

Approved: 12/18/19

## TOWN OF WINCHENDON

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### Zoning Board



Telephone (978)-297-5419

#### Special Meeting/Public Hearing

October 16<sup>th</sup>, 2019

Town Hall 2<sup>nd</sup> Floor Auditorium

109 Front Street, Winchendon, MA 01475

**Present:** Chairwoman Cynthia Carvill, Vice-Chair Mary Chace (Present via Audio), Rob Bushay  
Richard Stancombe  
Alison Manugian, Zoning Agent  
Brianna Roberts, Recording Secretary

**Absent:** Raymond Benoit

**Materials:** Notice of Public Hearing October 16<sup>th</sup>, 2019

**7:02PM:** Chairwoman Cynthia Carvill opened the public hearing.

**Minutes:** 7/24/19 & 9/18/19

Mr. Bushay motioned to approve the minutes and Mr. Stancombe seconded. The board unanimously voted aye.

**Bushay (Y) Chace (Y) Stancombe (Y) Carvill (Y) 4-0**

**7:05PM: Public Hearing-** Special Permit application from Graz Engineering requesting a Special Permit to allow for use of the 21 Robert's Way Winchendon MA (Map 9 Parcel 383) as Mini-Storage Units as outlined in Article 5.2.2 on page 52 of the Zoning Bylaws. Said property is located in a C1- Large Scale Commercial district.

No members had a conflict of interest.

Ms. Carvill read the Public Hearing Notice and swore in Paul Grasewicz.

Mr. Grasewicz explained the project and stated there are 3 lots; A, B, & C. Lot C is where the proposed storage units would be built. There would be a total of 5 buildings. The access road would be privately maintained. The applicant is in process with Conservation and is essentially done.

Mr. Bushay motioned to close the hearing, 2<sup>nd</sup> by Mr. Stancombe. The board unanimously voted aye.

**Bushay (Y) Chace (Y) Stancombe (Y) Carvill (Y) 4-0**

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Ms. Carvill stated it is an allowed use in the C1 district with a special permit. It was posted twice and mailed, with no abutters or audience present. The special permit goes to the applicant for the use as stated only. It is in harmony with the general purpose of the bylaws, not detrimental to adjacent uses of existed or planned future character of the neighborhood, will not cause undue traffic congestion, no overload on public water or drainage sewer, not offensive/dangerous/harmful to abutters, and also need to make sure the site plan approval by planning board is effective. The board reserves the right to review the conditions if they receive any complaints.

Ms. Chase moved to approve the Special Permit as dictated by Ms. Carvill, 2<sup>nd</sup> by Mr. Bushay. The board unanimously voted aye.

**Bushay (Y) Chace (Y) Stancombe (Y) Carvill (Y) 4-0**

**2. Select Board request to review License Renewal List (item added 10/9)**

The board did not have any concerns.

**3. Discussion of potential modification of Fee Schedule for Applications before the ZBA**

The next meeting packet will contain existing and proposed fees. Prices may change if the planning board takes on zoning responsibilities.

Mr. Stancombe motioned to close the meeting, 2<sup>nd</sup> by Mr. Bushay. The board unanimously voted aye.

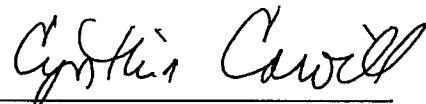
**Bushay (Y) Chace (Y) Stancombe (Y) Carvill (Y) 4-0**

**The meeting was adjourned at 7:33PM.**

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary



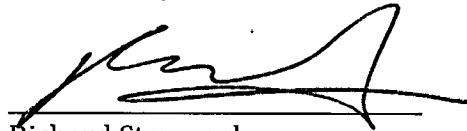
Cynthia Carvill, Chairwoman



Mary Chace, Vice-Chair

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Raymond Benoit



Richard Stancombe

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Rob Bushay