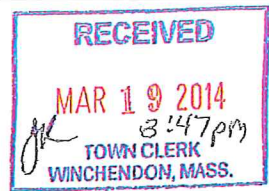


TOWN OF WINCHENDON



Zoning Board of Appeals



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

109 Front Street
Winchendon, Massachusetts 01475-1758

NOTICE OF DECISION
SPECIAL PERMIT

Date: March 5, 2014

Case No. 14-01

Notice is hereby given that the Zoning Board of Appeals granted a Special Permit to Sabah Elnemer, 3 Kent Street, Danvers, MA 01923 on property located at 230 Baldwinville State Road., Winchendon, MA 01475 [Map 10A4, Parcel 4] owned by Vilson Camargo, 57 Princeton Street, Gardner, MA 01440 to allow the operation of a sales and service establishment for used motor vehicles in a C2 zone under the provisions of Article 5.2.2R and 13.6.3B of the Winchendon Zoning By-Laws.

The hearing on this Special Permit was held on March 5, 2014.

The Special Permit was issued with the following conditions, safeguards, and limitations:

1. The total number of motor vehicles for sale is limited to fifty (50). The vehicles are to be displayed no closer than 20' from Rt. 202 (Baldwinville State Rd.).
2. Six (6) parking spaces will be allocated for customer parking.
3. No customer or employee parking will be allowed on Rt. 202.
4. The hours of operation are limited to Monday-Sunday from 8AM – 6PM.
5. Lighting fixtures for general lighting and/or for security purposes are to be directed onto the property thus minimizing stray light from affecting adjacent properties.
6. Loading and unloading of vehicles will be done in the parking lot (not on Rt. 202) and will be conducted during the hours of operations outlined in #4
7. This Special Permit is subject to site plan review by the Winchendon Planning Board before the Special Permit is effective.
8. All applicable federal, state, and local regulations will be followed.
9. The ZBA reserves the right to review the conditions of this Special Permit within a year of its issuance to assure that the above conditions are in fact appropriate to protect both the applicant and neighboring residents.
10. The Board retains the right to modify the conditions should this be warranted by the review.
11. This Special Permit is issued to Sabah Elnemer to operate at this address only and upon the termination of his lease, this Special Permit will revert back to the owner Vilson Camargo and or any subsequent lessee with proper license to operate while all other conditions remains the same.

Initials: _____

SE

REB

An appeal from the decision of the Zoning Board of Appeals may be made by any person aggrieved pursuant to M.G.L. chapter 40A, section 17, as amended, within twenty (20) days after the date of filing of a notice of decision in the office of the town clerk.

ZONING BOARD OF APPEALS

Cynthia Carvill

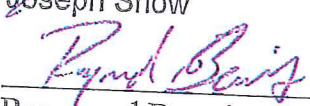


Mary Martorella



Joseph Snow

Michael Potvin



Raymond Benoit

This decision shall be mailed forthwith to:

* petitioner _____ (date)

* parties in interest _____ (date)

* every person present at the hearing who requests a notice and states an address to which the notice is to be sent _____ (date)