

TOWN OF WINCHENDON

WINCHENDON TOWN CLERK  
RCUD MAR 31 2022 PM3:32

*DJA*

Telephone (978) 297-3537

Zoning Board



109 Front Street  
Winchendon, Massachusetts 01475-1758

**Town of Winchendon  
Zoning Board of Appeals  
PUBLIC HEARING NOTICE**

Notice is hereby given that the Zoning Board of Appeals will hold a PUBLIC HEARING on Wednesday, April 20, 2022 at 7:15pm to discuss the application for a Variance and modification of the existing Special Permit submitted by owners Carl and Debbie Stolfi for 126 Beachview Drive (Also known as Assessors Map M11, Parcel 12) Winchendon, MA 01475. Variance request and Speical Permit modification is to allow construction of a new single family dwelling located within the 10' side and 20' front setback per section 7.2. of the Winchendon Zoning Bylaws. Said property is located in a R40 –Suburban Residential in the Lake Monomonac Overlay District. The hearing will be held in the Second Floor Auditorium at Town Hall - 109 Front St., Winchendon, MA 01475. All interested persons should plan to attend. Alternative translation and accommodation for disabled persons is available by advance request.

BY: Cynthia Carville, Chair  
Winchendon Zoning Board of Appeals

April 6&13

pd CNK-# 2889 \$100

WINCHENDON TOWN CLERK  
RCUD APR 5 2022 PM2:22

# Planning Decision Petition

## Zoning Board of Appeals

- Special Permit(s)
- Variance
- Administrative Appeal
- Comprehensive Permit

## Planning Board

- Site Plan Approval
- ANR endorsement
- Preliminary Subdivision Approval
- Definitive Subdivision Approval
- Special Permit(s)
- Low Impact Development Endorsement

Fee Rec'd

100

An additional fee will be due for advertising

Project Number

22-04

Submission Materials to be included with this Petition Form are outlined in the Town of Winchendon Zoning Bylaws and the Planning Board Regulations. This application shall not be deemed complete unless all required items are included or appropriate waivers have been requested.

Property Address 126 Beachview Date 3-30-2022  
 Property Owner's Name Carl Stolfi  
 Owner's Address 137 Dale Ave Book 22622 Page 21  
Leominster, 01453 Map MU Parcel 12  
 Petitioner's name Carl Stolfi Lot Size \_\_\_\_\_  
 Petitioner's Phone No. 1617-571-8940 Frontage \_\_\_\_\_  
 Petitioner's address \_\_\_\_\_ Zone R10

Project Summary & Decision Sought: Would like to Adjust Set back Requirements for new Construction.

I hereby certify that the information provided in this application, and the accompanying drawing(s) of the property as well as any supporting data are accurate, true and correct to the best of my knowledge and belief.

Signature of Applicant (or their representative) [Signature] Date 3/30/22  
 Signature of Property Owner [Signature] Date 3/30/2022

### Tax Certification (Treasurer has up to 10 days to complete this certification):

Pursuant to the provisions of Massachusetts General Law, Chapter 40, Section 57, the Town Bylaw, Licenses and Permits of Delinquent Taxpayer, Section 21.1: "Any Board... shall deny application... for any person, corporation or business enterprise who has neglected to pay any local taxes, fees, assessments, betterments or any municipal charge."

I hereby certify that the applicant or the owner of record owes no debt to the Town of Winchendon for a period of time greater than twelve (12) months.

Winchendon Treasurer \_\_\_\_\_ Date [Signature]

New plans 3/24/22

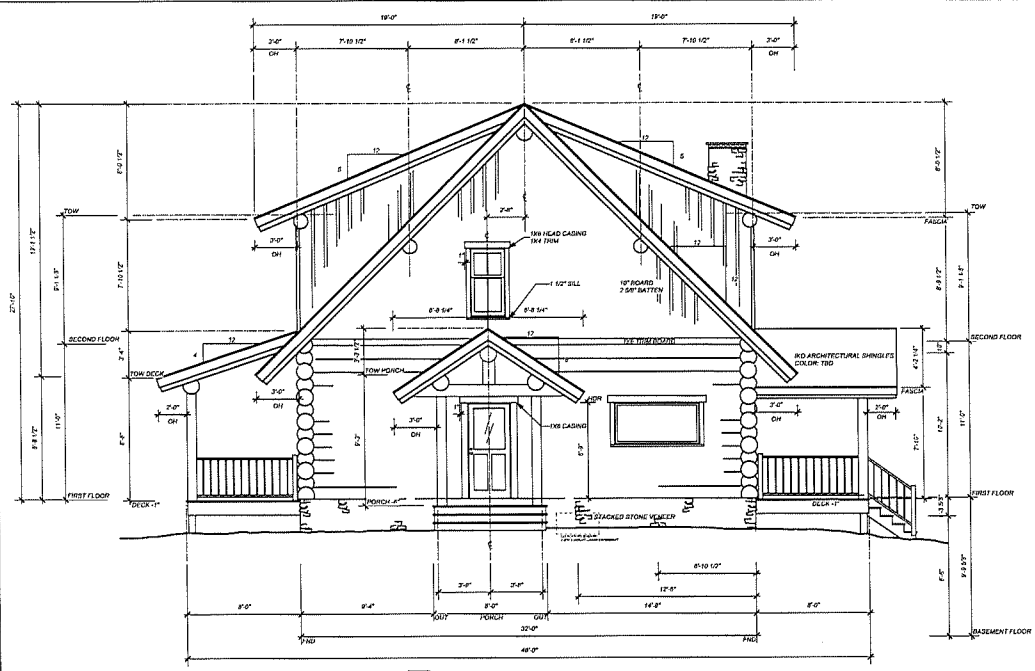


ENTERPRISES LLC



- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>A1 - REAR ENTRY ELEVATION</li> <li>LAKE ELEVATION</li> <li>A2 - ENTRY ELEVATION</li> <li>A3 - SCREEN PORCH ELEVATION</li> <li>A4 - FIRST FLOOR PLAN</li> <li>A5 - SECOND FLOOR PLAN</li> <li>BASEMENT FLOOR PLAN</li> </ul> | <ul style="list-style-type: none"> <li>A6 - WINDOW AND DOOR SCHEDULE</li> <li>S1 - FOUNDATION PLAN</li> <li>S2 - FIRST FLOOR FRAMING PLAN</li> <li>FIRST FLOOR DECK FRAMING PLAN</li> </ul> |
|--|---|

C2 ENTERPRISES LLC CORYDON ALBRECHT COLUMBIA FALLS, VT 05912 406.314.1446		Date: 02/23/22 Project: 02/23/22 Project No.: Drawing No.: Scale: 02/23/22	No. A Date: 11/08/20 Issue Note: ORIGINAL ISSUE FOR CONSTRUCTION	No. B Date: 02/23/22 Issue Note: REVISIONS FOR FLOOR PLAN PERMIT SUBMITTAL FOR SITE ALLOWANCES	No. By Date: Zone
CLIENT: LAKEVIEW CABIN CARL AND DEBBIE STOLFI 128 BEACHVIEW DR. WINCHENDON, MA 01475		COVER			
SCALE: 1" = 8'-0"		C			



REAR ENTRY ELEVATION - EAST  
Scale: 1/4" = 1'-0"

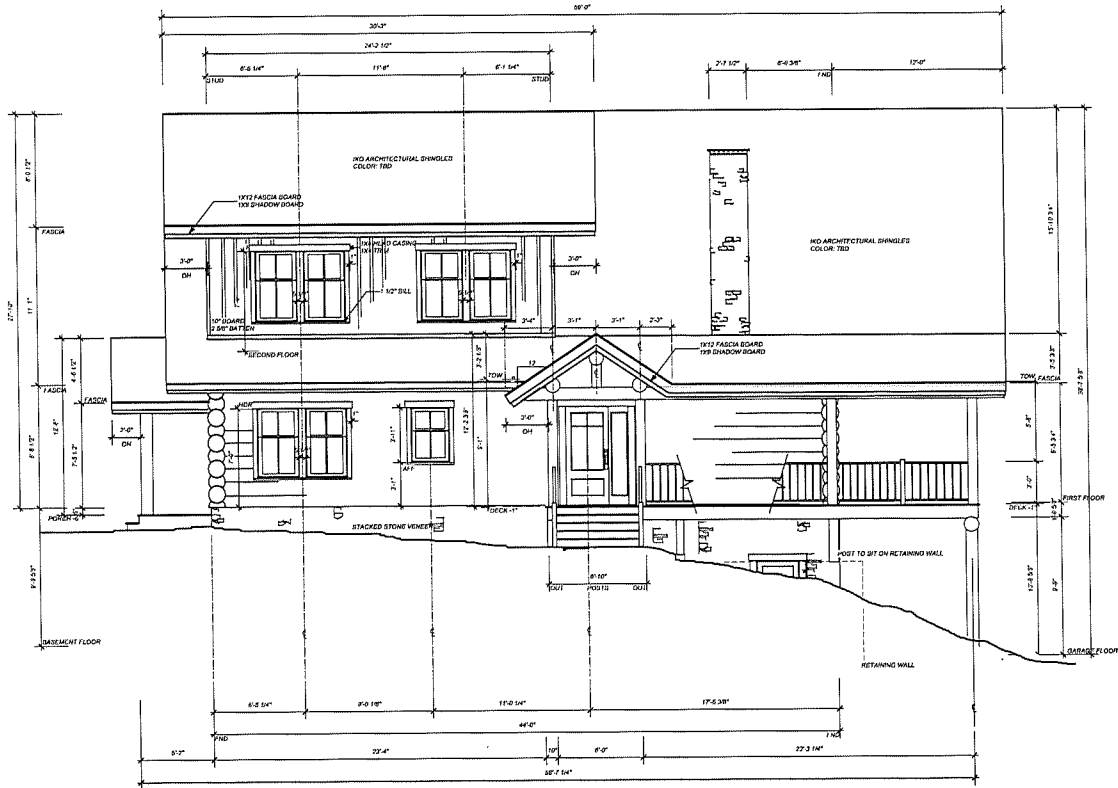


LAKE ELEVATION - WEST  
Scale: 1/4" = 1'-0"

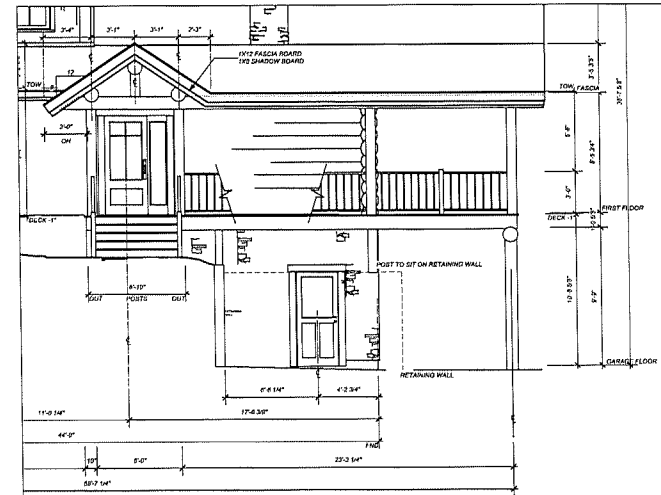


ENTERPRISES LLC

Project Name	C2 ENTERPRISES LLC	Drawn By	CALBRECHT	Sheet No.	02.32.22
Client Name	CORNYN ALBRECHT	Checked By	CALBRECHT	Date	02.32.22
Address	COLUMBIA FALLS, VT 58912	Scale	AS SHOWN	Revision	B
Phone	486.314.1446	Author	ALBRECHT	Date	02.32.22
Project Description	REAR ENTRY ELEVATION-EAST LAKE ELEVATION-WEST	Client/Owner	ALBRECHT	Revision	A
Contract No.	17.8.51	Contract Value		Revision	B
Contract Address	128 BEACHVIEW DR. WINGHEARDON, MA 01475	Contract No.	17.8.51	Revision	C
Contract Date		Contract Value		Revision	D
Contract Status		Contract Value		Revision	E
Contract Notes		Contract Value		Revision	F
Contract Conditions		Contract Value		Revision	G
Contract Documents		Contract Value		Revision	H
Contract Specifications		Contract Value		Revision	I
Contract Drawings		Contract Value		Revision	J
Contract Details		Contract Value		Revision	K
Contract Notes		Contract Value		Revision	L
Contract Conditions		Contract Value		Revision	M
Contract Documents		Contract Value		Revision	N
Contract Specifications		Contract Value		Revision	O
Contract Drawings		Contract Value		Revision	P
Contract Details		Contract Value		Revision	Q
Contract Notes		Contract Value		Revision	R
Contract Conditions		Contract Value		Revision	S
Contract Documents		Contract Value		Revision	T
Contract Specifications		Contract Value		Revision	U
Contract Drawings		Contract Value		Revision	V
Contract Details		Contract Value		Revision	W
Contract Notes		Contract Value		Revision	X
Contract Conditions		Contract Value		Revision	Y
Contract Documents		Contract Value		Revision	Z
Contract Specifications		Contract Value		Revision	AA
Contract Drawings		Contract Value		Revision	AB
Contract Details		Contract Value		Revision	AC
Contract Notes		Contract Value		Revision	AD
Contract Conditions		Contract Value		Revision	AE
Contract Documents		Contract Value		Revision	AF
Contract Specifications		Contract Value		Revision	AG
Contract Drawings		Contract Value		Revision	AH
Contract Details		Contract Value		Revision	AI
Contract Notes		Contract Value		Revision	AJ
Contract Conditions		Contract Value		Revision	AK
Contract Documents		Contract Value		Revision	AL
Contract Specifications		Contract Value		Revision	AM
Contract Drawings		Contract Value		Revision	AN
Contract Details		Contract Value		Revision	AO
Contract Notes		Contract Value		Revision	AP
Contract Conditions		Contract Value		Revision	AQ
Contract Documents		Contract Value		Revision	AR
Contract Specifications		Contract Value		Revision	AS
Contract Drawings		Contract Value		Revision	AT
Contract Details		Contract Value		Revision	AU
Contract Notes		Contract Value		Revision	AV
Contract Conditions		Contract Value		Revision	AW
Contract Documents		Contract Value		Revision	AX
Contract Specifications		Contract Value		Revision	AY
Contract Drawings		Contract Value		Revision	AZ
Contract Details		Contract Value		Revision	BA
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Contract Conditions		Contract Value		Revision	BC
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Contract Details		Contract Value		Revision	BF
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Contract Notes		Contract Value		Revision	BF



ENTRY ELEVATION - NORTH  
Scale: 1/4" = 1'-0"



ENTRY ELEVATION - BASEMENT DOOR  
Scale: 1/4" = 1'-0"

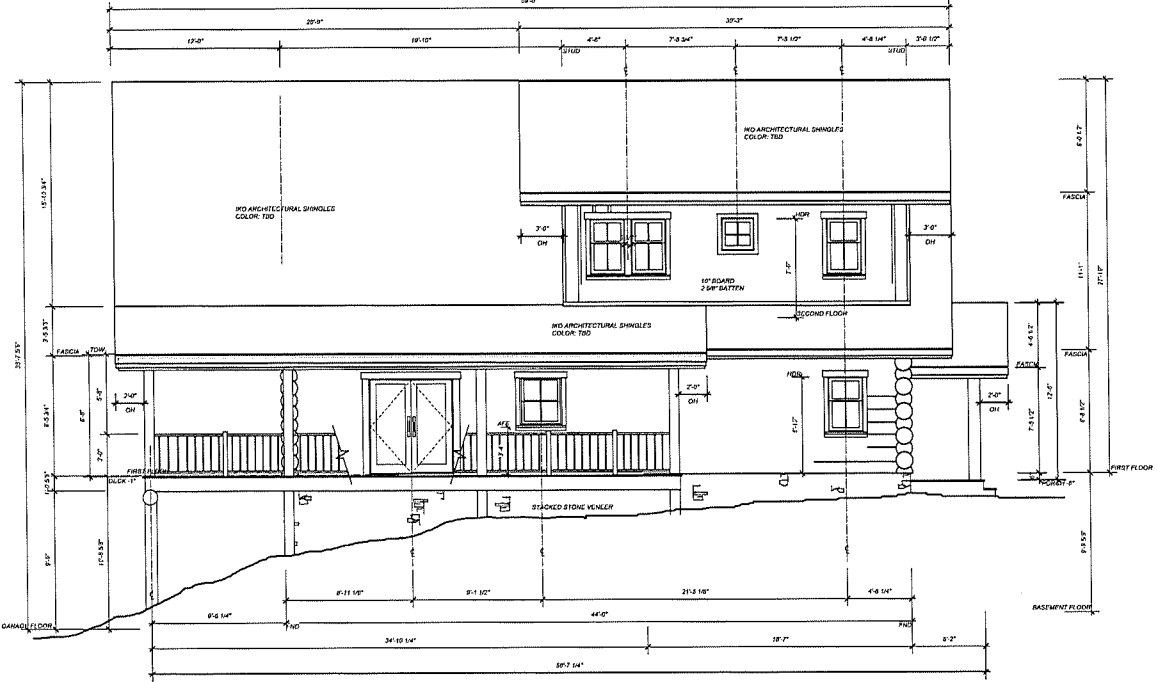


ENTERPRISES LLC

PROJECT NAME	LAKEVIEW CABIN	DATE	02/23/22	NO.	A	DESCRIPTION	ORIGINAL ISSUE FOR CONSTRUCTION
OWNER	C2 ENTERPRISES LLC	PROJECT	02/23/22	NO.	B	DESCRIPTION	RESUBMIT FOR CORRECTIONS REQUIRED BY PERMIT REVIEW FOR SITE ALLOWANCES
DESIGNER	CORYDON ALBRECHT	DATE	02/23/22	NO.		DESCRIPTION	
CLIENT	COLUMBIA FALLS, VT 05912	PROJECT	02/23/22	NO.		DESCRIPTION	
ADDRESS	498.314.1446	PROJECT	02/23/22	NO.		DESCRIPTION	
<p>THIS DRAWING IS THE PROPERTY OF ENTERPRISES LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, FOR ANY OTHER PROJECT OR PURPOSE. ANY UNAUTHORIZED REPRODUCTION OR USE OF THIS DRAWING IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.</p>							
SCALE	1/4" = 1'-0"						
DATE							
NO.	A2						
<p>Zone</p>							

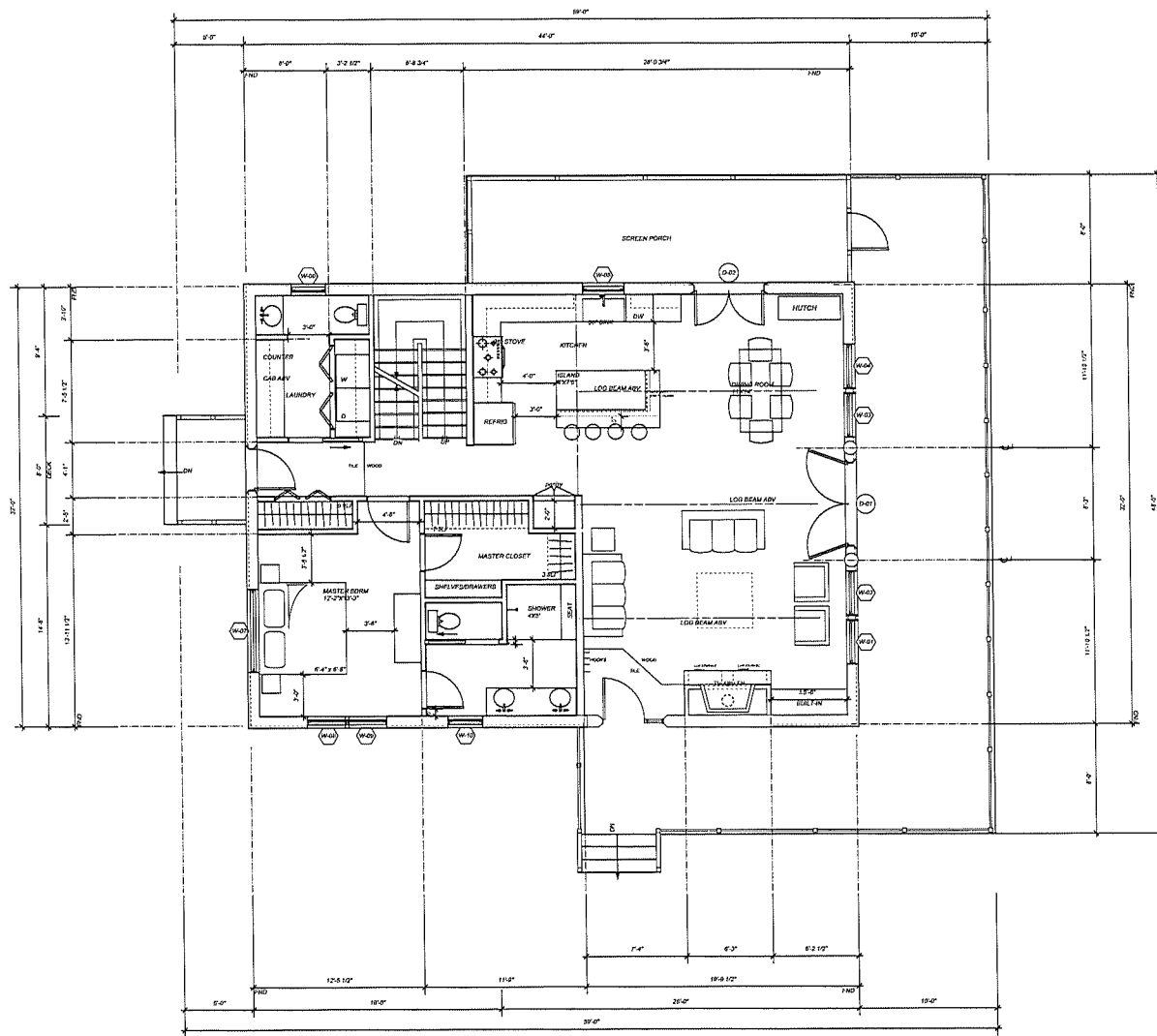


INTERPRISES LLC



SCREEN PORCH ELEVATION - SOUTH  
Scale: 1/4" = 1'-0"

Project Name	LAKEVIEW CABIN CARL AND DEBBIE STOLFI 128 BEACHVIEW DR. WINCHENDON, MA 01475	Client	LAKEVIEW CABIN CARL AND DEBBIE STOLFI 128 BEACHVIEW DR. WINCHENDON, MA 01475
Project No.	023222	Drawn By	CALBRECHT
Sheet No.	023222	Checked By	CALBRECHT
Scale	1/4" = 1'-0"	Project No.	023222
Revision	A 11/03/20 ORIGINAL ISSUE FOR CONSTRUCTION	Project Name	LAKEVIEW CABIN CARL AND DEBBIE STOLFI 128 BEACHVIEW DR. WINCHENDON, MA 01475
	B 10/23/22 SITE ALLOWANCES	Drawn By	CALBRECHT
	C 02/01/23 REVISIONS	Checked By	CALBRECHT



**FIRST FLOOR PLAN**  
 Scale: 1/4" = 1'-0"

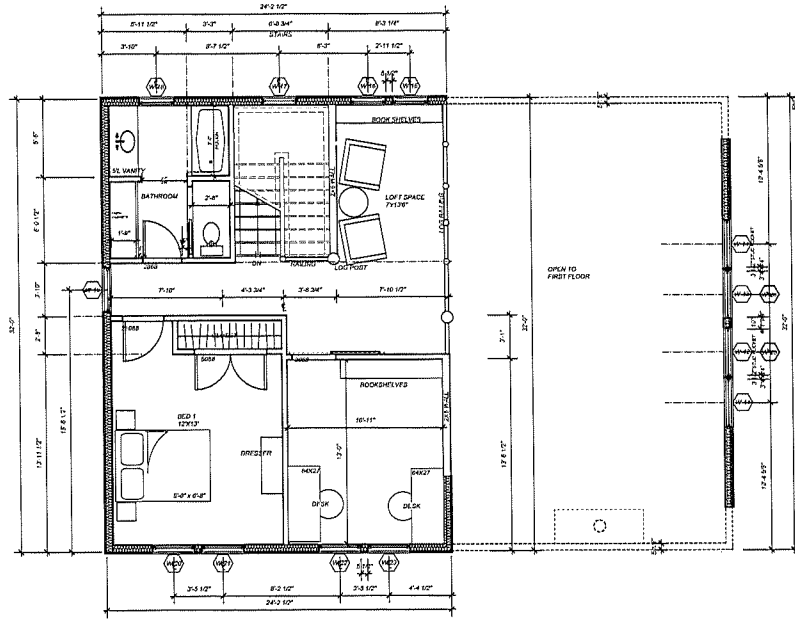


ENTERPRISES LLC

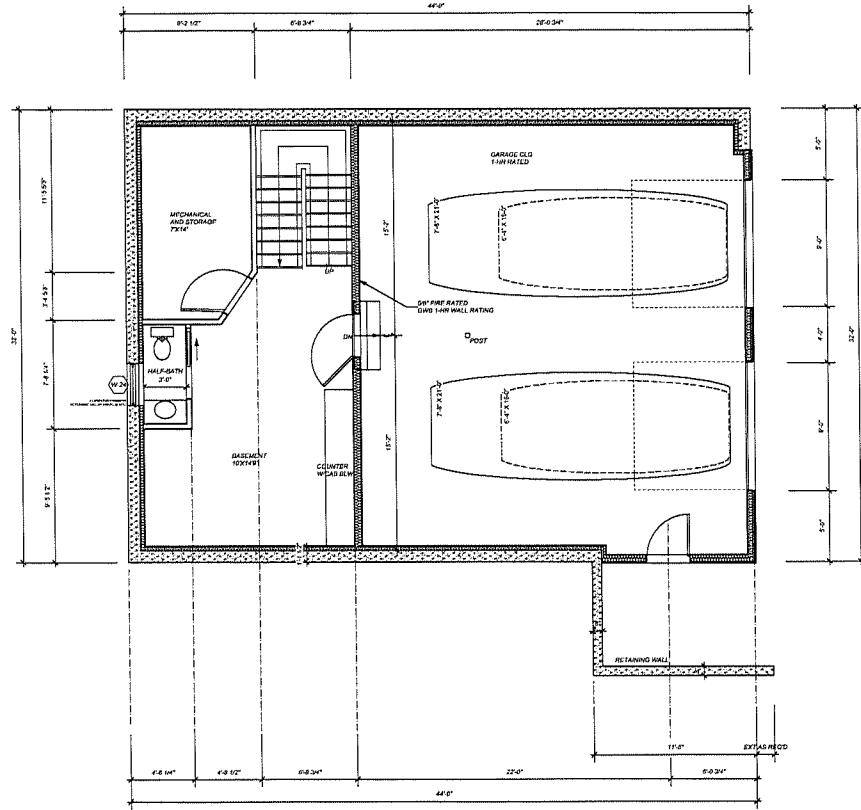
<b>Project Name:</b> LAKEVIEW CABIN <b>Client:</b> CARL AND DEBBIE STOLFI <b>Address:</b> 128 BEACHVIEW DR., WINGHENDON, MA 01475 <b>Plan Title:</b> FIRST FLOOR PLAN		<b>Architect:</b> C2 ENTERPRISES LLC <b>Address:</b> CORDON ALBRECHT, COLUMBIA FALLS, VT 58912 <b>Phone:</b> 406.341.1446		023822 023822 023822	11-03-20 11-03-20 023822	CONSTRUCTION CONSTRUCTION	023822 023822	110330 110330	110330 110330	110330 110330	110330 110330	110330 110330
<b>Scale:</b> 1/4" = 1'-0"		<b>Sheet Number:</b> A4		<b>Revision History:</b>		<b>Permit Status:</b>		<b>Notes:</b>		<b>Other Information:</b>		
<b>Notes:</b>		<b>Notes:</b>		<b>Notes:</b>		<b>Notes:</b>		<b>Notes:</b>		<b>Notes:</b>		
<b>Notes:</b>		<b>Notes:</b>		<b>Notes:</b>		<b>Notes:</b>		<b>Notes:</b>		<b>Notes:</b>		
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REVISIONS FOR PERMIT REVIEW FOR  
 SITE ALLOWANCES

ORIGINAL ISSUE FOR  
 CONSTRUCTION



**SECOND FLOOR PLAN**  
Scale: 1/4" = 1'-0"



**BASEMENT FLOOR PLAN**  
Scale: 1/4" = 1'-0"



ENTERPRISES LLC

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DATE 11/05/23

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C2 ENTERPRISES LLC  
CORYON ALBRECHT  
COLUMBIA FALLS, VT 05912  
486.314.1446

LAKEVIEW CABIN  
CARL AND DEBBIE STOLFI  
128 BEACHVIEW DR.  
WINGHENDON, MA 01475

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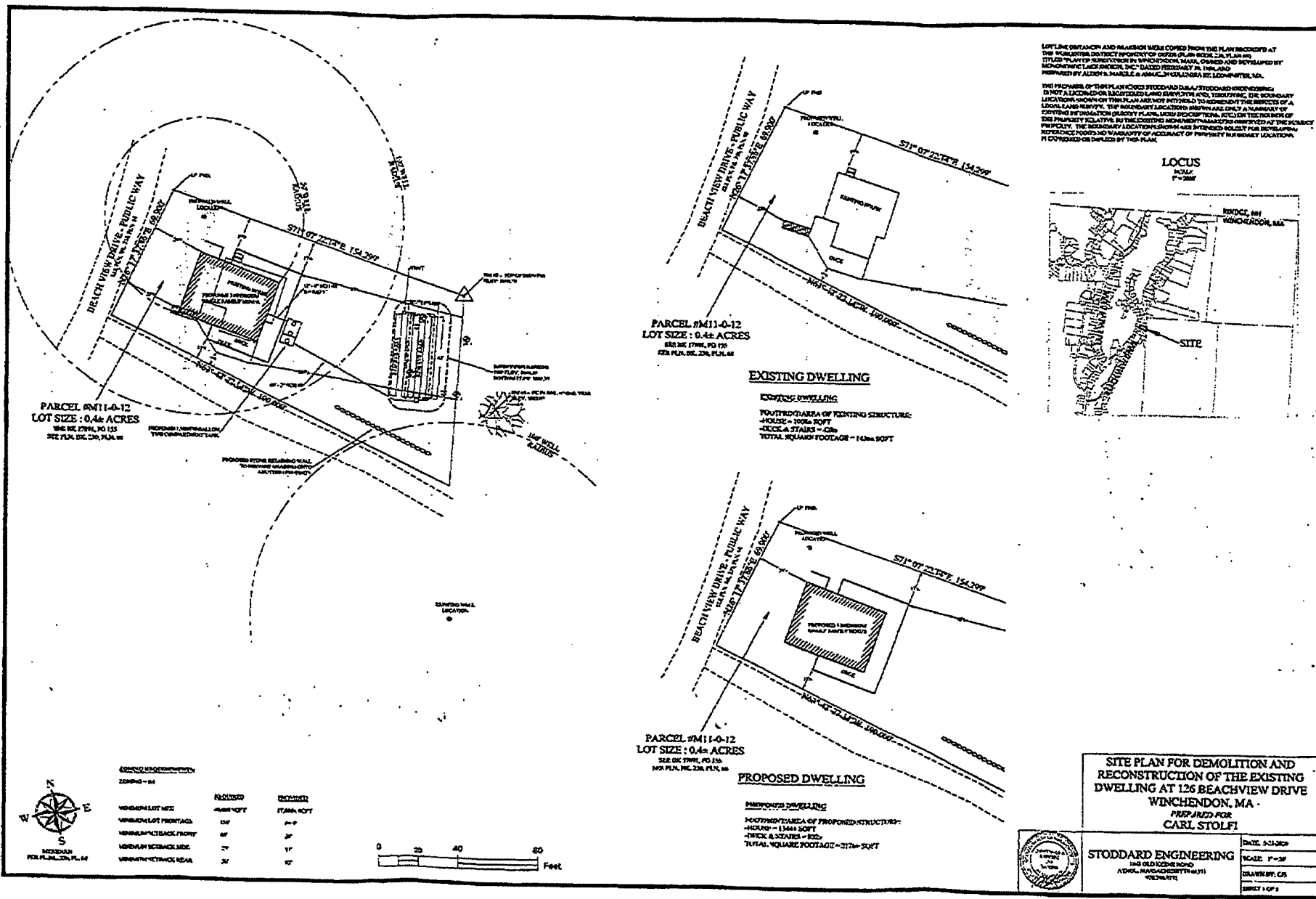
NO. 022822  
DATE 11/05/23











ATTEST: WORC. Kathryn A. Toomey, Register



Bk: 64538 Pg: 279  
Page: 1 of 6 02/24/2021 11:05 AM WD

# TOWN OF WINCHENDON

WINCHENDON TOWN CLERK  
RCUD DEC 23 2020 AM 10:40



Telephone (978) 297-3308  
Facsimile (978) 297-5411

## Zoning Board of Appeals

109 Front Street, Dept. 11  
Winchendon, Massachusetts 01475-1758

### NOTICE FOR RECORDING NOTICE OF FINDING SPECIAL PERMIT

**Petitioner & Owner: Carl & Debbie Stolfi – 126 Beachview Dr. Winchendon, MA 01475**  
**Address of Property: 126 Beachview Dr. Winchendon, MA 01475 -- Assessors Map 11 Parcel 12**  
**Deed Reference: Book: 22622 Page: 21**  
**Date: September 30, 2020**  
**Case: 2020-0812**

Notice is hereby given that the Winchendon Zoning Board of Appeals granted a Special Permit to Carl & Debbie Stolfi for property located at 126 Beachview Dr. Winchendon, MA 01475 identified as Winchendon Assessors Map 11 Parcels 12 owned by the same to raze the existing non-conforming structure and reconstruct a single family dwelling.

In granting the Special Permit, the Winchendon Zoning Board of Appeals **FINDS** that such reconstruction, extension or alteration shall not be substantially more detrimental than the existing non-conforming use or structure to the neighborhood, as outlined in Article 6, section 6.2.3 C. of the Winchendon Zoning Bylaws.

In addition, The Winchendon Zoning Board of Appeals **FINDS** that said development shall not be considered an increase in the nonconforming nature of the structure and does not derogate from the purpose and intent of the Winchendon Zoning Bylaw and that the proposed building is not reconstructed to an extent greater than fifty percent as outlined in 6.2.3 A.

The hearing on this Special Permit was opened on September 23, 2020; then continued and closed on September 30, 2020.

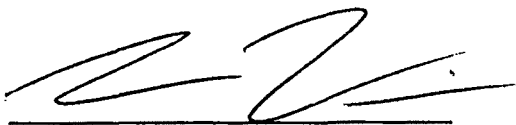
The Special Permit was granted with the following safeguards and provisions:

1. The Special Permit is granted for the demolition and construction of a two bedroom dwelling as presented in plans titled " Site Plan for Demolition and Reconstruction of the existing dwelling at 126 Beachview Dr., Winchendon MA" dated 5/21/2020 by Stoddard Engineering of Athol, MA.
2. Nothing in this Special Permit shall relieve the applicant from its obligation to obtain other permits and approvals as required by law or regulation.
3. All applicable federal, state, and local regulations will be followed.

The Zoning Board of Appeals hereby certifies that a copy of this decision and all plans referred to in the decision have been filed with the Planning Board and the Town Clerk on

**ZONING BOARD OF APPEALS**

\_\_\_\_\_  
Cynthia Carvill, Chair

  
\_\_\_\_\_  
Bryan Vaine

\_\_\_\_\_  
Richard Stancombe

\_\_\_\_\_  
Raymond Benoit

\_\_\_\_\_  
Robert Bushay

*I certify that the 20 days have elapsed since the above decision was filed in this office and that no appeal therefrom has been filed.*

  
\_\_\_\_\_  
Town Clerk

*1-28-2021*  
\_\_\_\_\_  
Date

Special Permit Decision

126 Beachview -- Stolfi -- 2020-0812

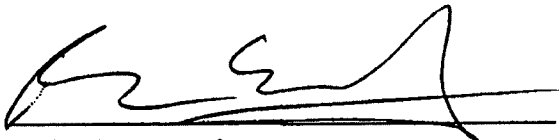
The Zoning Board of Appeals hereby certifies that a copy of this decision and all plans referred to in the decision have been filed with the Planning Board and the Town Clerk on

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**ZONING BOARD OF APPEALS**

\_\_\_\_\_  
Cynthia Carvill, Chair

\_\_\_\_\_  
Bryan Vaine

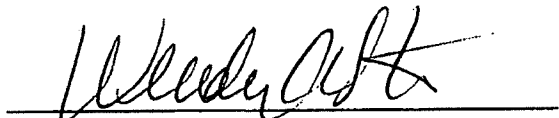


\_\_\_\_\_  
Richard Stancombe

\_\_\_\_\_  
Raymond Benoit

\_\_\_\_\_  
Robert Bushay

*I certify that the 20 days have elapsed since the above decision was filed in this office and that no appeal therefrom has been filed.*



\_\_\_\_\_  
Town Clerk

1-28-2021

\_\_\_\_\_  
Date

The Zoning Board of Appeals hereby certifies that a copy of this decision and all plans referred to in the decision have been filed with the Planning Board and the Town Clerk on

\_\_\_\_\_

**ZONING BOARD OF APPEALS**

Cynthia Carvill  
Cynthia Carvill, Chair

\_\_\_\_\_  
Bryan Vaine

\_\_\_\_\_  
Richard Stancombe

\_\_\_\_\_  
Raymond Benoit

\_\_\_\_\_  
Robert Bushay

*I certify that the 20 days have elapsed since the above decision was filed in this office and that no appeal therefrom has been filed.*

Wendy Ash  
Town Clerk

1-28-2021  
Date



The Zoning Board of Appeals hereby certifies that a copy of this decision and all plans referred to in the decision have been filed with the Planning Board and the Town Clerk on


\_\_\_\_\_

**ZONING BOARD OF APPEALS**

\_\_\_\_\_  
Cynthia Carvill, Chair


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Bryan Vaine

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Richard Stancombe

  
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Raymond Benoit

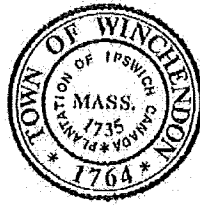
\_\_\_\_\_  
Robert Bushay

*I certify that the 20 days have elapsed since the above decision was filed in this office and that no appeal therefrom has been filed.*

  
\_\_\_\_\_  
Town Clerk

1-28-2021  
\_\_\_\_\_  
Date

Town of Winchendon  
109 Front Street  
Winchendon, MA 01475



Land Use  
Conservation  
Planning and Development

7/15/2020

Colin O'Hara  
230 Batchelder Road  
Athol, MA 01331

RE: Map M11, Parcel 12

Dear Mr. O'Hara,

As the authorized agent representing Mr. Carl and Mrs. Debbie Stolfi, owners. Your permit application to demolish/reconstruct a new log home to be used as a year round dwelling has been denied. The denial is for the following reason:

**6.2.3 Pre-existing Non-conforming Structures or Uses**

A. Any lawful pre-existing nonconforming structures or buildings or uses may be reconstructed, extended or altered provided that such alteration or extension does not create any new nonconformity and further provided that no such reconstruction, extension or alteration shall be permitted unless the Zoning Board of Appeals determines, by special permit, that such reconstruction, extension or alteration shall not be substantially more detrimental than the existing non-conforming use or structure to the neighborhood. No special permit is needed if the reconstruction, extension or alteration is to be a nonconforming single or two-family dwelling and said reconstruction, extension or alteration does not increase the nonconforming nature of the dwelling. In addition, no such building shall be added to, enlarged, or reconstructed to an extent greater than fifty percent (50%) of its area at the time of the adoption of this Bylaw or such amendment or except as provided for in Section 4.7.2M.

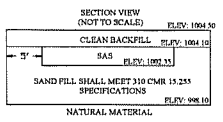
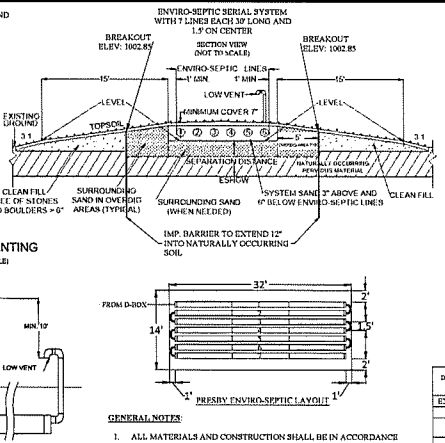
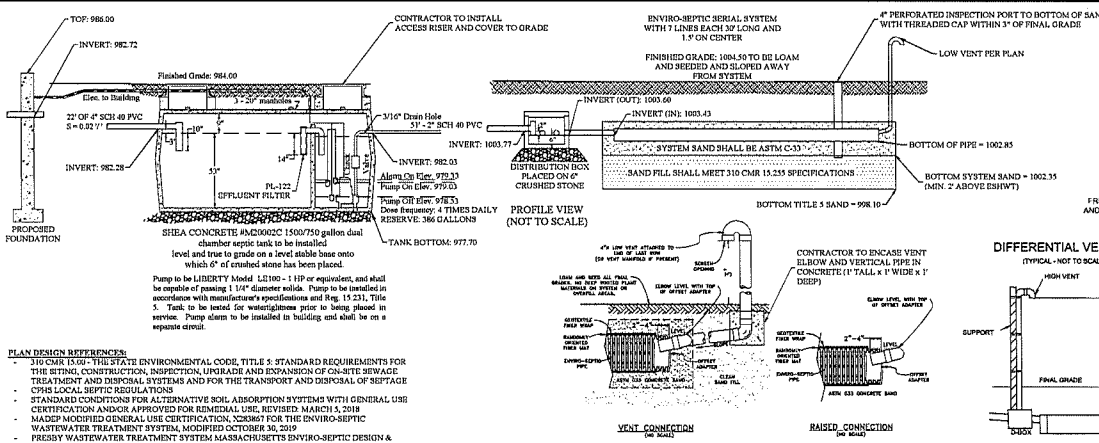
You have the right to appeal my decision with the Town of Winchendon Zoning Board of Appeals. I've enclosed the necessary paperwork should you need it.

Sincerely,

A handwritten signature in cursive script that reads "Geoffrey L. Newton".

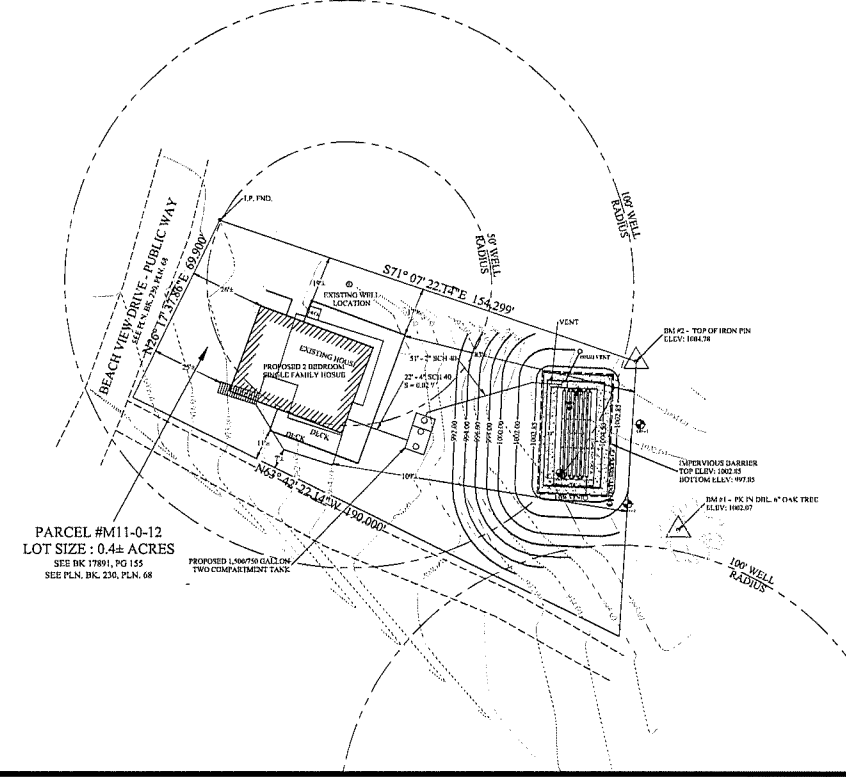
Geoffrey L. Newton  
Building Commissioner/Zoning Enforcement Officer

Enclosure: Special Permit application



- PLAN DESIGN REFERENCES:**
- 310 CMR 15.00 - THE STATE ENVIRONMENTAL CODE, TITLE 5, STANDARD REQUIREMENTS FOR THE SETTING, CONSTRUCTION, INSPECTION, IMPROVEMENT AND EXPANSION OF ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS AND FOR THE TRANSPORT AND DISPOSAL OF SEPTAGE
  - OTHER LOCAL SEPTIC REGULATIONS
  - STANDARD CONDITIONS FOR ALTERNATIVE SOIL ABSORPTION SYSTEMS WITH GENERAL USE CERTIFICATION AND/OR APPROVED FOR REMEDIAL USE, REVISED MARCH 1, 2018
  - MADEP MODIFIED GENERAL USE CERTIFICATION, SCENARIOS FOR THE ENVIRO-SEPTIC WASTEWATER TREATMENT SYSTEM, MODIFIED OCTOBER 30, 2019
  - FRESHLY WASTEWATER TREATMENT SYSTEM MASSACHUSETTS ENVIRO-SEPTIC DESIGN & INSTALLATION MANUAL, SEPTEMBER 2019

Enviro-Septic Certification #14161MA2S - October 28, 2018



PARCEL #M11-0-12  
LOT SIZE : 0.4± ACRES  
SEE BK 17891, PG 155  
SEE PLN. BK. 230, PLN. 68

**Liberty Pumps**

**Pump Specifications**

**LE100-Series**

**1HP Submersible Sewage Pump**

**COMPONENT NOTES:**

- SEPTIC TANK SHALL BE 1,500/750 GALLON DUAL COMPARTMENT TANK PLACED LEVEL ON A MINIMUM 6" OF CRUSHED STONE
- SEPTIC TANK CONSTRUCTION SHALL CONFORM TO 310 CMR 15.253
- 2" DIAMETER MANHOLES TO BE INSTALLED TO FINISHED GRADE OVER INLET AND OUTLET ACCESS HOLES
- DISTRIBUTION BOX SHALL BE INSTALLED ON A MINIMUM 6" OF CRUSHED STONE
- DISTRIBUTION BOXES BURIED GREATER THAN ONE (9) INCHES BELOW GRADE SHALL BE EQUIPPED WITH RISERS
- DISTRIBUTION BOX OUTLETS SHALL BE LEVEL FOR A MINIMUM OF THE FIRST TWO (2) FEET OF THEIR LENGTH
- MINIMUM BACKFILL OVER THE SYSTEM SHALL BE TWELVE (12) INCHES INCLUDING TOPSOIL AND SHALL BE SLOPED AT A MINIMUM 0.2% AWAY FROM THE SYSTEM
- IN ACCORDANCE WITH 310 CMR 15.221 ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC LOCATING TAPE PRIOR TO BACKFILLING

**LOCAL USE/BE APPROVAL:**

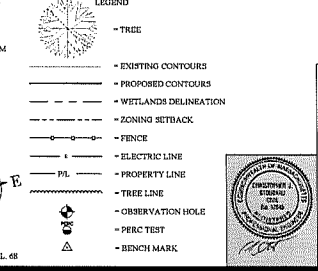
- 310 CMR 15.212 REQUEST REDUCTION IN THE GROUNDWATER TABLE FROM FOUR FEET TO TWO FEET IN ACCORDANCE WITH ENVIROSEPTIC WASTEWATER TREATMENT SYSTEM MASSACHUSETTS DESIGN AND INSTALLATION MANUAL AND THE MADEP REMEDIAL APPROVAL
- 310 CMR 15.211 REQUEST REDUCTION IN THE SETBACK FOR SAS FROM PRIVATE WELL FROM 100 FEET TO 80 FEET

**GENERAL NOTES:**

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH 310 CMR 15.02, TITLE 5 OF THE STATE ENVIRONMENTAL CODE
- THIS DESIGN CONFORMS TO ALL PLAN DESIGN REFERENCES BELOW
- NO WORK SHALL BE CONDUCTED UNTIL ALL NECESSARY PERMITS ARE OBTAINED
- THIS PLAN IS INTENDED FOR THE INSTALLATION OF THE SEWAGE DISPOSAL SYSTEM ONLY; PROPERTY LINES SHALL BE CONSIDERED APPROXIMATE
- NO CHANGES SHALL BE MADE TO THE APPROVED PLAN WITHOUT PRIOR APPROVAL OF THE LOCAL APPROVING AUTHORITY AND THE ENGINEER
- THIS SYSTEM IS NOT DESIGNED FOR THE USE OF A GARDAGE DISPOSAL
- THE LOCATION OF THE EXISTING UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE INTENDED ONLY TO ADVISE THE CONTRACTOR OF THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATION OF ALL EXISTING UTILITIES
- CONTRACTOR TO CALL "DIG SAFE" (1-888-344-7233) FOR FIELD LOCATIONS OF ALL EXISTING UTILITIES
- ALL 7" AND HORIZONTAL AND VERTICAL MATERIAL SHALL BE REMOVED FOR AN ADDITIONAL FIVE (5) FEET IN ALL DIRECTIONS AND REPLACED WITH FILL MATERIAL MEETING 310 CMR 15.25(3) SPECIFICATIONS

**DESIGN CRITERIA:**

- DESIGN FLOW:  
2 BEDROOMS @ 110 GPD/BEDM = 220 GPD
- LTR: (CLASS I) = 0.68 GPD/PCU/SAMPLED
- CONVENTIONAL SOIL ABSORPTION SYSTEM ARE REQUIREMENTS:  
A<sub>1</sub> = 220 GPD @ 0.68 GPD/SF  
A<sub>2</sub> = 324 SF
- FRESHLY DESIGN MINIMUM AREA REQUIRED IS 60% OF CONVENTIONAL DESIGN (60% SF), AS STATED IN TABLE 5 OF THE MASSACHUSETTS DESIGN MANUAL, MINIMUM BED AREA SHALL BE 400 SF FOR SOIL CLASS I  
A<sub>1</sub> = 400 SF  
IN ACCORDANCE WITH PRESBY MASSACHUSETTS DESIGN MANUAL, TABLE A, LENGTH OF ENVIRO-SEPTIC PIPE REQUIRED BASED ON TWO BEDROOM:  
L<sub>1</sub> = 1400 LF MINIMUM  
IN ACCORDANCE WITH PRESBY MASSACHUSETTS DESIGN MANUAL, TABLE B, THE MINIMUM SPACING OF ENVIRO-SEPTIC PIPE FOR 0-10% SLOPE, P<sub>1</sub> = 1' 1"
- TANK REQUIREMENT:  
220 GPD x 20% = 440 GAL MINIMUM  
1500 GALLON TANK WITH POLYLOK PL-122 OR EQUIVALENT REPLACEMENT FILTER PROVIDED



**SOIL EVALUATION**

SOIL EVALUATOR: CHRISTOPHER STODDARD, P.E.  
WITNESS: JAMES ABARE, R.S.  
DATE: 11-4-2019

**PERC TEST RESULTS:**  
HOLE #1 = 3 MIN/INCH @ 28"  
HOLE #2 = 7 MIN/INCH @ 28"

**HOLE #1**

DEPTH FROM SURFACE	SOIL MATRIX COLOR	SEDIMENTATION FEATURES	SOIL TEXTURE	ELEVATION
EXISTING GROUND ELEVATION: 1002.25				
0-5	A	10YR 3/1	SANDY LOAM	1002.83
5-21	Bw	10YR 5/6	SANDY LOAM	1002.23
24-64	C	2.5Y 6/4	LOAMY SAND	998.92 ESHWFT 1000.92

**HOLE #2**

DEPTH FROM SURFACE	SOIL MATRIX COLOR	SEDIMENTATION FEATURES	SOIL TEXTURE	ELEVATION
EXISTING GROUND ELEVATION: 1001.67				
0-6	A	10YR 3/1	SANDY LOAM	1000.57
6-18	Bw	10YR 5/5	SANDY LOAM	999.57
18-64	C	2.5Y 7/3	LOAMY SAND	995.71 ESHWFT 998.50

**HOLE #3**

DEPTH FROM SURFACE	SOIL MATRIX COLOR	SEDIMENTATION FEATURES	SOIL TEXTURE	ELEVATION
EXISTING GROUND ELEVATION: 1003.35				
0-3	A	10YR 3/1	SANDY LOAM	1003.10
3-27	Bw	10YR 5/6	SANDY LOAM	1001.10
27-63	C	2.5Y 6/4	LOAMY SAND	998.10 ESHWFT 1000.25

**HOLE #4**

DEPTH FROM SURFACE	SOIL MATRIX COLOR	SEDIMENTATION FEATURES	SOIL TEXTURE	ELEVATION
EXISTING GROUND ELEVATION: 1000.20				
0-3	A	10YR 3/1	SANDY LOAM	1000.04
3-27	Bw	10YR 5/5	SANDY LOAM	998.04
27-63	C	2.5Y 7/3	LOAMY SAND	995.71 ESHWFT 997.20

**SEWAGE DISPOSAL SYSTEM**  
**126 BEACH VIEW DRIVE**  
**WINCHENDON, MA**  
**CARL STOLFI**

**STODDARD ENGINEERING**  
1863 OLD KEENE ROAD  
ATHOL, MASSACHUSETTS 01331  
978.960.9731

DATE: 8/26/2021  
SCALE: 1" = 20'  
DRAWN BY: CS  
SHEET 1 OF 1



2021 00025939

Bk: 64538 Pg: 279

Page: 1 of 6 02/24/2021 11:05 AM WD

# TOWN OF WINCHENDON

WINCHENDON TOWN CLERK  
RCUD DEC 23 2020 AM 10:40



Telephone (978) 297-3308  
Facsimile (978) 297-5411

## Zoning Board of Appeals

109 Front Street, Dept. 11  
Winchendon, Massachusetts 01475-1758

### NOTICE FOR RECORDING NOTICE OF FINDING SPECIAL PERMIT

Petitioner & Owner: **Carl & Debbie Stolfi – 126 Beachview Dr. Winchendon, MA 01475**  
Address of Property: **126 Beachview Dr. Winchendon, MA 01475 -- Assessors Map 11 Parcel 12**  
Deed Reference: **Book: 22622 Page: 21**  
Date: **September 30, 2020**  
Case: **2020-0812**

Notice is hereby given that the Winchendon Zoning Board of Appeals granted a Special Permit to Carl & Debbie Stolfi for property located at 126 Beachview Dr. Winchendon, MA 01475 identified as Winchendon Assessors Map 11 Parcels 12 owned by the same to raze the existing non-conforming structure and reconstruct a single family dwelling.

In granting the Special Permit, the Winchendon Zoning Board of Appeals **FINDS** that such reconstruction, extension or alteration shall not be substantially more detrimental than the existing non-conforming use or structure to the neighborhood, as outlined in Article 6, section 6.2.3 C. of the Winchendon Zoning Bylaws.

In addition, The Winchendon Zoning Board of Appeals **FINDS** that said development shall not be considered an increase in the nonconforming nature of the structure and does not derogate from the purpose and intent of the Winchendon Zoning Bylaw and that the proposed building is not reconstructed to an extent greater than fifty percent as outlined in 6.2.3 A.

The hearing on this Special Permit was opened on September 23, 2020; then continued and closed on September 30, 2020.

The Special Permit was granted with the following safeguards and provisions:

1. The Special Permit is granted for the demolition and construction of a two bedroom dwelling as presented in plans titled “ Site Plan for Demolition and Reconstruction of the existing dwelling at 126 Beachview Dr., Winchendon MA” dated 5/21/2020 by Stoddard Engineering of Athol, MA.
2. Nothing in this Special Permit shall relieve the applicant from its obligation to obtain other permits and approvals as required by law or regulation.
3. All applicable federal, state, and local regulations will be followed.