

TOWN OF WINCHENDON

Zoning Board of Appeals



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

109 Front Street
Winchendon, Massachusetts 01475-1758

March 2, 2016
Minutes



In attendance: Cynthia Carvill, Doneen Durling, Joe Snow, Mary Chace

Meeting called to order at: 7:12pm

No minutes for approval

Special Permit Application

Application for special permit for Edward LeClair in regards to property located at 613 School Street.

ZBA requires super majority to vote an application in affirmative, in the case of not having a full board present.

Motion to open public hearing special application of Edward LeClair of 16 Windsor Road in Ashburnham, MA Chace/Durling; unanimous 7:29pm

Public hearing notice (see attached)

Present were Bill Steele (property owner) and Edward LeClair (property tenant)

Both parties took an oath before proceeding with hearing.

It was noted that no changes will be made to the building on School Street, any junk currently at property will be removed by previous owner (Larry Day) by November.

There is no intention of vehicle sale, only repairs, and the land will stay the same. It is conditioned as EZ Automotive Business use only. The property will contain two employee parking spaces and four customer spaces. Hours of operation will be Monday-Saturday 8am -7pm. General and security lighting fixtures are to be directed onto the property minimizing light onto other properties, and a site plan review is not required as there is no change of business intent from the previous owner.

The ZBA reserves the rights to review the site plan after a year of occupancy to ensure above conditions are effective to protect the concerns of the town and neighboring residents as well as reserve the right to modify the conditions, should it be warranted.

A motion to close hearing was made Snow/Durling; unanimous 7:45pm

As recorded by TM

A motion to grant a special permit to Mr. LeClair for automotive truck repair with conditions stated Chace/Durling; unanimous 7:46

There were no abutters or letters of concern or in opposition to special permit.

Motion to adjourn Durling/Chace; unanimous 7:53pm

Respectfully submitted,

Lindsay Kuchta
Administrative Assistant
Town Manager's Office

Cynthia Carver

Fred Davis

Donna M. Davis

Edie
