

## 1. Agenda

### Documents:

[ZBA\\_PH\\_180\\_GOODRICH\\_ST\\_2.26.2025.PDF](#)  
[ZBA\\_2.26.2025\\_PH\\_184\\_CENTRAL\\_ST.PDF](#)  
[ZBA.2.26.25.PDF](#)

# TOWN OF WINCHENDON

WINCHENDON TOWN CLERK  
RCUD JAN 21 2025 PM 1:40  
WS



Zoning Board

Telephone (978) 297-3537

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, February 26, 2025 at 7:05pm to discuss the application for a Special Permit submitted by the applicant Cassandra Ballard for property located at 180 Goodrich Street. Also known as Assessors Map 2D4, Parcel 36 Winchendon, MA 01475. Applicant is seeking a Special Permit to obtain an occupancy permit for an accessory dwelling unit built over the allowable square footage at the above address per Section 300-6.3 of the Town of Winchendon Zoning Bylaws. Said property is located in a R10 – Neighborhood 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

February 12&19

WS

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**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, February 26, 2025 at 7:05pm to discuss the application for a Finding submitted by the applicant Juan Rivera for property located at 184 Central Street, owned by Kaliv Winchendon LLC. Also known as Assessors Map 5B3, Parcel 24 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. 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

February 12&19



# TOWN OF WINCHENDON

WINCHENDON TOWN CLERK  
RCUD FEB 20 2025 PM 3:27

## 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 February 26, 2025**

TIME: **7:00 p.m.**

LOCATION: **Town Hall-109 Front Street, 2<sup>nd</sup> 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 (non-agenda items)

Review & Approval of Minutes -1/15/25

### **Public Hearing: 26 West Shore Drive (Continued from 1/15/25)**

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.

### **Public Hearing: 184 Central Street**

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, February 26, 2025 at 7:05pm to discuss the application for a Finding submitted by the applicant Juan Rivera for property located at 184 Central Street, owned by Kaliv Winchendon LLC. Also known as Assessors Map 5B3, Parcel 24 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: 180 Goodrich Street**

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, February 26, 2025 at 7:05pm to discuss the application for a Special Permit submitted by the applicant Cassandra Ballard for property located at 180 Goodrich Street. Also known as Assessors Map 2D4, Parcel 36 Winchendon, MA 01475. Applicant is seeking a Special Permit to obtain an occupancy permit for an accessory dwelling unit built over the allowable square footage at the above address per Section 300-6.3 of the Town of Winchendon Zoning Bylaws. Said property is located in a R10 - Neighborhood Residential district.

Adjourn