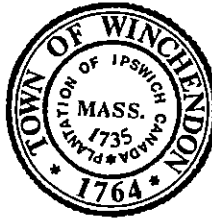


Approved: 7/16/25

## TOWN OF WINCHENDON



### Zoning Board of Appeals

Telephone (978)-297-5419

#### Public Hearing/Regular Meeting

June 18, 2025

Town Hall 2nd Floor Auditorium  
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:** None.

**Public Comment:** None.

**Minutes:** 4/16/25

Christine Miller motioned to accept the minutes from 4/16/25, 2nd by Richard Stancombe.

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

**Powell Sand and Gravel Update:** Powell has a special permit for gravel removal on Teel Rd. Due to lack of employees and starting up a new operation there is no update. They are set to come back in September.

#### 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.

There were no conflicts of interest from any of the board members. Richard Stancombe read the public hearing notice. The applicants were sworn in. Frank Pino explained they are new to the area, they just

purchased a new home in the Asher Construction development, and are requesting to build a shed on their property. The proposed shed is 18x25 and outside of the 100 ft wetlands buffer zone. The Commission agreed to allow the variance due to the size, shape, and topography of the lot. They would allow no closer than 15 ft from the lot line.

Richard Stancombe motioned to approve the variance up to 15 ft of the side setback, 2nd by Christine Miller.

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

**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.

There were no conflicts of interest from any of the board members. Richard Stancombe read the public hearing notice. The applicants were sworn in. The engineers, Joseph Duquette from the law office of Bowditch and Dewey, and Huseyin Sevincgil with Greenman Pedersen Inc were present.

The applicant was requesting to develop a parcel of land, 4.25 acres, located at 6 to 16 Main Street. It currently contains a one story shopping plaza, an out of service gas station, and approximately 62 parking spaces, formally known as "Waterville Plaza". The applicant would like to construct a 1,000 sq. ft. addition to the convenient store as well as bring the gas station back to productive use. The new gasoline station would include an overhead fuel canopy, 4 dispensers, a diesel fuel dispenser, and underground fuel storage tanks. It would also involve reconfigured parking spaces, removal of expansive and undefined curb cuts, and improved landscaping. In addition to the special permit that is required for gas station uses, the project will require site plan review, a couple of waivers to be granted by the Planning Board, as well as an order of conditions from the Conservation Commission.

As far as the special permit criteria, the project is not detrimental to the adjacent uses or to the existing or planned future character of the neighborhood. As mentioned, there is a gasoline service station already there, so proposing a new revamped and modified location will only serve to beautify the site and make it more aesthetically pleasing. The site design improvements will improve the site's circulation. There will be an installation of new sidewalks and crosswalks to make it more pedestrian friendly which is cohesive with the intent of the planned development district. The intended hours of operation are to be 6AM to 11PM, which is similar to the existing hours of the convenient store. With respect to the number and proximity of other gas stations, the closest one is a little over a mile away, of 4-5 minute drive, so it does serve a need in that area. The proposed use will not create traffic congestion. Due to the site being on Route 202, it is subject to Mass DOT approval, full plans, and stormwater report. The project will not be dangerous, harmful, or offensive to the abutters or the general public due to excessive noise, odor, vibration, dust.

Huseyin Sevincgil explained that this gas station has been around for over 30 years. There were 2 existing driveways off of Main Street and one off the side street. There is some paving proposal around the back of the site to accommodate larger vehicles, like a bus, to enter and exit the diesel fuel station. There are

currently 3 underground tanks, double wall steel, and they are proposing 2 new ones, double wall fiberglass that are state of the art technology that most gas stations are using now. From the tanks to the dispensers would be double wall product piping. It would comply with Massachusetts enhanced vapor recovery requirements. All the conditions listed by the town engineer, Patrick Woods, have been satisfied.

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

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

Renee Tambling motioned to grant the special permit as presented with modifications, subject to site plan approval from planning board, stormwater approval from the conservation commission, Mass DOT, Fire Department, and the traffic study, 2nd by Richard Stancombe.

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

### **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.

There were no conflicts of interest from any of the board members. Richard Stancombe read the public hearing notice. Tighe and Lorie Mathieu, In-Laws of Zachary Stone, were sworn in.

The applicant began in 2021 to receive a special permit for an addition. In 2024 they finally received the approvals. As soon as they were about to dig the foundation, they realized it was right over the septic system. They had to get new plans made by the architect and the building permit was approved in March 2024. In the 2nd plan they decreased the addition by 472 sq ft. Both plans were signed off by the building inspector and they also went before the conservation commission, as instructed, which approved the plans as well. They were never instructed to go before the zoning board for a variance. There was discussion regarding the variance and the fact that the original house was one story, and never received a variance to allow the 2nd level, resulting in the house already increasing by 100%. The daughter and son and law, Zachary, purchased the home when it was already a 2 story building. Everything had been signed off so the applicants state they were not aware this would not be allowed.

For the record, the lake association did submit a letter to the zoning board for the applicant. This hearing was before the board due to a complaint. The board members expressed that this was a very unique situation, as the plans were signed off on multiple times, and the applicants were not directed to go before the zoning board to request a variance. The applicant followed the correct process and it would ultimately create too much of a hardship for the owners at this point to remove anything since it is already built. Nicole suggested adding a stipulation into the decision that the home owners cannot finish the garage or enclose the deck to create any more living space.

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

Richard Stancombe motioned to approve the variance for the front setback, designated in an as-built plan provided by the applicant, and to approve the special permit as currently constructed to the plan approved by Jeff Newton on 5/14/24, minus the 11x20 portion of the two car garage, and decks, that was removed from the plan. While the construction is 100% larger than the 50% allowable in zoning 300- 6.2, permit does show approvals for the structure, removing the structure would be a hardship. Future expansion- converting the first level of the garage to living space and closing in decks would be prohibited. 2nd by Christine Miller.

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


**Adjourn:**

Richard Stancombe motioned to adjourn, 2nd by Christine Miller.

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

**The meeting was adjourned at 9:03PM.**

Respectfully submitted:



Brianna Lindahl, Zoning Board of Appeals Recording Secretary

  
Cynthia Carvill, Chair

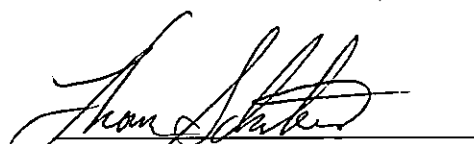
\_\_\_\_\_  
Rob Bushay

  
Christine Miller

\_\_\_\_\_  
Richard Stancombe

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Renee Tambling

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Alternate: Rick Morin Jr.

  
Alternate: Thom Schotanus