

TOWN OF WINCHENDON



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Master Plan Committee

109 Front Street
Winchendon, Massachusetts 01475-1758
Robinson Broadhurst Conference Room 4th Floor
Master Plan Minutes
August 4, 2014

Present: Penny Maliska, Chair
Corey Bohan, Vice-Chair
Lionel Cloutier

Tracy Murphy
James Halloran

Absent: Jane LaPointe
Brian Dickens
Doneen Durling

Greg Vine
Diane Seigny
Myranda Bishop

List of Documents Presented at Meeting:

- Town of Winchendon Environmental and Development Characteristics Packet
- Monday July 21, 2014 Minutes
- Development Potential and Surrounding Communities Map
- Development Potential and Zoning Districts Map
- Development Potential Map

Maliska called the meeting to order at 2:01 p.m.

Disclosure of Audio/Video Recording: White audio recorded the meeting this evening.

GUEST SPEAKERS: Maliska introduced the guest speakers John Hume, Planning and Development Director, and Renee Marion, GIS Specialist from Montachusett Regional Planning. Hume wanted to make sure everyone got the handouts they brought which were three Development Potential Maps and an Environmental and Development Characteristics Packet. Hume says this type of work that they have been at for the past month or so is an Environmental and Development Characteristics Study that can be utilized for the Economic Development of the Master Plan and for a land use and housing element. Hume then provided a brief overview of the Environmental and Development Characteristics Packet. Hume mentioned how Marion works in their GIS Department and makes all of their maps. Hume said a real stand out from table one in the packets was from 1980 to 1990 they've got 25.45 percent population increase which is an increase of 1,786 increase of persons within that time frame. The increase for this Town is double that of the Montachusett Region increases. Hume stated that just with the growing community reflecting to the existing zoning along with the environmental data you can see where development could occur and how much development could occur as well as future tax revenue. Marion briefly talks about the methodology of the maps and characteristics. Marion refers everyone to the Development Potential map she says you'll notice there are four different categories in the legend which are; developable land, absolute constraints, partial constraints, and what's currently developed. Absolute Constraints you cannot build on at all and Partial Constraints you can maybe build on. Marion defines Absolute Constraints, they are defined by water which we get from Land Use Data, 100 foot

DEP Department and Environmental Protection, River Protection Act Buffers, Slopes greater than 26 percent, and permanently protected Open Space. Partial Constraints are defined by FEMA Flood zones both 100 and 500 and DEP Departments. Marion goes on to explain the Map with the zoning. She said the majority of the developable lands are in the rural and residential areas. The final map with surrounding communities has all of the four categories in relation to surrounding communities, including Phillipston and Hubbardston. Bohan asks if Marion takes this data and gives recommendations with it as to how we could better develop a particular area in town or restrict another are in town per se. If you believe a certain area in town in lacking economically or lacking in protection, or how would you match the two if they were intertwined. Hume said this would be a part of the inventory and analysis section of the Master Plan element. Bohan says, with the constraints that are used are they particular constricted to what type of constraint as far as on the Development Potential map are they strictly Conservation related or related to other factors. Marion says that they are primarily driven by environmental data. Murphy suggested that the Land Use map in conjunction with the Development Potential map would be able to tell you a lot. Bohan asks if they have access to topography of the entire town. Marion said yes they do. Bohan asks for a copy. Marion said they do have the capability to do a 3D map but asked if we had and interface to use that interactively. Murphy replied saying no but Marion said she has spoken to Murphy about other options for example doing it via Google Earth. Marion said she could send Murphy a KML file with the topography on there and they could interact with it. Hume goes over the rest of the packet. Marion told us the latest update of the maps was in 2009. Murphy says she think that they'll find within some of the subdivision rules that there are some provisions and areas that are restricted and protected. Cloutier says of the applications for the properties the majority of the property cannot be open, you can't just clear cut it. Halloran asks what constitutes a partial development area and Marion defines it to him. Hume said there is several pieces of the puzzle that need to be drawn together; right now it's just a ballpark figure as to how much developable land there is. Cloutier asked if they could darken the highlighted protected areas.

OPEN DISCUSSION: Murphy said she is still working out the contract with UMASS. She wanted to bring the required public forum process to the Board. The Professor spoke to her and suggested that the group do a workshop and presentation. This way it acts as participation and learning the set-up. The Professor wanted to try and do it around the third week in September. Maliska mentioned she was looking forward to it. She also thinks that the Historic groups should be there too. The Board agrees they don't feel they will be ready to present themselves in the third week of September, but the student still could. Murphy discusses the focus groups and she wants to make an individual appointment with everyone on the Committee to discuss their personal focus areas. She said the economic development section is good shape. She will send out individual emails to the Committee to set up dates and times to meet. Murphy tells Halloran they can meet on Implementation.

APPROVAL OF MINUTES: Monday July 21, 2014 – Cloutier moved to approve; Bohan seconded. By a vote of all aye, the motion carried unanimously.

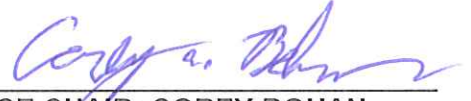
OTHER BUSINESS: LaPointe contacted Murphy and she said she will return back to meetings after her recovery.

SET NEXT MEETING DATE AND TIME: The next meeting is set for September 15, 2014 at 2:00.

ADJOURNMENT: Cloutier moves to adjourn; Bohan seconded. By a vote of all aye, the meeting adjourned at 2:53 p.m.



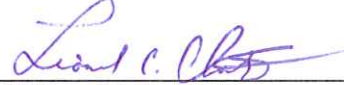
CHAIR: PENNY MALISKA



VICE CHAIR: COREY BOHAN



JAMES HALLORAN



LIONEL CLOUTIER

BRIAN DICKENS

JANE LAPOINTE



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