: 66-128 | JOB NO: 2916 |
| TAB: (1) EXCOND | SHEET 1 OF 2 | PLAN NO: C-16-31 |

PROPOSED CONDITION ALTERNATE #1

PROPOSED CONDITION ALTERNATE #2

PROJECT INFORMATION

| | |
|----------------------------------|---------------------|
| LAND INFORMATION | |
| MAP/PARCEL: | 5A3/0/197 |
| DEED BOOK/PAGE: | 59724/264 |
| EXISTING FRONTAGE: | 488.92' |
| EXISTING AREA: | 30,419 S.F. |
| ZONING INFORMATION | |
| ZONING DISTRICT: | PLANNED DEVELOPMENT |
| DIMENSIONAL REQUIREMENTS: | |
| MINIMUM AREA: | 5,000 S.F. |
| MINIMUM FRONTAGE: | 75' |
| MAXIMUM HEIGHT: | 45' |
| MINIMUM SETBACKS: | |
| FRONT YARD: | 5' |
| SIDE YARD: | 0' |
| REAR YARD: | 0' |

- GENERAL NOTES:**
- PROPERTY LINE INFORMATION BASED DEEDS AND PLANS OF RECORD. NO CERTIFICATION OF PROPERTY LINES SHOWN ON THIS PLAN IS INTENDED OR IMPLIED BY HANNIGAN ENGINEERING, INC. TOPOGRAPHIC INFORMATION IS THE RESULT OF AN ON-THE-GROUND TOPOGRAPHIC SURVEY BY HANNIGAN ENGINEERING, INC. IN SEPTEMBER OF 2022.
 - AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT HAVE BEEN DELINEATED BY _____ ON _____ 00, 2020. THESE AREAS ARE DEPICTED ON THE PLANS BASED ON FIELD SURVEY LOCATION DURING THE TOPOGRAPHIC SURVEY.
 - LOCATION OF ALL UTILITIES ARE APPROXIMATE AS SHOWN AND BASED UPON VISIBLE STRUCTURES AT THE TIME OF THE FIELD SURVEY. LOCATION OF EXISTING UTILITIES AND SUBSURFACE STRUCTURES WHETHER OR NOT SHOWN ON THESE PLANS, SHALL BE DETERMINED BY THE CONTRACTOR, MARKED IN THE FIELD, AND REVIEWED BY THE ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE AWARE OF THE OBLIGATION TO ALL UTILITY COMPANIES AND AGENCY AS WELL AS DIG-SAFE PRIOR TO EXCAVATION. (SEE NOTE)
 - NOTIFICATION REQUIREMENTS SHOWN ON THIS PLAN SHALL NOT RELIEVE THE CONTRACTOR OF ANY OTHER REQUIREMENTS WHICH MAY EXIST UNDER LOCAL, STATE, OR FEDERAL JURISDICTION TO WHICH THE CONTRACTOR IS OBLIGATED.
 - RELOCATION OF AND/OR CONNECTION TO EXISTING UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY.
 - UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF THE TOWN OF WINCHENDON AND THE MASS DOT SPECIFICATIONS OF HIGHWAYS AND BRIDGES.
 - ALL SLOPES UNLESS OTHERWISE SPECIFIED, SHALL BE LOAMED AND SEDED FOR STABILIZATION.
 - ANY DEVIATIONS IN DESIGN AS SHOWN SHALL REQUIRE A REVIEW AND APPROVAL OF THE DESIGN ENGINEER OR FIRM. CHANGES MADE IN THE FIELD MADE WITHOUT AUTHORIZATION SHALL BE SUBJECT TO REVIEW BY THE ENGINEER AND APPROPRIATE APPROVING AUTHORITY. EXPENSES INCURRED TO BRING THE UNAUTHORIZED CHANGES TO ACCEPTABLE CONFORMANCE SHALL BE BORNE BY THE COMPANY OR CONTRACTOR MAKING THE UNAUTHORIZED CHANGE.
 - ANY MATERIALS DISCOVERED ON-SITE WHICH ARE NOT SUITABLE FOR USE IN THE PROJECT AS SHOWN ON THIS PLAN SHALL BE REMOVED AND HAULED OFF-SITE TO AN APPROPRIATELY LICENSED FACILITY.
 - PLANS TO BE REVIEWED BY APPLICABLE UTILITY AGENCIES FOR COMPLIANCE WITH REGULATIONS. FINAL LOCATION IS SUBJECT TO CHANGE.
 - APPLICANT SHOULD BE AWARE OF OBLIGATIONS TO COMPLY WITH CHAPTER 131, SECTION 40 OF THE MASSACHUSETTS GENERAL LAWS; OTHERWISE KNOWN AS THE WETLANDS PROTECTION ACT, AND THE ASSOCIATED REGULATIONS (310 CMR 10.00)
 - STOCKPILING OF MATERIAL SHALL NOT BE PERMITTED WITHIN ANY AREAS SUBJECT TO PROTECTION UNDER THE WETLANDS PROTECTION ACT WITHOUT PRIOR APPROVAL BY THE LOCAL CONSERVATION COMMISSION. STOCKPILES SHALL BE PLACED IN A SUITABLE LOCATION AND SURROUNDED BY A ROW OF STAKED HAY BALES FOR EROSION CONTROL.
 - AREAS OF FILL TO BE COMPACTED TO A MINIMUM 95% DRY DENSITY IN AREAS WITHIN ROADWAYS AND UTILITY EASEMENTS. OTHER AREAS OF FILL TO BE COMPACTED TO A MINIMUM 90% DRY DENSITY. ALL FILL MATERIALS ARE TO BE CLEAN FILL, FREE OF DELETERIOUS MATERIALS AND DEBRIS.
 - ALL SIDEWALKS AND RAMPS TO CONFORM TO REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AS REQUIRED. SEE ARCHITECTURAL PLANS FOR CONFORMANCE REQUIREMENTS FOR PROPOSED BUILDINGS.
 - THE AREA PROPOSED FOR DEVELOPMENT IS NOT WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. FIRM PANEL #350348-0016 C, DATED: JUNE 15, 1982. COMPLIANCE WITH APPLICABLE REGULATIONS IS REQUIRED.
 - ALL REINFORCED CONCRETE PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.
 - PRE-CONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - ALL UTILITIES ARE TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR LICENSED BY THE TOWN OF WINCHENDON.

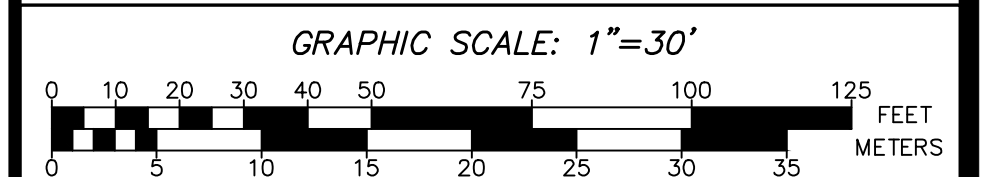
PRELIMINARY PLAN

HANNIGAN ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

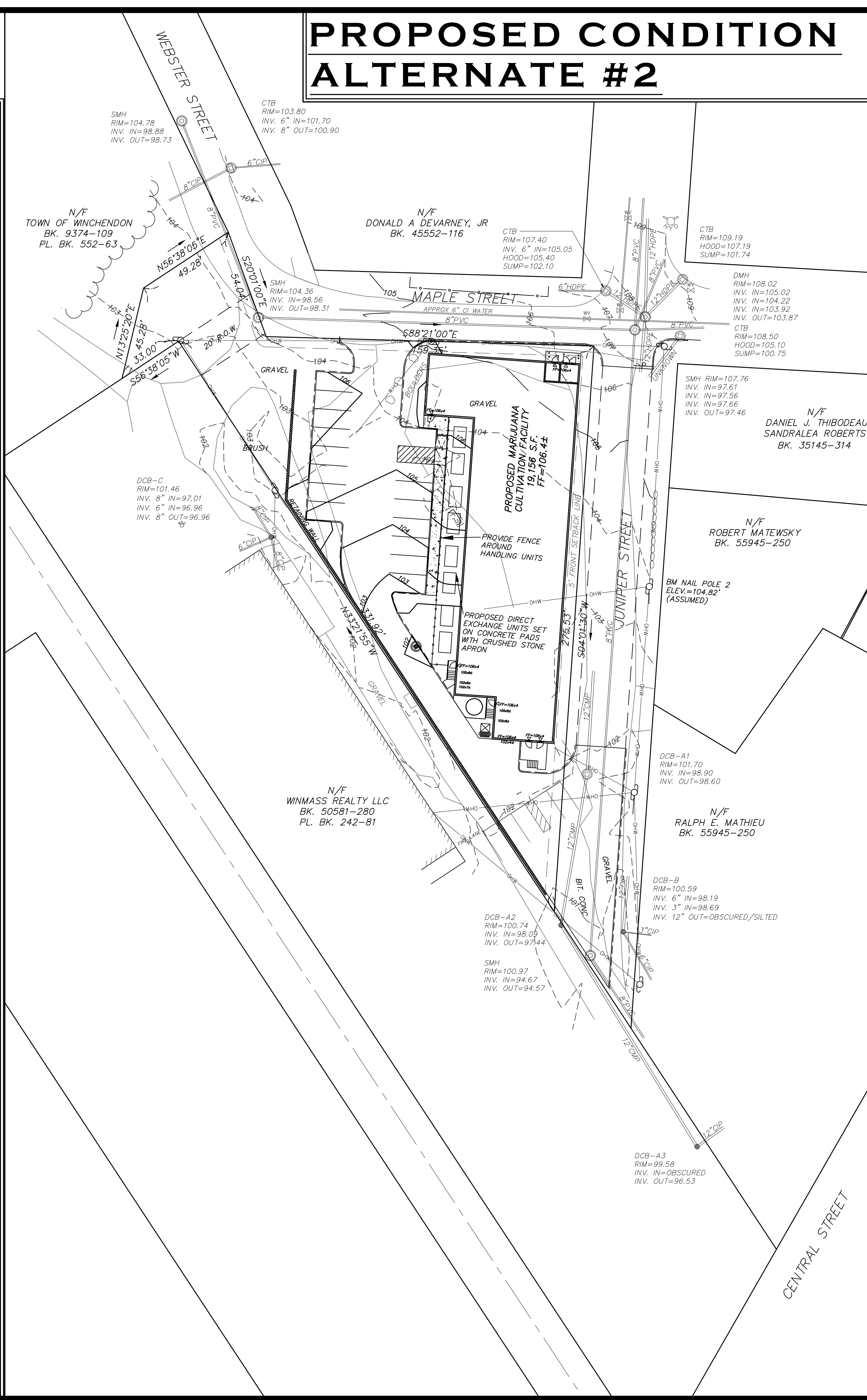
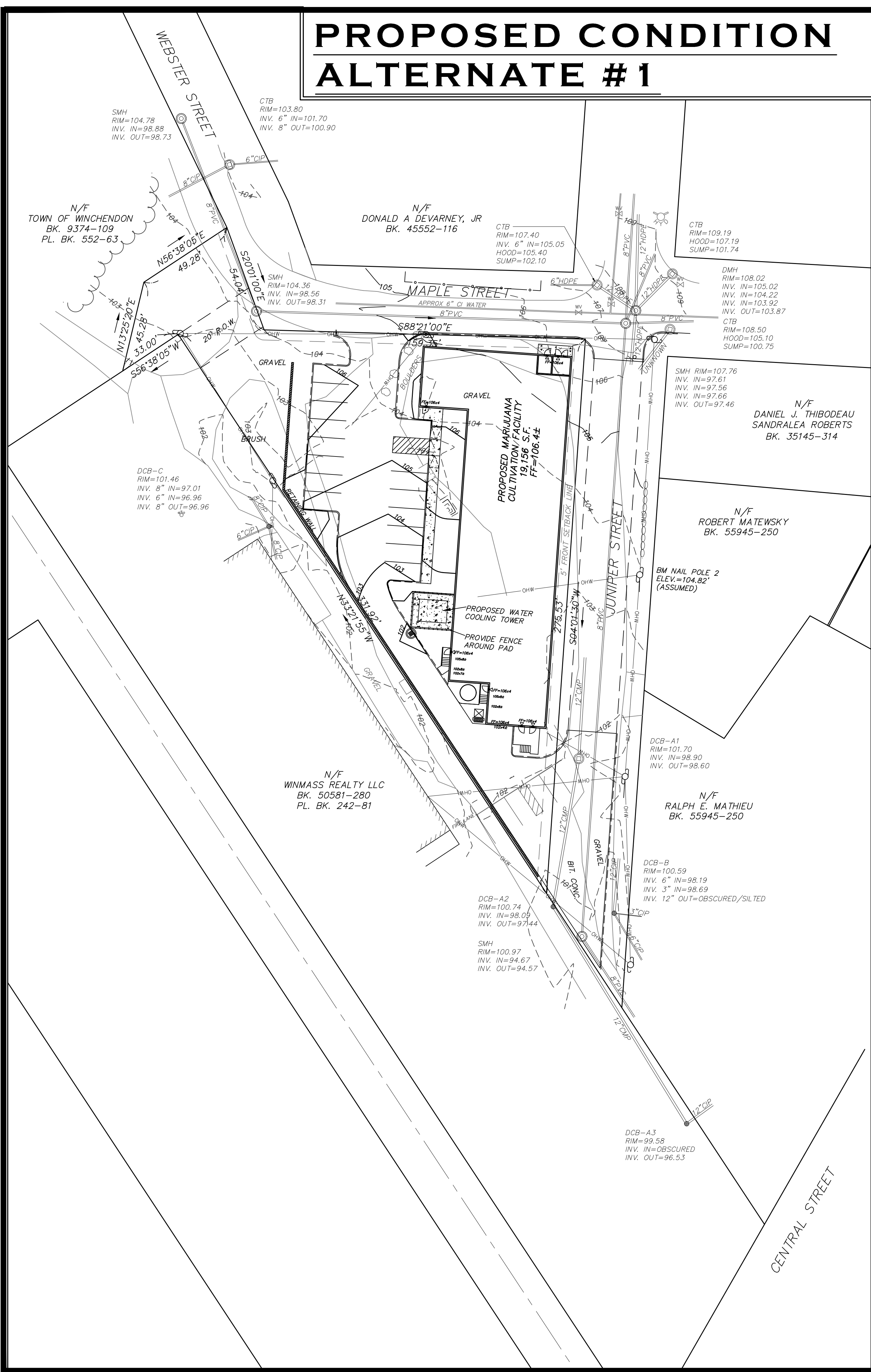
8 Monument Square (978) 534-1234 (T)
Leominster, Massachusetts 01453 (978) 534-6060 (F)
www.hanniganengineering.com

PRELIMINARY SITE PLAN IN WINCHENDON, MASSACHUSETTS

PREPARED FOR:
MANTIS MANAGEMENT GROUP, LLC
WENDELL ORPHE
3 VERMONT AVENUE
SAUGUS, MASSACHUSETTS 01960
TEL: 617-270-2061



| | | |
|---------------|---------------|--------------------|
| CALC: CMA/DJL | DRWN: CMA/WDH | SCALE: 1"=30' |
| CHKD: WDH | APPD: WDH | DATE: SEP 28, 2020 |
| SRV: JHG | FB: 66-128 | JOB NO: 2916 |
| TAB: (2) SDP | SHEET 2 OF 2 | PLAN NO: C-16-31 |



Guy Corbosiero, Chair
Winchendon Planning Board
109 Front Street, Dept 10
Winchendon, Massachusetts 01475

September 28, 2020

RE: Formal Site Plan Review
Low Impact Development (LID) Permit
Special Permit – Marijuana Cultivating Facility
Mantis Management Group, LLC
2 Juniper Street, Winchendon

Dear Mr. Corbosiero,

On behalf of our client, Mantis Management Group, LLC, Hannigan Engineering, Inc. is submitting an application for Formal Site Plan Review, Low Impact Development (LID) Permit and Special Permit for a proposed Marijuana Cultivating Facility at 2 Juniper Street in Winchendon, Massachusetts. The property is located at the south westerly intersection of Juniper and Maple Street within the Planned Development (PD) Zoning district. The proposed use is allowed by the Winchendon Zoning Bylaw with a Special Permit from the Board, Article 5.2.8.A *Non-retail Marijuana Facilities*. Due to the overall nature of the project and per the requirements of Article 12 of the By-law, a Formal Site Plan Review is required with a LID permit from the Board as well.

SITE PLAN REVIEW

The property has been previously developed and contains an existing 11,544 square foot structure that was used as a commercial establishment. Currently, the building is unoccupied. The area immediately surrounding the building is comprised of compact gravel surfaces that were utilized for vehicle traffic with areas of brushy grass interspersed throughout the property. Areas of paved parking are provided along the immediate front end of the building. Access to the site is provided primarily along Maple Street to the north of the site and the unconstructed portion of Juniper Street. At this time Juniper Street is gravel-based road that extends from Maple to the paved parking area along the front the building.

It is the intent of the applicant to raze the existing structure and on-site amenities and construct a new 19,500 square foot building to house a Marijuana Cultivating Facility. The new building will be aligned with Juniper Street with the main entrance drive being off Maple Street. The entrance drive will extend south into the property and provide parking and access areas to the building for employees, as well as allow accommodations for truck traffic for shipping and receiving operations. Parking provided is based on the anticipated employee count, with a total of 15 parking spaces being provided.

The loading docks will be located along the southerly end of the building. It is anticipated that truck traffic will then exit the site via Juniper Street. The layout and turning maneuvers utilize a SU-30 box truck, as this is the anticipated to be the largest vehicle utilized for this purpose. This also mirrors the typical fire pump vehicle utilized by most towns.

As this project is proximate to the existing Rite-Aid site, the project proponent is also reviewing options of additional site improvements with the abutting property owner. Should these option be favorable, these will be presented to the Board for their review.

Domestic water and sewerage connections for the building will tie directly into the respective mains within Maple Street. Due to the size of the proposed building, a fire suppression system will be required and will connect with the main within Maple Street as well. The review of the fire suppression system will occur as part of the building permit process. Electrical and telecommunication connections will be coordinated with the appropriate utility provider.

The property currently contains several catch basin structures that capture stormwater runoff from around the site and the abutting properties. This piping system ultimately directs runoff towards the municipal stormwater system in Juniper Street, which is believed to eventually connect to the drainage system in Central Street. At this time, the final location of the connection to Central Street is unknown. Additional review of this drainage system is anticipated to be coordinated with the DPW.

In general, from a Stormwater Management perspective, this project is considered redevelopment. As gravel base areas are considered impervious areas within the Town regulations, the overall drainage analysis is essentially a calculation of predevelopment vs. postdevelopment impervious areas. As part of this analysis, a reduction in impervious area of approximately 1,825 square feet will be achieved. Thus, the improvements to the quality of the runoff from the site as it enters the existing drainage system are the basis of the Stormwater Management review. As part of this project, it is anticipated that the redeveloped areas will be directed towards a new on-site drainage system that will provide treatment to the stormwater prior to discharging it to the Town's drainage system. These measures will include deep-sump catch basins and proprietary structures to treat runoff from the property prior to discharge to the municipal system.

As stated above, an evaluation of the existing drainage system will be performed with the DPW relative to connection to this drainage system. Additionally, potential changes to the area along the Rite-Aid property line may need to be considered as part of this review. It is anticipated that prior to the next Planning Board Meeting, several of these items will be resolved including the Project Impact Statement, drainage, landscaping, and site design features.

LOW IMPACT DEVELOPMENT REVIEW

As previously noted, a Low Impact Development (LID) Permit is also being sought from the Planning Board. The threshold for this review is the alteration of more than 20,000 square feet. Although that will occur for this project, the majority of the land being disturbed is previously developed. As noted above, a net decrease in impervious area is experienced with the proposed site redevelopment. Additionally, improvements to the site include enhanced stormwater features and landscaped areas to improve the runoff characteristics of the property. As previously stated, due to ongoing conversations with the abutting property owner, much of the specific design requirements for the LID permit are being reviewed and are dependent on the outcome of these conversations. It is anticipated that prior to the next Planning Board meeting, a full drainage design and a compliance review under the LID regulations will be completed.

SPECIAL PERMIT REVIEW

It is the intent of the applicant to operate a Marijuana Growing Facility within the proposed building. Per Article 6.12.3 of the Bylaw, a Special Permit is required from the Planning Board for this use. Under the current state regulations, the operation will consist of a 5,000 square foot canopy cultivation within the facility for growing and harvesting plant materials. Upon harvesting, the process will continue for packaging and distribution to other facilities to create the final cannabis products. There will be no retail component associated with this project.

Included within this submittal is the copy of the Articles of Organization, licenses required by the Commonwealth to operate the facility, the Host Agreement with the Town of Winchendon, list of all appropriate facility owners and operators, along with detailed floor plans of the building.

In accordance with Article 6.12.10, we provide the following information to the Board in aiding in the review of project and documenting compliance with the requirements of the Bylaw.

Art 6.12.10(a) – The Facility is designed to minimize any adverse visual impacts on abutters and other parties of interest, as defined in G.L. c.40A, §11.

The site has been designed with the building located along the street lines of Juniper and Maple Streets. This essentially utilizes the building on the north and east side of the property to create a visual buffer from the day-to-day operations of the facility from the abutters to the east. The parking area for the employees is located west of the building, with the loading area to the south. The properties to immediate south and west are commercial in nature. The location of the parking and loading areas are more in the commercial area, which will minimize any impacts from vehicular traffic on the abutting residential properties. Immediately surrounding the building and parking areas will be additional landscaped areas comprised of trees and shrubs that will provide mitigate visual appearance of the building and enhance the area.

Art 6.12.10(b) – The Facility has received a provisional certificate of registration or provisional license from the appropriate licensing authority and is in compliance with all applicable state laws and regulations.

The facility has received provisional licensing with the Commonwealth of Massachusetts Cannabis Control Commission to operate a cultivation facility and product manufacturing. These documents are included within this submittal.

Art 6.12.10(c) – The applicant has provided a copy of a signed Host Agreement with the Town of Winchendon, in accordance with M.G.L. Chapter 94G.

The Host Agreement with the Town of Winchendon has been included within this submittal.

Art 6.12.10(d) – The applicant has provided adequate security measures to protect the health and safety of the public, and that the storage and/or location of cultivation of marijuana is adequately secured in an enclosed, locked area.

The facility will utilize several environmental controls within the building relative to the proper cultivation requirements of the plants. A carbon filtration system will be in place which will filter the air prior to release to the outside environment. Solid plant waste material will be stored and rendered unusable for its original purposes. Once the product has been rendered unusable, it will be disposed of at a solid waste transfer or disposal facility. Other nonregulated refuse will be disposed of in the site dumpster which will be picked up on a regular basis.

As depicted on the floor plans, controlled areas of the building will have several locked doorways with security cameras to monitor access to these areas. Shipping and receiving operations will also be restricted and have separate isolation areas to control products as they move through the operations. Product will be stored inside within the scope of this security system.

Art 6.12.10(e) – The applicant has adequately addressed issues of vehicular and pedestrian traffic, circulation, parking and queuing, especially during peak periods at the facility.

As noted on the Site Plans, access to the site will be via a paved driveway off of Maple Street to provide access to the parking area and to the loading docks. Delivery traffic will utilize the same driveway and to gain access to the shipping and receiving areas along the southerly side of the building. It is anticipated that the facility will operate on a two-shift schedule during a typical work week. In addition, there will be no retail operations at this facility which could create undo traffic in the area.

Hannigan Engineering, Inc. is providing this information to assist the Board, and the Town Departments, in their review of this project for its anticipated approval. Please find the Preliminary Site Development Plans attached for review along with the appropriate documentation for the cultivation facility. We look forward to working with you on this project and would be available to meet and review aspects of the project should questions arise prior to the meeting with the Board. Please feel free to contact me at this office should you have any questions or concerns.

Sincerely,

HANNIGAN ENGINEERING, INC



Christopher M. Anderson, PE
Project Engineer

pc:

J:\My Documents\PROJECTS\2900+2916-Kwiz Capital Group\2916-Marijuana Special Permit.docx

TOWN OF WINCHENDON

7/23/02

Planning Board



Telephone (978) 297-0085
Facsimile (978) 297-1616

109 Front Street
Winchendon, Massachusetts 01475-1758

Application for Site Plan Approval

Fee paid: Town of Winchendon \$ _____ Winchendon Courier \$ _____

Pursuant to the provisions of Massachusetts General Law Chapter 40, Section 57, the Town Bylaw, Licenses and Permits of Delinquent Taxpayers, Section 2 L 1: 'Any Board ... shall deny the application ... for any person, corporation, or business enterprise who has neglected or refused to pay any local taxes, fees, assessments, betterments, or any other municipal charge.' **Certification must be obtained from the Town Treasurer on this form before it is submitted to the Planning Board. The Town Treasurer has up to ten (10) days to complete certification.**

I hereby certify that no debt is owed to the Town by the applicant or the owner of record for a period of time greater than twelve (12) months.

Town Treasurer Date

PB # _____ Rec'd by Planning Board _____

APPLICANT name Mantis Management Group, LLC

Address 3 Vermont Avenue, Saugus, MA 01906 Tel. # 617-270-2061

LANDOWNER name Kwiz Captial, LLC
Address 3 Vermont Avenue, Saugus, MA 01906 Tel. # 617-270-2061

LOCATION OF LAND Commercial Land with building - unoccupied

TITLE OF PLAN Site Development Plan

Property is to be used for Marijuana Cultivation Facility

under Article 3.2 of the Schedule of Use Regulations of the Town of Winchendon

Deed to the property, as recorded in the Worcester District Registry of Deeds

Book 59724 Page 264 and is shown on

Assessors Map 5A3 Parcel 0-197 Zoning Planned Development (PD)

Lot size 30,419 sf

The undersigned hereby request approval of a site plan under Section 5.2 of the Winchendon Zoning Bylaws and further certify that all information provided in this application and site plan is true.

OWNER signature _____
APPLICANT signature _____

Filing Fee: *Original of this application must be submitted to the Town Clerk.*
Formal Site Plan Review
Application = \$1,000
Consultant Dep= \$4,000
Low Impact Development
Application = \$25

ZONING BOARD OF APPEALS

WINCHENDON, MASSACHUSETTS



Application for SPECIAL PERMIT

Two checks: Town of Winchendon \$ _____ Winchendon Courier \$ _____

Tax Certification

Pursuant to the provisions of Massachusetts General Law, Chapter 40, Section 57, the Town Bylaw, Licenses and Permits of Delinquent Taxpayer, Section 1: "Any Board... shall deny application... for any person, corporation, or business enterprise who has neglected to pay any local taxes, fees, assessments, betterments, or any municipal charge." **Certification must be obtained from the Town Treasurer on this form before it is submitted to the Zoning Board of Appeals. The Treasurer has up to ten (10) days to complete this certification process.**

I hereby certify that the applicant or the owner of record owes no debt to the Town of Winchendon for a period of time greater than twelve (12) months.

(Town Treasurer)

(Date)

Date _____
Location 2 Juniper Street
Owner's name Kwiz Captial, LLC
Address (if different) 3 Vermont Avenue, Saugus, MA 01906
Applicant's name Mantis Management Group, LLC
(if different than owner)
Address 3 Vermont Avenue, Saugus, MA 01906

Book 59724 Page 264
Map 5A3 Parcel 0-197
Lot size 30,419 sf
Zone Planned Development (PD)
Proposed bldg. % of lot 64%
(see Building Inspector)
Applicant's tel. # 617-270-2061

Special Permit Request

This application is a request to the Zoning Board of Appeals of Winchendon for a Special Permit under the provisions of Article 6 Section 12 of the Winchendon Zoning Bylaws.

Brief description of proposed use: Marijuana Cultivation Facility

Eight (8) copies of this application must be accompanied by 8 copies of the following:

- Sketch plan (see attached instructions)
- Any supporting information and data the applicant feels will support their application.
- Letter of denial/explanation from the Building Inspector.

The application must also be accompanied by the appropriate application fee and Winchendon Courier advertising fee.

Application certification and signature

I hereby certify that the information provided in this application and the accompanying drawing(s) of the property as well as any supporting data are accurate, true, and correct to the best of my knowledge and belief.

Wendell O
Signature of Applicant (or their representative)

9/24/20
Date

The original of this form is to be filed with the Town Clerk.

This application will not be considered complete until all of the above information is provided.

Rev. 10/17/01

Kwiz Capital, LLC
3 Vermont Ave
Saugus, MA 01906

September 24, 2020

For the Attention of the Planning Board:

Mantis Management Group, LLC (MMG) is requesting a special permit from the planning board to allow cannabis cultivation and product manufacturing at **2 Juniper St, Winchendon MA.**

We have secured a provisional license from the Cannabis Control Commission (CCC) for a tier 1 cultivation license which allows for cultivation of no more than 5,000 square feet canopy space, and a product manufacturing license for extraction. We are proposing a new build of a **19,156 gross square feet** facility, which includes site development to improve the property and revitalize the area.

MMG will be cultivating cannabis directly from seeds that are sourced from reputable seed banks. Once we receive our final license, we will transfer new seeds into the Metric system, per Cannabis Control Commission regulations.

Here are important numbers in regards to MMG cultivating, processing, and packaging:

- 638 lbs of cannabis flower in year one
- 1,098 lbs in year two, and
- 1,134 lbs in year three
- In year four, MMG will be looking to expand into a **tier 2 license** which allows for cultivation in 10,000 square feet of canopy
- 2,339lbs in year four
- 2,410 lbs in year five, and
- 2,486 lbs in year six

Sincerely,



Wendell Orphe
Kwiz Capital (Managing Member)
Mantis Management Group (Managing Member)



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Certificate of Organization

(General Laws, Chapter)

Identification Number: 001353329

1. The exact name of the limited liability company is: MANTIS MANAGEMENT GROUP LLC

2a. Location of its principal office:

No. and Street: 3 VERMONT AVENUE
 City or Town: SAUGUS State: MA Zip: 01906 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 3 VERMONT AVENUE
 City or Town: SAUGUS State: MA Zip: 01906 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

TO OPERATE A STATE-LICENSED CULTIVATION "MARIJUANA ESTABLISHMENT" AS DEFINE D IN 935 CMR 500, PROVIDED, HOWEVER, THAT THE ENTITY WILL NOT ENGAGE IN THE SAL E OR CULTIVATION OF MARIJUANA OR ANY OF THE RELATED REGULATED PRODUCTS PRI OR TO THE RECEIPT OF A FINAL LICENSE FROM THE CANNABIS CONTROL COMMISSION.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: WENDELL ORPHE
 No. and Street: 3 VERMONT AVENUE
 City or Town: SAUGUS State: MA Zip: 01906 Country: USA

I, WENDELL ORPHE resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

| Title | Individual Name First, Middle, Last, Suffix | Address (no PO Box) Address, City or Town, State, Zip Code |
|---------|--|---|
| MANAGER | WENDELL ORPHE | 3 VERMONT AVENUE SAUGUS, MA 01906 USA |
| MANAGER | JOSEPH ANTHONY LUPO | 3 VERMONT AVENUE SAUGUS, MA 01906 USA |

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

| Title | Individual Name First, Middle, Last, Suffix | Address (no PO Box) Address, City or Town, State, Zip Code |
|-------|--|---|
| | | |

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

| Title | Individual Name First, Middle, Last, Suffix | Address (no PO Box) Address, City or Town, State, Zip Code |
|---------------|--|---|
| REAL PROPERTY | WENDELL ORPHE | 3 VERMONT AVENUE SAUGUS, MA 01906 USA |
| REAL PROPERTY | JOSEPH ANTHONY LUPO | 3 VERMONT AVENUE SAUGUS, MA 01906 USA |

9. Additional matters:

SIGNED UNDER THE PENALTIES OF PERJURY, this 2 Day of November, 2018,
WENDELL ORPHE

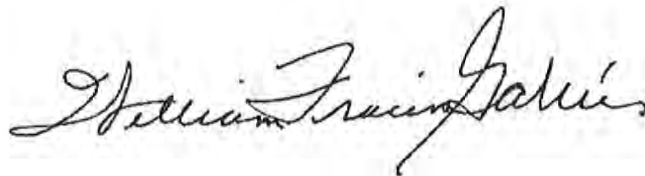
(The certificate must be signed by the person forming the LLC.)

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

November 02, 2018 11:55 AM

A handwritten signature in cursive script that reads "William Francis Galvin". The signature is written in black ink and is centered on the page.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



May 13, 2020

Mantis Management Group, LLC
MCN281390
worphe255@gmail.com

NOTICE: PROVISIONAL LICENSE

WHY ARE YOU RECEIVING THIS NOTICE?

This letter provides notice that the Cannabis Control Commission (“Commission”) approved the issuance of a provisional license subject to the conditions listed below. A provisional license authorizes the applicant to develop, but not operate, the proposed Marijuana Establishment identified in the application which is as follows:

Mantis Management Group, LLC
Cultivation, Tier 1/Indoor (up to 5,000 sq. ft.)
2 Juniper St, Winchendon, MA 01475

Prior to the issuance of a final license, Commission staff will evaluate whether the applicant has satisfied the following conditions and otherwise complied with the statutory and regulatory requirements for licensure:

1. Final license is subject to inspection to ascertain compliance with Commission regulations;
2. Final license is subject to inspection to ascertain compliance with applicable state laws and local codes, ordinances, and bylaws;
3. The applicant shall cooperate with and provide information to Commission staff;
4. Provisional licensure is subject to the payment of the appropriate license fee;
5. Final licensure is subject to the applicant providing Commission staff, upon inspection, with a detailed list of all proposed products to be produced with specific information as to types, forms, shapes, colors, and flavors;
6. Final licensure is subject to the applicant submitting to Commission staff, upon inspection, a revised Diversity Plan that modifies the goal relating to the percentage of women that will be included in the operation of the establishment; and
7. Final licensure is subject to the applicant submitting to Commission staff, upon inspection, a revised Positive Impact Plan that details information on the start-up capital for a cannabis business.

The applicant has demonstrated compliance with the laws and regulations of the Commonwealth and suitability for licensure. Therefore, the applicant is recommended for provisional licensure.



WHAT ARE YOUR NEXT STEPS?

To complete the process for obtaining a provisional license, the applicant must access the license fee payment packet for its approved application in the Massachusetts Cannabis Industry Portal ("MassCIP"). MassCIP will provide instructions for payment and calculate the license fee to be paid. Once your license fee is approved, this letter will serve as your provisional license subject to the conditions listed above. This notice shall be posted in a conspicuous location on the premises of the proposed Marijuana Establishment.

After review and processing of the applicable license fee, the licensee shall submit agent registration applications for all board members, executives, directors, managers, employees and volunteers. The licensee will need to verify their license number which will be the application number listed above without the "N" (for example, application number MCN456789 will have the license number MC456789). Agent applications are reviewed within 7-10 business days. Guidance on agent registration requirements is available on our website at: <https://mass-cannabis-control.com/guidancedocuments/>. Once one of the owners have been approved as a registered agent, you may contact Metrc at (877) 566-6506 and request the process for obtaining administrator credentials. Please note that the Metrc Industry Identification Number needed will populate overnight and be available through MassCIP the next day.

If the licensee plans to build or renovate, it is required to submit an architectural plan and receive approval from the Commission **prior** to work being performed pursuant to 935 CMR 500.103(1)(a). If building or renovations of a building are required or expected to be performed, please complete an Architectural Plan Review Request form located on our website at: <https://mass-cannabis-control.com/wp-content/uploads/2018/12/FORM-ARCHITECTURAL-PLAN-REVIEW-REQUEST.pdf>.

If no building or renovations are needed, or once all construction has been completed, the licensee is subject to inspections by Commission staff prior to being eligible for consideration of a final license. The licensee must officially request its initial inspection called a Post-Provisional License Inspection ("PPLI"). In order to officially request a PPLI, the licensee must submit the following documents: (1) Request for PPLI Form and (2) a detailed floor plan of the Marijuana Establishment that shows all entrances/exits, any loading bays, limited access areas including the identification of rooms utilized for cultivation (if applicable), and retail operations that will be accessible by the public (if applicable).

The Request for PPLI Form is attached to this notice. Please complete the form and submit it, along with the detailed floor plan, to inspections@cccmass.com. Upon receipt of the request and supporting documentation, you will receive notice from Commission staff informing you of the date, time, and location of the inspection.

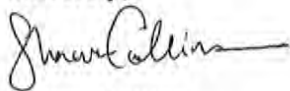
Please be advised that the issuance of a provisional license is based on the materials or information supplied in support of an application, and certain organizational changes must be approved by the

Commission. 935 CMR 500.104(1). The provisional licensee must also provide timely notice to the Commission if it discovers that application information has changed, or that the information provided was misleading, incorrect, false, or fraudulent. 935 CMR 500.104(2). Finally, a provisional license may not be assigned or transferred without prior approval by the Commission. 935 CMR 500.103(2)(b). The failure to comply with these or other regulatory requirements may result in the suspension or revocation of a provisional license and the denial of a final license. 935 CMR 500.400 and 500.450. **Please note that the Marijuana Establishment shall not possess marijuana for adult-use operations prior to being approved for a final license.**

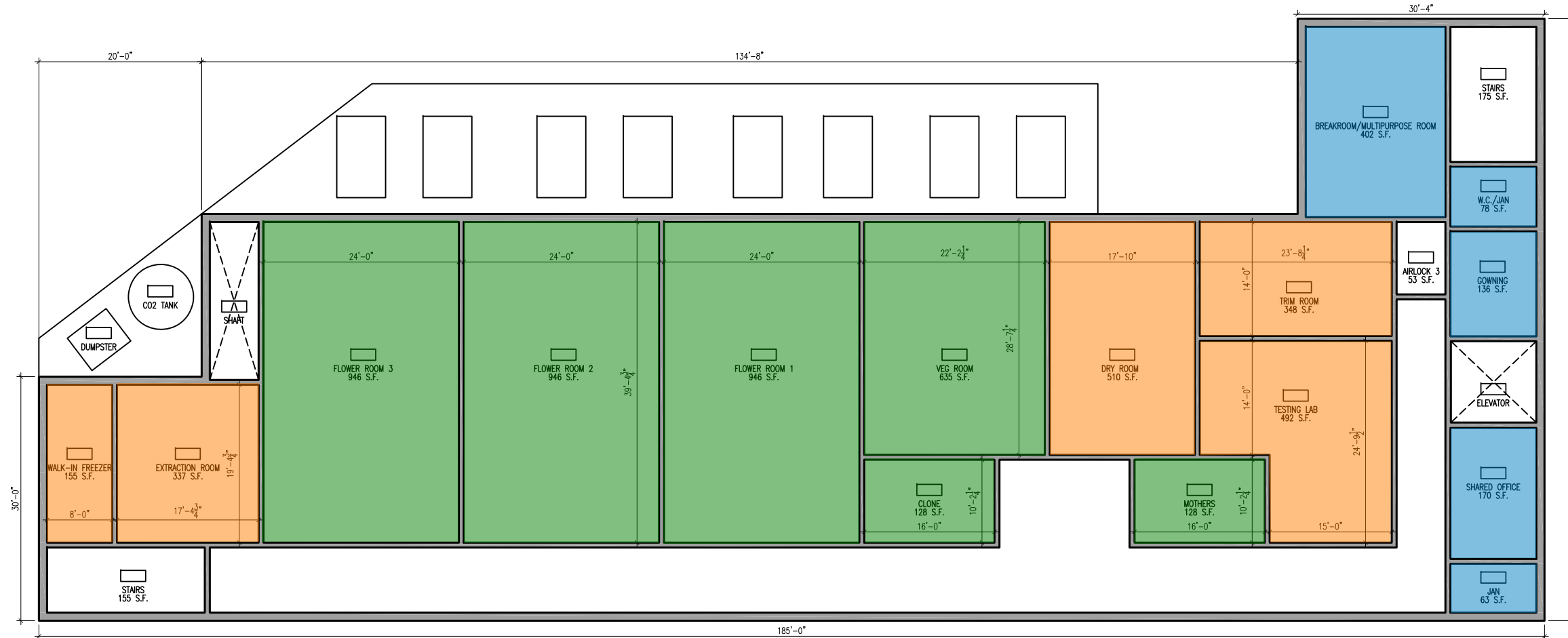
Please be advised that the Commission promulgated revised regulations effective as of November 1, 2019. All licensees must be in compliance with the most recent version of the Commission's regulations prior to requesting their PPLI. The Commission's regulations can be found here: <https://mass-cannabis-control.com/the-laws/>.

If there are any questions with regards to this notice, please contact the Commission at licensing@cccmass.com.

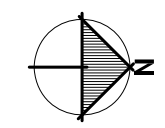
Sincerely,



Shawn Collins
Executive Director



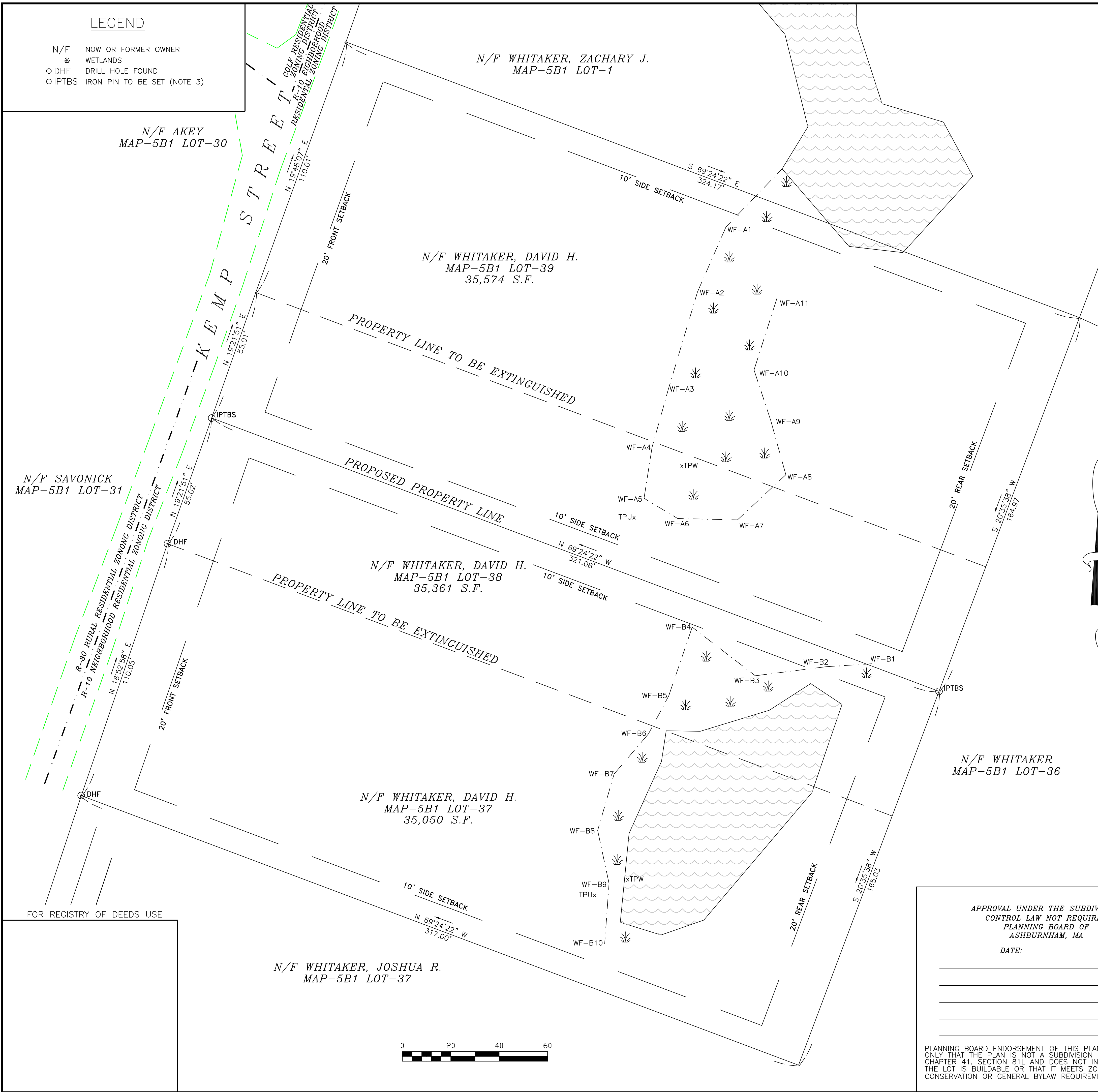
- ADMIN
- CULTIVATION
- POST-HARVEST/EXTRACTION/TESTING
- VAULT
- MECH/SUPPORT
- CIRCULATION



Project: MANTIS MANAGEMENT GROUP
 Drawing: FLOOR PLANS - 19,156 SF (TOTAL)
 Date: 09/08/2020
 Scale: 1/16" = 1'-0"

LEGEND

- N/F NOW OR FORMER OWNER
- W WETLANDS
- DHF DRILL HOLE FOUND
- IPTBS IRON PIN TO BE SET (NOTE 3)



LOCUS NTS

REFERENCE PLANS & DEEDS

SUBJECT LOT ASSESSOR'S MAP-5B1 LOTS 37, 38, & 39.
WCRD PLAN BOOK-873 PAGE-40

NOTES

1. THE PURPOSE OF THIS PLAN IS TO ELIMINATE MAP-5B1 LOT-38, MERGING PARTIALLY TO MAP-5B1 LOT-37 AND PARTIALLY TO MAP-5B1 LOT-39 TO CREATE TWO BUILDING LOTS
2. THE SUBJECT PROPERTY IS LOCATED IN THE R10 - NEIGHBORHOOD RESIDENTIAL ZONING DISTRICT

 DIMENSIONAL REQUIREMENTS:
 AREA= 10,000 S.F. MIN.
 FRONTAGE=75'
 MINIMUM FRONT SETBACK=20'
 MINIMUM SIDE SETBACK=10'
 MINIMUM REAR SETBACK=20'
 MAXIMUM IMPERVIOUS AREA AS % OF LOT=25%

 PROPOSED DIMENSIONS:
 MAP-5B1 LOT 37
 AREA= 52,646 S.F.
 FRONTAGE=165.07'
 MAP-5B1 LOT 37
 AREA= 53,234 S.F.
 FRONTAGE=165.02'
3. IPTBS SIGNIFIES A 5/8"Ø STEEL REINFORCING BAR WITH A PINK CAP LABELLED 'GRAZ ENG. PLS 47393' TO BE SET.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS:

PAUL F. GRASEWICZ P.L.S.
MASS. PLS #47393

A-N-R (MGL CH. 41, 81P) PLAN
MAP-5B1 LOT-37, 38, & 39 - KEMP STREET
WINCHENDON, MASSACHUSETTS

OWNER:
DAVID H. WHITAKER
157 HALL ROAD: WINCHENDON, MA 01475

PREPARED FOR:
BARKLEY ENTERPRISES, LLC
1032 NH RT.119; RINDGE, NH 03461

JULY 14, 2020

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
PLANNING BOARD OF
ASHBURNHAM, MA
DATE: _____

PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER M.G.L. CHAPTER 41, SECTION 81L AND DOES NOT INDICATE THAT THE LOT IS BUILDABLE OR THAT IT MEETS ZONING, HEALTH, CONSERVATION OR GENERAL BYLAW REQUIREMENTS.

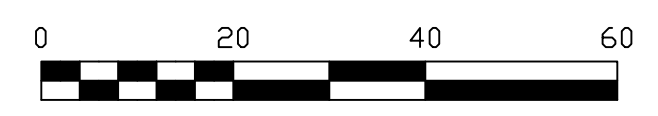
GRAZ Engineering, LLC

323 WEST LAKE ROAD; FITZWILLIAM, NH 03447; (603) 585-6959

JOB NO. 20118

SHEET 1 OF 1

FOR REGISTRY OF DEEDS USE



Alison Manugian

From: Alison Manugian
Sent: Tuesday, June 9, 2020 10:29 AM
To: 'Randy Rameau'
Subject: RE: Project Extension Request

Christine,

I reviewed the decisions and dates and such for 10 Gardner Road. Let me know if there are any questions on the items below!

- Conservation Commission approved Order of Conditions on 8/12/2019 and the window to complete work currently is through 8/19/2022. An extension should be requested in June of 2022 if needed.
- ZBA approved Special Permit for Uses on 5/15/19. This approval does not expire based on date only based on change of owner or if the approved uses are discontinued for more than two years.
- Planning Board approved the Site Plan on 7/30/19. You are permitted 6 months to start the work, which you did so that's not an issue. The permission gives you 2 years to complete the work – which is through 7/30/2021. An extension should be requested in May of 2021 if needed.
 - One of the conditions in the original Site Plan approval was that the entry to Route 12 be permitted and constructed by 6/30/2020. This was extended by the Board through 10/31/2020 earlier this year. If you wish to extend the permission timeframe for this condition please reach out to me in August - I'll make a note to check in as well.

For each of the extensions an email or letter of request will suffice. There is no hearing requirement and it's likely that Randy could attend the meeting to answer questions on his own.

Thank you,
Alison

Alison Manugian
Conservation & Planning Agent
Town of Winchendon
109 Front Street
Winchendon, MA 01475
978-297-5410

E-mail sent or received via the Town of Winchendon network are subject to disclosure under the Massachusetts Public Records Law (M.G.L. Chapter 66, Section 10) and the Federal Freedom of Information Act.

From: Randy Rameau [mailto:centralmasstree@gmail.com]
Sent: Tuesday, June 9, 2020 8:03 AM
To: Alison Manugian <AManugian@townofwinchendon.com>
Subject: Project Extension Request

Good morning Alison,

Due to the ongoing Covid and downward economic situation, we are going to need to request an extension on the site project here at 10 Gardner Road. Our logging operations remain shut down for the time being, and any

extended time would be greatly appreciated in order for us to hopefully be generating more income soon. Please let us know what we can do.

(Also, I'll have May's SWPPP reports to you later this morning).

Thank you!

Christine

--

Randy Rameau

Central Mass Tree, Inc.



Error! Filename not specified.

Direct: (978) 423-2889

Office: (978) 874-1509

Fax: (978) 874-6224

Visit us on the web: www.centralmasstree.com

"This communication may contain privileged and/or confidential information. It is intended solely for the use of the addressee. If you are not the intended recipient, you are strictly prohibited from disclosing, copying, distributing or using any of this information. If you receive this communication in error, please contact the sender immediately and destroy the material in its entirety, whether electronic or hard copy. This communication may contain nonpublic personal information about consumers subject to the restrictions of the Gramm-Leach-Bliley Act. You may not directly or indirectly reuse or re-disclose such information for any purpose other than to provide the services for which you are receiving the information."

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

April 21st, 2020

Virtual Meeting via Zoom

Present: Chairman Guy Corbosiero, Vice-Chair Scott Robillard, Leston Goodrich Jr. Burton Gould Jr., Joseph Sackett
Alison Manugian, Planning Agent

Absent: Vice-Chair Scott Robillard, Arthur Amenta, Burton Gould Jr.,

6:30PM- Chairman Guy Corbosiero called the Planning Board meeting to order followed by Governor Baker's order on conducting remote meetings. He explained the rules and regulations for the meeting.

Announcements: None.

Public Comments: None.

Business:

Continued Public Hearing: Miller's Run

Ms. Manugian received an email from Tracy Murphy stating she and Al Galant (DPW Director) performed a site visit on April 9th, 2020. They visited to observe road conditions and drainage during a rain event. They visited again on April 14th, 2020 to observe if any residual effects of the rain existed. There were no concerns with the integrity of the dirt portion of the road. The following are statements from the email by Tracy Murphy.

1. The DPW grades dirt roads multiple times every year and once the roads of Miller's Run are accepted by the town, they will be included in their regular cycle. The DPW Director will be installing signs to designate the dirt portion as an emergency egress only, this use has been discussed throughout this process.
2. Where water pools at the junction of the dirt and paved sections will be easily addressed by the grading of the dirt portion once that commences.
3. There are no additional railings necessary if both pedestrian walkways are accommodated. We were unable to locate any evidence of something previously installed.
4. Once the roadways are accepted, the homeowner at 156 Pinewood can contact the DPW to inquire about the particulars and details of their installation of an adequate driveway apron.

To reiterate to the planning board and the residents of the Miller's Run subdivision- the roadways, drainage structures and walkways throughout Miller's Run are approved by the DPW Director. Issues

that were discussed at the public hearing on April 7th can be easily addressed under general maintenance and will commence on acceptance of the roadway.

Mr. Goodrich asked about the timeline of when the grading of the road would start after it has been accepted. Ms. Manugian was not sure but assumed it would start on their next regular grading cycle.

Mr. Gould joined the meeting.

The motion to recommend the Board of Selectmen accept transfer the open space, that easements be formally put in place, and the town taking of the roads be brought forward to the town meeting, has been brought forward to the board.

Mr. Goodrich motioned to recommend, 2nd by Mr. Sackett. The board unanimously voted aye.

Goodrich (Y) Gould (Y) Sackett (Y) Corbosiero (Y) 4-0

Discussion of Public Hearings via remote participation

The board discussed the two options while meeting remotely- hold new hearings while the board meets remotely or postpone until in-person meetings commence, as both are legal options. Mr. Corbosiero recommended postponing new hearings until in-person meetings commence unless it is time sensitive. Mr. Goodrich, Mr. Gould, and Mr. Sackett all agreed.

Minutes: February 18, 2020

Mr. Sackett motioned to accept the corrected minutes from February 18, 2020, 2nd by Mr. Goodrich. The board unanimously voted aye.

Goodrich (Y) Gould (Y) Sackett (Y) Corbosiero (Y) 4-0

Correspondence Summary: None.

Mr. Goodrich motioned to adjourn, 2nd by Mr. Sackett. The board unanimously voted aye.

Goodrich (Y) Gould (Y) Sackett (Y) Corbosiero (Y) 4-0

Chairman Guy Corbosiero adjourned the meeting at 6:52PM

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary

Guy Corbosiero, Chairman

Scott Robillard, Vice-Chairman

Arthur Amenta

Burton Gould

Joseph Sackett

Leston Goodrich Jr.

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

May 5th, 2020

Virtual Meeting via Zoom

Present: Vice-Chair Scott Robillard, Arthur Amenta, Joseph Sackett, Leston Goodrich Jr.

Tracy Murphy, Director of Planning and Development
Alison Manugian, Planning Agent
Keith Hickey, Town Manager
Rick Ward, Board of Selectmen Member

Absent: Chairman Guy Corbosiero, Burton Gould Jr.,

6:40PM- Vice-Chair Scott Robillard called the Planning Board meeting to order followed by Governor Baker's order on conducting remote meetings. He explained the rules and regulations for the meeting.

Announcements: None.

Public Comments: None.

Business:

6:35PM- Opening and continuing of public hearing for marijuana cultivation facility at 60 Franklin Street.

Mr. Robillard read the public hearing notice.

Mr. Goodrich recused himself from voting due to conflicting interests.

The public hearing was proposed to continue on June 2nd, 2020.

Mr. Sackett motioned to continue the public hearing to June 2nd, 2020 at 6:35PM, 2nd by Mr. Robillard.
Amenta (Y) Sackett (Y) Robillard (Y) 3-0

Discussion of Public Hearings via remote participation

The board discussed this topic at the last meeting and the consensus was to postpone all new public hearing until in-person meetings commence, unless there was a time sensitive matter.

Mr. Hickey stated he respected the boards decision on postponing new public hearings but things seem to be getting worse and constantly delayed, so he is not sure when public hearings will return to “normal”. He urged the board to reconsider entertaining virtual public hearings due to the number of hearings that are ready to move forward, particularly concerning marijuana. Most of the hearings regarding retail marijuana have been favorable by the residents of Winchendon and are now just being put on hold.

Mr. Corbosiero joined the meeting.

Mr. Goodrich agreed with Mr. Hickey to a degree. He believes the public should be there physically in person, he is skeptical with the new zoom regulations and wonders if someone might challenge that it is not fair, they do not have access to the meetings, etc.

Mr. Robillard was optimistic in regards to hoping the meetings will be able to open to the public soon.

Mr. Ward believes the residents that truly care will find a way to participate and the likelihood of anyone being sued over this is minimal.

Mr. Sackett stated that even if things return to “normal” in the next few months he did not believe meetings with 20+ people will be allowed for a while. He suggested re-discussing this matter in another month or so.

Mr. Hickey does not suspect any lawsuits will come of this, the regulations are clear throughout the state. He is more concerned about the delay in these public hearings.

Mr. Goodrich suggested discussing this again on June 2nd, 2020.

Mr. Robillard agreed with Mr. Hickey to hold the public hearings virtually as to not delay them any further.

Mr. Hickey wanted to clarify, unless directed by Governor Baker differently, should the public hearing be posted publicly for June 2nd, 2020?

Ms. Manugian stated the recommendation is to request a 90 day extension and if it is denied, the public hearing will be posted for June 2nd, 2020.

Minutes: None.

Correspondence Summary: None.

Mr. Goodrich motioned to adjourn, 2nd by Mr. Sackett. The board unanimously voted aye.

Amenta (Y) Goodrich (Y) Sackett (Y) Robillard (Y) 4-0

Vice-Chair Scott Robillard adjourned the meeting at 7:13PM

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary

Guy Corbosiero, Chairman

Scott Robillard, Vice-Chairman

Arthur Amenta

Burton Gould

Joseph Sackett

Leston Goodrich Jr.

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

June 2nd, 2020

Remotely Recorded via Zoom

Present: Vice-Chair Scott Robillard, Leston Goodrich Jr., Joseph Sackett
Alison Manugian, Planning Agent

Guests: Justin LeClair, MEI

Absent: Chairman Guy Corbosiero, Arthur Amenta, Burton Gould Jr.,

6:30PM- Vice-Chair Scott Robillard called the Planning Board meeting to order followed by Governor Baker's order on conducting remote meetings. He explained the rules and regulations for the meeting.

Announcements: None.

Public Comments: None.

Business:

6:35PM- Continuation of public hearing for marijuana cultivation facility at 60 Franklin Street.

Mr. Robillard reviewed the plans and mentioned they do have a permit from the CCC.

Ms. Manugian stated the applicant and engineer for the applicant were both present at the meeting.

Justin LeClair with McCarty Engineering began his presentation with a summary of the project. It is located at 60 Franklin Street and is about 1.2 acres in size. It was previously a pellet mill which turned into a dumping ground for miscellaneous companies. A few years ago, the current owner Kyle Higgins purchased the property and began cleaning it out with the intent of having a marijuana cultivation facility on site. Per recommendation from the Conservation agent, they went before the Conservation Commission and received a negative determination for restoring what is seen behind the building. To receive approval from Conservation at the May 14th meeting, it needed to be restored to the natural vegetative state. The other work proposed on the site is replacing the existing temporary fence that is located around the building with a permanent security fixture (6-8ft tall) upon approval from the planning board. Mr. Higgins has a security plan in place but does not want to share all of that information tonight online to the public, for security purposes. There is no proposed drainage, no increasing the impervious area that is

already located on the site, and no major grading being done other than removing the junk, laying down loam seed, and restoring it to its natural vegetative state.

Mr. Higgins explained their intention at 60 Franklin Street is to establish a cannabis cultivation facility. They have already received a provisional license from the Cannabis Commission. The building is broken up between the 1st and 2nd floor. Each floor consists of one flowering room and one vegetation room. The 2nd floor contains a restroom for employees, and each level has a slop sink. The bathroom and sinks are tied into the town sewer system. The irrigation is a closed loop system, all excess runoff water is captured and pumped into a holding tank for reuse and will not enter the town sewer system. The HVAC system is also closed loop to reduce the smell. The building has 2 heat recovery machines that exhaust air from the building when needed, which are equipped with carbon filtration air filters to minimize the smell. All grow lights are LED and they are looking into solar in the future. It will be a smaller facility with no more than 2 employees at the facility per day. It is not open to the public and will be monitored 24/7 by several security cameras/systems.

Ms. Manugian did not have any concerns and felt the plan and facility met all the requirements. The one suggestion she proposed was to reserve the right to bring the owner back in a year if there are any issues in the meantime. It is a very standard condition and she already created a draft for the board to approve.

Mr. Amenta motioned to close the hearing, 2nd by Mr. Sackett. The board unanimously voted aye.
Amenta (Y) Goodrich (Y) Sackett (Y) Robillard (Y) 4-0

Mr. Robillard entertained a motion to accept the plans with the presented new waivers, along with the condition to reevaluate in a year if necessary, and approve the special permit. Mr. Amenta motioned, 2nd by Mr. Sackett. The board unanimously voted aye.
Amenta (Y) Goodrich (Y) Sackett (Y) Robillard (Y) 4-0

Mr. Corbosiero joined the meeting.

Ash Street Solar Project Sign-Off

Ms. Manugian stated she did not have any concerns with the project. John Perry with Dynamic Energy joined the meeting to discuss and answer any questions. Mr. Corbosiero asked if there were any concerns from residents, Ms. Manugian replied there have not been any. John Perry stated they plan on generating electricity as soon as possible.

Mr. Corbosiero motioned to accept the completion of the Ash Street Solar Project, 2nd by Mr. Amenta. The board unanimously voted aye.
Amenta (Y) Goodrich (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Allowing of Digital Signatures Temporarily

The state and the Governor have issued permission temporarily during COVID-19 for digital signatures. If the board is comfortable moving forward, it would need to be approved, and each member would need to individually meet with the town clerk to get your approval and have it notarized.

Mr. Robillard entertained a motion that the Winchendon Planning Board hereby recognizes and accepts the provisions of Mass General Law Chapter 110G regarding electronic signatures and that its members will henceforth execute documents either with electronic signature or with wet ink signatures and that both will carry the same legal weight effect.

Mr. Goodrich motioned to accept, 2nd by Mr. Corbosiero. The board unanimously voted aye.
Amenta (Y) Goodrich (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Minutes: None.

Correspondence Summary: None.

Mr. Amenta motioned to adjourn, 2nd by Mr. Corbosiero. The board unanimously voted aye.
Amenta (Y) Goodrich (Y) Robillard (Y) Sackett (Y) Corbosiero (Y) 5-0

Vice-Chair Scott Robillard adjourned the meeting at 7:15PM

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary

Guy Corbosiero, Chairman

Scott Robillard, Vice-Chairman

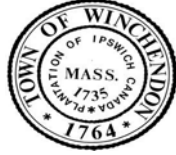
Arthur Amenta

Burton Gould

Joseph Sackett

Leston Goodrich Jr.

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Regular Meeting Minutes

July 7, 2020

Present: Acting Chairman Leston Goodrich Jr., Arthur Amenta, Joseph Sackett, Burton Gould Jr.
Alison Manugian, Planning Agent and various members of the public

Absent: Guy Corbosiero

Call to Order: Chairman Les Goodrich called the Planning Board meeting to order at 6:33. Meeting was held via zoom - Meeting ID: 943 8766 5474 and Password: 7428889

Announcements – L. Goodrich thanked Scott Robillard for his years of service on the Planning Board and congratulated him on the arrival of his new son Ryan.

Public Comment - none

6:35pm - Public Hearing for Site Plan Review and Special Permit Application for retail marijuana facility by 202 Trading Inc. at 682 Spring Street

The applicant and project Civil Engineer were present to outline the intended use and site changes for this project/parcel. Overall there will be a reduction in impervious site coverage so drainage conditions will be improved. Runoff will be collected in a detention basin for treatment. Parking is not anticipated to be an issue, but a lease agreement to park on the adjacent parcel can be negotiated if future needs present. A contactless pickup provision is included for preorders. There is no work anticipated that will impact wetlands. Elimination of gravel areas will yield space for additional plantings.

Discussion of Master Plan Committee was postponed as recusals (J. Sackett & A. Amenta) precluded a voting quorum.

A Amenta motioned to postpone the reorganization of Board Positions to the next meeting when a full Board is present. Motion was seconded by J. Sackett and all presented voted aye via roll call.

Guy Corbosiero indicated an interest in being reappointed as the Board’s MRPC representative. J. Sackett motioned to so appoint G. Corbosiero. A. Amenta seconded the motion all all present voted aye via roll call.

Minutes – none

Correspondence Update – none

A Amenta motioned to adjourn, 2nd by J Sackett. The board unanimously voted aye via roll call.

Acting Chairman Les Goodrich adjourned the meeting at 7:15PM

Respectfully submitted:

Alison Manugian, Planning Agent

Guy Corbosiero, Chairman

Leston Goodrich Jr.

Arthur Amenta

Burton Gould

Joseph Sackett

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Regular Meeting Minutes

July 21, 2020

Present: Chairman Guy Corbosiero, Arthur Amenta, Joseph Sackett, Leston Goodrich Jr.
Alison Manugian, Planning Agent

Absent: Burton Gould Jr.,

Call to Order: Chairman Guy Corbosiero called the Planning Board meeting to order at 6:31. Meeting was held via zoom - Meeting ID: 929 7622 2841 & Password: 5810135.

Announcements: Garrett Wante was appointed to the Board as an alternate by the Select Board
Agent reissued a covenant D release for Independence Way to correct book/page error in the original 1980's document.

Public Comments: None.

Business:

Reorganization of Board Positions – Chair & Vice-Chair

This item was postponed to the next meeting with a full roster of members. L Goodrich motioned to move this to the next meeting. Motion seconded by A Amenta. All present voted aye via roll call vote.

Central Street –

The plans for Central Street were reviewed and discussed. The Agent summarized the need to have Town Meeting official vote to accept the entire street in anticipation of the reconstruction project. DPW Director has reviewed and approved the plans.

A Amenta made a motion to forward the Central Street plans to the Board of Selectmen with a recommendation that this be placed on the Town Meeting warrant for formal acceptance by voters. L Goodrich seconded the motion and all present voted aye via roll call vote.

Lincoln Solar Chapter 61 Right of First Refusal –

The agent explained that one of the early steps for the Lincoln Solar project was to allow the Town of Winchendon their Right of First Refusal on the land to be removed from Chapter 61 protections. It has come to light that the votes on that didn't include information on one of the smaller slivers of land. The Select Board need a recommendation from the Planning Board with regard to the right of first refusal.

L Goodrich made a motion to recommend that the Selectmen not exercise the Town's right of first refusal option for this land. A Amenta seconded the motion and all present voted aye via roll call vote.

Lincoln Solar Project Closeout –

Brief discussion that project has been completed and drawings/construction are stamped in compliance with the approvals. During construction changes were made to some of the proposed drainage design elements. The peer review engineers have reviewed and approved the changes made. The system is up and running and National Grid is all connected. Abutter concern about glare remains open and his remedies would be through the courts.

J Sackett made a motion to accept as completed, in accordance with plans and permissions, the Lincoln Solar Project. A Amenta seconded the motion and all present voted aye via roll call.

Happy Hollow Solar Project Closeout –

Brief discussion that project has been completed and drawings/construction are stamped in compliance with the approvals. An email was received last week indicating that the abutters are very happy with the final cleared conditions and plantings that went in this spring. The system is up and running at this point.

L Goodrich made a motion to accept as completed, in accordance with plans and permissions, the Happy Hollow Solar Project. A Amenta seconded the motion and all present voted aye via roll call.

Discussion of Master Plan Committee – (A Amenta & J Sackett recused themselves)

There were not enough members present to make this determination so this will remain on the agenda for the next meeting. (While this was envisioned to be a 7 member committee, only 5 slots are currently filled. This makes meetings difficult to hold due to quorum issues. The Board is asked to consider reducing the committee to 5 members to ensure this work can continue.) Agent requested to confirm that Garrett Wante has no conflict and won't need to recuse himself.

The Planning Agent drafted an approval for the Otter River Holdings project and forwarded the decision to Planning Board members. If two or more members register a concern with this decision it will be brought forward to a meeting. L Goodrich requested that the Otter River Holdings applicants appear before the full Planning Board for Site Review. If a second member has concerns they were asked to email the Planning Agent.

Agent was asked to request permission from the Town Manager to meet again in person with appropriate masks and social distancing protocols. An update will be given to the Board via email.

Minutes: None

Correspondence Summary: None

L Goodrich motioned to adjourn, 2nd by J Sackett. The board unanimously voted aye via roll call.

Chairman Guy Corbosiero adjourned the meeting at 7:02PM

Respectfully submitted:



Alison Manugian, Planning Agent

Guy Corbosiero, Chairman

Leston Goodrich Jr.

Arthur Amenta

Burton Gould

Joseph Sackett



Planning Board
Regular Meeting/Public Hearing Minutes
August 18, 2020
Remotely Recorded via Zoom

Present: Chairman Guy Corbosiero, Arthur Amenta, Burton Gould Jr., Leston Goodrich Jr., Joseph Sackett, Garrett Wante (Alternate)
Alison Manugian, Planning Agent

Guests: Rodney Galton, Al Gallant, Tony Kurylo, Inanna Arthen, Kevin Clark WVRC

Absent:

6:30PM- Chairman Guy Corbosiero called the Planning Board meeting to order and read the statement about remote meetings during COVID 19

Announcements:

A Manugian notified the Board that the Robert's Way project garage structure is in progress and the front drainage is largely done for the subdivision. The owner stated to the agent that he anticipates approximately 8,000cy of material removal. The Subdivision approval conditions require that the PB ok the grading and drainage prior to removal of materials from site. In this case, given the volume of soil to be removed the grading/drainage can't be completed without permission to remove materials. Guidance was requested as to how to proceed, allowing or halting material removals from the site(s).

G. Corbosiero indicated surprise that they didn't reach out to the Planning Board in advance of removing materials as this is a standard condition. He believes they should halt and then get permission to proceed.

B. Gould expressed ongoing concerns about the operations on this site. He suggested that a site visit and discussion at a posted meeting are necessary.

The suggestion quickly reached consensus and the agent will reach out to shut down material removals tomorrow morning, then setup a meeting followed by a site visit.

Public Comments: None.

Reorganization of Board Positions – Chair & Vice-Chair –

A Amenta motioned that G. Corbosiero continue to serve as Chair and L. Goodrich seconded the motion. All voted aye via roll call.

A. Amenta nominated JSackett serve as Vice-Chair and L. Goodrich seconded the motion. J. Sackett respectfully declined this role.

B Gould suggested passing this over for now as no further nominations were forthcoming.

MJTC appointment – to be placed on the next agenda and members will seek volunteers.

L. Goodrich motioned to move tree hearing up on agenda – B. Gould seconded the motion and all voted aye via roll call

Public Hearing in conjunction with Tree Warden – Application for removal of Eastern White Pine (50” diam @ chest height) near 98 Hale St. for solar array.

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

Al Gallant - Winchendon Tree Warden explained that Richard Garno has requested permission to remove a large tree near his property. Per MGL Chapter 87, Section 3 the Tree Warden can not remove or allow to be removed a healthy tree in the public way. The Planning Board has jurisdiction to allow such a tree to be removed.

Richard Garno explained that he has 15 trees that need to be removed to facilitate solar array productivity. Fourteen trees are on his property and one is a town tree in the public way. He expressed concern that this tree, with the other 14 removed, may become a hazard due to the existing lean and the newfound exposure.

L. Goodrich moved to close the hearing – B. Gould seconded this motion and all voted aye via roll call.

B. Gould moved to allow tree to be removed – L. Goodrich seconded this motion and all voted aye via roll call.

R. Garno requested a letter affirming this decision which will be forthcoming from the Tree Warden and Planning Agent.

ECOS Solar Site Plan Application - Spring Street; Assessor's Map 9, Parcels 97 & 98 Construction of a 9MW ground mounted solar array w/ work in wetland buffers and wetland crossings

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

A Manugian explained that the project is in progress with Conservation for review of the wetland impacts. A peer review for the Site Permit has been requested, but not yet completed. The peer reviewer, Jean Christy of Tighe and Bond, will be doing a site walk on the 24th with the owner and his wetland scientist.

G. Corbosiero stated that a site walk and peer review response will be needed before any decision can be rendered.

R. Galton of ECOS Energy summarized the project – the site is approximately 72 acres and will have a 9MW solar installation. The fenced area will be approximately 58 acres and will surround

all of the solar system. The remainder of the area will become grassed meadow, in particular he highlighted some mounds on the southern end of the site that will be removed and topsoiled to become meadow.. The site was previously used as a gravel operation and the existing roadways and wetland crossings will be utilized. Some detention basins are proposed to address runoff changes in response to grading and changes in ground cover. He reviewed the distances to the property lines and indicated that the adjacent parcel in Ashburnham is also owned by the same company. The interconnection point, per National Grid, is approximately 2 miles west on Spring Street.

L. Goodrich requested clarification of the location coming off of Spring Street and echoed the need for a site walk to understand the arrays and locations, particularly given the glint/glare concerns from other similar projects.

G. Corbosiero asked which open fields are to be used and the applicant responded that all three open fields will be used. He stated that the array will have a tracker system so the panels will move with the sun, changing angle approximately every 5 minutes.

G. Corbosiero asked about homes within ½ mile of the site and the applicant stated he doesn't think there are any on the Winchendon side. L. Goodrich indicated that there is a home on the Ashburnham side of the project.

L. Goodrich reiterated the need for a site walk to explain how the panels change angle, to what degree they move and what the nearby impacts will be. R. Galton explained that this area in summer is in a SE to NW ellipse for the path of the sun and in the winter a SE-SW ellipse will be used. The primary direction of the panels will be to the south.

B Gould indicated that the site has water, which raises a question of flood plain and means that the Board should focus on what Conservation decisions are made. R. Galton clarified that the project is in Zone C so is outside the flood hazard zones. B. Gould indicated personal knowledge of the site and concern about the age of the Flood Zone determinations.

R. Galton indicated a hope that the Conservation review will wrap up at their next meeting in early September.

B Gould asked about a road/access off of Route 140 – there used to be a paper road to a camping area, which can be clarified with the site visit.

R. Galton invited the Planning Board members to join in on the previously scheduled site walk on August 24 at 11 am. All members indicated that the time works for them and that they plan to attend.

L. Goodrich moved to continue the hearing to 6:35pm on September 15th, allowing for the Conservation meeting to occur. This motion was seconded by B. Gould and all voted aye via roll call.

Master Plan

A Manugian requested that the Board consider reducing the make up of the Master Plan Committee from 7 members to five. There are currently five appointed members and obtaining a quorum

can be difficult. B. Gould motioned to reduce the Committee as suggested. L. Goodrich seconded the motion. J. Sackett and A. Amenta recused themselves due to concerns about conflict. G. Corbosiero, L Goodrich and B Gould voted aye via roll call.

A Manugian requested that Planning Board members review the Preliminary Draft Master Plan in the meeting packet and send comments and questions to the Land Use Department. It is the intent to open the document up for public comment in the coming weeks.

Ongoing solar glare discussion with Tony Kurylo, an abutter to Lincoln Solar.

This agenda item is a continuation of past glare concerns raised by Mr. Kurylo following the installation of the Lincoln Solar System. During various times of year glare is present off of the panels and impacts his home and property.

B Gould agreed that this is of concern and requested that A Manugian follow up with Town Counsel to get a detailed understanding of legal options and possible Town exposures.

T. Kurylo appreciated the idea that Counsel be consulted. He indicated that the Building Inspector, Geoff Newton, visited the site and agreed there is a problem. He indicated that G. Newton stated he would update the Planning Board and would reach out to the solar array installers.

A Manugian indicated that the solar company has not made any suggestions to date that would remedy the issues or address T. Kurylo's concerns.

T. Kurylo asked about the process to update the zoning regulations to prevent similar impacts from future projects. G. Corbosiero indicated an interest in this as well.

A Manugian indicated that a bylaw update would need to be approved by Town Meeting. During the COVID state of emergency the state is not allowing any bylaw changes. There is an opportunity to start doing the research and working on updates for a future town meeting.

The general consensus is that there is clearly a problem and one that we need to learn from to ensure that future projects do not have the same impacts.

B Gould is concerned that changing the zoning at this point could get expensive.

T. Kurylo asked if the current project would be required to update and adapt to future bylaw changes if they are approved. G. Corbosier stated that they would not.

T. Kurylo indicated that the Planning Board should consider more effective blending with environment and minimizing impact to abutters. He noted that other projects (Robert's Way was highlighted) have included discussion and work to ensure pleasing aesthetics. The Lincoln Solar project has amounted to thousands of mirrors installed with regard only to setbacks and without discussion of vegetation. Winchendon, and other communities, need to improve buffering requirements for these types of projects.

T Kurylo indicated that the solar array has been up and functional for almost a year now and that there are eight months of glare – March through October. Glare comes off of different panels at different points and seems to hit more panels in the summer increasing the impact.

B Gould motioned to request information from town counsel – A Amenta seconded the motion and clarified that his interest is around ‘What can the planning board do legally to help this guy out?’ ‘What are legal ramifications – get us pointed in the right direction legally. What options are there to update and change bylaws now and in the future.’ All presented voted aye via roll call

G. Corbosiero asked for hard copies of the site drawings for ECOS – Solar project and A. Manugian indicated she would mail them to him. Any other members wanting hard copies of any materials should let her know.

Minutes –

J Sackett motioned to delay voting on all minutes as he has yet to review them. L Goodrich seconded this motion. B. Gould indicated that his packet didn’t include minutes. All voted aye via roll call.

Correspondence Update

A variety of meeting announcements and decision notices. The only notable one is from the Town of Rindge which is considering an application for a Major Site Plan and Major Subdivision project located off of Route 119. The project includes 26 single family lots, 16 3-bedroom units and 24 2-bedroom units. Plans are available at www.rindgenh.org under the Planning Board page.

B Gould motioned to adjourn, and L Goodrich seconded the motion – the board unanimously voted aye via roll call vote and Chairman Guy Corbosiero adjourned the meeting at 7:38

Respectfully submitted:

Alison Manugian – Planning Agent

Guy Corbosiero, Chairman

Leston Goodrich Jr.

Arthur Amenta

Burton Gould

Joseph Sackett

Garrett Wante (Alternate)

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

September 1, 2020

Virtual Meeting via Zoom –

Meeting ID: 995 6688 8368 - Passcode: 4679846

Present: Chairman Guy Corbosiero, Arthur Amenta, Joseph Sackett, Leston Goodrich Jr.
Alison Manugian, Planning Agent, Jameson VanDyke, Paul Grasewicz, Nate Aucoin

Absent: Burton Gould Jr.,

6:30PM- Chairman Guy Corbosiero, called the Planning Board meeting to order and read Governor Baker's order on conducting remote meetings then took attendance via roll call.

Announcements: None.

Public Comments: None.

Business:**Discussion of Robert's Way permission to remove soil materials from site.**

Planning Agent provided a summary of the project and meeting topic. The subdivision permission and the individual site permissions all include a condition that the Planning Board needs to approve removal of cut materials prior to said removal. The conditions require that the grading and drainage be complete prior to materials being removed. The project owner, site supervisor and engineer appear to be unaware of this requirement. The requirement to finish grading and drainage prior to getting permission to remove materials from the site can be difficult depending on the volumes in question and the site dimensions. The original subdivision Impact Report references approximately 400cy of fill, the site Impact Report for parcel A (garages) references approximately 8,800 cy of fill. The current site balances requires an estimated 8,800cy of loam and boulders be removed from the site.

Nate Aucoin explained the current materials balance and how the calculations were originally done and what site conditions have changed the estimates. The property was higher in elevation than what was shown on the aerial topography by .33' which equates to about 3700 CY of material. All loam and organic material in the work zones needed to be stripped yielding approximately 11,000cy of materials. Some of this material will be reused on site leaving approximately 8,500cy of loam to be removed from this site.

The project consists of three lots. Lot A is nearing completion with loaming and drainage almost done. Lot C is largely to grade and Lot B is being used for loam/boulder storage. The subdivision roadways are graveled. The overall intent is to have the projects completed and paving done before winter weather hits.

G. Corbosiero inquired about the boulders onsite. Nate Aucoin responded that removal from the site incurs costs and grinding the boulders into gravel and screening costs more than the gravel sells for. The intent will be to use boulders on-site as much as possible.

L. Goodrich asked if the intent is still to proceed using boulders as described in the site visit. Nate Aucoin responded that they will likely place some around the septic system on lot A and use some on lot C to protect the infiltration area. Some will likely be used on lot B to armour and stabilize the rear border hill.

L. Goodrich stated that the site overall looks good and asked about the sizing of the detention areas. Nate Aucoin and Paul Grasewicz responded that the areas were designed to retain the 2, 10 and 100 year storms lowering post-construction peak flows to less than the pre-construction peaks. The construction is done using GPS so is accurate.

L. Goodrich asked how the site material calculations varied so much from initial planning through construction. Paul Grasewicz responded that the site was rockier than anticipated and that the loam and organics were thicker than on many sites.

L. Goodrich indicated that someone should have come to the Planning Board as soon as it became apparent that the calculations needed to be updated. Jamie VanDyke acknowledged the error and stated that this will be a learning experience for all involved. Nate Aucoin stated that lot A will be their commercial home and that they want the project and product to be well done. G. Corbosiero echoed the need to prevent this lack of communication in the future.

L. Goodrich asked about oil and water collection in or beneath the slabs in the garages on lot A. Nate Aucoin explained that any such materials will be collected on-site and that the intent is to have a furnace that burns waste oil. (Note that vehicle repair use requires a Special Permit from the ZBA).

L. Goodrich reminded the owner that the conditions require that stockpiled soil be covered. Jamie VanDyke stated the intent to remove the soil as soon as possible. Nate Aucoin indicated that their monitoring has shown no erosion or runoff on the stockpiles. He stated that the intent is to seed all areas of the site by mid-November.

L. Goodrich made a motion to allow the removal of loam and boulders from the site as needed to complete construction as planned, noting that if the amounts to be removed exceed current expectations the Board shall be notified immediately. A. Amenta seconded the motion and all voted in favor via roll call vote.

G. Corbosiero noted that the site looks great and the project to date exceeds his expectations.

Discussion of these standard conditions

The Planning Agent reminded the Board that consideration of these conditions and possible construction impacts should likely be on a future agenda.

G. Corbosiero acknowledged that the conditions as they currently are may be overkill and that review makes sense.

L. Goodrich pointed out that the conditions wouldn't have threatened to impact construction if the owner had notified the Board of changes when they were first identified.

L. Goodrich stated that the Town Clerk is allowing submission of approved minutes without Boards' signatures during the COVID pandemic. The Planning Agent will confirm this.

Minutes: None.

Correspondence Summary: None.

L. Goodrich motioned to adjourn. A. Amenta seconded the motion and all voted aye via roll call.

Chair adjourned the meeting at 7:03PM

Respectfully submitted,



Alison Manugian
Planning Agent

Guy Corbosiero, Chairman

Leston Goodrich Jr.

Arthur Amenta

Burton Gould

Joseph Sackett



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

September 15, 2020

Virtual Meeting via Zoom –

Meeting ID: 997 2280 2747

Password: 6106444

- Present:** Board Members: Acting Chair Leston Goodrich Jr., Arthur Amenta, Joseph Sackett, Burton Gould Jr. (arrived at 6:39pm during ECOS continuation),
- Others: Alison Manugian (Planning Agent), Kevin Clark, Anthony Parinello, Jane Lapointe, Marc Dorwart (arrived at 6:45pm and left at 6:54pm)
- Absent:** Chairman Guy Corbosiero, Alternate Garrett Wante

6:30PM- Acting Chair Leston Goodrich called the Planning Board meeting to order and read Governor Baker’s order on conducting remote meetings then took attendance via roll call.

Announcements: None.

Public Comments:

Jane Lapointe presented information about the Master Plan Draft release scheduled for 9/16/2020. The document and cover letter will be on the website and links available via social and local media. This document has been in progress since 2014 and is comprehensive. Written comments and questions should be sent to Tracy Murphy or Nicole Roberts. Hard copies can be available if needed.

Business:

ECOS Solar Site Plan Application - Spring Street; Assessor's Map 9, Parcels 97 & 98

Agent informed members that no new information is available as the applicant is working through requested items and peer review for Conservation Commission process. The applicant requested continuance to 10/20/2020.

A Amenta highlighted the requirement of Section 7.2.5 which calls for 100’ of buffer between the Industrial zone and a Residential use or district.

Agent confirmed that the applicant is aware of this section of the regulations.

B Gould motioned to continue the hearing to 10/20/2020 at 6:35pm. J. Sackett seconded the motion and all voted aye via roll call vote.

Discussion of possible amendment to Site Plan Approval for 682 Spring Street

Agent provided an overview of the site and meeting with the contractor last week. The applicant is planning to submit for formal Site Plan Amendment, but wanted to have preliminary discussion with the Board. The applicant is clear that any construction done to move in the direction of their proposed amendment will be done at their own risk. The existing survey data didn’t capture the parking, pavement and slope on the adjacent parcel containing Little Anthony’s. The previously approved Site Plan proposal included new construction of parking spaces that, when staked in the field, overlap the existing parking. Given the co-ownership and agreement for overflow parking to use Little Anthony’s spaces

construction as approved simply replaces existing parking with new parking after the expense and effort of grading and construction. The originally approved Site Plan stated that 7 parking spaces are required and 39 were provided. The reduction in paved area and changes in grade allow for reduction in piping and simplify the proposed drainage design.

A Parinello confirmed the Agent's summary and highlighted that the proposed amendment yields no reduction in overall parking availability and saves significant construction costs. There is no effective impact to this parcel or adjacent parcels.

L. Goodrich stated that he sees no concerns.

B. Gould stated that he is ready to approve and has no issues.

J. Sackett asked about the viability of connecting the parking lot with that of Little Anthony's internally in an attempt to improve traffic flow.

A Parinello explained that the slope between the two sites is problematic and would impact drainage. The two parcels will be connected by a sidewalk. Additionally there is a guy wire from the utility pole on Spring Street that could cause plowing problems if the connection was made for vehicle traffic.

L. Goodrich confirmed the Applicant's intent to have the final design entirely outside of the 100' wetland buffer, which A. Parinello confirmed.

Agent indicated that this will come before the board formally in October depending on submission date.

Minutes: None.

Correspondence Summary: None.

A Amenta motioned to adjourn the meeting. B. Gould seconded the motion and all voted aye via roll call.

Acting Chair adjourned the meeting at 6:56PM

Respectfully submitted,



Alison Manugian

Planning Agent

Leston Goodrich Jr., Acting Chairman

Arthur Amenta

Burton Gould, Jr.

Joseph Sackett



Planning Board

Telephone (978)-297-5419

Regular Meeting/Public Hearing

October 6, 2020

Virtual Meeting via Zoom – Meeting ID: 924 0804 7079 Passcode: 2230939

Present: Board Members: Chairman Guy Corbosiero, Alternate Garrett Wante
Others: Alison Manugian (Planning Agent), Inanna Arten

Absent: Leston Goodrich Jr., Arthur Amenta, Joseph Sackett, Burton Gould Jr.

6:34PM- Chairman Guy Corbosiero called the meeting to order and read remote hearing statement.

Announcements: Due to Gardner News advertising error the hearings scheduled for tonight can not take place. They will run the ads in time for the next meeting so we are to continue the two listed hearings for the same respective times on the 20th of October.

Public Comments – None

Business:

6:35pm Public Hearing - Special Permit application from Asher Construction for a project located on Weller Road identified as Assessors Map 5C3 Parcels 153, 222, 223, 224, & 225 for access to a residential use over a lot line other than the frontage as afforded by Article 7.4.1 of the Winchendon Zoning Bylaws.

Hearing was opened and the notice read. The Chair announced that the hearing will be continued at 6:35pm on 10/20.

6:40 pm Public Hearing - Site Plan and Special Permit applications for a Retail Marijuana Facility submitted by 202 Trading Inc. on property located at 682 Spring Street identified as Winchendon Assessors Map 9 Parcel 157.

Hearing was opened and the notice read. The Chair announced that the hearing will be continued at 6:40pm on 10/20.

Minutes: None

Correspondence Summary: None

Meeting was adjourned by the Chair at 6:43pm

Respectfully submitted,


Alison Manugian
Planning Agent