

1. Zoning Board Of Appeals Agenda

Documents:

[**ZBA.8.20.2025.AGENDA.PDF**](#)

2. Public Hearing Notice

2.I. 7:05 PM ZBA Public Hearing 0 Sibley Rd

Documents:

[**ZBA PH 0 SIBLEY RD 8.20.2025.PDF**](#)

2.II. 7:05 PM ZBA Public Hearing 181 Lakeshore Dr

Documents:

[**ZBA PH 181 LAKESHORE DR 8.20.2025.PDF**](#)

2.III. 7:05 PM ZBA Public Hearing 339 Maple St

Documents:

[**ZBA PH 339 MAPLE ST 8.20.2025.PDF**](#)



TOWN OF WINCHENDON

WINCHENDON TOWN CLERK
RCUD AUG 14 2025 PM2:09

AGENDA & NOTICE OF MEETING

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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 August 20, 2025 TIME: 7:00 p.m.

LOCATION: Town Hall-109 Front Street, 4th 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 ACCOMODATIONS 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: 7/16/25

Public Hearing: 339 Maple Street

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, August 20, 2025 at 7:05pm to discuss the application for a Variance submitted by owner Cheryl Collins for 339 Maple Street (Also known as Assessors Map 5A4, Parcel 82) Winchendon, MA 01475. Variance request to allow placement of a shed within of the rear setback requirement per section 300-7.2. of the Winchendon Zoning Bylaws. Said property is located in a R80 –Rural Residential Neighborhood

Public Hearing: 181 Lakeshore Drive

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, August 20, 2025 at 7:05pm to discuss the application for a Variance submitted by owner Ryan Forsythe for 181 Lakeshore Drive (Also known as Assessors Map 5B4, Parcel 48) Winchendon, MA 01475. Variance request to allow placement of a 32x16 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.

Public Hearing: 0 Sibley Road

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, August 20, 2025 at 7:05pm to discuss the application for a Special Permit submitted by owner QC Unlimited, LLC for 0 Sibley Road (Also known as Assessors Map 7A4, Parcel 67) Winchendon, MA 01475. Variance request to allow for establishment and operation of a Veterinary Clinic per section 300-5.2. of the Winchendon Zoning Bylaws. Said property is located in a C2–Neighborhood Commercial and R80- Rural Residential Districts.

New Business

Adjourn

TOWN OF WINCHENDON

WINCHENDON TOWN CLERK,
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Zoning Board



Telephone (978) 297-3537

109 Front Street
Winchendon, Massachusetts 01475-1758

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

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BY: Cynthia Carville, Chair
Winchendon Zoning Board of Appeals

August 6&13

TOWN OF WINCHENDON

WINCHENDON TOWN CLERK
RCUD JUL 9 2025 AM10:29



Zoning Board

Telephone (978) 297-3537

109 Front Street
Winchendon, Massachusetts 01475-1758

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BY: Cynthia Carville, Chair
Winchendon Zoning Board of Appeals

August 6&13

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TOWN OF WINCHENDON

Zoning Board



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109 Front Street
Winchendon, Massachusetts 01475-1758

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