

TOWN OF WINCHENDON



Planning Board

Telephone (978) 297-5414

109 Front Street
Winchendon, Massachusetts 01475-1758
Planning Board Minutes
January 21, 2014

PRESENT: Members Vice Chairman Fedor Berndt, Clerk James McCrohon, Guy Corbosiero, Greg Vine.

Planning Agent Tracy Murphy

Recorder Doneen Durling

Applicant Courtney Davini

Site Engineer Wesley Flis

Katie Landeck of The Gardner News

MATERIALS:

Agenda for January 21

Plans for 172 Central St.

Plans for Tarbell Heights subdivision

Outline for proposed

Before the meeting was officially opened, time was dedicated to silence in memory of Chairman John White.

CALL TO ORDER: 6:01 p.m.

Fedor Berndt asked if anyone was recording for the record.

Guy Corbosiero informed the public of the passing of John White Saturday afternoon peacefully at St. Vincent's Hospital in Worcester from pneumonia and complications from leukemia. Mr. Corbosiero said he has been a great leader of the Planning Board for

many years, and members had learned much from him. He said Mr. White will be sorely missed, and added that Mr. White did all the work and all the board had to do was filter the information and make a decision.

“Now we have to step up to the plate and do the work for John. He was a wonderful man.”

The board agreed.

INFORMAL SITE PLAN REVIEW COMPASS LEARNING CENTER

Courtney Davini presented her plan for a preschool with and after school program on Central Street (Monadnock Bank) Mr. Berndt asked about hours of operation.

Ms. Davini said from 7 a.m to 5 p.m.

She said the preschool would begin with two employees.

She said her certification would allow 10 – 12 children ages 3 – 5 in the preschool and older children in the after school program. She said it would be like a school with children dropped off in the morning.

Ms. Davini said the size of the current Monadnock Bank signage would be the same size she would be using. Monadnock Bank would be removed and her Compass Learning Center sign would replace it.

Mr. Berndt asked about ADA accessibility.

Ms. Davini explained where handicap parking would be located. She said a ramp needed would be constructed internally. It is first floor accessible.

Mr. Vine asked about the play area. Ms. Davini said any equipment would be minimal and passed by the early education department for certification.

She said the building was owned by Davini Trans. She is the president of the learning center.

Mr. Berndt said the board likes to see the reuse of old buildings. He said the board liked that the building to be used is in a central location.

Mr. Vine asked about fencing around the facility. She said it would be chain link and black.

Ms. Davini said there would be no dumpster, and the paved area will remain paved.

Ms. Davini said she would be working out the clearance for the ramp with the building inspector.

Mr. Vine asked about traffic throughout the day.

Ms. Davini said for preschool there is a set drop off time and a set pick up time, just like in school. She said with the after school program, there would be a little more traffic

coming and going.

Mr. McCrohon asked about children being kept out in the heat of the summer with the play area in the southern exposure. He asked about shade trees.

Ms. Davini said there is a small overhang they will be keeping on that side. She said if it was possible they would do planting but the concern was for safety with children climbing trees.

Mr. Berndt entertained a motion for approval

Vine moved as presented/ second by Corbosiero

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

Mr. Berndt and the board discussed that the building has been vacant for over three years and they were happy to see it being reused.

STATUS OF TARBELL HEIGHTS SUBDIVISION SCHOOL STREET

Wesley Flis, from Whitman and Bingham Associates represented All American Builders Flis said the board approved a definitive subdivision plan in 2008 for a flexible residential development. He said Mr. Mizhir cleared a little of the property after the plan was approved to access the site and placed signage to advertise just before the housing market crashed. Mr. Mizhir would like to begin construction on the road. He said Mr. Mizhir is going to advertize for a builder to come in and do some of the houses. He said Mr. Mizhir would like the board to be aware he will be out there to begin construction on the roadway. He said Mr. Mizhir would begin by clearing trees, and ground breaking would not occur until April or May because of cold conditions. Mr. Flis said the state has granted two extensions since 2008 on projects and wanted to make sure Mr. Mizhir was adhering to the time frame set by the town and state. He said the housing market is starting to show a slight positive trend, and Mr. Mizhir is trying to stay ahead of the curve. He said Conservation has issued an order of conditions. He said they did not want to surprise anyone when beginning construction.

Mr. Berndt said the original plan called for entrance islands. Mr. Flis said the islands were still in the plan. He said nothing has changed from what was approved over five years ago.

Mr. Corbosiero said the shovel has to be in the ground by the middle of June. Mr. Flis

said Mr. Mizhir would begin when the ground thawed.

Mr. Berndt asked about the status of the copy of the performance bond.

Mr. Flis handed the acting chairman a copy of the performance bond.

Mr. Berndt asked about the status of the open space deed.

Mr. Flis said that Mr. Mizhir still needed a permit through the DEP. Once the construction begins, the permit should be finalized. He said trying to get the state attorneys to sign off was not a sure process.

Mr. Berndt said that the agreement called for the open space deed to be signed off no more than six months after the plan was approved.

Flis said the language of the agreement for open space has to be approved by the DEP. He said the paperwork is extensive. He asked if the board would like to see a written request to extend the time frame.

The board agreed they would like to see the written request. They added they do not wish to tie up the project any longer but needed to cover all bases.

He said the issue with DEP was a septic issue, and because lots were less than an acre, there was more of an issue with DEP.

Mr. Flis said the BOH would need to sign off, and after there would be a 90 day period before the DEP would sign off. He said it would be early summer before they have the paperwork.

Mr. Flis said he would have the letter requesting an extension by the next meeting February 4.

The planning agent pointed to the fact that six months for an open space deed to be turned over to the town might be unrealistic, and advised the board may wish to address a new time frame written into the agreement.

The board agreed no action was needed at this time and thanked Mr. Flis for coming in.

PUBLIC COMMENT – None

ANR – None

MINUTES:

Vine moved to table January 7 minutes until the board can determine how best to act on approval since only 2 were at the meeting. No second was required.

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

December 26 minutes;

Vine moved to approve as written/ second by McCrohon

Vine (Y) Corbosiero (A) McCrohon (Y) Berndt (Y) 3 – 0 – 1

Approved

CORRESPONDENCE:

Nothing to act upon.

MRPC/MJTC REPORT

Guy Corbosiero said MRPC did not meet in December but would meet the following week for January.

Mr. Berndt said the MJTC would meet the next day, and there was no report to give at this time.

FISCAL YEAR PLANNING BOARD BUDGET

The board decided to carry over last year's budget numbers.

Mr. Corbosiero said last year they budgeted for Planning Administrative Assistant \$1500 and planning certification for \$600. He asked if those costs are still relevant.

Vine moved to approve last year's figure for \$3,900 and \$2,100 (\$6,000)/ second Corbosiero

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

Mr. Corbosiero said there would be a service for Chairman John White Saturday at 2 p.m at the Unitarian Church.

REORGANIZATION:

The board decided to address reorganization at the next meeting.

PROPOSED ZONING BYLAW REVIEW COMMITTEE

Planning Agent Tracy Murphy asked the board to consider a bylaw for a Zoning Review Committee. She said it was timely because they were looking to update the Master Plan. They were going to be looking a zoning to see if it addresses the strengths or addresses the threats. She said the multiple prospective approach gives everyone a voice and makes the process more transparent. The Planning Board would remain as the governing board of zoning. The Review Committee would just be another set of eyes to look at it. She said one of the main tasks for the committee would be public outreach.

She said when something comes to the town floor citizens would already know what the bylaw was about. She said it would encourage more public participation in zoning issues. She said the review board would look at inconsistency and issues with zoning as currently written. They would come to the planning board with recommendations.

The board agreed it was a good idea, and they would consider the information and talk about it the next meeting.

CPA DISCUSSION

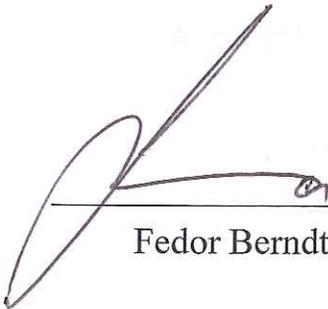
Berndt said the CPA was something the board may wish to consider tweaking at the upcoming meetings to get it on the Annual Town Meeting floor.

The board invited input from the public.

Corbosiero moved to adjourn/ second Vine

Vine (Y) Corbosiero (Y) McCrohon (Y) Berndt (Y) 4 - 0 Approved

ADJOURNED - 6:45



Fedor Berndt

Guy Corbosiero



James McCrohon



Greg Vine