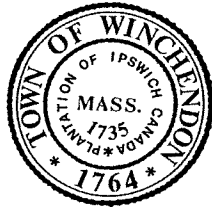


Town of Winchendon  
109 Front Street  
Winchendon, MA 01475



Land Use  
Conservation  
Planning and Development  
Zoning Board of Appeals

8/31/23

James and Jennifer Hardy  
6 Second Street  
Winchendon, MA 01475

Re: Building Permit Application

Dear Mr. & Mrs. Hardy,

Thank you for your building permit application. I am denying your application to increase the size of your home based on the following per the Town of Winchendon Zoning Bylaws Article 6, section 6.2.3;

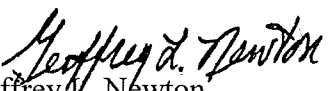
6.2.3 Pre-existing Non-conforming Structures or Uses

- 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.**

According to the plans submitted to this office for the alteration to your existing home, your current square footage is 1884sq ft. with the alterations proposed the properties new square footage will be 4,570sq ft. This is an increase of 1744 sq ft over and above the 50% allowed.

You have the right to appeal my decision with the Zoning Board of Appeals. The next Zoning Board of Appeals meeting will be October 18. If you have any questions, please feel free to give me a call 978-297-3537.

Sincerely,

  
Geoffrey L. Newton  
Building Commissioner/Zoning Enforcement Officer  
Town of Winchendon