

TOWN OF WINCHENDON



Zoning Board

(978)-297-5419

Regular Meeting/Public Hearing

September 30, 2020

Via Zoom - Meeting ID: 932 7794 0987 Passcode: 4569115

Present: Chairwoman Cynthia Carvill, Richard 'Erik' Stancombe, Ray Benoit, Bryan Vaine
Alison Manugian, Zoning Agent
Public – Carl Stolfi, Colin O'Hara, Janice & James McDonald, Gloria & Wayne Levesque

Materials: Board information packet

7:02PM: Chairwoman Cynthia Carvill called the meeting to order; motion made by R. Stancombe, seconded by R. Bushay and all present voted aye via roll call vote.

Minutes: none presented

The Chair explained that this hearing will need four of the five members to vote in the affirmative for the special permit to be granted. She explained that the applicant has the right to request that all five members be present if they would prefer. The applicant indicated their desire to proceed.

The Chair confirmed that none of the members present have any conflicts of interest.

Carl Stolfi, Colin O'Hara, Janice & James McDonald, Gloria & Wayne Levesque were sworn in by the Chair to be truthful during the hearing.

126 Beachview Drive – Assessors' Map/Parcel 11-0-12 – (R40 Zoning District)

Special Permit Hearing (Cont.) Applicants: Carl & Debbie Stolfi (Rep: Colin O'Hara)

The applicants are seeking permission to demolish the existing residence on the non-conforming lot and to then rebuild a new single family residence. No other special permits or variances are requested.

As the hearing is a continuation the notice was not read, but the hearing re-opened by motion of R. Stancombe; seconded by R. Benoit and approved by all via roll call vote.

Colin O'Hara, representative of the applicants, presented an overview of the proposed project – demolition of the existing structure and construction of a new custom log home (approx. 1,800sf) with an under garage, new septic and new well. The new structure will be effectively the same location, but is slightly larger. The setbacks were reviewed and confirmation given that no variances are needed. A previous variance was granted to allow a deck approximately 5' from the side property line. The new construction is proposed to be at 11'; a distance greater than the required 10'.

Confirmation was offered by the applicants that the proposed construction will not obstruct any views of the lake for nearby residents.

No Board members had any additional questions.

Janice & James McDonald, Gloria & Wayne Levesque were present as abutters at 116 and 136 Beachview respectively. All four individuals indicated support for the project stating that project was justified and would be an improvement to the area.

Motion to close the public hearing made by R. Stancombe and seconded by R. Benoit. All presented voted in favor via roll call vote.

The Chair outlined that the project includes demolition and reconstruction of a single family dwelling. The project is in harmony with the current neighborhood and doesn't detract in any way. The abutters' support was noted and the standard special permit notes were suggested as part of the decision.

R. Benoit motioned to grant the special permit as requested with the decision to reflect the Chair's previous comments. R. Stancombe seconded and all voted aye via roll call vote.

The Agent indicated hope that members could get signature pages to her over the weekend so that the 21d appeal period can start (with the Town Clerk's stamping) on Monday. Once that appeal period is completed, assuming there are no appeals, the original will be provided to the applicants and needs to be recorded with the Registry of Deeds in Worcester.

R. Benoit motioned to adjourn the meeting. R. Stancombe seconded the motion and all present voted aye via roll call vote.

The meeting was adjourned at 7:25 PM.

Respectfully submitted:



Alison Manugian
Planning and Conservation Agent

Cynthia Carvill, Chairwoman

Bryan Vaine

Raymond Benoit

Richard Stancombe

Rob Bushay