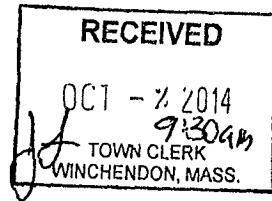


TOWN OF WINCHENDON



Zoning Board of Appeals



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Winchendon, Massachusetts 01475-1758

ZONING BOARD OF APPEALS
Minutes, July 2, 2014

PRESENT: Chairman Cynthia Carvill, Vice Chairman Mary Martorella, Clerk Michael Potvin, Joseph Snow, and Ray Benoit
Planning Director Gerald White
Recorder Doneen Durling
Applicants Glen and Gail Whittle
Abutters Richard Gagnon and Patricia Houlihan

Materials: Agenda, July 2, 2014
Minutes May 21, 2014
Plan for 126 Lakeview Dr.
Raymond Rader Letter of Resignation

CALL TO ORDER: 7:00 PM

The chairman informed the room that the meeting was being recorded and asked if anyone was also recording. The secretary was noted as having a recording device.

REVIEW AND APPROVAL OF MINUTES

May 21, 2014

Mr. Potvin moved to approve as written/second by Mr. Benoit

Martorella (A) Snow (Y) Benoit (Y) Potvin (Y) Carvill (Y) 4 - 0 - 1 Approved

CORRESPONDENCE

The chairman informed the board that a resignation had been received from Alternate Raymond Rader.

The board was asked if they had received the resignation.

Mr. Benoit said it was a little angry.

The chairman said she was a littler concerned, but did not know Mr. Rader's reason. She said she hoped it wasn't the board because she felt it represented itself very professionally. She said she hoped it was nothing the board did that caused him to resign.

The chairman said she received letter from the secretary of the board offering her services as alternate should the board need to make a quorum. She said a person in the position of board secretary has served as an alternate in the past.

The chairman asked the board to recommend or not recommend that the board send their blessings for alternate to the next select board meeting July 12.

Ms. Martorella moved to recommend to the Board of Selectmen that Doneen be appointed as an alternate member of the Zoning Board of Appeals/ second by Mr. Benoit.

Martorella (Y) Snow (Y) Benoit (Y) Potvin (Y) Carvill (Y) 5 - 0 Approved

Mr. White said he would draft a letter and leave it at the Police Station for signatures.

NEW BUSINESS

Hearing for a special permit for Glen and Gail Whittle, for property located assessor's Map M10 Parcels 32 and 33 126 Lakeview Dr. Winchendon. To allow the expansion of the existing non-conforming structure located in an R40 residential zone.

The chairman swore in the applicants.

The chairman asked if anyone on the board had a conflict of interest.

Hearing none, the chairman said she must disclose she is a neighbor, not an abutter on Monomonac.

Mr. Glen Whittle said when they purchased the property, they discovered it was "ratty." He said they decided to tear the hole place down so it would be a new structure. They would be making it handicap accessible.

Ms. Martorella asked if they were lot 229 and 230

The chairman noted she did not know why it was listed as two separate lots because it has been one lot for years.

Mr. White says in the zoning bylaw, there is a section that talks about any expansion or reconstruction that is 50% over the original footprint (By special permit?)

The chairman said it's nonconforming, not by setbacks not by coverage of the lot; it's nonconforming because it is not a 2-acre lot.

Mr. White said the Whittles would need a finding that the reconstruction is no more detrimental to what is already there, and is in harmony with the characteristics of the

neighborhood.

Ms. Martorella said she saw no problem. She said the house was in need of upgrade.

Abutters Patricia Houlihan and Richard Gagnon of 136 Lakeview Dr. were asked by the chairman if they wanted to speak. Mr. Gagnon said he was interested in the Whittle's plan.

The chairman explained that the plan was to expand to the south. Ms. Houlihan was asked if she had any concerns since the expansion would be towards her property.

Ms. Houlihan said anything would be an improvement. She said if she had bought the home she would want to tear it down.

The chairman asked if there were any other concerns.

Hearing none she stated the Whittles did not need any variances. She said it appears in harmony with the neighborhood and no more detrimental.

She asked that it be noted in the minutes that it is, in effect, a double lot.

She noted it is a 50% expansion of the existing dwelling.

Mr. Benoit asked if there was a specific structure the Whittles could not have.

Mr. White said there was no monstrosity, and the Whittles could only build up to 2 1/2 stories.

The chairman said even if it went up the full 2-1/2 stories, the lot slopes gently down to the lake so it would not block the view.

Mr. Whittle said the only reason there was not a full drawing of the plans was because he did not know what they could or couldn't do.

The chairman asked for the ultimate footprint of the property.

Mr. Whittle said it would be 40' in the front, and would drop to 30 in the back. He said he and his wife were still arguing over whether it would be 2 stories. The Whittles said it would be a year-round house.

Ms. Martorella moved to close the hearing/second by Mr. Potvin

Martorella (Y) Snow (Y) Benoit (Y) Potvin (Y) Carvill (Y) 5 - 0 Approved

The chairman asked for the feeling of the board.

Mr. Benoit said he had no problem and it was well within what was appropriate.

Ms. Martorella said it would add to the property values.

Single-family unit would be built with the plans discussed.

Would have to follow all local, state, and federal regulations.

The chairman explained the special permit was issued to the Whittles but was transferable if the property was sold, and has to be recorded with the deed...otherwise it would be a problem.

The reconstruction of a single family dwelling in no way violates zoning, there were no objections from abutters,

The proposed use is in harmony with the general use and intent of the Winchendon Bylaw and the Master Plan.

The use with the above-mentioned conditions is not detrimental to adjacent uses for the characteristic of the neighborhood.

Mr. Snow made a motion to approve the Special Permit/second by Ms. Martorella

Martorella (Y) Snow (Y) Benoit (Y) Potvin (Y) Carvill (Y) 5 - 0 Approved

Mr. White advised the Whittles on the 21-day appeal period, and how they are to record the special permit.

Mr. Snow made a motion to close the meeting/second by Ms. Martorella

Martorella (Y) Snow (Y) Benoit (Y) Potvin (Y) Carvill (Y) 5 - 0 Approved

ADJOURNED: 7:46

Cynthia Carvill
Chairman Cynthia Carvill

Domine M. Darling
Vice Chairman Mary Martorella

Michael Potvin
Clerk Michael Potvin

Joseph Snow
Joseph Snow

Raymond Benoit
Raymond Benoit