



TOWN OF WINCHENDON

WINCHENDON TOWN CLERK
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AGENDA & NOTICE OF MEETING

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 March 15, 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 –2/15/23

Public Hearings:

7:05pm - PUBLIC HEARING (Continued from 2/15/23)

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, December 21, 2022 at 7:05pm to discuss the application for a Special Permit submitted by Cindy Lu Fitch to increase the square footage of a 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 Monomonac Overlay District (LMOD).

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, February 15, 2023 at 7:05pm to discuss the application for a Variance submitted by Vincent P. Pusateri, II ESQ. for 6 Island Road, Also known as Assessors Map M6, Parcel 9 Winchendon, MA 01475. Owner of property is Cindy Lu Fitch. Variance request to allow for a variance from restrictions, if any, set forth in Article 6.2.3A, alternatively, to overturn decision, see Section 6.2.3B.5 permits this by right. Per Article 6 of the Town of Winchendon Zoning Bylaws. Said property is located in a R40 Suburban Residential Neighborhood in the Lake Monomonac Overlay District (LMOD).

7:10pm-PUBLIC HEARING

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, March 15, 2023 at 7:05pm to discuss the application for a Special Permit submitted by owner ERG Revocable Trust, Robert Grady Trust to convert the existing two (2) family dwelling to a three (3) family dwelling for property located at 33 Walnut Street. Also known as Assessors Map 5B3, Parcel 124 Winchendon, MA 01475. Said property is located in the PD-Planned Development district.

Adjourn