

Approved: 4/15/05

TOWN OF WINCHENDON



Zoning Board of Appeals

Telephone (978)-297-5419

Public Hearing/Regular Meeting

March 12, 2025

Town Hall 2nd Floor Auditorium
109 Front Street, Winchendon MA 01475

Present: Chair Cynthia Carvill, Rob Bushay, Christine Miller, Richard Stancombe
Alternate: Thom Schotanus
Nicole Roberts- Planning & Land Use Coordinator

Materials: Notice of Public Hearing: March 12, 2025

7:00PM: Chair Cynthia Carvill called the meeting to order followed by the Pledge of Allegiance.

Announcements: There will be informational training regarding Planning and Zoning on March 17th at Holy Cross in Worcester, if any board member is interested in attending please let Cynthia or Nicole know after the meeting. There was also the required ethics training coming up, Cynthia will forward the information via email to the members.

Public Comment: None.

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.

Elisabeth Branham was present. Elisabeth presented an updated spreadsheet with the sqft. numbers from the assessor's card compared to the architect's plans.

	Assessors	Addition	Total	% Increase
Basement	864	770	1634	
1st Floor	864	770	1634	
2nd Floor	842	770	1612	
Main Deck + 2nd floor(existing)	592	-592	0	
Staircase from driveway to house	94		94	
2nd floor deck (new)		45	45	
Main deck + staircase		491	491	
Lower patio [outside basement]	360		360	
Staircase from house to lake	274		274	
Staircases (2) from beach to lake	160		160	
Shed	192		192	
Sunroom		390	390	
	4242	2645	6887	62%
	50%	2121		
	60%	2545		

Assessor's Card 3256 Gross Area
 1706 Finished

The board had to consider several factors along with the addition, including; if it was in harmony with the neighborhood. An abutter stated at the last meeting he was not in approval with the addition, so the board had to take that into consideration. There was discussion regarding removing the sunroom or the basement. Between cutting one of those out, the applicant was considering not building the basement to bring the percentage down.

Rob Bushay motioned to accept the numbers provided by the assessors card, 2nd by Christine Miller.
Bushay (Y) Miller (Y) Schotanus (Y) Stancombe (Y) Carvill 5-0

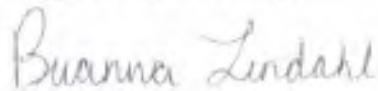
The board suggested to the applicant to get revised plans, closer to the 50%, and so they know exactly what they would be voting on. The abutter stated he would prefer the addition to be put on the other side of the home, away from his house. Due to several factors they are unable to put the addition on the opposite side. The applicant requested to continue the hearing to get revised plans.

Richard Stancombe motioned to continue the hearing to April 16, 2025, 2nd by Rob Bushay.
Bushay (Y) Miller (Y) Schotanus (Y) Stancombe (Y) Carvill 5-0

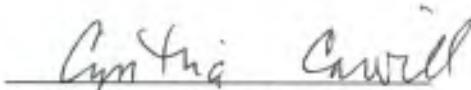
Adjourn: Richard Stancombe motioned to continue the hearing to April 16, 2025, 2nd by Rob Bushay.
Bushay (Y) Miller (Y) Schotanus (Y) Stancombe (Y) Carvill 5-0

The meeting was adjourned at 8:43PM.

Respectfully submitted:

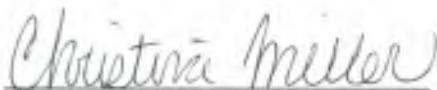


Brianna Lindahl, Zoning Board of Appeals Recording Secretary



Cynthia Carvill, Chair

Rob Bushay

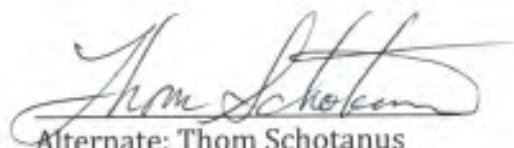


Christine Miller

Richard Stancombe

Renee Tambling

Alternate: Rick Morin Jr.



Alternate: Thom Schotanus