

Approved: 11 / 17 / 21

TOWN OF WINCHENDON



Zoning Board

Telephone (978)-297-5419

Special Meeting/Public Hearing

October 20th, 2021

Town Hall 2nd Floor Auditorium

109 Front Street, Winchendon, MA 01475

Present: Chair Cynthia Carvill, Richard Stancombe, Rob Bushay, Bryan Vaine
Tracy Murphy, Director of Planning and Development
Absent: Raymond Benoit
Guests: Attorney Keith Glenney, Diane Coulter, Cindy Fitch, Attorney Vincent Pusateri
Materials: Notice of Public Hearing October 20th, 2021

7:00PM: Chair C. Carvill called the meeting to order.

Minutes: 7/21/21, 8/18/21, 9/15/21

Some members did not have a chance to review the minutes before the meeting, so the board decided to postpone the approval to the next meeting.

C. Carvill mentioned the virtual Citizen Planner Meetings and T. Murphy let the board members know there was money in the budget if anyone was interested in attending.

7:05pm - PUBLIC HEARINGS continuation – Application of Cindy Fitch of 6 Island Road. (also known as Assessors Map 6, Parcel 9) to Alter a Pre-Existing Non-Conforming Parcel or Structure as outlined in Article 6.2.3 of the Winchendon Zoning Bylaws and for a Variance of Dimensional Requirements per Table 7.2 of the Zoning Bylaws. Said property is located in a R40 – Rural Residential district and within the Lake Monomac Overlay District (LMO).

- C. Carvill announced to all that as only four members were present, the decision must be unanimous, and therefore the applicant had the right to a continuation.
- Attorney Vincent Pusateri stated his client, Cindy Fitch, wanted to proceed. C. Carvill reiterated the majority voting terms again, and that the board would most likely not vote until every board member was updated and had a chance to review the information.
- C. Carvill stated the board would wait to vote until the other departments had a chance to review and reply with their input.

- C. Carvill reviewed the requested modifications letter from the building department.
- V. Pusateri reviewed the plans and discussed the proposed modifications. See attached presentation for details.
- Attorney Keith Glenn, representing Ryan McCauley- an abutter, came forward before the board.
- K. Glenn addressed some concerns with the plan and stated numerous projects were completed within the last 10 years that violated zoning laws, and done so without permits.
- K. Glenn also mentioned the proposed project would qualify the house to be considered a two-family home. He suggested having a peer review done.
- C. Carvill stated the board would need time to review the information from both sides and suggested doing a site visit.
- Diane Coulter, of 55 Island Rd, expressed her appreciation for the improvement, as 6 Island Rd is the first house people see when they drive over the causeway.
- C. Carvill thanked D. Coulter for her comment, and explained that the board exists to enforce zoning requirements and does not try to specifically make it difficult for homeowners to improve their properties. The requirements were set for a reason, and the board must follow the rules.

R. Bushay motioned to make a site visit on November 15th, 2021 at 4:00PM, 2nd by R. Stancombe.
All voted aye.

Bushay (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 4-0

R. Bushay motioned to continue the hearing to November 17th, 2021 at 7:05PM, 2nd by R. Stancombe.
All voted aye.

Bushay (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 4-0

7:10pm - PUBLIC HEARINGS – Application of Melissa Woolfrey of 56 Chase Lane (also known as Assessors Map 7, Parcel 172) to Alter a Pre-Existing Non-Conforming Parcel or Structure as outlined in Article 6.2.3 of the Winchendon Zoning Bylaws and for a Variance of Side Setbacks per Table 7.2 of the Zoning Bylaws. Said property is located in a R80 – Rural Residential district.

R. Bushay read the public hearing notice.

R. Stancombe motioned to open the public hearing. 2nd by R. Bushay. All voted aye.

Bushay (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 4-0

R. Stancombe motioned to continue the hearing to November 17th, 2021 at 7:10PM, 2nd by R. Bushay
All voted aye.

Bushay (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 4-0

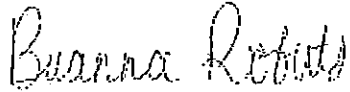
T. Murphy commented that a consultant would be working to update the zoning bylaws and wanted the board members to be aware and be a part of the process.

C. Carvill announced the board is currently accepting alternate positions and to please inquire if anyone was interested.

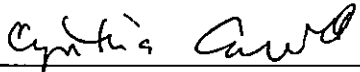
R. Stancombe motioned to adjourn. 2nd by R. Bushay. All voted aye.
Bushay (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 4-0

The meeting was adjourned at 8:42PM.

Respectfully submitted:

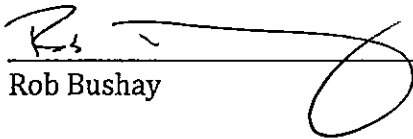


Brianna Roberts, Planning Board Recording Secretary

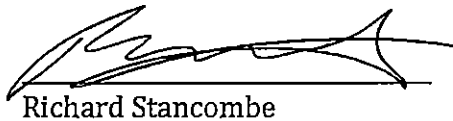


Cynthia Carvill, Chair

Raymond Benoit



Rob Bushay



Richard Stancombe



Bryan Vaine