

TOWN OF WINCHENDON



Zoning Board

Telephone (978)-297-5419

Public Hearing

March 15, 2023

Town Hall 2nd Floor Auditorium

109 Front Street, Winchendon MA 01475

Present: Chair Cynthia Carvill, Rob Bushay, Brandon S. Fournier, Evelyn Higgins, Richard Stancombe
Nicole Roberts- Planning & Land Use Coordinator

Materials: Notice of Public Hearing March 15, 2023
Minutes- 2/15/23

7:00PM: Chair C. Carvill called the meeting to order.

Announcements: None.

Public Comment: None.

Minutes: 2/15/23

R. Bushay motioned to accept the 2/15/23 minutes as presented, 2nd by R. Stancombe.

Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0

Public Hearing: 33 Walnut Street

R. Stancombe read the public hearing notice. There were no conflicting interests from the board members. C. Carvill swore in the applicants.

7:05PM- R. Bushay motioned to open the hearing, 2nd by R. Stancombe.

Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0

Eric Grady was present and had his father, Robert Grady, on the phone. Robert purchased 33 Walnut St. a year and a half ago. The property was previously a 2 family home with a business and when he purchased it, the current occupants were using it as a single family home. R. Grady was requesting to turn the 1st floor into 2 units, converting the property back to 3 units. To comply with the Zoning Bylaws, he was before the board to request a Special Permit.

R. Bushay motioned to close the hearing, 2nd by B. Fournier.

Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0

R. Bushay motioned to approve the Special Permit request as presented, 2nd by R. Stancombe.

Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0

Public Hearing: 6 Island Road, Winchendon, MA 01475- Cindy Lu Fitch

R. Bushay motioned to reopen the hearing, 2nd by B. Fournier.

Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0

Attorney Vincent Pusateri was present on behalf of the applicant. He reviewed the zoning bylaws and discussed the references with the board. The current gross area measures 2,458 sq. ft. The proposed addition of the 2nd story would equal the same sq. ft (976) as the current 1st floor and measure 9 ft. tall, with a 6 ft. pitched roof. The 2nd story would also include a 242.5 sq. ft. deck. With these measurements, the proposed addition would calculate to a 49.5% increase of the property area.

Attorney Keith Glenny objected and stated any sq. ft. that was allowed that violated zoning, even though the building permit was issued, cannot be considered in this calculation. The decks that were built onto the house less than 10 years ago violated the zoning requirements. C. Carvill explained the decision would be based on the property as is because that is what is being taxed. They calculated the increase would be about 54% if they excluded the pre-existing non-conforming deck.

Ryan McCauley, abutter, explained when the house was built, there was a small deck on the property. The previous owner expanded onto the deck, both width and length wise, further increasing the non-conformity.

In regards to the detriment of the neighborhood, this proposed project would not be more detrimental. The work being done to the property will improve the property itself and in turn the neighborhood as well.

There was further discussion regarding the addition blocking the sunlight to the abutters property, along with the argument of whether or not the lower level is considered a basement/cellar or 1st floor. The assessor has classified it as a basement.

The board members agreed they had enough information to discuss and deliberate amongst themselves.

R. Bushay motioned to close the hearing, 2nd by R. Stancombe.

Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0

R. Stancombe motioned to accept the plans as presented, dated October 18, 2022., as it meets the 50% rule, it is not a detriment to the neighborhood, and complies with all state and local regulations.

2nd by R. Bushay.

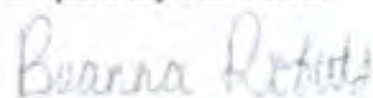
Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0

R. Bushay motioned to adjourn, 2nd by E. Higgins.

Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0

The meeting was adjourned at 9:37PM.

Respectfully submitted:

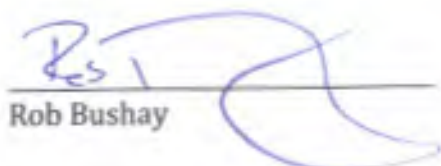


Brianna Roberts, Planning Board Recording Secretary

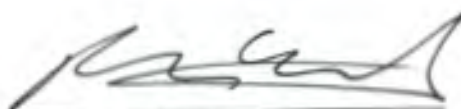


Cynthia Carvill, Chair

~~Raymond Benoit~~



Rob Bushay



Richard Stancombe



Evelyn Higgins



Brandon Fournier