



TOWN OF WINCHENDON

AGENDA & NOTICE OF MEETING

WINCHENDON TOWN CLERK
RCUD DEC 14 2023 4:41
DJA

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 December 20, 2023** TIME: **7:00 p.m.**

LOCATION: **109 Front Street – 2nd Floor Auditorium (Town Hall)**

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 PLANNING DEPARTMENT AT 978-297-5410

Call to Order

Announcements & Public Comment

Review & Approval of Minutes –4/19/23

176 Metcalf Street: small business plan yearly update

Public Hearings:

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, December 20, 2023 at 7:05pm to discuss the application for a Special Permit modification submitted by Cindy Lu Fitch to change the house plans of the pre-existing non-conforming dwelling at 6 Island Road, Winchendon, MA 01475. Also known as Assessors Map M6, Parcel 9. Said property is located in a R40-Suburban Residential Neighborhood District, in the Lake Monomonic Overlay District (LMOD).

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, December 20, 2023 at 7:05pm to discuss the application for a Variance and Special Permit submitted by owners James and Jennifer Hardy for 6 Second Street (Also known as Assessors Map M7, Parcel 3) Winchendon, MA 01475. Variance request and Special Permit is to allow increase of square footage of a pre-existing non-conforming dwelling located within the 10' side setback per sections 6.2.3 and 7.2. of the Winchendon Zoning Bylaws. Said property is located in a R40 –Suburban Residential in the Lake Monomonic Overlay District.

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, December 20, 2023 at 7:05pm to discuss the application for a Special Permit submitted by owner Robert Matewsky for 16 Second Street (Also known as Assessors Map M7, Parcel 4) Winchendon, MA 01475. Special Permit is to raze and rebuild a single family dwelling per section 6.2.3 line A of the Winchendon Zoning Bylaws. Said property is located in a R40 –Suburban Residential in the Lake Monomonic Overlay District.

Adjourn