

Approved: 4/20/22

TOWN OF WINCHENDON

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Zoning Board

Telephone (978)-297-5419

Public Hearing/Special Meeting

February 16th, 2022

Town Hall 2nd Floor Auditorium

109 Front Street, Winchendon, MA 01475

Present: Chair Cynthia Carvill, Brandon Fournier, Richard Stancombe, Bryan Vaine
Evelyn Higgins (present via phone)
Nicole Roberts- Planning & Land Use Coordinator

Materials: Notice of Public Hearing February 16th, 2022

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

Minutes: December 8, 2021 & January 19th, 2022

R. Stancombe motioned to approve the 12/8/21 minutes as presented, 2nd by B. Fournier. All voted aye.

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

R. Stancombe motioned to approve the 1/19/22 minutes as presented, 2nd by B. Fournier. All voted aye.

Fournier (Y) Higgins (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 5-0

7:05PM- Public Hearing cont.- to consider the Application by Sousa Properties of 10 Technology Dr. Hudson, MA 01749 for property located at 16 Winter Place (Also known as Assessors Map 5A3, Parcel 51) Winchendon, MA 01475 owned by the same. Said property is located in a R10- Neighborhood Residential district. The Special Permit request is to allow alteration of a pre-existing non-conforming property for an increase of over fifty (50%) per section 6.2.3 of the Winchendon Zoning Bylaws for the construction of a second story addition.

R. Stancombe motioned to re-open the hearing, 2nd by B. Fournier. All voted aye.

Fournier (Y) Higgins (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 5-0

The members met the applicant for a site visit the previous Saturday. Mr. Souza came forward and explained there was a mistake with the original plans. He met with the architect and discovered they made a mistake with the layout, dimensions, etc. Mr. Souza presented the revised plans and the board members agreed the revised plans looked better and was a lot closer to meeting the requirements.

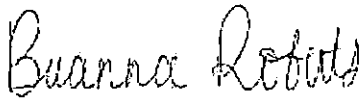
R. Stancombe motioned to close the public hearing, 2nd by B. Fournier. All voted aye.
Fournier (Y) Higgins (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 5-0

R. Stancombe motioned to accept as per the plans submitted, Special Permit, with the addendum that the applicant comply with all State, Local, and Federal Regulations, 2nd by B. Fournier. All voted aye.
Fournier (Y) Higgins (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 5-0

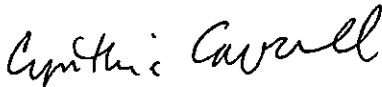
B. Fournier motioned to adjourn, 2nd by R. Stancombe. All voted aye.
Fournier (Y) Higgins (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 5-0

The meeting was adjourned at 7:15PM.

Respectfully submitted:



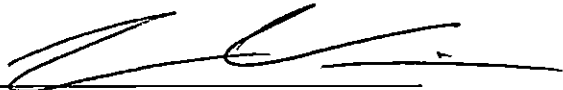
Brianna Roberts, Planning Board Recording Secretary



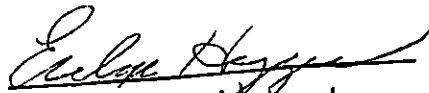
Cynthia Carvill, Chair

Raymond Benoit

Rob Bushay


Richard Stancombe
Bryan Vaine

Brandon Fournier


Evelyn Higgins