

Approved: 8/20/25

TOWN OF WINCHENDON



Zoning Board of Appeals

Telephone (978)-297-5419

Public Hearing/Regular Meeting

July 16, 2025

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

Present: Chair Cynthia Carvill, Christine Miller, Alternates: Richard Morin Jr., Thom Schotanus
Nicole Roberts- Planning & Land Use Coordinator

Absent: Rob Bushay, Richard Stancombe, Renee Tambling

Call to Order- 7:01PM: Chair Cynthia Carvill called the meeting to order followed by the Pledge of Allegiance.

Announcements: None.

Public Comment: None.

Minutes: 6/18/25

Christine Miller motioned to accept the minutes from 6/18/25, 2nd by Thom Schotanus.

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

Public Hearing: 82 Jackson Avenue

Application for a Variance submitted by owners Alexander Yee for 82 Jackson Avenue (Also known as Assessors Map 5A3, Parcel 176) Winchendon, MA 01475. Variance request to allow construction and placement of a shed within the front and rear setback back variances per section 300- 7.2. of the Winchendon Zoning Bylaws. Said property is located in the I -Industrial Neighborhood.

Alexander Yee was sworn in. Christine Miller read the public hearing notice. Mr. Yee explained when he submitted the plans for the proposed shed, it was brought to his attention he would need a variance for the setbacks. The shed would be 39' from the rear, regulations require 50', and 39' from the front, regulations require 40'. He would need a 1' variance in the front, and 11' in the back. The house precedes zoning regulations, being built in the early 1900's. The dimensions of the shed would be 14x14. It creates a hardship for the owner due to the size and shape of the lot.

Christine Miller motioned to close the hearing, 2nd by Thom Schotanus.

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

Christine Miller motioned to accept the variance for Alexander Yee to build a 14x14 shed on his property as presented, due to the size and shape of the lot and the preexisting non-conformity of the lot, 2nd by Thom Schotanus.

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

Public Hearing: 103 Pearl Street

Application for a Variance submitted by owners Stephen Matt Ramos for 103 Pearl Street (Also known as Assessors Map 5A2, Parcel 16) Winchendon, MA 01475. Variance request to allow construction of a front porch on the property within 8ft of the front setback per section 300-7.2. of the Winchendon Zoning Bylaws. Said property is located in the R10- Neighborhood Residential.

Christine Miller read the public hearing notice. Steven Ramos was sworn in. He is requesting to put a front porch on his house and where the stairs would land fall into the front setback requirements. The required setback would be 20', the deck will be 19' from the setback, but the stairs land within 8'. Mr. Ramos stated he currently has concrete steps already there where the proposed stairs would end.

Christine Miller motioned to close the hearing, 2nd by Thom Schotanus.

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

Christine Miller motioned to accept the variance to construct the front porch as presented in the plans submitted, due to keeping in harmony with the neighborhood, the hardship of the size of the lot, and home predates zoning requirements, 2nd by Thom Schotanus.

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

Public Hearing: 380 North Beaver Lane (Mill Pond)

Special Permit submitted by Bert Daigle to raze and rebuild a preexisting non-conforming dwelling located at 380 North Beaver Lane (Mill Pond). Also known as Assessors Map 11, Parcel 43 Winchendon, MA 01475. Said property is located in a R80 - Rural Residential District.

Christine Miller read the public hearing notice. Bert Daigle was sworn in. There is an existing structure that has been there since the 1950's. He would like to raze and rebuild it to accommodate his family. The plans are 96 sq. ft. over the allowed expansion. The applicant already discussed with the building inspector on ways to cut down the plans but there was really no practical way to do it. The current property is 832 sq. ft. 26x32, and they are requesting to build a 28x48, which would be 1,344 sq. ft, and the current allowable expansion would be 1,248 sq ft, resulting in the plans being over by 96 sq. ft.

Ronald Amadon of 340 Mill Glen Pond North came forward. He stated the plans were reviewed and approved by the board, Mill Glen Pond Trust. They were pleased with the plans due to it being more modern and further away from the water.

Christine Miller motioned to close the hearing, 2nd by Thom Schotanus.

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

Christine Miller motioned to approve the special permit, to allow Bert Daigle to raze and rebuild a preexisting non conforming dwelling at 380 North Beaver Lane- Mill Glen Pond, with the approval of the Mill Glen Pond Trust, as per the submitted paper plans on 7/15/25 by Bert Daigle for the property located on 380 North Beaver Lane- Mill Glen Pond, with Conservation Commission and Board of Health approvals, 2nd by Thom Schotanus.

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

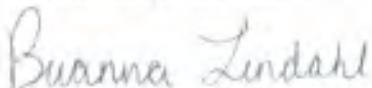
Adjourn:

Christine Miller motioned to adjourn, 2nd by Thom Schotanus.

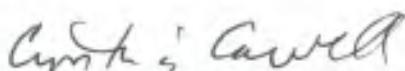
Miller (Y) Morin (Y) Schotanus (Y) Carvill (Y) 4-0

The meeting was adjourned at 7:49PM.

Respectfully submitted:

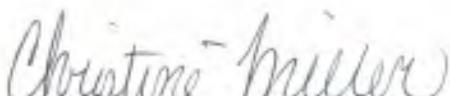


Brianna Lindahl, Zoning Board of Appeals Recording Secretary



Cynthia Carvill, Chair

Rob Bushay



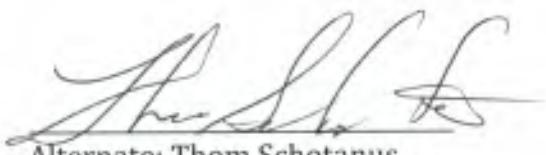
Christine Miller

Richard Stancombe

Renee Tambling



Alternate: Rick Morin Jr.



Alternate: Thom Schotanus