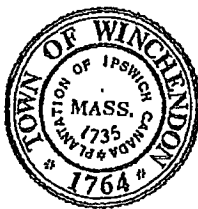


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MAY 16 2019

## TOWN OF WINCHENDON

WINCHENDON TOWN CLERK



## Zoning Board

Telephone (978)-297-5419

Approved: 5 / 15 / 2019

Zoning Board Minutes  
 September 19, 2018  
 Special Meeting/Public Hearing  
 Town Hall 2<sup>nd</sup> Floor Auditorium

**Present:** Chairman Cynthia Carvill, Vice Chair Mary Chase, Richard Stancombe, Raymond Benoit, and Rob Bushay  
 Brianna Roberts, Recording Secretary  
 2 public attendees- Frank Rota & Brittney Ellis

**Materials:** Agenda, September 19, 2018  
 Notice of Meeting  
 May 3, 2017 Minutes  
 July 5, 2017 Minutes  
 October 18, 2017 Minutes  
 January 3, 2018 Minutes  
 Winchendon Zoning Map- Route 12 & Winchendon Springs

**Call to Order: 7:03PM**

Chairman Cynthia asked for a motion to start the meeting at 7:03PM. Mary Chase motioned and Richard Stancombe seconded.

**Public Comment:** No public comments.

**Announcements:** Chairman Cynthia Carvill formally welcomed new board member Rob Bushay.

Ms. Carvill asked the board if they would like to re-organize the structure or keep it as is, with her as Chairman, Ms. Chase as Vice-Chair, and Mr. Benoit as Clerk. Ms. Chase motioned to keep the board structure as is, Mr. Bushay seconded, the board unanimously voted aye.

**Approval of Minutes:** May 3<sup>rd</sup>, 2017, July 5<sup>th</sup> 2017, October 18<sup>th</sup> 2017, and January 3<sup>rd</sup> 2018

7:08PM- Ms. Chase motioned to approve the May 3<sup>rd</sup>, 2017 minutes. Mr. Benoit seconded the motion and the board unanimously voted aye.

7:09PM- Ms. Chace motioned to approve the July 5th, 2017 minutes. Mr. Benoit seconded the motion and the board unanimously voted aye.

7:011PM- Ms. Chace motioned to approve the October 18th, 2017 minutes. Mr. Bushay seconded the motion and the board unanimously voted aye. Ms. Carvill announced to make a note on these minutes, the materials packet needed to be attached.

7:013PM- Ms. Chace motioned to approve the January 3rd, 2018 minutes. Mr. Bushay seconded the motion and the board unanimously voted aye.

Chairman Cynthia Carvill opened the public hearing at 7:14PM.

Raymond Benoit read the public hearing notice concerning the property located at 13 Emerald St. Winchendon, MA 01475.

Ms. Carvill asked the board if anyone has a conflict of interest and there are none.

Ms. Carvill asked the applicants to come forward and announce their names for the record.

Frank Rota and Brittney Ellis sign in and swear to tell the truth before the board.

Mr. Rota bought the distressed house 4-5 years ago for his stepdaughter, Ms. Ellis who currently occupies the house with her 5 children. It was built many years ago with no closets and the washer/dryer located in the un-heated enclosed porch. Due to safety concerns from heating the porch with a space heater to keep the pipes from freezing in the winter, they are looking to build an addition adjacent from the driveway to provide more space for the family.

Mr. Stancombe asked Mr. Rota what the dimensions of the addition are and he replied 12 by 18 feet, which is currently 5 feet over the limit.

Mr. Benoit made a comment that the setback used to be 12 feet but now it has to be 20 feet. Ms. Ellis stated that back in 2006 the town adopted a 10 foot setback and in 2008 it was changed to 20 feet.

Ms. Carvill announced there was one abutter present and asked if there were any objections or public comments. No objections from the abutter and no public comments. Ms. Carvill asked the board if anyone had any questions, no questions. She asked the board members to entertain a motion to close the hearing.

7:30PM- Mr. Benoit motioned to close the public hearing, Mr. Stancombe seconded, and the board unanimously voted aye.

Ms. Carvill stated that the inspector denied the building permit because of the setback. The zoning has been changed several times in the past. The variance request is due to the proximity of the distance from the side lot lines, subject to existing zoning bylaws. The variance is in keeping with the existing characteristics and harmony of the neighborhood. It does not substantially derogate from the intent of the zoning district. No objections. Additional findings include that the zoning setbacks have been changed several times in the past. Additionally, the hardship being that it is a pre-existing small lot designed and created

before zoning was in place. The addition is not able to be built on any other side of the house.

Ms. Carvill stated that the variance is granted with the following safe guard, having to follow all applicable federal, state, and local regulations. Variance of the side lot line is reduced from 20 feet to 15 feet, with the construction of a 12x18 foot addition according to the plans presented.

7:38PM- Ms. Carvill asked for a motion to approve, Mr. Benoit motioned to approve, Ms. Chace seconded the motion, and the board unanimously voted aye.

7:45PM- Ms. Carvill asked for a motion to adjourn the meeting. Ms. Chace motioned to adjourn, Mr. Stancombe seconded the motion, and the board unanimously voted aye.

The meeting was adjourned at 7:42PM.

Respectfully submitted:

Brianna Roberts, Planning Board Recording Secretary



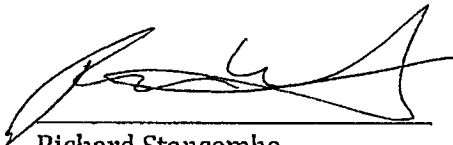
Cynthia Carvill, Chairman



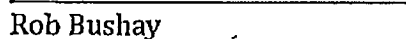
Mary Chace, Vice-Chairman



Raymond Benoit



Richard Stancombe



Rob Bushay