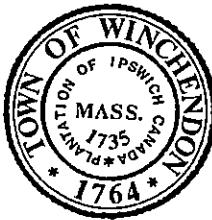


Approved: 10/19/22

TOWN OF WINCHENDON

WINCHENDON TOWN CLERK
RCUD OCT 20 2022 AM10:37



Zoning Board

Telephone (978)-297-5419

Public Hearing/Special Meeting

July 20th, 2022

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

Present: Chair Cynthia Carvill, Rob Bushay, Evelyn Higgins, Brandon S. Fournier
Nicole Roberts- Planning & Land Use Coordinator

Absent: Richard Stancombe

Materials: Notice of Public Hearing July 20th, 2022

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

Announcements: C. Carvill asked the board to solicit a motion to add Brandon Fournier to the ZBA from an Alternate to a Permanent member of the Board.

R. Bushay motioned to add Brandon Fournier to the ZBA from an Alternate to a Permanent member of the Board, 2nd by E. Higgins. All voted aye.

Bushay (Y) Higgins (Y) Carvill (Y) 3-0

Public Comment: None.

7:05PM- Public Hearing- Discuss the application for a Variance submitted by owner Daniel Andries for 14 Hale Street, also known as Assessors Map 464, Parcel 56 Winchendon, MA 01475. Variance request to allow for a 10' extension on the existing deck creating a wraparound deck to include a screen porch within the 25' side setback per section 7.2 of the Winchendon Zoning Bylaws. Said property is located in a R80- Rural Residential Zoning District.

R. Bushay read the Public Hearing Notice and C. Carvill opened the hearing.

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

Bushay (Y) Fournier (Y) Higgins (Y) Carvill (Y) 4-0

C. Carvill swore in applicant Daniel Andries.

The applicant explained his plans to extend the deck 10' towards the back of his property, no closer to his neighbors lot. There were no abutters present or any letters sent. The deck is currently in disrepair and this would be an improvement. It met all three criteria conditions.

E. Higgins motioned to close the hearing, 2nd by R. Bushay.

Bushay (Y) Fournier (Y) Higgins (Y) Carvill (Y) 4-0

E. Higgins motioned to approve, 2nd by R. Bushay.

Bushay (Y) Fournier (Y) Higgins (Y) Carvill (Y) 4-0

7:10PM- Public Hearing- Discuss the application for a Special Permit submitted by Pedro Soto-Cruz owner of 176 Metcalf St. identified as Assessors Map 7 Parcel 192 Winchendon, MA 01475. Special Permit request is to operate a Hydraulic Repair home based business. Said property is located in a R80- Rural Residential district.

R. Bushay read the Public Hearing Notice and C. Carvill opened the hearing.

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

Bushay (Y) Fournier (Y) Higgins (Y) Carvill (Y) 4-0

Michelle Cocuzza and Pedro Soto-Cruz came before the board and were sworn in. There was no conflict of interest. The board is required to have an unanimous vote due to an absent member so the applicants had the opportunity to move forward or continue, they decided to continue. The applicants own a split-level home with a garage and are looking to make part of the garage a hydraulic business. Mr. Soto-Cruz stated this location would be used to start his business but would eventually move to another location. His business would focus on working with hydraulic equipment and offer a pickup/drop off service to reduce business traffic. The applicants stated the noise from the equipment/air compressor can not be heard at surrounding neighbors lots. There would not be any exterior lighting like spotlights and no signage.

There was a petition from a neighbor. Juanita Carter and John Egan of 166 Metcalf St came forward before the board and were sworn in. John Egan stated he and his wife have lived in town for over 20 years and love the town of Winchendon. They oppose the special permit along with a list of petitioners. Haley Carter Egan was sworn in and expressed her concern with the potential noise of the business.

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

Bushay (Y) Fournier (Y) Higgins (Y) Carvill (Y) 4-0

The board members discussed the guidelines and contingencies to put in place; it must pass the noise guidelines, hours of operation 8AM-6PM 7 days a week, no outside spotlights, no business signage, delivery/pickup business only, comply with commercial insurance requirements (smoke detectors, fire extinguishers, co2 detectors), all work completed inside the garage with door closed, comply with all state guidelines for proper storage and disposal of waste fluids, no employees, abide by regulations of the grant given, business to occupy 25% of garage, keep opening/closing garage door at minimum, and have the zoning board review the business in 1 year- Fall '23, '25, & '27.

B. Fournier motioned to approve the permit with the stated conditions, 2nd by R. Bushay. All voted aye.

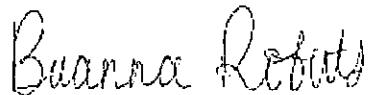
Bushay (Y) Fournier (Y) Higgins (Y) Carvill (Y) 4-0

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

Bushay (Y) Fournier (Y) Higgins (Y) Carvill (Y) 4-0

The meeting was adjourned at 8:25PM.

Respectfully submitted:

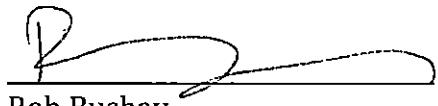


Brianna Roberts, Planning Board Recording Secretary

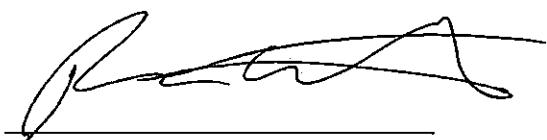


Cynthia Carvill, Chair

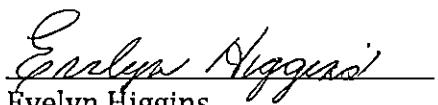
Raymond Benoit



Rob Bushay



Richard Stancombe



Evelyn Higgins



Brandon Fournier