

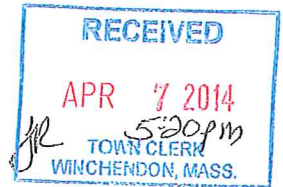
TOWN OF WINCHENDON

Planning Board



Telephone (978) 297-3308
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109 Front Street
Winchendon, Massachusetts 01475-1758



Notice of Finding

Date: April 1, 2014

PB# 2014-0401

Notice is hereby given that the Planning Board has informally reviewed the site plan Application listed below in accordance with the requirements of section 2.3 of the Planning Board Site Regulations adopted in accordance with section 12.7 of the Winchendon Zoning Bylaw and finds that the plan as mitigated by the conditions listed below will not exceed the maximum impacts stated in section 2.2 of the regulations and that formal review of the site plan under section 12.5 of the Zoning Bylaw is not required.

Site Plan For: **Used Car Sales**

Property Located at: **230 Baldwinville State Rd.**

Winchendon, MA 01475

Assessors Map 10A4 parcel 4

Applicant: Sabah Elnemer

Address: 3 Kent St. Danvers, MA 01923

Conditions for this finding are:

1. There will be no generation, storage or disposal of hazardous material on the site.
2. There will be no underground storage tanks on the site.
3. No trees will be cut on the site.
4. There will be no earth removal from the site.
5. All vehicle loading and unloading will be done on site.
6. There will be no dumpster on site.
7. There will be no more than fifty cars stored or displayed on the site.
8. No vehicles may be displayed or stored within the 30 foot setback area from the front property line as required by note 7 of table 7.2 of the zoning bylaw.
9. The building on the site is limited to one floor and 288 square feet.
10. There will be no changes to the site such as the addition of impervious area or

structures (except allowed signage). There will be no changes to the site drainage.

11. There will be no major repairs, body work, or painting done on site.
12. Hours of operation will be: Monday to Friday 8 AM. to 6 PM.; Saturday 8 AM. to 4 PM.; and Sunday by appointment.
13. Any exterior light fixtures installed will be full cut-off dark sky fixtures which will also prevent light intrusion onto the highway or other properties.
14. Any signs on the site will conform to article 9 of the Winchendon zoning bylaw.

Waivers granted under Section 2.5 of the Rules and Regulations Governing Site Plan Review are:

1. Waiver is granted for the traffic study requirements as no new trip ends will be created based on the fact that the existing use of the facility is the same purpose.
2. Waiver of the screening requirements is allowed as the properties on both sides are existing used car lots.

The Agents Review of this site Plan was conducted on Tuesday April 1, 2014.

By: 

Tracy Murphy, Planning Agent

For the WINCHENDON PLANNING BOARD