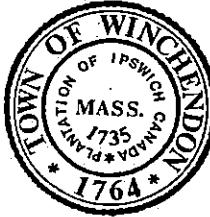


Approved: *4/18/22*

TOWN OF WINCHENDON

WINCHENDON TOWN CLERK
RECD MAY 26 2022 PM12:27



Zoning Board

Telephone (978)-297-5419

Public Hearing/Special Meeting

April 20th, 2022

Town Hall 2nd Floor Auditorium
109 Front Street, Winchendon, MA 01475

Present: Chair Cynthia Carvill, Rob Bushay, Evelyn Higgins, Richard Stancombe, Bryan Vaine
Nicole Roberts- Planning & Land Use Coordinator

Materials: Notice of Public Hearing April 20th, 2022

7:03PM: Chair C. Carvill called the meeting to order.

Announcements: None.

Public Comment: None.

Minutes: February 16th, 2022

R. Stancombe motioned to approve the 2/16/22 minutes as presented, 2nd by R. Bushay All voted aye.
Bushay (Y) Higgins (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 5-0

7:05PM- Public Hearing- Discuss the application for a Special Permit submitted by the Town of Winchendon- Fire Department to modify a pre-existing nonconforming sign at 405 Central St. (Also known as Assessors Map 5A3, Parcel 163) Winchendon, MA 01475. Said property is located in a R10- Neighborhood Residential district.

R. Stancombe read the public hearing notice.

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

C. Carvill asked the board members if anyone had a conflict of interest. B. Vaine disclosed he is in the fire department but it was not a conflict of interest.

Brian Croteau, Director of Public Works for the Town of Winchendon, introduced himself to the board. He explained the plan is to take out the existing sign and replace with a new sign that is 6ft 6in in height, and 7ft in length. The new sign will have an electronic portion that will be easier to change on a regular basis and the location will be in the same place as the existing sign. They are requesting a variance due to it not conforming to the current regulations, as the new bylaws still need to be approved at the annual town meeting. There were no written comments by abutters.

R. Bushay approved the variance, 2nd by R. Stancombe. All voted aye.

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

7:10- Public Hearing- Discuss the application for a Variance submitted by owners Garrett and Ashley Davieau for 486 School Street (Also known as Assessors Map 2, Parcel 91) Winchendon, MA 01475. Variance request to allow construction of an above ground pool within 30' of the rear setback per section 7.2 of the Winchendon Zoning Bylaws. Said property is located in a C2- Neighborhood Commercial.

R. Stancombe read the public hearing notice.

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

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

Richard Morin stated Conservation approved the plan. They are requesting a variance for the rear set back, as the non-permanent structure would be within 10ft of the rear setback.

Tyler Pelkey of 1 Robbins Rd. stated he approved of the construction of the pool.

R. Stancombe motioned to close the hearing, 2nd by R. Bushay. All voted aye.

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

It was stated the project is in harmony with the neighborhood and there were no conflicts from abutters.

R. Stancombe motioned to accept the application for the installation of the pool, up to 10ft within the rear setback, with a clause stating the board would revisit within 90 days for any other details/improvements. 2nd by R. Bushay. All voted aye.

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

7:15PM- Public Hearing- Discuss the application for a Variance and modification of the existing Special Permit submitted by owners Carl and Debbie Stolfi for 126 Beachview Drive (Also known as Assessors Map M11, Parcel 12) Winchendon, MA 01475. Variance request and Special Permit modification is to allow construction of a new single family dwelling located within 10' side and 20' front setback per section 7.2 of the Winchendon Zoning Bylaws. Said property is located in a R20-Suburban Residential in the Lake Monomonac Overlay District.

The variance request is due to the property being 5' over the 20' front setback, and 1' on the side.

The members discussed the application. There were no further comments from the board, abutters, or building inspector.

R. Bushay motioned to close the hearing, 2nd by R. Stancombe. All voted aye.

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

R. Stancombe motioned to approve the previously approved Special Permit with no substantial changes and approve the setbacks as presented on the plan dated March 31, 2022. 2nd by B. Vaine. All voted aye.

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

Article 9- Signs; Town of Winchendon Zoning Bylaws

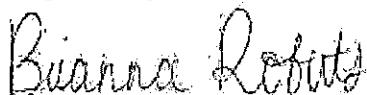
N. Roberts reviewed the zoning bylaws presentation for the board.

R. Bushay motioned to adjourn, 2nd by R. Stancombe. All voted aye.

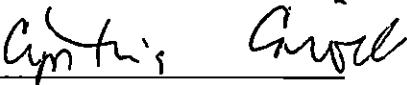
Fournier (Y) Higgins (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 5-0

The meeting was adjourned at 8:11PM.

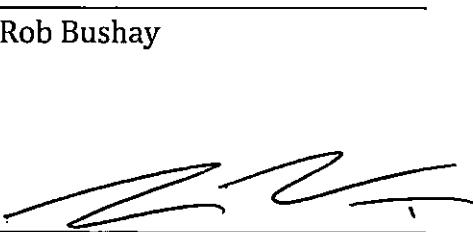
Respectfully submitted:

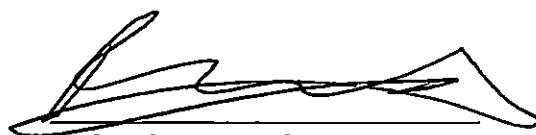


Brianna Roberts, Planning Board Recording Secretary

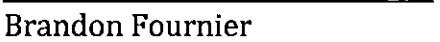

Cynthia Carvill, Chair

Raymond Benoit


Rob Bushay


Richard Stancombe


Bryan Vaine


Brandon Fournier

Evelyn Higgins
Evelyn Higgins