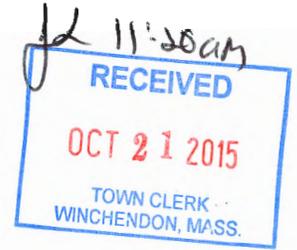


# TOWN OF WINCHENDON



Planning Board

Telephone (978) 297-5414



Approved 10/20/15

## Planning Board Minutes October 6, 2015 Town Hall Auditorium

**Present:** Vice Chairman Robert O'Keefe, Greg Vine, and Burton Gould Jr.  
Recorder Doneen Durling  
Gerry Gerbrands (Second St.)

**Absent;** Guy Corbosiero

**Materials:** Agenda October 6, 2015  
Subdivision Plan Second St  
Map Second St  
Letter from Police Chief David Walsh  
Letter from DPW Al Gallant  
Letter from WFD Chief Tomas Smith  
Request for input from Tracy Murphy  
ANR Form A 29/39 Winter Street  
Lot Map Winter St.  
Plot Plan Winter St.  
Minutes 9-15-15  
Committee Meeting updates  
Correspondence

### Call to Order; 7:00

### Pledge of Allegiance

### Announcements

Vice Chairman O'Keefe announced he was stepping into the chair because Chairman Guy Corbosiero was unable to attend.

Mr. Gerbrands announced he was present for an issue on Second St.  
The board informed Mr. Gerbrands he was on the agenda.

### Public Comment

None

### New Business

### **Second Street Frontage — Article 7.2.1B Determination**

- Mr. Gerbrands was called forward. He said he represented the new owner of the Desimonne property located on Second St. at Lake Monomonac. He said he believed he was there to request a letter from the board sent to the building commissioner saying the board had checked with the Highway, Police, and Fire Departments. He said he believed there were no issues from those departments.
- The acting chair said that one year ago the board had approved an ANR to separate the properties. At that time the board must have considered there was enough frontage, otherwise the board would not have acted. The chair said the building inspector likes to make sure the i's are dotted, and found a requirement that the board has to make a finding that there is enough frontage available if it is a private way we are using, and that requires the board to elicit statements from public officials. The acting chair said the police department had no concerns. He said the fire chief stated he had no concerns and added that building a new home would actually lead to an improvement in the roadways and driveway at the end of that road.
- The acting chair said that the DPW was the only department that didn't support the building 100%. He said Al Gallant wrote that in his opinion, the road should be upgraded to allow better access for emergency equipment.
- The acting chair asked the board how it felt.
- Mr. Gould stated that it is a private way and hitches on to a road that does not exist. He said the state does not recognize it as existing. He added that his feeling is if we accept it, who would maintain it.
- The acting chair said the board would not be accepting the road. The town is not accepting plowing or maintaining. It is a private way.
- Mr. Gould asked what would stop people from coming in and saying I want my road plowed? He said there should be an understanding.
- The acting chair said they should condition anything they do. He said the town is not accepting the road is not responsible for any of the maintenance on it.
- Mr. Gould said that should be a part of the motion.
- The acting chair asked if Mr. Gould wanted to include it in a motion.
- Mr. Gould said he had nothing against the family, but he was sorry, and the law said you have to be on a public way.
- The acting chair read 7.2.1B concerning frontage requirements. He said #2 was germane to frontage on a private way. The acting chair said advice has been sought from the police, fire, and highway departments per required. He said it is proper.
- Mr. Gould read what the building inspector sent to the planning board.
- The acting chair said they would follow state statute and the zoning bylaws.
- Mr. Vine asked if the board was within its legal limits conditioning the permit as far as limiting the town's responsibility as Mr. Gould suggested.
- The acting chair said he felt it would be wise to do that. He said the determination is it has acceptable footage on a private way, the board has sought opinion and received it, therefore the board is making a finding. However they are not accepting the road and they are not putting a liability on the town.
- Mr. Vine said he just wanted to make sure they legally put those conditions.

The acting chair said it was not a condition, it was a motion. He said they are simply responding with a determination of finding to the building inspector.

***Mr. Vine made a motion that the board was determining that the plan can go ahead as presented with the conditions that the town bears no responsibility for the upkeep of the road/second by Mr. Gould.***

***Gould (Y) Vine (Y) McCrohon (Y) O'Keefe (Y) 4 – 0 Approved***

The acting chair said the planning board has determined there is acceptable frontage. He said when the planning agent receives the minutes of the meeting, and the action taken, would be able to go to the building inspector.

### **ANR 29/39 Winter St.**

Edmond Boucher came forward and explained that he was representing land owners William and Lisa Lary, an James and Julie Holly. He said the Larys and Hollys bought the little strip of land 20 years ago and shared a driveway. He said it has come time that each needs to convey to the other their portion of the strip. They are dividing the little strip in half and will deed it from common ownership to individual ownership. Mr. Boucher said the Larys are selling their house. Mr. Gould called it a good plan. He said a lot of people do not do it, but it is the right thing to do. He told Mr. Boucher that he did a good job.

***Mr. Gould moved to approve/second by Mr. Vine***

***Gould (Y) Vine (Y) McCrohon (Y) O'Keefe (Y) 4 – 0 Approved***

### **Old Business — Potential Zoning Amendments**

Mr. Gould suggested holding off the rest of the agenda except for the minutes until there is a full board.

The chair said Old Business and Committee Updates would be moved to the next meeting.

### **Approval of Minutes — September 15, 2015**

Mr. Vine said he read them through his email and could see no problem

***Mr. Vine moved to accept the minutes as written/second by Mr. McCrohon***

*Gould (Y) Vine (Y) McCrohon (Y) O'Keefe (A) 3 - 0 - 1 Approved*

*Mr. Gould moved to adjourn/second by Mr. Vine*

*Gould (Y) Vine (Y) McCrohon (Y) O'Keefe (Y) 4 - 0 Approved*

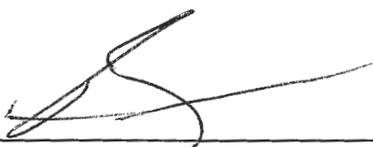
**Adjourned: 7:19**

  
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**Chairman Guy Corbosiero**

  
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**Vice Chair Robert O'Keefe**

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**Clerk James McCrohon**

  
\_\_\_\_\_  
**Greg Vine**

  
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**Burton Gould Jr.**