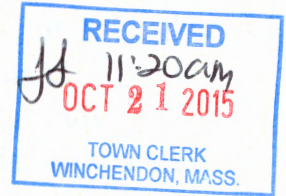


Approved 10/6/15

TOWN OF WINCHENDON



Planning Board

Telephone (978) 297-5414

Planning Board Minutes September 15, 2015 4th Floor Robinson Broadhurst Conference Room

Present: Chairman Guy Corbosiero, Clerk James McCrohon, Greg Vine, and Burton Gould Jr.

Recorder Doneen Durling
Gerry Gerbrands (Second St.)
Steve Ballard (Lakeview Ave.)

Absent; Robert O'Keefe

Materials: Agenda September 15, 2015
Correspondence
Minutes 8-18-15
ANR Form A 46 Lakeview Dr.
Map 46 Lakeview Dr.
Lot Plans Lakeview Dr.
Committee Meeting updates
Correspondence
Subdivision Plan Frank DeSimone

Call to Order; 7:01

Pledge of Allegiance

The chairman asked if anyone was recording. He said recording was fine but the assembly needed to be informed.

Announcements

The chairman said the meeting would not be televised because the selectmen were meeting at the same time and they have precedence. He said the meeting was being recorded and called for a motion to suspend the televising of the meeting.

Mr. McCrohon moved to suspend televising the meeting/second by Mr. Vine

Gould (Y) Vine (Y) McCrohon (Y) Corbosiero (Y) 4 – 0 Approved

Appointment/Capital Planning

The chairman said he would volunteer if nobody else does.

Mr. Gould said he accepts Mr. Corbosiero's volunteerism and said he was appointed.

The chairman said the nomination came from Mr. Gould.

Mr. Vine said he would second the nomination.

Gould (Y) Vine (Y) McCrohon (Y) Corbosiero (Y) 4 – 0 Approved

Public Comment

Gerry Gerbrands came forward to discuss an ANR Subdivision plan on Second St. approved by the planning board last year on 5-17-14. He said he had a contractor purchase four parcels of that subdivision from the DeSimone family. He said in particular on the lot FD2 he had a question for the building commissioner regarding the road frontage for that lot. He said he saw other lots of substantial size (2.5 acres) and smaller lots that are called out as non-buildable He said the 6.5 acre lot does not say that. He said he would like to build a single-family home for himself. He said his concern is that he does not want to go through with it if he has to improve the roadway to the point where it becomes unreasonable. He said currently the roadway there services two dwellings that have been there for well over 50 years. He said he was advised by Planning Agent Tracy Murphy to come before the board to ask how they had reached last year's determination so he could bring the information to the building commissioner.

Mr. Vine asked if Ms. Murphy made any other comments.

Mr. Gerbrands said "not really."

The chairman said he had discussed it with Ms. Murphy earlier and said the board does not determine whether something complies with zoning when they do an ANR under 81L, we just determine whether there is a question of frontage and whether it will service a lot. He said during that period the board determined there were three different ways to determine frontage; If it is used as a public way, if it is shown on a plan and therefore approved and endorsed in accordance with the subdivision control law, and the third way, and the way the board made the determination, was that it met the frontage requirements according to 81L or the section of 40D that deals with ANR.

The chairman quoted, "C- A way in existence when the subdivision Control Law became effecting the city or town in which the land lies, having in the opinion of the Planning Board, sufficient width, sustainable grades, and adequate construction to provide for the needs of vehicle traffic in relation to the proposed use of the land abutting there for or served by," That is how we made the determination. The chairman reiterated an ANR endorsement does not signify compliance with zoning for land use or building purposes, nor does it convey the right to develop the property. He said how it relates to what the building inspector does, it has to be his determination.

Mr. Gould said it was not what was asked. He said Mr. Gerbrands wants to know whether he has an approved road. He noted the road was not a public way and had been a hang up for many years. He said one of the problems he needs to look into is who is going to maintain the road. He said he knew the abutters and went up to take a look. He said the town has not made any effort to maintain the road.

Mr. Gerbrands said he intends to maintain the road. He said there were concerns he was going to put up a development. He just wants to build one house and conserve it.

The chairman said that the board endorsed the ANR under option C.

Mr. Gould said he may need a letter.

The chairman and Mr. Gould agreed he could come back and ask.

ANR — 46 Lakeview Dr.

Steve Ballard of Whitman Bingham Associates came before the board and said he represented the Mayburys and Thomas Connor of Lakeview Drive. He said they are creating a non-buildable parcel. It is not a building lot from 46 Lakeview to 36 Lakeview.

The chairman said the ANR was straightforward where the Connors are trying to square off the lot.

Mr. Gould agreed. He said he went out to take a look.

Mr. Vine made a motion to endorse

Mr. McCrohon noted the approximate area of the Connor septic system was in the piece of property from the Mayburys.

/second by Mr. McCrohon

Mr. Gould said he was going to vote Present because a member of that family works for him.

Gould (P) Vine (Y) McCrohon (Y) Corbosiero (Y) 3 – 0 – 1 Approved

Old Business

Potential Zoning Amendments

The chairman handed out a draft schedule of use regulations. He said the discussion for change came about because of the barbershop on central seeking a special permit in a PD zone. He said the draft was to help begin the discussion. He said he did not believe there would be any zoning amendments for the fall town meeting. He said the campground issue was also added to it, and people should review and bring it for discussion next time. He said some of the changes were designed to be business friendly. His main thrust was to turning commercial where a lot of things were not allowed, so that those things were allowed. He said it did not mean that he agreed with all of it. He said it was not all set in stone. He said he threw in a lot of special permits where there were NOs. He said if anyone wished for a digital copy, he would send him one.

Committee Updates

Open Space and Recreation Plan

The chairman said the woman finishing up the Open Space and Recreation Plan just got back from vacation and should have it finalized by the next meeting. He said it would go the OSAR Committee, then to the BOS for adoption.

Master Plan Committee

Ms. Durling spoke of the upcoming Transportation and Circulation presentation being given by George Snow. She said he is the same person that did the study over 10 years ago of Blair Square.

MRPC

The chairman said there was an MRPC meeting and the latest discussion was on Planning Boards and their roles and responsibilities.

He said under administrative matters they discussed a map for homes built for low-income people with loan guarantees for Ashburnham using Monty Tech students as builders.

The chairman said there is a Brownfield group Ms. Murphy has been appointed to. He said if anyone has thoughts about places that is property possibly contaminated and might require a Brownfield study, let Ms. Murphy know. He said she would report on that at the next meeting.

MJTC

The chairman said the MJTC would be meeting the next evening.

Correspondence

Just applications before the BOS for a road race, and an application for a liquor license transfer from 674 Spring St. to 670 Spring St.

Approval of Minutes September 18, 2015

The chairman said he did not see the need for changes.

Mr. Vine moved to approve as written/second by Mr. McCrohon

Gould (Y) Vine (Y) McCrohon (Y) Corbosiero (Y) 4 – 0 Approved

Other Business

Mr. McCrohon said the White's Mill people called him and asked him about the letter from the planning board.

The chairman said the planning board is still waiting for them to call the planning agent to say what they wanted in the letter. He said they never got back to her but the board voted to give them a letter six months ago.

Mr. McCrohon asked if basically they would be writing it.

The chairman said yes. He said the board would be glad to write a letter when they know what it is. He said the board just needs to know what they want in it.

The chairman asked the board if they just wanted him to sign it.

Mr. Vine and Mr. Gould said they wanted to look at it first.

Ms. Durling noted that recently (Sept. 4) White's Mill released a statement that they were selling the property to an initiative. She said the initiative would take over and be able to do more things as a 501C3 than owners Amelia and John can currently do.

She said the board may want to look at who the initiative was before writing a letter.

Mr. Vine asked if the original buyers would be a part, and Ms. Durling said she believed they would be a smaller unit.

Ms. Durling said she would send out info.

Mr. Gould said that if they sell it, their permits are void.

Ms. Durling asked if there would be questions about the TIF agreement.

Mr. McCrohon said that maybe they should give the board a draft of what they want, and if the board does not find it disagreeable, they should sign it.

Mr. Vine said he did not want to indorse something that is in the process of being sold.

The chairman said Mr. McCrohon could find out what they want in the letter, and the board could read it and request an explanation.

Mr. McCrohon said basically it would be that the planning board supports the redevelopment of the White's Mill.

The chairman said that if it is something as basic as that, it could be discussed at the next meeting.

Mr. Gould said that he has never agreed with the notice at the bottom of the agenda that states additional last minute or unforeseen matters are not prohibited from discussion. He said if something comes before the board without notice for a vote, he would not support it. He said why should he vote for something he knows nothing about.

The chairman said it was put there as an exception.

Mr. Vine said he could not remember a time where something was brought to the board that called for immediate attention where the board had not stated they needed more time to look at it.

Mr. Vine made a motion to adjourn/second by Mr. Gould

Gould (Y) Vine (Y) McCrohon (Y) Corbosiero (Y) 4 – 0 Approved

Adjourned: 7:47

Chairman Guy Corbosiero

Vice Chair Robert O'Keefe

Clerk James McCrohon

Greg Vine

Burton Gould Jr.

