

TOWN OF WINCHENDON



Zoning Board of Appeals

Telephone (978)-297-5419

Public Hearing/Regular Meeting

April 16, 2025

Town Hall 4th Floor Meeting Room
109 Front Street, Winchendon MA 01475

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

Absent: Rob Bushay

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

Announcements: Cynthia Carvill stated she has updated information from the citizens planning and zoning meeting. On a night with a light agenda, she would like to have a business meeting to review the updated policies and procedures.

Public Comment: None.

Minutes: 3/12/25

Richard Stancombe motioned to accept the minutes from 3/12/25, 2nd by Christine Miller.

Miller (Y) Stancombe (Y) Tambling (Y) Carvill 4-0

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.

Renee Tambling was not present at the meeting when the hearing was previously opened, therefore she is not allowed to vote. The applicant was given the choice to continue the hearing until there was a full

board of 5 members, otherwise tonight she would need a supermajority vote. The applicant did not want to continue and chose to proceed.

Elisabeth and David Branham were present and sworn in. They presented updated plans to the board. The update includes removing the basement, dropping the roofline, and lattice work on the West side where the helical piles will be. The proposed total addition is 1,848 sq. ft., which is a 57% increase over the assessed total sq. ft. It was noted that the neighbor would like minimal removal of trees to retain the buffer. The applicant had previously completed a survey and have been before Conservation to discuss removal of trees/replanting.

Richard Stancombe motioned to close the hearing, 2nd by Christine Miller.

Miller (Y) Stancombe (Y) Schotanus (Y) Carvill 4-0

Richard Stancombe motioned to approve the special permit with the updated plans on 4/28/25 as presented, not to exceed 57% increase, and with the consideration for minimal tree cutting, 2nd by Christine Miller.

Miller (Y) Stancombe (Y) Schotanus (Y) Carvill 4-0

Public Hearing: 0 School Street, Map 1, Parcel 239

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, March 19, 2025 at 7:05pm to discuss the application for a Finding submitted by the applicant Allain Sitework, Inc. for property located at 0 School Street. Also known as Assessors Map 1, Parcel 239 Winchendon, MA 01475. Applicant is seeking a Finding for a non-allowed use. Proposal is to construct a 20,000 square foot contractor's garage to be constructed in 2 phases, each 10,000 square feet in size per Section 300-5.2 of the Town of Winchendon Zoning Bylaws. Said property is located in a R80 -Rural Residential and C2 Neighborhood Commercial districts.

Richard Stancombe read the public hearing notice. There were no conflicts of interest with the board members. Thom Schotanus was sitting in on the hearing as an alternate member.

Wesley Flis with McCarty Engineering and Fran Allain with Allain Sitework were present and sworn in. The parcel is 25 acres, it was set for a development back in 2008 before the real estate market crash. Since then, the owner has been looking to sell. They have now found a buyer and use for the property that would be in keeping with the neighborhood. Since the application was filed in February, they have done their due diligence and are now proposing it to be in 3 phases with 3 buildings under 7,500 square feet. If they are under 7,500 sq. ft. they do not have to install a sprinkler system inside for fire prevention. The water is just under a mile away and it would be too difficult and expensive to try and run the water that far away. There are wetlands around the property so they will need to go before the Conservation Commission, but consulting with the Zoning Board was their first step.

An abutter that owns the property adjacent to this project came forward and had some concerns regarding the construction and business traffic, along with the increase in noise. They were reminded this is just the preliminary finding, they still have to go before the other boards and there will be opportunities to input on the buffer, traffic, lighting, etc.

Richard Stancombe motioned to close the hearing, 2nd by Renee Tambling.
Miller (Y) Stancombe (Y) Tambling (Y) Carvill 4-0

Richard Stancombe motioned for a positive finding on the site plan provided by Allain Sitework dated April 1, 2025, for the construction of 3 buildings to be completed in 3 phases, totaling 22,500 sq ft., all building in a C2 commercial neighborhood district, and ability to pursue the following permit process through the Conservation Commission, Zoning Board of Appeals for a special permit, Planning Board for a site plan, an any State Highway plans required- all required boards, 2nd by Christine Miller.
Miller (Y) Stancombe (Y) Tambling (Y) Carvill 4-0

New Business: FMJ Motors- Special Permit Violation

The decision was never recorded in the Worcester County Registry of Deeds. The Violations are; six cars for sale, limited to 9 cars behind the building, broken signage, and there are lots of sales and service being performed. It was also previously noted there would be no repairs performed, unless it was to fix up a car purchased to be put on sale. Nothing has been rectified since the letter was sent out to them. It was originally brought before the board in 2020, and has got progressively worse over the last 5 years. The letter gave them 30 days to clean up, and the board decided to give them 5 extra days grace period.

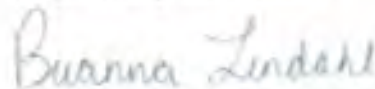
Christine Miller motioned for the building commissioner (zoning enforcement officer) to follow up with FMJ Motors and perform the necessary actions he feels is appropriate (cease and desist, etc) to have the owner come before the zoning board, 2nd by Richard Stancombe.
Miller (Y) Stancombe (Y) Tambling (Y) Carvill 4-0

Adjourn:

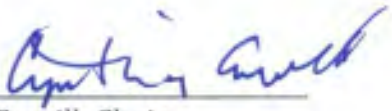
Richard Stancombe motioned to adjourn, 2nd by Christine Miller.
Miller (Y) Stancombe (Y) Tambling (Y) Carvill 4-0

The meeting was adjourned at 8:23PM.

Respectfully submitted:

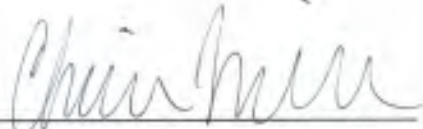


Brianna Lindahl, Zoning Board of Appeals Recording Secretary

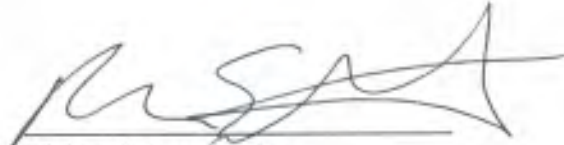


Cynthia Carvill, Chair

Rob Bushay



Christine Miller

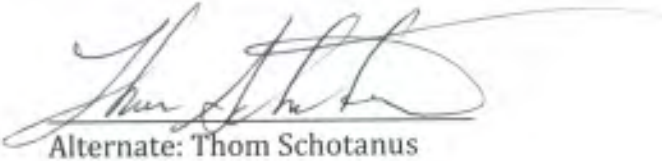


Richard Stancombe



Renee Tambling

Alternate: Rick Morin Jr.



Alternate: Thom Schotanus