

TOWN OF WINCHENDON



Zoning Board of Appeals

Telephone (978)-297-5419

Public Hearing/Regular Meeting

June 26, 2024

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

Present: Rob Bushay, Richard Stancombe, Renee Tambling, Christine Miller, Alternate: Rick Morin Jr.
Nicole Roberts- Planning & Land Use Coordinator

Absent: Chair Cynthia Caryill

Materials: Notice of Public Hearing June 26, 2024
Minutes- 4/17/24

7:05PM: Richard Stancombe called the meeting to order followed by the Pledge of Allegiance.

Announcements: None.

Public Comment: None.

Minutes: 4/17/24

Rob Bushay motioned to accept the 4/17/24 minutes, 2nd by Renee Tambling.
Bushay (Y) Miller (Y) Stancombe (Y) Tambling (Y) 4-0

New Public Hearing:

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, June 26, 2024 at 7:05pm to discuss the application for a Variance submitted by Harold Leaming on behalf of Robert Farrell owner of 85 Fourth Street. (Also known as Assessors Map M3, Parcel 55) Winchendon, MA 01475. Variance request to allow construction of a 32'x10' deck within 10' of the side setback and 20' of the rear setback per section 7.2. of the Winchendon Zoning Bylaws. Said property is located in a R40 - Neighborhood Residential Neighborhood in the Lake Monomonac Overlay District (LMOD).

7:05PM: Rob Bushay read the public hearing notice. There were no conflicts of interest with the board members.

Harold Leaming was present and was sworn in. The project consists of constructing a 32'x10' deck on an existing lake house. The previous owners did have a deck that was torn down. They plan to have a survey

done after the project is completed and ensure it would be at least 2.5' minimum from the side setbacks and 12' away from the property line. The location of the deck being placed on the back of the house and not the side was due to an existing doorway there and the location of the plumbing on the side of the house. It would be a financial hardship for the owner to put the deck on the side of the house versus the back. The existing doorway leads them to believe there was a deck on the back at some point. The applicant agreed to attach an affidavit to the deed that the deck remain a deck, and furthermore ensure it would not be enclosed underneath.

Rob Bushay motioned to close the hearing, 2nd by Christine Miller.

Bushay (Y) Miller (Y) Morin (Y) Stancombe (Y) Tambling (Y) 4-0

The board agreed it would be in harmony with the neighborhood. It was mentioned that the Conservation Commission has already approved the project in relation to the water. Nicole Roberts suggested instead of adding an affidavit to the deed, as it can be overlooked, to add the condition to the variance. Richard Stancombe suggested adding the affidavit to the variance itself.

Rob Bushay motioned to approve the applicant with the stated conditions and affidavit. Stated conditions being 2.5' side setback, 12' from the water, it will remain a deck and not be enclosed underneath, completed survey, in harmony with the neighborhood, and suggesting any other changes would be a financial hardship, 2nd by Christine Miller.

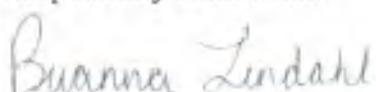
Bushay (Y) Miller (Y) Morin (Y) Stancombe (Y) Tambling (Y) 5-0

Adjourn: Rob Bushay motioned to adjourn, 2nd by Renee Tambling

Bushay (Y) Miller (Y) Morin (Y) Stancombe (Y) Tambling (Y) 5-0

The meeting was adjourned at 7:44PM.

Respectfully submitted:



Brianna Lindahl, Zoning Board of Appeals Recording Secretary

Cynthia Carvill, Chair


Christine Miller

Rob Bushay


Richard Stancombe


Renee Tambling


Alternate: Rick Morin Jr.