



# TOWN OF WINCHENDON

WINCHENDON TOWN CLERK  
RCUD JUN 16 2025 PM3:21

## 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 June 18, 2025**

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

LOCATION: **Town Hall-109 Front Street, 4<sup>th</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)

Minutes: 4/16/25

Powell Sand and Gravel Update

### **Public Hearing: 166 Monomonac Road East**

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, June 18, 2025 at 7:05pm to discuss the application for a Variance and Special Permit submitted by owner Zachary Stone for 166 Monomonac Road East (Also known as Assessors Map M8, Parcel 3) Winchendon, MA 01475. Variance request is to allow construction of a garage and mudroom addition to be added to the property within the 20' front setback per section 300-7.2 of the Winchendon Zoning Bylaws. Special Permit request is to increase the pre-existing non-conforming structure greater than fifty percent per section 300-6.2 of the Town of Winchendon Zoning Bylaws/Said property is located in a R40 –Suburban Residential in the Lake Monomonac Overlay District.

### **Public Hearing: 16 Main Street**

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, May 21, 2025 at 7:05pm to discuss the application for a Special Permit submitted by Nitant Raval to expand/alter a preexisting non-conforming gas station property located at 16 Main Street. Also known as Assessors Map 5D1, Parcel 39 Winchendon, MA 01475. Said property is located in a PD – Planning Development district.

### **Public Hearing: 365 Hitchcock Road**

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, June 18, 2025 at 7:05pm to discuss the application for a Variance submitted by owner Frank Pino for 365 Hitchcock Road (Also known as Assessors Map 8, Parcel 239) Winchendon, MA 01475. Variance request to allow placement of a shed within 25' of the side setback per section 300-7.2. of the Winchendon Zoning Bylaws. Said property is located in a R80 –Rural Residential Neighborhood.



**New Business:**

- Appointments

Adjourn