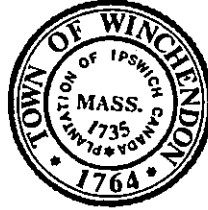


Approved: 2/28/24

TOWN OF WINCHENDON



WINCHENDON TOWN CLERK
RCUD FEB 29 2024 AM 10:00

Zoning Board

Telephone (978)-297-5419

Public Hearing/Regular Meeting

December 20, 2023

Town Hall 2nd Floor Auditorium

109 Front Street, Winchendon MA 01475

Present: Chair Cynthia Carvill, Rob Bushay, Richard Stancombe, Renee Tambling, Christine Miller,
Alternate: Richard Morin Jr.,
Nicole Roberts- Planning & Land Use Coordinator

Materials: Notice of Public Hearing December 20, 2023
Minutes- 4/19/23

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

Announcements: None.

Public Comment: None.

Minutes: 4/19/23

R. Stancombe motioned to accept the 4/19/23 minutes, 2nd by R. Bushay
Bushay (Y) Stancombe (Y) Carvill (Y) 3-0

Public Hearing: 6 Island Road

R. Stancombe read the public hearing notice and motioned to open the public hearing. All in favor. There were no conflicting interests from the board members. C. Carvill swore in the applicants representative, Attorney Vincent Pusateri. Atty. V. Pusateri explained there were a few changes to the clients building plans. The pitch of the roof changed and the location of the front door will be slightly off centered. Applicant Cindy Lu Fitch was sworn in. Due to the changes in the plans and construction, it was determined the applicant will need to file a new building permit with the registry of deeds.

Ryan McCauley, abutter, was sworn in. He questioned the notice of intent on the project. C. Carvill reminded him they were responsible for Zoning issues, and the Conservation Commission would be responsible for issuing the NOI.

R. Stancombe motioned to close the hearing, 2nd by R. Bushay
Bushay (Y) Miller (Y) Stancombe (Y) Tambling (Y) Carvill (Y) 5-0

C. Carvill stated for the record, she realizes people make mistakes, however, there are so many checks and balances along the way, it is unfortunate to be put in their situation to hear this again.

R. Stancombe motioned to grant the special permit, to amend the special permit which had been granted on March 15, 2023. On the existing footprint, not to exceed the height of the 29'11" which was presented today, and by the specifications in the drawings that were presented today on December 20, 2023. Following all state, federal, and local guidelines. 2nd by R. Bushay.
Bushay (Y) Miller (Y) Stancombe (Y) Tambling (Y) Carvill (Y) 5-0

Public Hearing: 6 Second Street

R. Stancombe read the public hearing notice and motioned to open the public hearing. All in favor. There were no conflicting interests from the board members. C. Carvill swore in the applicant, James Hardy. J. Hardy explained the building plans. There was discussion in regards to the square footage expansion percentage. It was determined the addition would be about 73% larger than the current square footage. The board requires the addition to be 50% or less of the current sq. ft.

The applicant requested to withdraw his application without prejudice.

R. Tambling motioned to accept his withdrawal without prejudice, 2nd by R. Bushay.
Bushay (Y) Miller (Y) Stancombe (Y) Tambling (Y) Carvill (Y) 5-0

R. Bushay motioned to waive the application and abutters fees if he comes back within 6 months, and make it the responsibility of the applicant to advertise with the Gardner news, 2nd by R. Stancombe.
Bushay (Y) Miller (Y) Stancombe (Y) Tambling (Y) Carvill (Y) 5-0

Public Hearing: 16 Second Street

R. Stancombe read the public hearing notice and motioned to open the public hearing. All in favor. There were no conflicting interests from the board members. C. Carvill swore in the applicant, Robert Matewsky. The applicant requested to raze and rebuild a single family dwelling. The board discussed the square footage, there was confusion on the numbers stated vs the plans. The board determined the addition to be about 197% larger. The board can only issue a special permit if the plans add up to 50% or less than the current square feet.

Rob Matewsky requested to withdraw his application without prejudice.

R. Bushay motioned to accept his withdrawal without prejudice, 2nd by R. Stancombe.
Bushay (Y) Miller (Y) Stancombe (Y) Tambling (Y) Carvill (Y) 5-0

R. Bushay motioned to waive the application and abutters fees if he comes back within 6 months, and make it the responsibility of the applicant to advertise with the Gardner news, 2nd by C. Miller..

Bushay (Y) Miller (Y) Stancombe (Y) Tambling (Y) Carvill (Y) 5-0

R. Stancombe wanted to clarify the time line for public hearings and voting. The board stated for the record they will notify the applicants they made a mistake interpreting the bylaws, and the applicants have 90 days from the public hearing to continue.

R. Bushay motioned to entertain a vote if the applicant prefers to continue to the next meeting on February 28th, 2024, versus withdraw, 2nd by R. Stancombe.

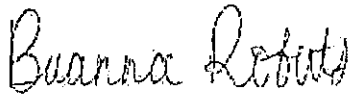
Bushay (Y) Miller (Y) Stancombe (Y) Tambling (Y) Carvill (Y) 5-0

Adjourn: R. Stancombe motioned to adjourn, 2nd by R. Bushay.

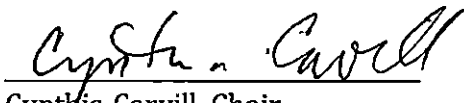
Bushay (Y) Miller (Y) Stancombe (Y) Tambling (Y) Carvill (Y) 5-0

The meeting was adjourned at 9:47PM.

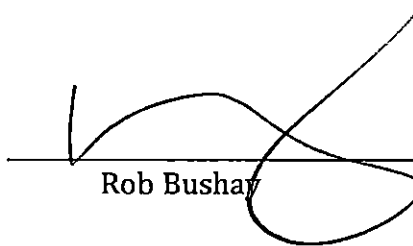
Respectfully submitted:



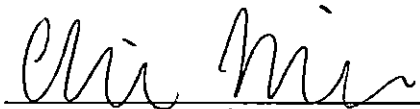
Brianna Roberts, Planning Board Recording Secretary



Cynthia Carvill, Chair



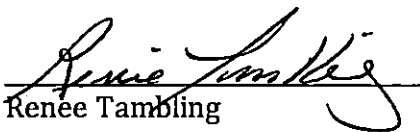
Rob Bushay



Christine Miller



Richard Stancombe



Renee Tambling