

1. Agenda

Documents:

[ZBA_PH_26_WEST_SHORE_DR_1.15.2025.PDF](#)

[ZBA1.15.25.PDF](#)

[ZBA_PH_48_CENTRAL_ST_1.15.2025.PDF](#)

TOWN OF WINCHENDON

WINCHENDON TOWN CLERK
RCUD DEC 12 2024 PM 1:20

WJ

Telephone (978) 297-3537

Zoning Board



109 Front Street
Winchendon, Massachusetts 01475-1758

**Town of Winchendon
Zoning Board of Appeals
PUBLIC HEARING NOTICE**

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, January 15, 2025 at 7:05pm to discuss the application for a Variance and Special Permit submitted by owners David and Elisabeth Branham for 26 West Shore Drive (Also known as Assessors Map 6, Parcel 51) Winchendon, MA 01475. Variance and Special Permit request is to allow for a two story addition and sunroom to be added to existing home per section 300-6.2 of the Winchendon Zoning Bylaws. Said property is located in a R80 –Rural Residential District. The hearing will be held in the Second Floor Auditorium at Town Hall - 109 Front St., Winchendon, MA 01475. All interested persons should plan to attend. Alternative translation and accommodation for disabled persons is available by advance request.

BY: Cynthia Carville, Chair
Winchendon Zoning Board of Appeals

January 1&8



TOWN OF WINCHENDON

WINCHENDON TOWN CLERK
RCUD JAN 13 2025 AM 11:13
DJK

AGENDA & NOTICE OF MEETING

Pursuant to the provisions of Chapter 39, Section 23B of the General Laws, as amended, notice is hereby given that a meeting of the following board, committee, or commission will be held on the date and time specified below. Said meeting will be open to the public and press.

BOARD/COMMITTEE: **Zoning Board of Appeals**

DATE: **Wednesday January 15, 2025** **TIME:** **7:00 p.m.**

LOCATION: **Town Hall-109 Front Street, 2nd floor**

ALL MEETING NOTICES MUST BE FILED AND TIME STAMPED IN THE TOWN CLERK'S OFFICE AND POSTED ON THE MUNICIPAL BULLETIN BOARD 48 HOURS PRIOR TO THE MEETING. (in accordance with Chapter 303 Acts of 1975). THE MEETING ROOM IS HANDICAPPED ACCESSIBLE. WITH ADVANCE NOTICE THE CONSERVATION COMMISSION CAN ARRANGE REASONABLE ACCOMMODATIONS FOR PERSONS WITH OTHER DISABILITIES. TO REQUEST ASSISTANCE, CONTACT THE PLANNING DEPARTMENT AT 978-297-5410

Call to Order

Pledge of Allegiance

Announcements & Public Comment

Review & Approval of Minutes -11/20/24

Public Hearing: Teel Road, Map 9, Parcels 93&99, rescheduled from 12/18/24 to 1/15/25, abutters re-notified of hearing on 1/7/25 by mail

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, December 18, 2024 at 7:05pm to discuss the application for a Special Permit submitted by the applicant Steve Powell for property located on Teel Road owned by Winchendon Materials, LLC and Keyway Properties, Inc. Also known as Assessors Map 9, Parcels 93 and 99 Winchendon, MA 01475. Applicant is seeking Special Permits to operate an earth removal operation as well as mechanical crushing and screening per Section 300-10.1 of the Town of Winchendon Zoning Bylaws.

Public Hearing: 18 Eastern Avenue rescheduled from 12/18/24 to 1/15/25, abutters re-notified of hearing on 1/7/25 by mail

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, December 18, 2024 at 7:05pm to discuss the application for a Variance and Special Permit submitted by owners Thom and Ellen Schotanus for 18 Eastern Avenue (Also known as Assessors Map M5A4, Parcel 7) Winchendon, MA 01475. Variance request and Special Permit is to allow for a chickens a coop and run within 100' of the property line per section 300-5.2.of the Winchendon Zoning Bylaws. Said property is located in a R10 -Neighborhood Residential.

Public Hearing: 48 Central Street

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, January 15, 2025 at 7:05pm to discuss the application for a Finding submitted by the applicant Esteban Feliz for property located at 48 Central Street, owned by Lin's Winchendon Property LLC. Also known as Assessors Map 5B2, Parcel 305 Winchendon, MA 01475. Applicant is seeking a Finding to operate a barber shop at the above address per Section 300-5.2 of the Town of Winchendon Zoning Bylaws. Said property is located in a PD - Planned Development district.

Public Hearing: 26 West Shore Drive

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, January 15, 2025 at 7:05pm to discuss the application for a Variance and Special Permit submitted by owners David and Elisabeth Branham for 26 West Shore Drive (Also known as Assessors Map 6, Parcel 51) Winchendon, MA 01475. Variance and Special Permit request is to allow for a two story addition and sunroom to be added to existing home per section 300-6.2 of the Winchendon Zoning Bylaws. Said property is located in a R80 –Rural Residential District.

Adjourn

TOWN OF WINCHENDON

WINCHENDON TOWN CLERK
RCUD DEC 24 2024 AM 11:42
WS



Zoning Board

Telephone (978) 297-3537

109 Front Street
Winchendon, Massachusetts 01475-1758

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Zoning Board of Appeals
PUBLIC HEARING NOTICE**

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BY: Cynthia Carville, Chair
Winchendon Zoning Board of Appeals

December 31 & January 7