

TOWN OF WINCHENDON



Zoning Board of Appeals

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109 Front Street
Winchendon, Massachusetts 01475-1758

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Minutes
Zoning Board of Appeals

WINCHENDON TOWN CLERK

May 23, 2012

2nd Floor Town Hall Auditorium, 109 Front Street

Members in Attendance: Robert Marshall (Chair), Rick Germano, Cindy Carvill, and Joseph Snow.

Others in Attendance: Ellen DeCoteau (Planning Agent), Warren Field, Alan Ross, James Bigwood, Sarah Monfreda, Marcy L. Silva, Ed & Annette Alderman, and Garrett & Ashley Davieau.

7:04 PM – *Chairman Robert Marshall called the meeting to order.*

Review/Approval of Minutes:

The Minutes of May 16, 2012 were not yet available for review and approval.

Old Business:

There was no old business.

New Business:

There was no New Business.

Correspondence:

There was no correspondence.

Public comment:

There was no Public Comment.

7:05 p.m. Continuation of Administrative Appeal-Warren Field-401 School St.

Chairman Robert Marshall sworn in the applicant and all others who plan to give testimony.

Rick Germano (Clerk) read the Public Hearing Notice.

Chairman Robert Marshall explained the Public Hearing procedure.

Applicant Warren Field appeared before the board for the continuation of an administrative appeal to allow a change of use from a contractor's yard to an open air salvage yard. Warren Field explained the proposed use, selling car parts, of the open air salvage yard. Warren Field noted that the cars will be stripped and crushed once a year. Alan Ross, an abutter on 439 School St., noted that property values will drop should there be a junkyard in the area. James Bigwood, an abutter across the street from Warren Field, also expressed concerns of a drop in property value and about junkyards in general. Sarah Monfreda of 410 School St., also an abutter across from Warren Field, voiced concerns about property values, salvage yards under Massachusetts General Law 140 and the increased difference over storage of aggregate materials, and the purchase of homes under the new zoning.

Marcy L. Silva of 421 School St., noted that she has three children and that this will cause the traffic to increase, thus making it unsafe for children. The board commented on whether or not the front of the lot was considered Industrial. The Board noted that they could ask Kopelman and Paige whether or not the front of the lot was considered to be Industrial.

Motion to ask Kopelman and Paige about the grandfathering of the lot should the use change and whether or not the front of the lot is considered to be Industrial, is this truly a change of use, and is there any relevant case law to back this up. Germano/Carvill 4-0 Aye

Motion to continue Public Hearing for Administrative Appeal for Warren Field until 7:05 p.m. on June 20, 2012. Germano/Carvill 4-0 Aye

7:15 p.m. Continuation of Special Permit-Warren Field-401 School St.

Motion to continue Public Hearing for Special Permit for Warren Field until 7:30 p.m. on June 20, 2012. Germano/Carvill 4-0 Aye

7:30 p.m. Continuation of Variance-Ed & Annette Alderman-165R Second St. Extension

Chairman Robert Marshall swore in the applicant and all others who plan to give testimony.

Rick Germano (Clerk) read the Public Hearing Notice.

Chairman Robert Marshall explained the Public Hearing procedure.

Ed & Annette Alderman, of 20 Cahill Park Dr. Framingham, appeared before the Board to request a variance for property located at 165R Second, St. Extension, Winchendon, of 16' to the rear setback requirement to allow the construction of a deck. The applicants noted that the existing porch had to be removed to install a new septic system. The Board asked if there was any public that wished to comment. There was no comment from the public.

8:13 p.m. Motion to close the Public Hearing.

The Board commented that the addition of the deck will be a clear improvement, as well as it being not detrimental to the neighborhood. The Board also commented that the deck is in harmony with the neighborhood and the surrounding structures.

Motion to grant Ed & Annette Alderman a variance of 16' to the rear setback requirement to allow the construction of a deck. Germano/Carvill 4-0 Aye

7:45 p.m. Continuation of Variances-Garrett & Ashley Davieau-485 School St.

Rick Germano (Clerk) read the Public Hearing notice.

Chairman Robert Marshall has sworn in the applicant.

Garrett & Ashley Davieau of 485 School St. appeared before the board to request relief of 18' to the front set back requirement and 10' of relief to the rear setback requirement to allow the construction of a garage. It was noted that the variance was granted but lapsed due to time. Garrett Davieau noted that the size of the garage has been increased by 3' in width, for dimensions of 24 x 26 ft. there were no objections from the public or the board.

Motion to close the Public Hearing. Germano/Carvill 4-0 Aye

Motion to grant variances of 18' relief to the front set back and 10' of relief to the rear setback to applicants Garrett and Ashley Davieau. Carvill/Germano 4-0 Aye

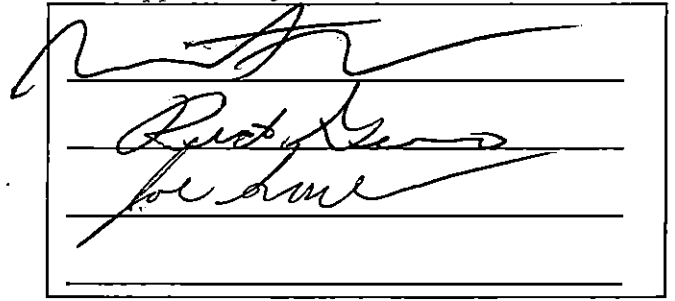
8:00 p.m. Continuation of Special Permit-Heywood Hospital-Hospital Drive.

Motion to continue Heywood Hospital Special Permit until June 6, 2012 at 7:15 p.m. Carvill/Germano 4-0 Aye

8:45 p.m. Motion to adjourn. Germano/Snow 4-0 Aye
Vote: 4-0 Aye

Respectfully submitted by:
Elizabeth DeCoteau, Recording Secretary

Minutes approved by:

A rectangular box containing three horizontal lines. Three handwritten signatures are written across the lines. The first signature is at the top, the second is in the middle, and the third is at the bottom. The signatures are written in dark ink and are somewhat stylized.