



# TOWN OF WINCHENDON

WINCHENDON TOWN CLERK  
RCUD FEB 14 2022 AM 11:20

US

## 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 February 16, 2022** 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 –December 8, 2021, January 19, 2022

Business:

**7:05pm - PUBLIC HEARING** – to consider the Application by Sousa Properties of 10 Technology Dr. Hudson MA 01749 for property located at 16 Winter Place (Also known as Assessors Map 5A3, Parcel 51) Winchendon, MA 01475 owned by the same. Said property is located in a R10 – Neighborhood Residential district. The Special Permit request is to allow alteration of a pre-existing non-conforming property for an increase of over fifty (50%) per section 6.2.3 of the Winchendon Zoning Bylaws for the construction of a second story addition.

Adjourn

Approved: / /

## TOWN OF WINCHENDON



### Zoning Board

Telephone (978)-297-5419

#### Special Meeting

December 8th, 2021

Meeting via Zoom

109 Front Street, Winchendon, MA 01475

**Present:** Chair Cynthia Carvill, Richard Stancombe, Bryan Vaine, Brandon Fournier, Evelyn Higgins  
Tracy Murphy- Director of Planning and Development

**Absent:** Raymond Benoit, Rob Bushay

**7:00PM:** Chair C. Carvill called the meeting to order.

#### **New Business: Recommendation for Evelyn Higgins to join the board as an alternate member**

R. Stancombe motioned to recommend Evelyn Higgins as an alternate member, 2nd by B. Fournier. All voted aye.

**Fournier (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 4-0**

R. Stancombe motioned to adjourn, 2nd by B. Fournier. All voted aye.

**Fournier (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 4-0**

**The meeting was adjourned at 7:13PM.**

Respectfully submitted:

Brianna Roberts, Planning Board Recording Secretary

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Cynthia Carvill, Chair

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Raymond Benoit

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Rob Bushay

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Richard Stancombe

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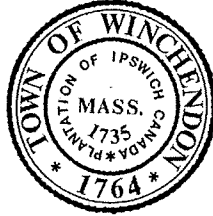
Bryan Vaine

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Brandon Fournier

Approved: / /

## TOWN OF WINCHENDON



### Zoning Board

Telephone (978)-297-5419

#### Public Hearing/Special Meeting

January 19th, 2022

Town Hall 2<sup>nd</sup> Floor Auditorium  
109 Front Street, Winchendon, MA 01475

**Present:** Chair Cynthia Carvill, Rob Bushay, Richard Stancombe, Bryan Vaine  
Alternates: Brandon Fournier, Evelyn Higgins (present via phone)  
Tracy Murphy- Director of Planning and Development

**Absent:** Raymond Benoit

**Materials:** Notice of Public Hearing January 19th, 2022

**7:00PM:** Chair C. Carvill called the meeting to order.

**Minutes:** December 15, 2021

R. Stancombe motioned to approve the minutes as presented with a correction to one of the motions, 2nd by B. Fournier. All voted aye.

**Fournier (Y) Higgins (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 5-0**

**7:05PM- Public Hearing-** to consider the Application by Sousa Properties of 10 Technology Dr. Hudson, MA 01749 for property located at 16 Winter Place (Also known as Assessors Map 5A3, Parcel 51) Winchendon, MA 01475 owned by the same. Said property is located in a R10- Neighborhood Residential district. The Special Permit request is to allow alteration of a pre-existing non-conforming property for an increase of over fifty (50%) per section 6.2.3 of the Winchendon Zoning Bylaws for the construction of a second story addition.

B. Fournier motioned to open the hearing, 2nd by R. Stancombe. All voted aye.

**Fournier (Y) Higgins (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 5-0**

No members had a conflict of interest.

Mr. Sousa came before the board and introduced himself. C. Carvill swore him in. Mr. Sousa explained the current property is unlivable, it is just four walls, and the existing "renovations" are not done correctly or

up to code. He is hoping to completely renovate it on the existing foundation and put in a "Master Suite" with a bedroom, bathroom, living room, and kitchen.

7:12PM- Rob Bushay joined the meeting.

C. Carvill read a letter from an abutter listing some concerns with the renovation. Mr. Sousa explained the reason for renovating on the existing foundation is to not disturb the property and surrounding land.

The board would like to plan a site visit and hear from the other boards before any decisions are made.

The board decided to plan a site visit on February 5th, 2022 at 9:00AM, and will continue the hearing to February 16th, 2022 at 7:05PM

R. Bushay motioned to continue the hearing to February 16th, 2022 at 7:05PM and plan a site visit on February 5th, 2022 at 9:00AM, 2nd by R. Stancombe. All voted aye.

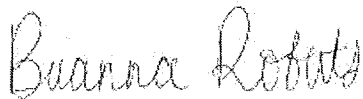
**Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 6-0**

R. Bushay motioned to adjourn, 2nd by R. Stancombe. All voted aye.

**Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 6-0**

**The meeting was adjourned at 7:46PM.**

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary

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Cynthia Carvill, Chair

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Raymond Benoit

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Rob Bushay

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Richard Stancombe

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Bryan Vaine

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Brandon Fournier

TOWN OF WINCHENDON

WINCHENDON TOWN CLERK  
RCUD DEC 29 2021 AM 11:21

*WJ*

Zoning Board



Telephone (978) 297-3537

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, January 19, 2022 at 7:05pm to discuss the application for Special Permit 16 Winter Place (Also known as Assessors Map 5A3, Parcel 51) Winchendon, MA 01475. Said property is located in a R10 – Neighborhood Residential district. Special Permit request is to allow alteration of a pre-existing non-conforming property, with an increase of over fifty (50%) per section 6.2.3 of the Winchendon Zoning Bylaws. 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

January 5 & 12

Town of Winchendon  
109 Front Street  
Winchendon, MA 01475



Land Use  
Conservation  
Planning and Development

12/14/21

Sousa Properties  
44 Pine Street  
Hudson, MA 01749

Re: 16 Winter Place  
Map 5A3, Parcel 51

Sousa Properties,

Upon review of the Building Permit application submitted to our office in accordance with the Town of Winchendon Zoning Bylaws your permit is denied for the following reasons.

**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 may appeal my decision before the Zoning Board of Appeals. If you have any questions, please feel free to call.

Sincerely,

A handwritten signature in black ink that reads 'Geoffrey L. Newton'. The signature is written in a cursive, flowing style.

Geoffrey L. Newton

Building Commissioner/Zoning Enforcement Officer

DAA

# 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 APP  
\$200 Advertisers  
An additional fee will be  
due for advertising


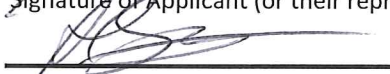
Project Number \_\_\_\_\_

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	<u>110 Winter Place</u>	Date	<u>12/15/21</u>
Property Owner's Name	<u>Sousa Properties</u>	Book	<u>5A3</u>
Owner's Address	<u>10 Technology Dr</u>	Map	<u>51</u>
	<u>Suite 344</u>	Lot Size	<u>0.167 acres</u>
	<u>Winchendon MA 01749</u>	Frontage	<u>63.35'</u>
Petitioner's name	<u>same</u>	Zone	<u>R10</u>
Petitioner's Phone No.	<u>781-608-7237</u>		
Petitioner's address	_____		

Project Summary & Decision Sought: To Build a second Floor on existing foundation on one master Bedroom

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.

	<u>12/15/21</u>
Signature of Applicant (or their representative)	Date
	<u>12/15/21</u>
Signature of Property Owner	Date

### 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.

	<u>12/15/2021</u>
Winchendon Treasurer	Date



# Assessment Field Card

Town of Winchendon, Massachusetts

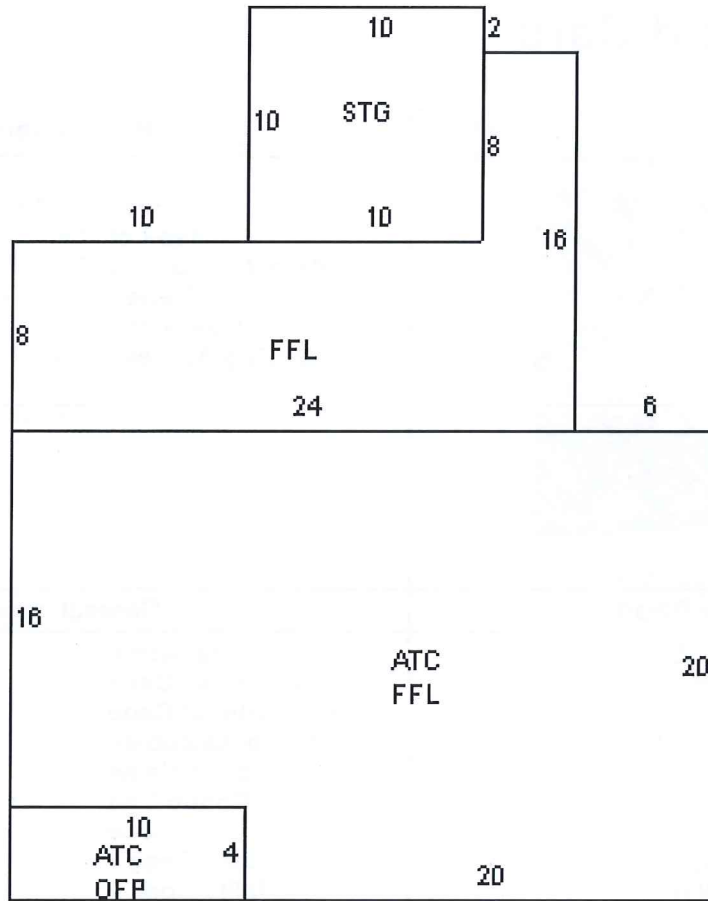


Parcel Information	
	<p> <b>Address:</b> 16 WINTER PL  <b>Map-Lot:</b> 5A3-0-51  <b>Patriot Account #:</b> 2015  <b>Owner:</b> SHEERAN STANLEY  <b>Co-Owner:</b>  <b>Mailing Address:</b> 9 WATERHOUSE RD                        BELMONT, MA 02478                 </p>
Building Exterior Details	General Information
<p> <b>Building Type:</b> CAPE  <b>Year Built:</b> 1880  <b>Grade:</b> C-  <b>Frame Type:</b> WOOD  <b>Living Units:</b> 1  <b>Building Condition:</b> Fair  <b>Roof Cover:</b> ASPHALT SH  <b>Roof Type:</b> GABLE  <b>Exterior Wall Type:</b> VINYL  <b>Pool:</b> False                 </p>	<p> <b>Total Acres:</b> 0.167  <b>Land Use Code:</b> 101  <b>Neighborhood Code:</b> 11  <b>Owner Occupied:</b> Y  <b>Condo Name:</b>  <b>Condo Unit:</b>  <b>Zone:</b>  <b>Utility Code 1:</b> TYPI  <b>Utility Code 2:</b>  <b>Utility Code 3:</b> </p>
Building Area	Ownership History
<p> <b>Gross Area:</b> 1524 sqft  <b>Finished Area:</b> 964 sqft  <b>Basement Area:</b> 0 sqft  <b>Garage Area:</b> 0 sqft  <b>Detached Garage:</b> sqft  <b>Basement Garage:</b> 0 sqft                 </p>	<p> <b>Sale Date:</b> 12/31/2018  <b>Sale Price:</b> \$ 23000  <b>NaI Description:</b> FORECLOSURE  <b>Grantor (Seller):</b> NASHAWAY REALTY LLC,  <b>Book/Page:</b> 58809-126                 </p>
Building Interior	Assessed Value
<p> <b>No. Total Rooms:</b> 6  <b>No. Bedrooms:</b> 2  <b>No. Full Baths:</b> 1  <b>No. Half Baths:</b> 0  <b>Bath Rating:</b> AVER  <b>No. Kitchens:</b> 1  <b>Kitchen Rating:</b> AVER  <b>Building Framing:</b> WOOD  <b>Interior Wall Type:</b> DRYWALL  <b>Fireplaces:</b> 0  <b>Solar Hot Water:</b> False  <b>Central Vac:</b> False  <b>Floor Type:</b> CARPET  <b>Heat Type:</b> FORCED H/A  <b>Heat Fuel:</b> GAS  <b>Percent A/C:</b> 0                 </p>	<p> <b>Assessed Yard Value:</b> \$ 0  <b>Assessed Land Value:</b> \$ 39900  <b>Assessed Bldg Value:</b> \$59300  <b>Total Assessed Value:</b> \$99200                 </p>

CAI Technologies

www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.





# 16 Winter Place

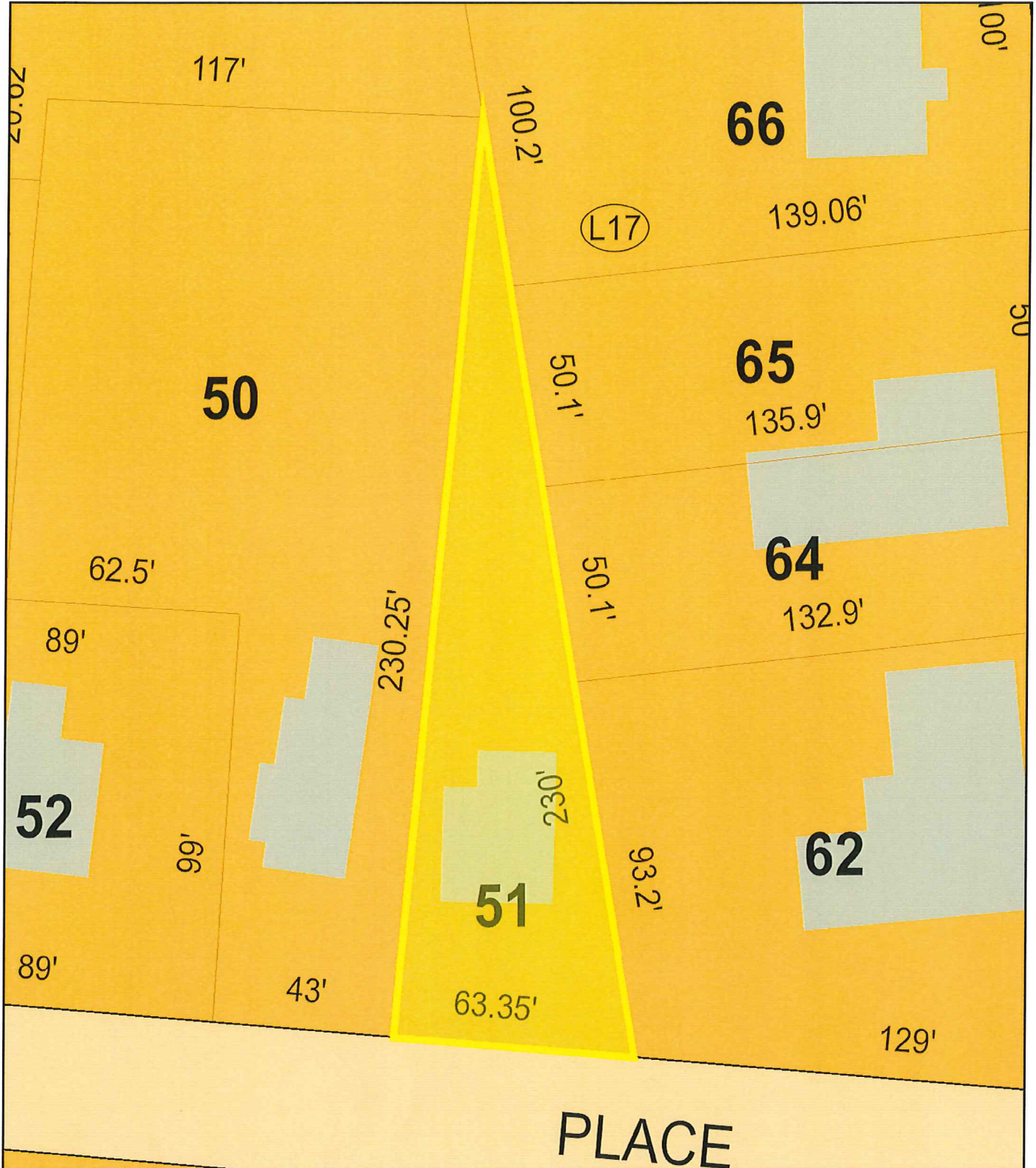
Winchendon, MA

1 inch = 34 Feet

January 10, 2022



[www.cai-tech.com](http://www.cai-tech.com)



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

12/14 - Denial letter & ZBA App emailed.



The Commonwealth of Massachusetts  
Board of Building Regulations and Standards  
Massachusetts State Building Code, 780 CMR

FOR  
MUNICIPALITY  
USE  
Revised Mar 2011

Building Permit Application To Construct, Repair, Renovate Or Demolish a  
*One- or Two-Family Dwelling*

RECEIVED

This Section For Official Use Only

Building Permit Number: \_\_\_\_\_ Date Applied: **NOV 17 2021**

*M. Jeffrey L. Newton* *Jeffrey L. Newton*  
Building Official (Print Name) Signature Date **11-29-21**

**SECTION 1: SITE INFORMATION**

**1.1 Property Address:** 16 Winter Place  
**1.2 Assessors Map & Parcel Numbers**  
Map Number 5A3 Parcel Number 57

1.1a Is this an accepted street? yes  no \_\_\_\_\_

**1.3 Zoning Information:** R-10 SFD  
Zoning District Proposed Use  
**1.4 Property Dimensions:**  
Lot Area (sq ft) Frontage (ft)

**1.5 Building Setbacks (ft)**

Front Yard		Side Yards		Rear Yard	
Required	Provided	Required	Provided	Required	Provided

**1.6 Water Supply:** (M.G.L c. 40, §54) Public  Private   
**1.7 Flood Zone Information:** Zone: \_\_\_\_\_ Outside Flood Zone? Check if yes   
**1.8 Sewage Disposal System:** Municipal  On site disposal system

**SECTION 2: PROPERTY OWNERSHIP<sup>1</sup>**

**2.1 Owner<sup>1</sup> of Record:**  
Name (Print) Souza Properties Madison MA 01749  
City, State, ZIP  
No. and Street 44 Pine St Telephone 781 608 2231 Email Address a@sozsaproperties.com

**SECTION 3: DESCRIPTION OF PROPOSED WORK<sup>2</sup> (check all that apply)**

New Construction  Existing Building  Owner-Occupied  Repairs(s)  Alteration(s)  Addition   
Demolition  Accessory Bldg.  Number of Units \_\_\_\_\_ Other  Specify: \_\_\_\_\_

Brief Description of Proposed Work<sup>2</sup>: Add second floor to existing Building

**SECTION 4: ESTIMATED CONSTRUCTION COSTS**

Item	Estimated Costs: (Labor and Materials)	Official Use Only	
		Official Use Only	
1. Building	\$ <u>79,000</u>	1. Building Permit Fee: \$ _____ Indicate how fee is determined: <input type="checkbox"/> Standard City/Town Application Fee <input type="checkbox"/> Total Project Cost <sup>3</sup> (Item 6) x multiplier _____ x _____	
2. Electrical	\$ <u>8,500</u>	2. Other Fees: \$ _____	
3. Plumbing	\$ <u>15,400</u>	List: _____	
4. Mechanical (HVAC)	\$ _____	Total All Fees: \$ _____	
5. Mechanical (Fire Suppression)	\$ _____	Check No. _____ Check Amount: _____ Cash Amount: _____	
6. Total Project Cost:	\$ <u>102,900</u>	<input type="checkbox"/> Paid in Full <input type="checkbox"/> Outstanding Balance Due: _____	

**SECTION 5: CONSTRUCTION SERVICES**

**5.1 Construction Supervisor License (CSL)**

Joseph Cormier  
Name of CSL Holder

104 Constitution Drive  
No. and Street

Leominster MA 01453  
City/Town, State, ZIP

978-870-3722 Jcvinylsiding@gmail.com  
Telephone Email address

023936 12-1-21  
License Number Expiration Date

List CSL Type (see below) U

Type	Description
<u>U</u>	Unrestricted (Buildings up to 35,000 cu. ft.)
R	Restricted 1&2 Family Dwelling
M	Masonry
RC	Roofing Covering
WS	Window and Siding
SF	Solid Fuel Burning Appliances
I	Insulation
D	Demolition

**5.2 Registered Home Improvement Contractor (HIC)**

Joseph Cormier  
HIC Company Name or HIC Registrant Name

104 Constitution Drive  
No. and Street

Leominster MA 01453 978-870-3722  
City/Town, State, ZIP Telephone

101397 6/24/22  
HIC Registration Number Expiration Date

Jcvinylsiding@gmail.com  
Email address

**SECTION 6: WORKERS' COMPENSATION INSURANCE AFFIDAVIT (M.G.L. c. 152, § 25C(6))**

Workers Compensation Insurance affidavit must be completed and submitted with this application. Failure to provide this affidavit will result in the denial of the Issuance of the building permit.

Signed Affidavit Attached? Yes .....  No .....

**SECTION 7a: OWNER AUTHORIZATION TO BE COMPLETED WHEN OWNER'S AGENT OR CONTRACTOR APPLIES FOR BUILDING PERMIT**

I, as Owner of the subject property, hereby authorize Joseph Cormier to act on my behalf, in all matters relative to work authorized by this building permit application.

Al Souza 11-10-21  
Print Owner's Name (Electronic Signature) Date

**SECTION 7b: OWNER<sup>1</sup> OR AUTHORIZED AGENT DECLARATION**

By entering my name below, I hereby attest under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

Joseph Cormier 11-13-21  
Print Owner's or Authorized Agent's Name (Electronic Signature) Date

**NOTES:**

- An Owner who obtains a building permit to do his/her own work, or an owner who hires an unregistered contractor (not registered in the Home Improvement Contractor (HIC) Program), will **not** have access to the arbitration program or guaranty fund under M.G.L. c. 142A. Other important information on the HIC Program can be found at [www.mass.gov/oca](http://www.mass.gov/oca) Information on the Construction Supervisor License can be found at [www.mass.gov/dps](http://www.mass.gov/dps)
- When substantial work is planned, provide the information below:  
 Total floor area (sq. ft.) 1300' (including garage, finished basement/attics, decks or porch)  
 Gross living area (sq. ft.) \_\_\_\_\_ Habitable room count 5  
 Number of fireplaces 0 Number of bedrooms 3  
 Number of bathrooms 2 Number of half/baths 2  
 Type of heating system Gas Baseboard Number of decks/porches 0  
 Type of cooling system \_\_\_\_\_ Enclosed \_\_\_\_\_ Open \_\_\_\_\_

3. "Total Project Square Footage" may be substituted for "Total Project Cost"

# UK rushing COVID-19 tests to schools

Caseload in Britain soared over holidays

Mike Corder  
 ASSOCIATED PRESS

Schoolchildren returned to classes Monday in parts of Europe, while the British government pledged to rush ventilation units and enough COVID-19 test kits to schools to ensure they, too, can reopen later this week despite soaring infection rates in the UK.

Secondary school students in England also will be required to wear face masks when they return to classes after the Christmas holidays and they could also face merged classes amid staffing shortages.

Prime Minister Boris Johnson said the mask guidance is intended to rein in transmission of the virus.

"We don't want to keep them. I don't like the idea of having face masks in (the) classroom any more than anybody else does, but we won't keep them on a day more than is necessary," he said. British Education Secretary Nadhim Zahawi told Sky News: "The priority is to keep schools open."

He said testing, ventilation and other measures being put in place would "make a big difference to schools this year."

The highly transmissible omicron variant has caused Britain's daily new caseload to soar over Christmas and the New Year, with 157,758 infections reported for England and Scotland on Monday. Figures for Wales and Northern Ireland were not released.

Patrick Roach, general secretary of the British teachers' union NASUWT, welcomed news that more ventilation units and testing kits would be available, but warned Sunday that the education industry has another pressing problem as schools prepare to reopen.

"The availability of teachers and support staff is also a key pressure point for schools this term as the number of COVID cases continue to increase," Roach said.

Zahawi addressed the issue Monday, saying the government continues to monitor staff absences amid the pan-



A sign Monday at a chemist's shop in London advises customers that the pharmacy is out of COVID-19 tests. TOLGA AKMEN/AFP VIA GETTY IMAGES

dem. He told Sky that absenteeism was around 8% last year. "If that rises further then we look at things like merging classes, teaching in bigger numbers," he said.

Across Europe, schools were reopening or preparing for another new term overshadowed by the global pandemic. Children returned to class on Monday in several parts of Germany, where patchy testing and reporting over the holiday period means that the level of infections was somewhat uncertain.

In Berlin, one of the states where schools reopened, the local education minister said daily testing for children will be carried out this week. But Astrid-Sabine Busse told RBB Infradio that current plans call for that to be reduced to three tests per week after that.

"Testing" is already an absolute rou-

**"I don't like the idea of having face masks in (the) classroom any more than anybody else does, but we won't keep them on a day more than is necessary."**

Boris Johnson  
 British prime minister

...time at school, before classes, and we want to keep it," she said.

In the eastern state of Thuringia, which had Germany's highest infection rate in recent weeks, children will start off the new term learning from home for at least two days. From Wednesday on-

ward, schools will decide themselves whether to stick to online learning, bring children back to the classroom or work with a mixture of the two.

Over 12 million French children returned to school Monday, with new rules aimed at slowing the spread of the virus. French children from the age of 6 have been required to wear a face mask in classrooms since November.

If a child tests positive, all other children in the same class must test negative three times in the next four days to stay at school. The first antigen or PCR test must be performed by a health professional, followed by self-tests every two days, which are to be provided for free by pharmacies.

The move comes amid record high infection numbers fueled by the omicron variant, prompting a massive demand for self-tests across the country.

Pharmacists expressed concerns Monday over possible shortages caused by the new testing regime unveiled on Sunday.

The government is also encouraging local authorities, in charge of financing public schools, to buy carbon dioxide monitors which provide an alert when classrooms need to get ventilated.

Italian schools are not scheduled to reopen until next week, but already local leaders are mulling possible delays given the surge in cases in Italy.

The governor of southern Campania, Vincenzo De Luca, suggested Monday that a 20-30 day delay to the resumption of in-person schooling would allow for the next peak in cases - expected by the end of this month - to pass, while giving more time to increase vaccinations among students.

"It isn't an ideal measure but it would allow us to resume in-person lessons quickly, with greater serenity for students, families and school staff," De Luca said. It wasn't immediately clear if his suggestion was a trial balloon or a real proposal.

Caretaker Dutch Education Minister Arjo Kluis said Monday that elementary and high school children will be allowed back to classrooms next Monday after a holiday that was extended to three weeks as part of a nationwide lockdown that is set to continue until Jan. 14.

# Groping charge dropped against former Gov. Cuomo

DA doesn't believe he can prove complaint

Michael Hill and Marina Villeneuve  
 ASSOCIATED PRESS

ALBANY, N.Y. — Former New York Gov. Andrew Cuomo won't face criminal prosecution over an allegation that he fondled an aide, after a prosecutor said Tuesday he was dropping the case because he couldn't prove it.

Three days before the Democratic ex-governor was due to answer the misdemeanor charge in court, Albany County District Attorney David Soares said he was asking that a criminal complaint that the county sheriff filed in October be dismissed.

"While we found the complainant in

this case cooperative and credible, after review of all the available evidence, we have concluded that we cannot meet our burden at trial," Soares said in a statement, adding that he was "deeply troubled" by the allegation.

Soares, a Democrat, had previously suggested that the forcible touching complaint was problematic.

"While many have an opinion regarding the allegations against the former governor, the Albany County DA's Office is the only one who has a burden to prove the elements of a crime beyond a reasonable doubt," Soares said Monday.

Cuomo, who has vehemently denied the allegation, had no immediate comment on the development. It was first reported by The Times-Union of Albany.

The complaint did not name the woman, but she has identified herself as

Brittany Comisso. She was one of Cuomo's executive assistants before he resigned amid sexual misconduct allegations in August.

Comisso "had no control over the filing or prosecution of criminal charges. She had no authority or voice in those decisions," her lawyer, Brian Prieto, said in a statement Monday.

"The only thing she has any power over is her resolution to continue to speak the truth and seek justice in an appropriate civil action, which she will do in due course," he added.

Comisso says Cuomo slid his hand up her blouse and grabbed her breast when they were alone in an office at the governor's mansion in Albany in late 2020.

Her testimony was included in a report, released in August by Democratic

state Attorney General Letitia James, that concluded Cuomo sexually harassed 11 women. Cuomo announced his resignation a week after the release of the report, which he has attacked as inaccurate and biased.

"I knew, and he knew, too, that that was wrong," Comisso told investigators for the attorney general's office. "And that I in no way, shape or form invited that, nor did I ask for it. I didn't want it."

Cuomo told them he would "have to lose my mind" to do "such a thing."

"It would be an act of insanity to touch a woman's breast and make myself vulnerable to a woman for such an accusation," Cuomo said.

Cuomo attorney Rita Glavin has said that Comisso had an "evolving version" of what happened.

VISA

Hours:  
 8:30am - 5:00pm

ADVERTISERS:

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LEGAL NOTICES

Notice of Public Hearing

Date: 12/21/21

Pursuant to MGL Ch. 40A, Sec. 11, the Hubbardston Planning Board will hold a Public Hearing at Hubbardston Town Hall, State Building 7 Main St Hubbardston, MA 01452 on Thursday, January 20, 2022, at 6:30 PM to review proposed changes to ARTICLE 6 RATE OF DEVELOPMENT FOR DWELLING UNITS of the Hubbardston Zoning Bylaws. Any person interested or wishing to be heard should submit comments in writing to the Hubbardston Planning Board at 7 Main Street, Hubbardston, MA 01452 or attend the public hearing. Draft of proposed changes may be viewed at <https://www.hubbardstonma.us/planning-board/>

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LEGAL NOTICES

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, January 19, 2022 at 7:00pm to discuss the application for Special Permit 16 Winter Place (Also known as Assessors Map 5A2, Parcel 51) Winchendon, MA 01475. Said property is located in a R10-Neighborhood Residential district. Special Permit request is to allow alteration of a pre-existing non-conforming property, with an increase of over 10% (50%) per section 6.2.3 of the Winchendon Zoning Bylaws. The hearing will be held in the Second Floor Auditorium at Town Hall - 106 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

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BY: Cynthia Carville, Chair

Winchendon Zoning Board of Appeals

LEGAL NOTICES

CITY OF GARDNER

PURCHASING DEPARTMENT

REQUEST FOR PROPOSALS

#2022-046

Quinquennial Reevaluation of Real Property

Proposals will be received at the office of the City Purchasing Agent, Room 217, City Hall, 95 Pleasant Street, Gardner, MA until Thursday, January 20, 2022 at 2:00 p.m. and at that time and place opened.

This invitation seeks proposals from qualified contractors for collection, listing, coding and review of all real property in the City of Gardner for implementation in fiscal year 2023 pursuant to General Laws of the Commonwealth of Massachusetts; and shall include all labor, materials and equipment necessary to satisfy the requirements of this bid.

Proposal procedure and award shall be subject to the provisions of Chapter 30B of the General Laws of the Commonwealth, including all current amendments. The City of Gardner reserves the right to waive any informalities or irregularities in the proposals received, or to reject any and all proposals, wholly or in part, and to accept proposals deemed to be in the best interest of the City.

Specifications, Terms and Conditions and Proposal Forms are available on the City website at [www.gardner-ma.gov](http://www.gardner-ma.gov) under Bid Opportunities.

City of Gardner

By: Joshua Cormier

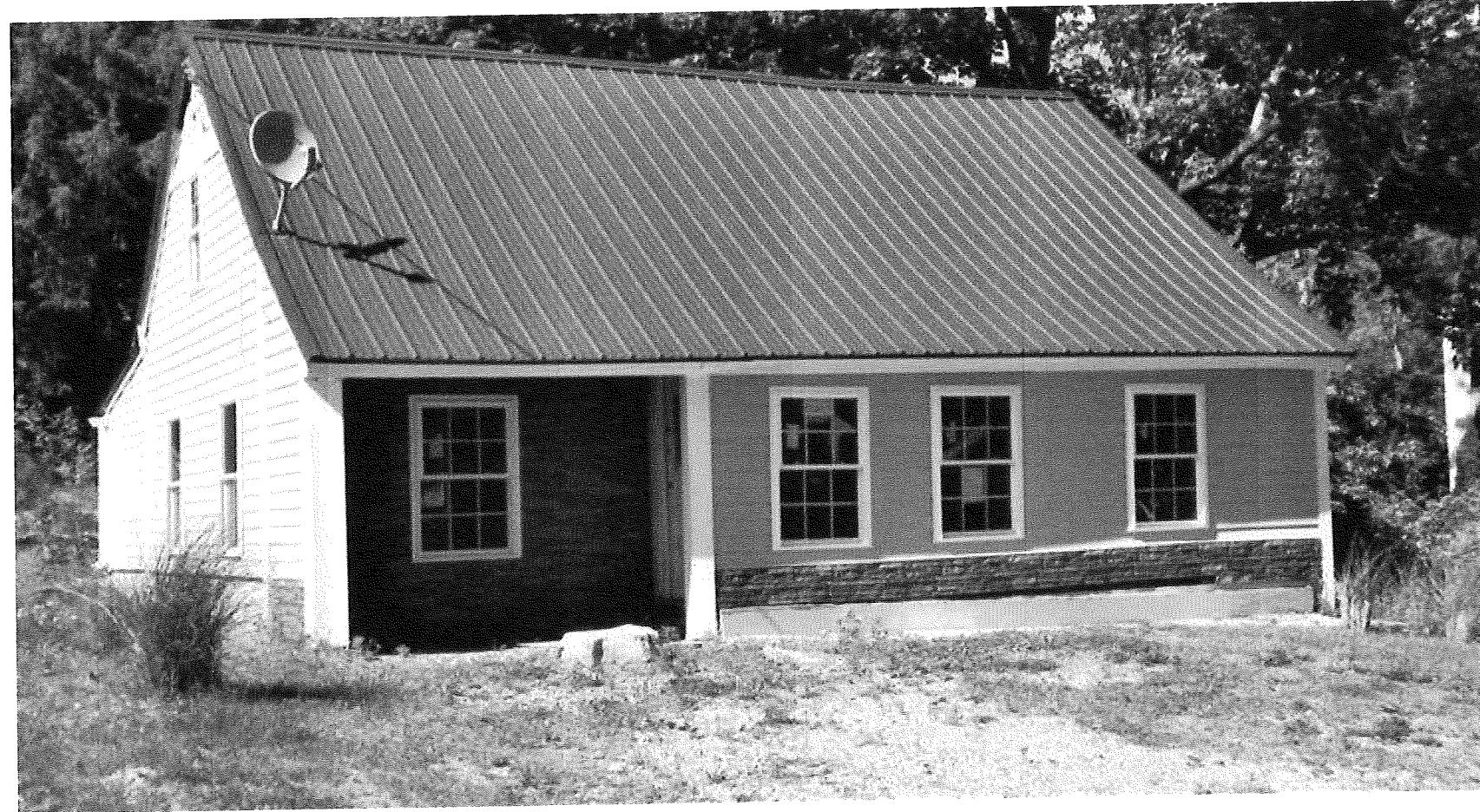
City Purchasing Agent

## CLASSIFIEDS

888-263-4927

Emails: [GardnerNewsClassified@gannett.com](mailto:GardnerNewsClassified@gannett.com)  
[legals@thegardnernews.com](mailto:legals@thegardnernews.com)





16 WINTER PL, WINCHENDON, MA 01475

DRAWING LIST	
SHEET NUMBER	SHEET NAME
GENERAL	
G-000	COVER SHEET
ARCHITECTURAL EXISTING	
EX-101	FIRST FLOOR - EXISTING CONDITIONS
ARCHITECTURAL	
A-101	FIRST FLOOR PLAN
A-102	SECOND FLOOR & FRAMING PLAN
A-103	ROOF & CEILING FRAMING PLAN
A-104	ROOF PLAN
A-105	REFLECTED CEILING PLANS
A-201	BUILDING ELEVATIONS
A-202	BUILDING ELEVATIONS
A-301	BUILDING SECTION
A-401	WALL SECTION
Total Number of Sheets: 11	

CLIENT:

SOUSA PROPERTIES LLC  
HUDSON, MA 01749

ARCHITECT:

SDP ARCHITECTS LLC  
680 TEMPLE ST. UNIT A3, WHITMAN, MA 02382  
786.609.6727

Issue Date: 02/01/2022

	SQUARE FOOTAGE
EXISTING	860 SF
AFTER RENOVATION	1320 SF



PLOTTED ON: 2/1/2022 4:23:42 PM

16 WINTER PL,  
WINCHENDON, MA  
01475

SOUSA  
PROPERTIES LLC

ARCHITECT



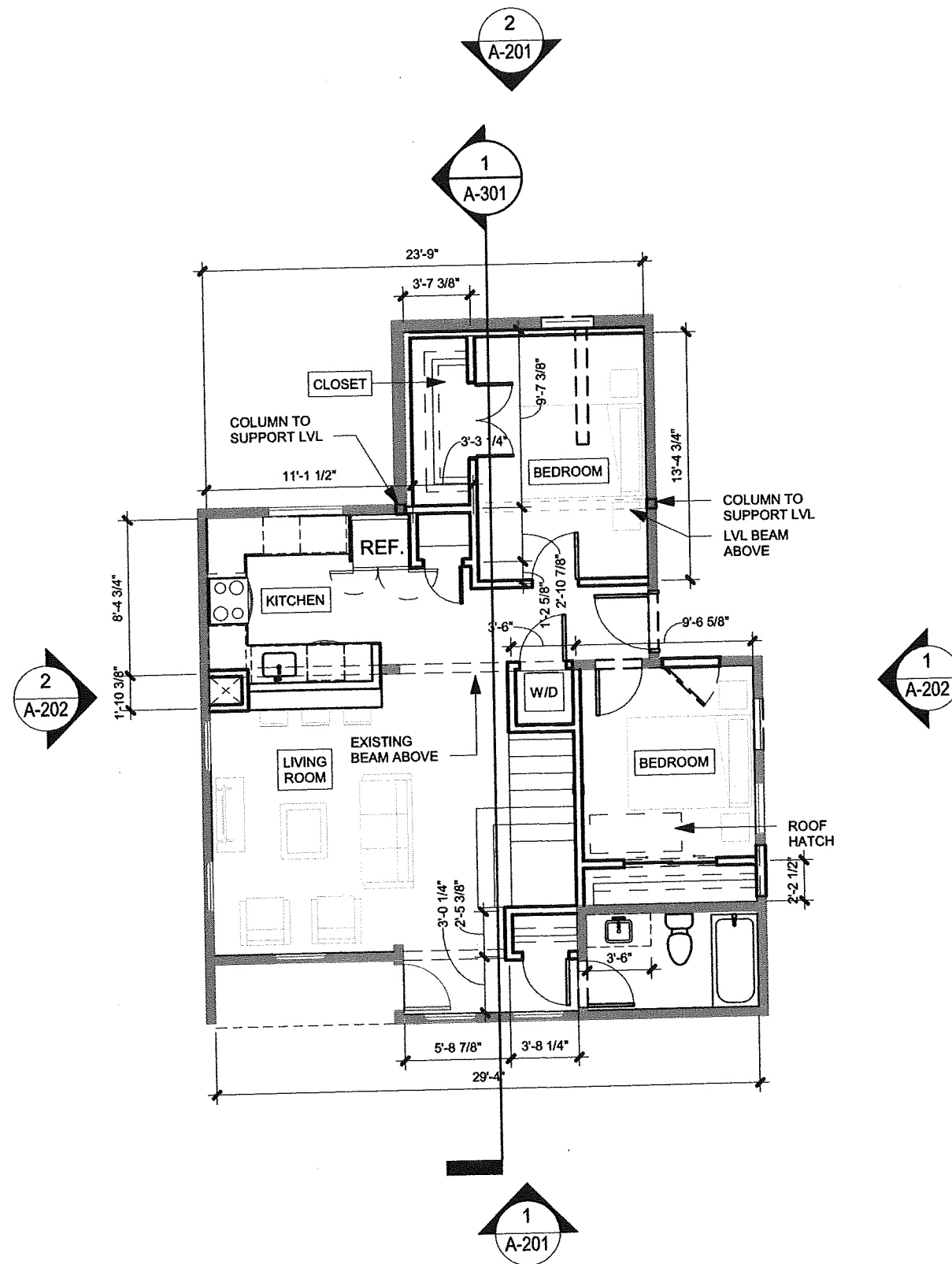
STAMP



SHEET TITLE

FIRST FLOOR PLAN

A-101



1 LEVEL 1 FLOOR PLAN  
1/8" = 1'-0"

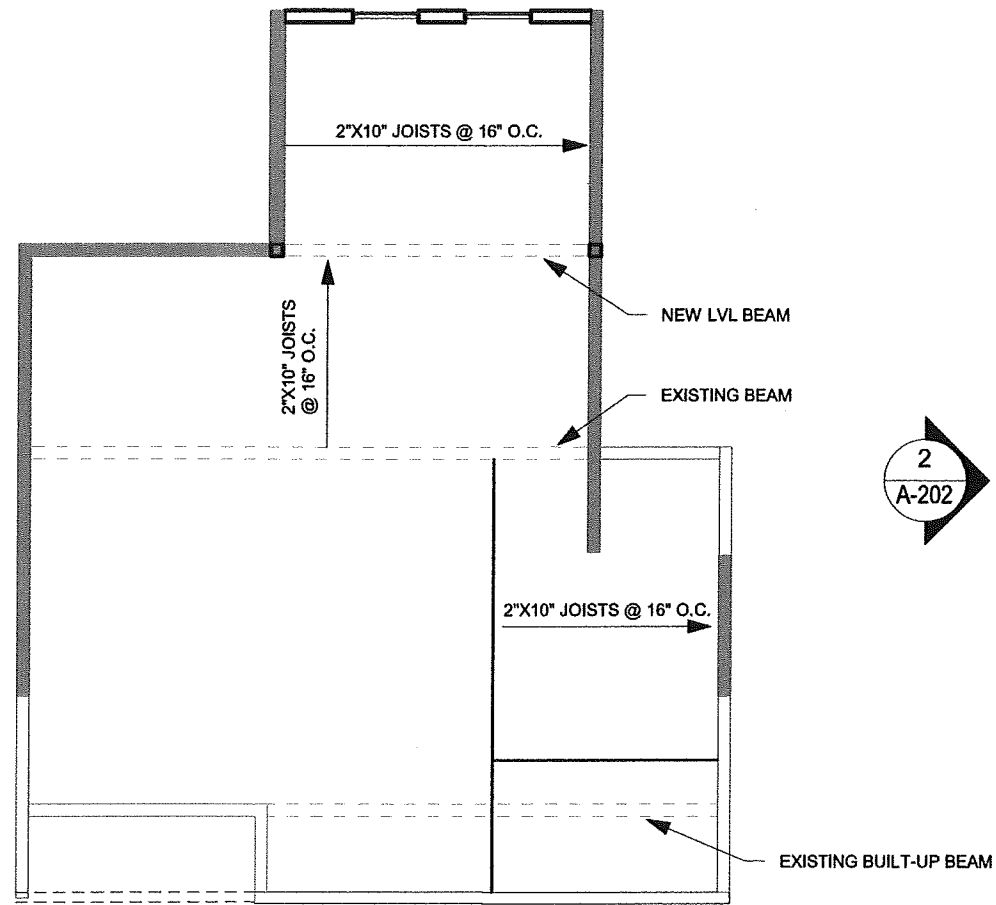


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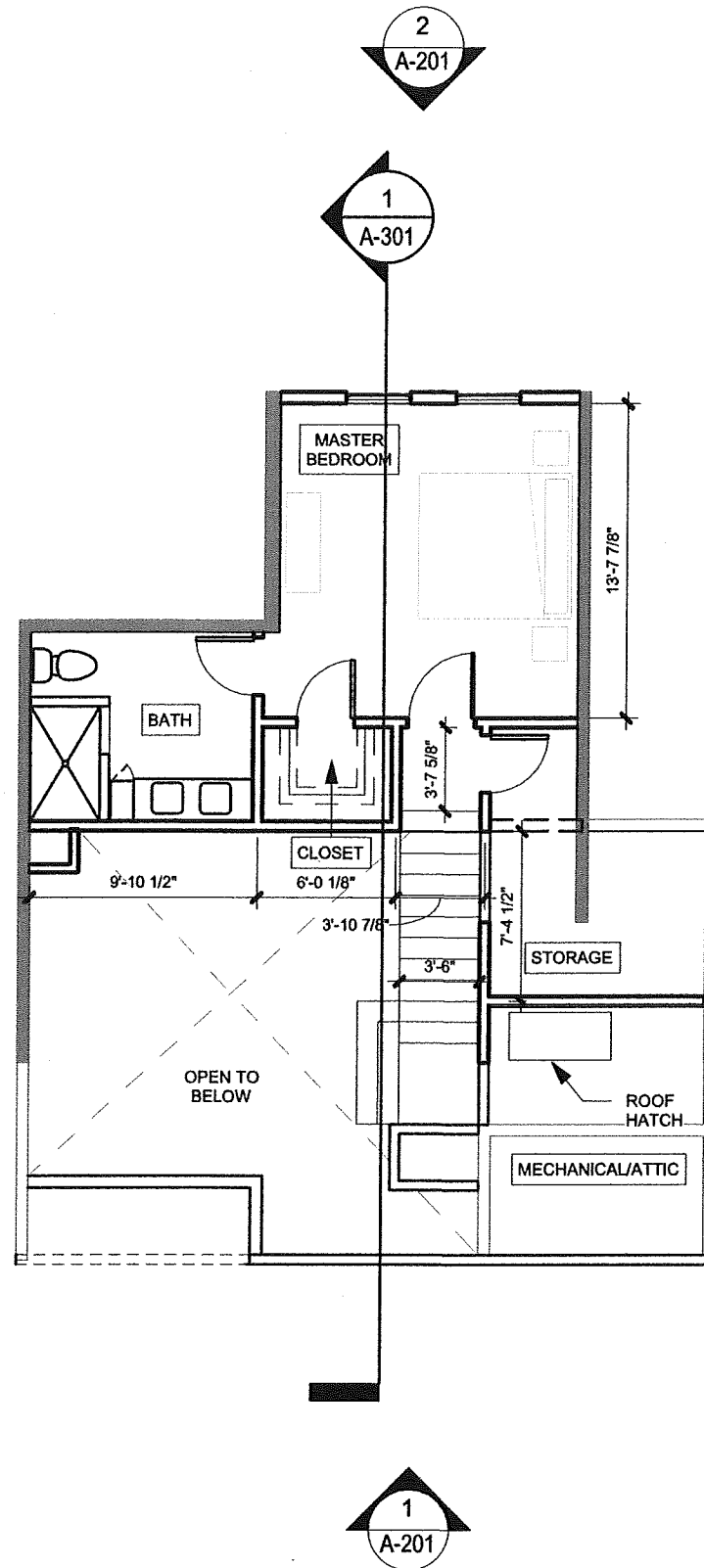


2/1/2022 4:22:43 PM

**2** LEVEL 2 FRAMING PLAN  
1/8" = 1'-0"



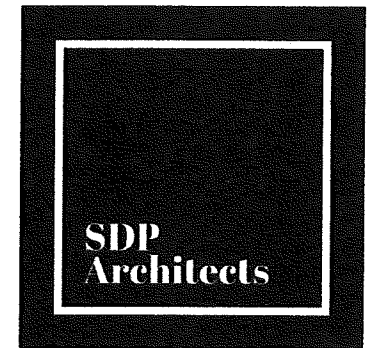
**1** LEVEL 2 FLOOR PLAN  
1/8" = 1'-0"



16 WINTER PL,  
WINCHENDON, MA  
01475

SOUSA  
PROPERTIES LLC

ARCHITECT



STAMP



SHEET TITLE

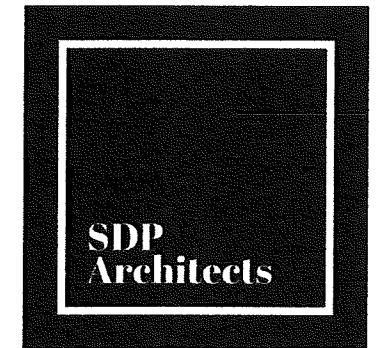
SECOND FLOOR &  
FRAMING PLAN

**A-102**

16 WINTER PL,  
WINCHENDON, MA  
01475

SOUSA  
PROPERTIES LLC

ARCHITECT



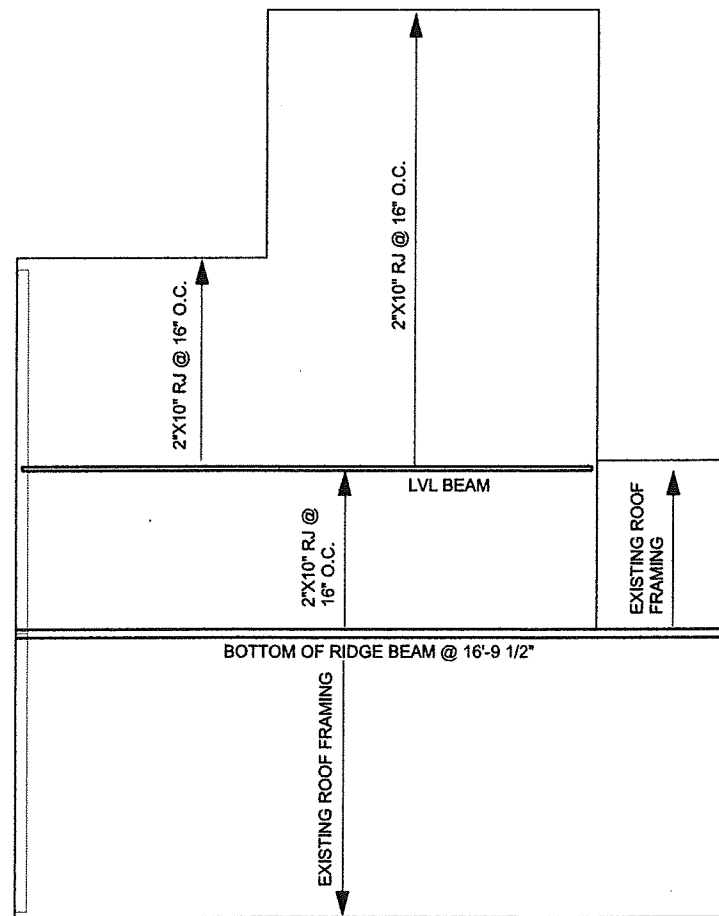
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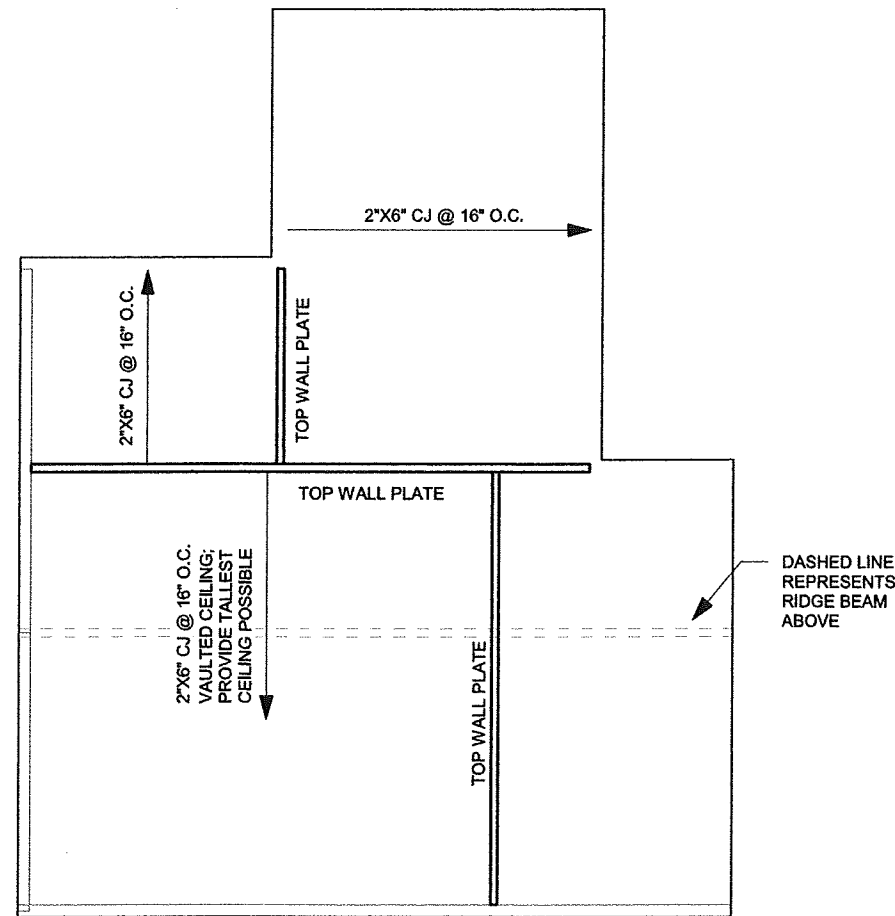
SHEET TITLE

ROOF & CEILING FRAMING  
PLAN

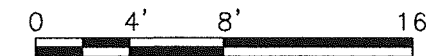
A-103



2 ROOF FRAMING PLAN  
1/8" = 1'-0"



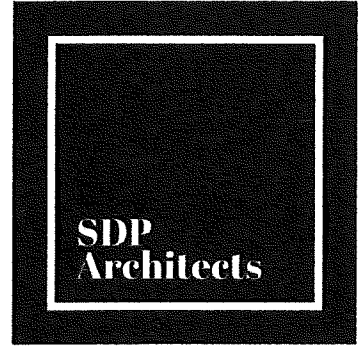
1 CEILING FRAMING PLAN  
1/8" = 1'-0"



16 WINTER PL,  
WINCHENDON, MA  
01475

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ARCHITECT



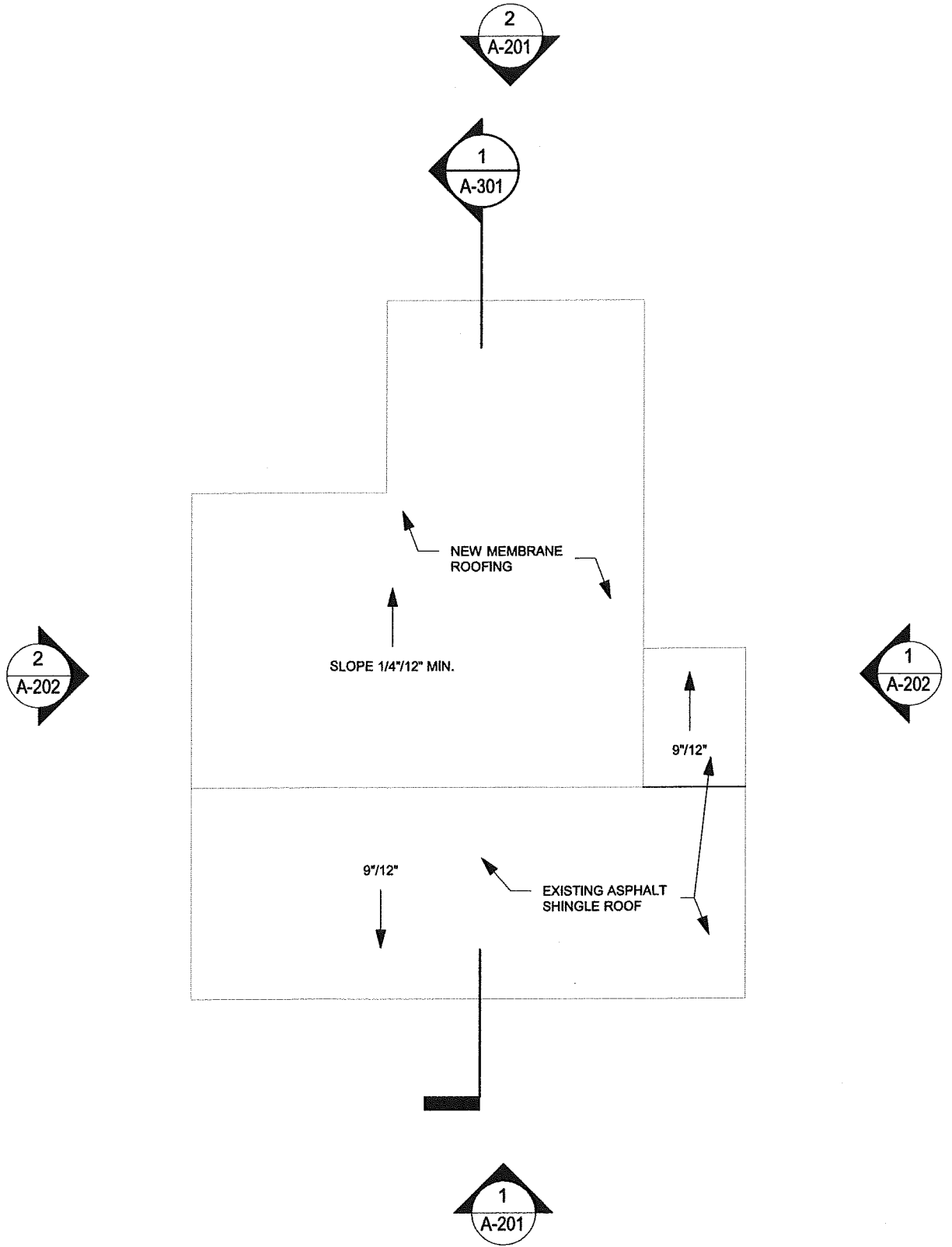
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SHEET TITLE

ROOF PLAN

A-104



**1** ROOF PLAN  
1/8" = 1'-0"

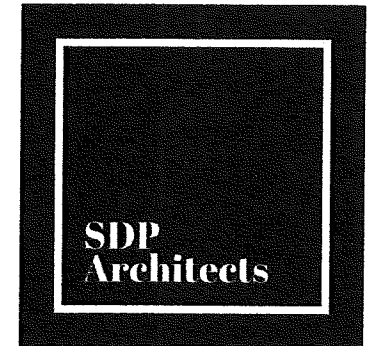
2/1/2022 4:22:43 PM

SM1 - SURFACE MOUNTED FIXTURE  
 PC - PULL CHAIN  
 WS1 - BATH WALL SCONCE  
 P1 - PENDANT FIXTURE  
 CO/SD - COMBINATION CARBON MONOXIDE &  
 SMOKE DETECTOR

16 WINTER PL,  
 WINCHENDON, MA  
 01475

SOUSA  
 PROPERTIES LLC

ARCHITECT



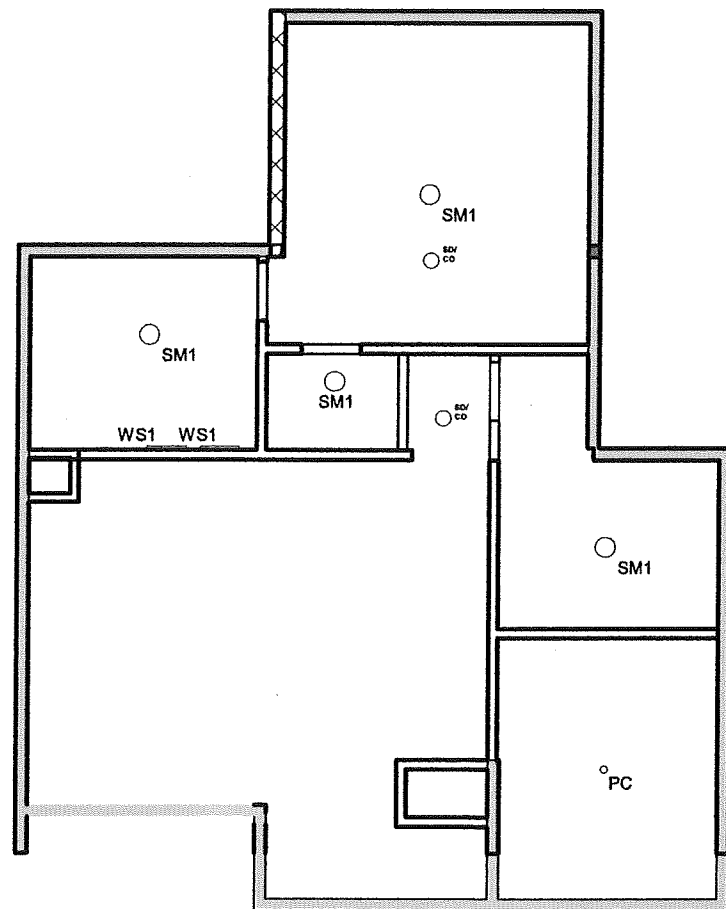
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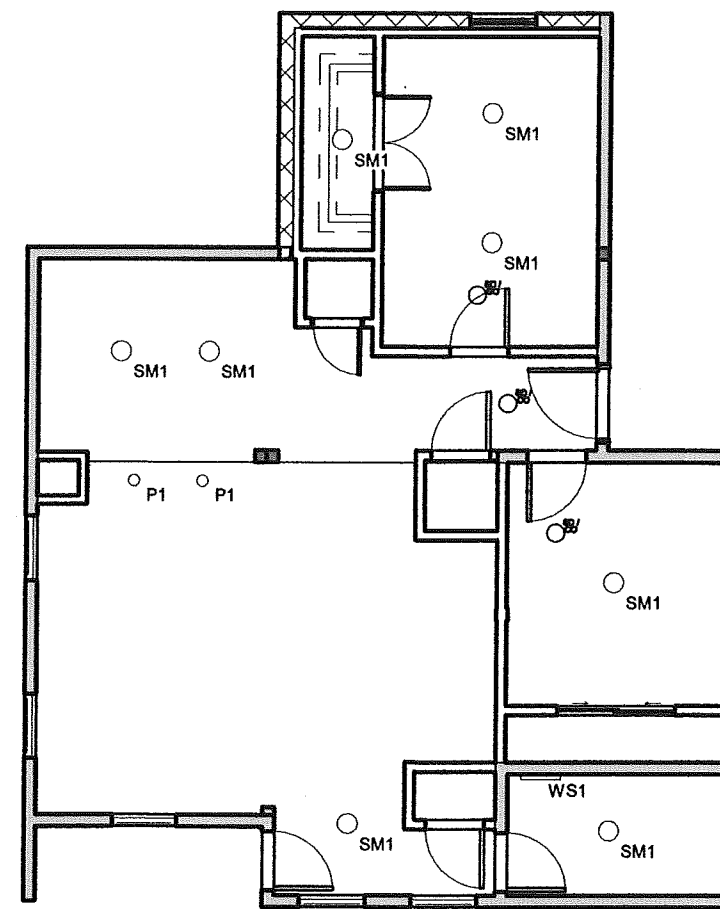
SHEET TITLE

REFLECTED CEILING  
 PLANS

A-105



2 RCP LEVEL 2  
 1/8" = 1'-0"

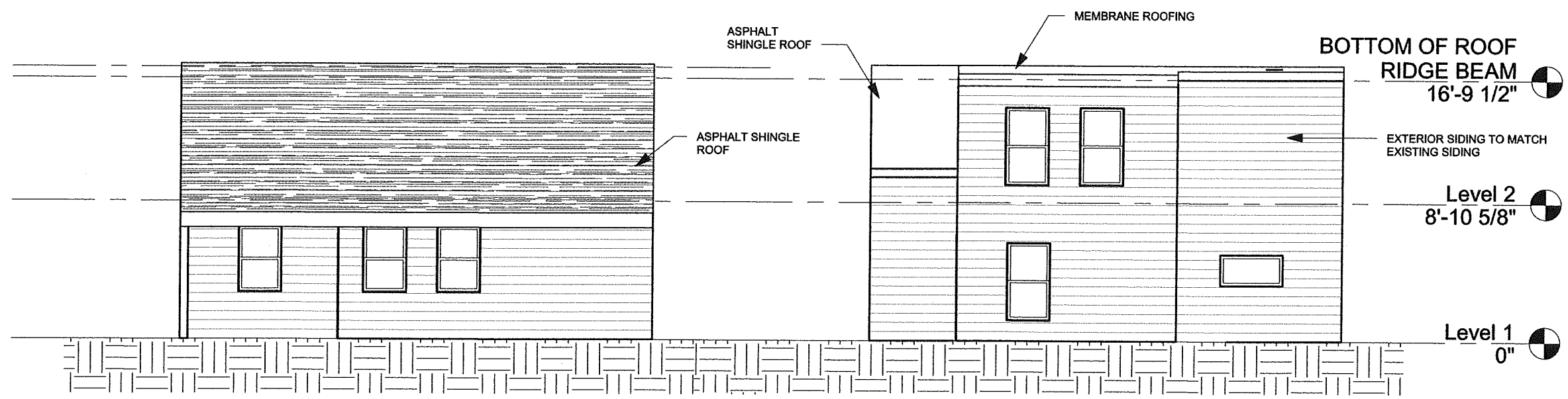
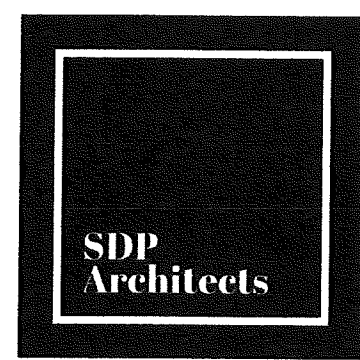


1 RCP LEVEL 1  
 1/8" = 1'-0"

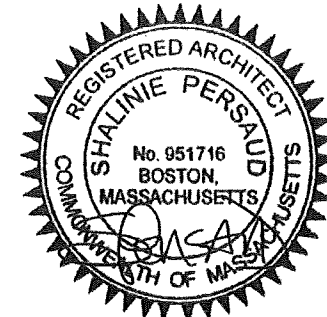
16 WINTER PL,  
WINCHENDON, MA  
01475

SOUSA  
PROPERTIES LLC

ARCHITECT



STAMP



1 SOUTH ELEVATION  
1/8" = 1'-0"

2 NORTH ELEVATION  
1/8" = 1'-0"

SHEET TITLE

BUILDING ELEVATIONS

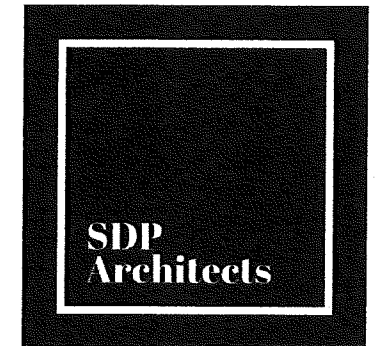
A-201

2/1/2022 4:22:44 PM

16 WINTER PL,  
WINCHENDON, MA  
01475

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ARCHITECT



ROOF RISE  
BOTTOM OF ROOF  
RIDGE BEAM  
16'-9 1/2"

STAMP



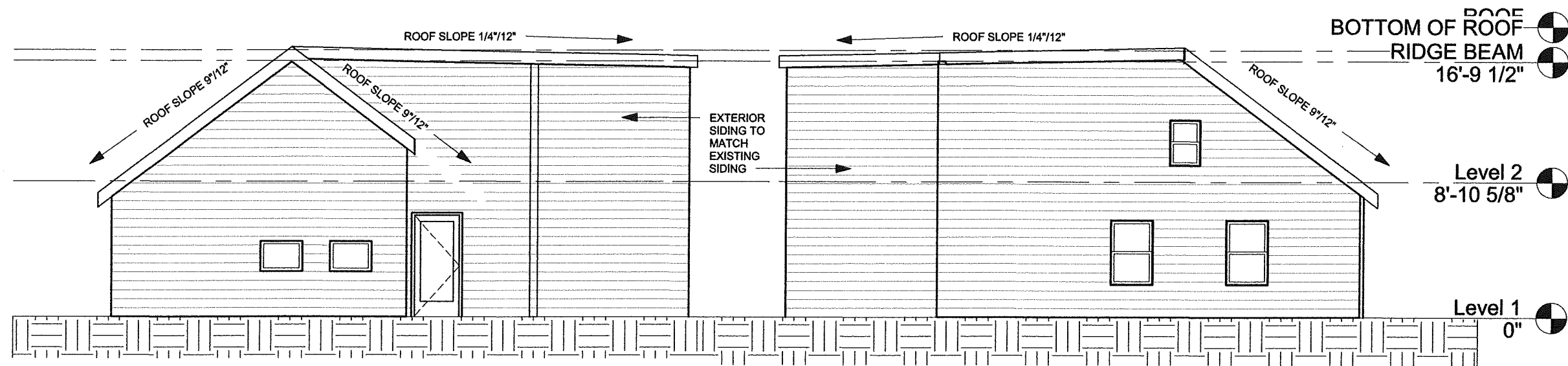
Level 2  
8'-10 5/8"

Level 1  
0"

SHEET TITLE

BUILDING ELEVATIONS

A-202



1 EAST ELEVATION  
1/8" = 1'-0"

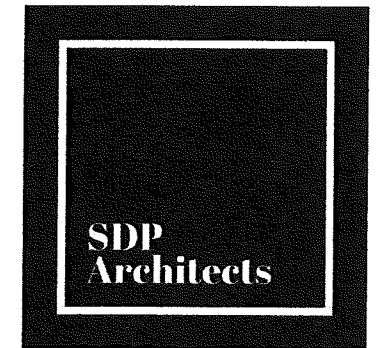
2 WEST ELEVATION  
1/8" = 1'-0"

2/1/2022 4:22:45 PM

16 WINTER PL,  
WINCHENDON, MA  
01475

SOUSA  
PROPERTIES LLC

ARCHITECT



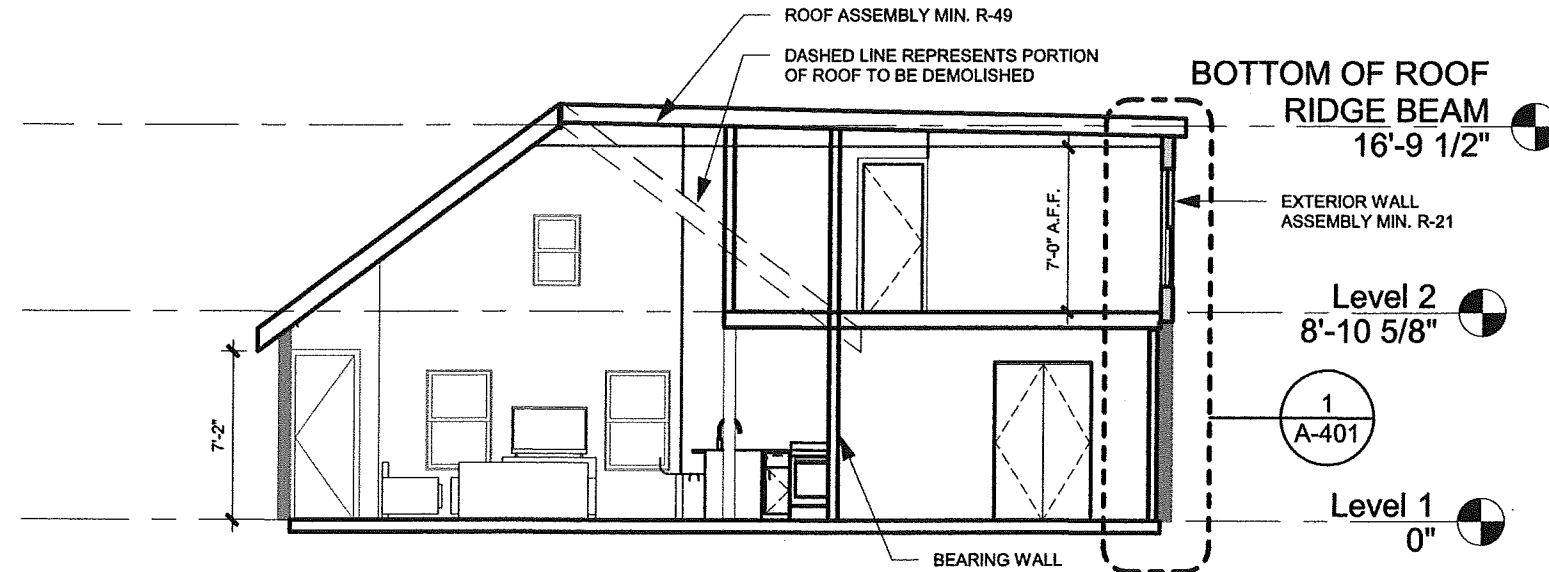
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SHEET TITLE

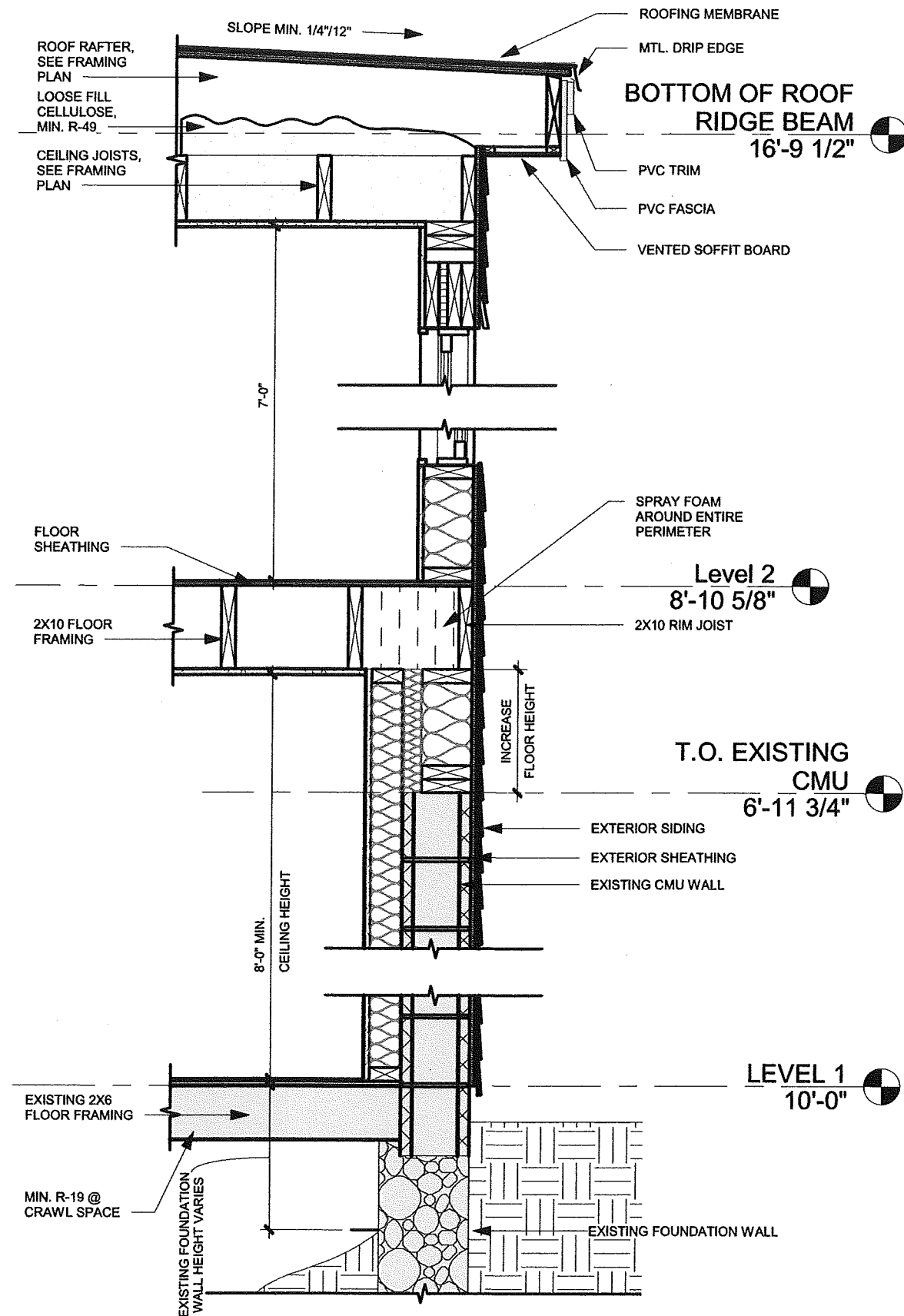
BUILDING SECTION

A-301



1 BUILDING SECTION  
1/8" = 1'-0"

2/1/2022 4:22:45 PM

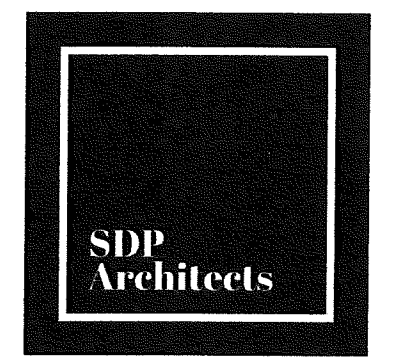


1 WALL SECTION @ CMU  
 $3/4" = 1' - 0"$

16 WINTER PL,  
 WINCHENDON, MA  
 01475

SOUSA  
 PROPERTIES LLC

ARCHITECT



STAMP



SHEET TITLE

WALL SECTION

A-401





# 300 foot Abutters List Report

Winchendon, MA  
December 15, 2021

## Subject Property:

Parcel Number: 5A3-0-51  
CAMA Number: 5A3-0-51  
Property Address: 16 WINTER PL

Mailing Address: SHEERAN STANLEY  
9 WATERHOUSE RD  
BELMONT, MA 02478

---

## Abutters:

Parcel Number: 5A3-0-151  
CAMA Number: 5A3-0-151  
Property Address: 59 EAST ST

Mailing Address: WESTGATE MICHAEL J WESTGATE  
CONSTANCE  
269 MOWRY ST #2  
WOONSOCKET, RI 02895-6470

Parcel Number: 5A3-0-154  
CAMA Number: 5A3-0-154  
Property Address: 53 EAST ST

Mailing Address: GUY, LAURI A.  
53 EAST STREET  
WINCHENDON, MA 01475

Parcel Number: 5A3-0-155  
CAMA Number: 5A3-0-155  
Property Address: 45 EAST ST

Mailing Address: GUY, LAURI ANN  
53 EAST STREET  
WINCHENDON, MA 01475

Parcel Number: 5A3-0-160  
CAMA Number: 5A3-0-160  
Property Address: 33 EAST ST

Mailing Address: KING JESSICA L  
33 EAST STREET  
WINCHENDON, MA 01475

Parcel Number: 5A3-0-161  
CAMA Number: 5A3-0-161  
Property Address: 25 EAST ST

Mailing Address: RASSIER, DONNA L. C/O DONNA  
KNOWLTON  
25 EAST STREET  
WINCHENDON, MA 01475

Parcel Number: 5A3-0-162  
CAMA Number: 5A3-0-162  
Property Address: 19 EAST ST

Mailing Address: CONNOR LINDSAY N  
19-21 EAST ST  
WINCHENDON, MA 01475

Parcel Number: 5A3-0-25  
CAMA Number: 5A3-0-25  
Property Address: 14 EAST ST

Mailing Address: KNIGHT, LAWRENCE E. SR. KNIGHT,  
CAROLINE D.  
14 EAST STREET  
WINCHENDON, MA 01475

Parcel Number: 5A3-0-26  
CAMA Number: 5A3-0-26  
Property Address: 12 WINTER ST

Mailing Address: BLACK LAURA K BLACK JUSTIN  
445 CENTRAL ST  
WINCHENDON, MA 01475

Parcel Number: 5A3-0-28  
CAMA Number: 5A3-0-28  
Property Address: 439 CENTRAL ST

Mailing Address: CARPENTER, RICHARD JR.  
CARPENTER, SUZANNE  
439 CENTRAL STREET  
WINCHENDON, MA 01475

Parcel Number: 5A3-0-29  
CAMA Number: 5A3-0-29  
Property Address: 445 CENTRAL ST

Mailing Address: LAROSA FAMILY TRUST  
36 BELMONT AVENUE  
WINCHENDON, MA 01475



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12/15/2021

Page 1 of 4



# 300 foot Abutters List Report

Winchendon, MA  
December 15, 2021

Parcel Number: 5A3-0-56 CAMA Number: 5A3-0-56 Property Address: 32 EAST ST	Mailing Address: LAFRENNIE CHAD T 32 EAST STREET WINCHENDON, MA 01475
Parcel Number: 5A3-0-57 CAMA Number: 5A3-0-57 Property Address: 11 WINTER PL	Mailing Address: ANGELOS, DAVID ANGELOS, JODIE L. 11-13 WINTER PLACE WINCHENDON, MA 01475
Parcel Number: 5A3-0-58 CAMA Number: 5A3-0-58 Property Address: 40 EAST ST	Mailing Address: PARKS, ELAINE E. 40 EAST STREET WINCHENDON, MA 01475
Parcel Number: 5A3-0-59 CAMA Number: 5A3-0-59 Property Address: 50 EAST ST	Mailing Address: WILLIAMAS JOSEPH A 107 PATRIOTS RD TEMPLETON, MA 01468
Parcel Number: 5A3-0-61 CAMA Number: 5A3-0-61 Property Address: 12 BELMONT AV	Mailing Address: TURCO, GIUSEPPE 12-14 BELMONT AVENUE WINCHENDON, MA 01475
Parcel Number: 5A3-0-62 CAMA Number: 5A3-0-62 Property Address: 26 BELMONT AV	Mailing Address: PRICE, S. MARK 26 BELMONT AVENUE WINCHENDON, MA 01475
Parcel Number: 5A3-0-64 CAMA Number: 5A3-0-64 Property Address: 36 BELMONT AV	Mailing Address: LAROSA FAMILY TRUST 36 BELMONT AVENUE WINCHENDON, MA 01475
Parcel Number: 5A3-0-66 CAMA Number: 5A3-0-66 Property Address: 46 BELMONT AV	Mailing Address: BOUDREAU MICHAEL & ALICIA 46 BELMONT ST WINCHENDON, MA 01475
Parcel Number: 5A3-0-67 CAMA Number: 5A3-0-67 Property Address: 52 BELMONT AV	Mailing Address: NEILL, WILLIAM 52 BELMONT AVENUE WINCHENDON, MA 01475
Parcel Number: 5A3-0-68 CAMA Number: 5A3-0-68 Property Address: 54 BELMONT AV	Mailing Address: REDIKER, BENJAMIN R & KELLY A 54 BELMONT AVENUE WINCHENDON, MA 01475
Parcel Number: 5A3-0-70 CAMA Number: 5A3-0-70 Property Address: 62 BELMONT AV	Mailing Address: CIRIGNANO MARK V 119 DRUMHILL RD CHELMSFORD, MA 01824
Parcel Number: 5A3-0-79 CAMA Number: 5A3-0-79 Property Address: 59 BELMONT AV	Mailing Address: VAINE, ADELARD J. VAINE, LORRAINE A. 59 BELMONT AVENUE WINCHENDON, MA 01475



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12/15/2021

Page 3 of 4



# 300 foot Abutters List Report

Winchendon, MA  
December 15, 2021

Parcel Number: 5A3-0-80  
CAMA Number: 5A3-0-80  
Property Address: 53 BELMONT AV

Mailing Address: COMER AMBER LEPKOWSKI DEAN  
53 BELMONT AVENUE  
WINCHENDON, MA 01475

Parcel Number: 5A3-0-81  
CAMA Number: 5A3-0-81  
Property Address: BELMONT AV

Mailing Address: FELDMAN, BERNARD  
P.O. BOX 277 38 KEENE AVENUE  
FITZWILLIAM, NH 03447

Parcel Number: 5A3-0-82  
CAMA Number: 5A3-0-82  
Property Address: BELMONT AV

Mailing Address: JACKSON, THOMAS E. JACKSON,  
PATRICIA D.  
13 BELMONT AVENUE  
WINCHENDON, MA 01475

Parcel Number: 5A3-0-83  
CAMA Number: 5A3-0-83  
Property Address: 13 BELMONT AV

Mailing Address: JACKSON, THOMAS E. JACKSON,  
PATRICIA D.  
13 BELMONT AVENUE  
WINCHENDON, MA 01475

Parcel Number: 5A3-0-84  
CAMA Number: 5A3-0-84  
Property Address: 3 BELMONT AV

Mailing Address: SPAULDING, ROBERT F. SPAULDING,  
JEANNETTE L.  
3 BELMONT AVENUE  
WINCHENDON, MA 01475

Parcel Number: 5A3-0-85  
CAMA Number: 5A3-0-85  
Property Address: 68 EAST ST

Mailing Address: MICHAUD, KENNETH E. MICHAUD,  
DEBORAH S.  
667 ASHBURNHAM STREET  
FITCHBURG, MA 01420



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12/15/2021

Page 4 of 4