

# TOWN OF WINCHENDON



WINCHENDON TOWN CLERK  
RCUD FEB 11 2021 PM2:45

*DJA*

## UPDATED NOTICE OF MEETING & PUBLIC HEARING

Pursuant to the provisions of Chapter 39, Section 23B of the General Laws, as amended, notice is hereby given that a meeting of the following board, committee, or commission will be held on the date and time specified below. Said meeting will be open to the public and press.

BOARD/COMMITTEE: Zoning Board of Appeals

DATE: Wednesday February 17, 2021 TIME: 7:00 p.m.

LOCATION: Conducted by Remote Participation

*ALL MEETING NOTICES MUST BE FILED AND TIME STAMPED IN THE TOWN CLERK'S OFFICE AND POSTED ON THE MUNICIPAL BULLETIN BOARD 48 HOURS PRIOR TO THE MEETING. (in accordance with Chapter 303 Acts of 1975). THE MEETING ROOM IS HANDICAPPED ACCESSIBLE. WITH ADVANCE NOTICE THE CONSERVATION COMMISSION CAN ARRANGE REASONABLE ACCOMODATIONS FOR PERSONS WITH OTHER DISABILITIES. TO REQUEST ASSISTANCE, CONTACT THE CONSERVATION AGENT AT 978-297-5410*

To participate in the Remote Meeting please follow the instructions below:

**Meeting ID: 949 1180 7252**

**Passcode: 5925685**

Join Zoom Meeting via computer or smartphone with video and audio options

<https://winchendonk12.zoom.us/j/94911807252?pwd=RHlWWkUxTWpvMDIxcG5qb09pemhUZz09>

To call in and participate in audio via any telephone

Dial +1 929 436 2866 and follow prompts for Meeting ID and Password above

*Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Town of Winchendon ZBA will be conducted via remote participation. Specific information and the general guidelines can be found on the town's website -www.townofwinchendon.com.*

### **Agenda:**

Call to Order

Announcements & Public Comment

Correspondence Update

Minutes	8/26/2020	9/9/2020	9/30/2020
	11/8/2020	12/2/2020	1/20/2021

### **Business:**

**7:05pm - PUBLIC HEARING** to consider an application from Glenn Hayward to obtain variances from the 10' required side property line setback and the 20' required front property line setback to erect a shed at 215 Beachview Drive (Assessors Map-Lot 12-48). Said property is located in a R40 – Suburban Residential district and within the Lake Monomonac Overlay District.

**7:10pm – PUBLIC HEARING** to consider an application from Robert and Gretchen Lutz to obtain variance from the 25' required side property line setback and for special permit allowing alteration of a pre-existing non-conforming parcel/structure to add an addition and attached garage at 40 West Shore Drive (Assessors Map-Lot 6-0-37). Said property is located in a R80 – Rural Residential district.

**Discussion with Agricultural Committee** representative(s) regarding Section 5.2.4 E - "Accessory poultry or livestock for noncommercial use, private stable, or kennel structure, non-profit." with regard to 1) the application fee, 2) the "under 5 acres" requirement, and 3) non-compliance fines.

**Ongoing discussion of sheds** and other structures placed within the setbacks without permissions.

Adjourn