

TOWN OF WINCHENDON



Zoning Board

(978)-297-5419

Regular Meeting

-

January 20, 2021

Via Zoom -

Meeting ID: 983 3140 8360

Passcode: 9919950

Present: Members: Chairwoman Cynthia Carvill, Richard 'Erik' Stancombe, Ray Benoit, Rob Bushey
Other: Alison Manugian – Zoning Agent
Materials: Agenda and information packet

Chairwoman Cynthia Carvill called the meeting to order at 7:03 pm following motion made by R. Stancombe, seconded by R. Bushey and all present voted aye via roll call vote.

Announcements & Public Comment - none

Correspondence update included in packet

Minutes of 11/8/2020 and 12/2/2020 included for review and approval. **R. Bushey motioned to approve both sets, R. Stancombe seconded the motion and all approved via roll call.**

Hearing for front and side setback variance at 215 Beachview Dr. – Glenn Hayward

R. Bushey read the hearing notice and motioned to open the public hearing. R. Stancombe seconded the motion and all voted aye to open the hearing (7:09pm)

C. Carvill lives in this area but is not an abutter. She doesn't know the applicant and sees no conflict.

The applicant is not present which poses concern. As there is no applicant to confirm desire to move forward without a full board this hearing will likely be continued to February. A Manugian was asked to review the time-lines and regulations around constructive approval. Abutters, of whom none are present, received mailed notice with hearing information. No comments or questions were received.

The side of this shed is approximately on the side property line and the front is approximately 15' off the edge of pavement; note that the edge of pavement is not the actual edge of the roadway, which is wider. The shed is on blocks not permanent footings.

This lot, like many others near the lake is tight with varied topography. It's not uncommon to have sheds on the property lines and many are visible from the road. There was some discussion of the inequity of enforcing this construction when others exist as well. Enforcement is limited by personnel capacity and relies on reporting of possible violations. This particular shed/site was found during construction, which is different than other sheds already up. If variances are not obtained the Zoning Enforcement Officer may demand relocation or removal of the structure. While enforcement may appear somewhat arbitrary additional violations will take place if past practices are allowed to continue.

Discussion ensued on the need to educate residents, near the lake and in all areas, that all structures (regardless of size or building permit requirement) need to comply with setback regulations. The setback regulations near the lake were altered last year with introduction of the Lake Monomonic Overlay District. A joint mailing with Conservation updates and social media presence is discussed.

R. Bushey motioned to continue the public hearing to February 17th 2021 to continue at 7:05 pm. R. Benoit seconded the motion and all approved via roll call vote.

R. Bushey motioned to Motion to end the meeting at 7:40pm. R. Stancombe seconded the motion and all present voted aye via roll call vote.

Respectfully submitted:

Alison Manugian - Planning and Conservation Agent