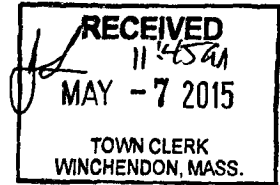


Approved: 5/6/15

**TOWN OF WINCHENDON**



**Zoning Board of Appeals**

Telephone (978) 297 - 3308  
Fax (978) 297-5414

**Second Floor Auditorium  
Zoning Board of Appeals  
Minutes  
April 15, 2015**

**Present:** Chairman Cynthia Carvill, Vice Chairman Mary Chace, Clerk Michael Potvin, and Joseph Snow.

Doneen Durling, Alternate/Recorder  
Planning Director Gerald White  
Planning Agent Tracy Murphy  
Applicant Sharon Esper

**Absent:** Raymond Benoit

**Materials:** Meeting Agenda, April 15, 2015  
Minutes March 4, 2015  
Public Legal Notice Special Permit  
Site plan drawings  
Letter of intent from applicant  
Application for Special Permit

**Call to Order:** 7:04 by Vice Chairman Mary Chace. Chairman called while in route.

**Old Business**

Approval of minutes, March 4, 2015.

Ms. Chace asked if everyone had a chance to read them.

Mr. Potvin said he found no problem

***Mr. Potvin moved to approve/second by Mr. Snow.***

***Snow (Y) Potvin (Y) Chace (Y) 3 - 0 Approved***

Mr. White asked if the alternate would be used for the hearing.

*M.P. e.c. TS*

Ms. Chace asked Ms. Durling to sit for the hearing to provide a quorum.

### **New Business.**

Ms. Chace said the board is holding a public hearing and Ms. Durling would be seated to provide a quorum.

Mr. White said the vote has to be by a super majority, and there were only four votes present.

Mr. White said Ms. Carvill was coming.

The board agreed to wait to open the hearing until the chairman arrived.

Ms. Chace asked Mr. White to introduce the planning agent.

Mr. White introduced Ms. Murphy. He said she would be stepping in for him as he steps out. He said this was her first meeting and this was his last supposedly,

Ms. Durling expressed thanks to Mr. White for what he has done for Winchendon.

Ms. Chace welcomed Ms. Murphy and said she had some pretty big shoes to fill.

Ms. Carvill entered.

Ms. Chace asked if she should open while Ms. Carvill took a breath.

Ms. Carvill indicated that Ms. Chace should open.

Ms. Chace sought a motion to open the public hearing.

***Ms. Durling moved to open the public hearing/second by Mr. Potvin***

***Snow (Y) Potvin (Y) Chace (Y) Durling (Y) Carvill (Y) 5 – 0 Approved***

### **Public Hearing Opened; 7:10 — Sharon Esper Barber Shop**

Ms. Chace asked the clerk to read the legal notice.

Mr. Potvin read the notice of the application of Sharon Esper of 86 Meadowview Rd., Rindge NH for property located at 259 Central St. Map 5B3 Parcel 55. The request is for a special permit under 5.2.2B of the Winchendon Zoning Bylaws to allow a small retail business barbershop to be located in a PD zoning district.

Sharon Esper was sworn in as Ms. Carvill took the gavel

The chairman asked if anyone on the board had a potential conflict of interest.

Hearing none, she asked the applicant what her plans were for the site.

Ms. Esper said she would set up a barbershop with 2 stations she would be working in herself. She said it was a one-man operation open Tuesday through Friday 9 – 5, Saturday 8 – 1, and closed on Sunday.

She said there would be parking on the sides and a few spots in the back.

She said it is just a barbershop. She just would cut. There are no shampoos, no other salon treatments, she just cuts hair.

The chairman asked if Ms. Esper had been in business in Rindge recently.

Ms. Esper said she had.

HP. C. J. 9

Ms. Chace said where Ms. Esper is locating the barbershop was once a hair salon, so it was not unusual for that site.

The chairman asked if there was any correspondence for the application.

Mr. White indicated there was not.

The chairman noted there were no abutters and no concerned citizens present.

Mr. White said there was a letter from the applicant indicating possibilities for expansion.

Mr. White said the signage would remain within the same frame as is currently on the building but a barber pole would be added to the front. Mr. Potvin asked if the barber pole would be lighted.

Ms. Esper said it would not.

The chairman asked if there were other questions.

Ms. Chace said she had been speaking to others in town, and people were supportive of another barbershop in town.

Mr. Potvin asked about the letter indicating there is a possibility of a tanning salon.

Ms. Esper said maybe in the future but she is not sure yet.

Mr. Potvin said he wasn't sure if tanning salon was under the purview of the BOH.

Mr. White said it would need to go by the building inspector for the change in power usage.

Ms. Chace asked if the applicant would have to come before the board for that change.

Mr. White said she would not because it is indicated in her letter unless the board decides it should be a condition.

Ms. Esper said the Barber Board has to perform an inspection, and the Barber Board and Cosmetology Board are the same and would have to inspect for aesthetics. Ms. Esper said if she added tanning they would have to come and inspect again.

The chairman said that the condition of following all local, state and federal laws would apply.

***Mr. Snow moved to close the hearing/second by Ms. Durling***

***Snow (Y) Potvin (Y) Chace (Y) Durling (Y) Carvill (Y) 5 – 0 Approved***

## **Deliberation**

Ms. Durling asked why the applicant would need to appear for a special permit if the use was the same.

Mr. White said it was because it was a PD Zone

The chairman explained that a special permit goes to the applicant, not to the property. Even though the building is a commercial building, if the business owner leaves, there is no condition that transfers the special permit to the next person. She said a special permit is one-time, one person.

Ms. Durling asked if it would be decided that the special permit be reviewed in one year.

The chairman said the board could do that, however it could be addressed if there were complaints or problems at any time by the zoning enforcement officer.

MS.

SS

Ms. Chace noted a couple of errors on the Special Permit drawn up by Planning. They included hors of operation and the barber pole addition.

The chair noted the date was not included for the hearing date by the ZBA.

The chairman went over written conditions.

Variance was scratched

The chairman asked if there would be signage indicating parking.

Ms. Esper said she might put Customer Parking signs out.

***Ms. Chace moved to approve the Special Permit/ Second by Mr. Potvin***

***Snow (Y) Potvin (Y) Chace (Y) Durling (Y) Carvill (Y) 5 – 0 Approved***

The chairman advised Ms. Esper that there is a 21-day appeal period. She said that the Special Permit when received must be recorded with the Registry of Deeds in Worcester.

Ms. Esper asked if she had to wait to open for the 21 days.

Mr. White indicated that she would but could be making the site ready in that time.

She was told how to bring it to the Registry of Deeds where it would go into a Land Use Book.

Mr. White said an attorney could do it on line.

Mr. White said she would need it registered before she opened.

Ms. Esper asked if inspections could inspect.

She was informed that they could.

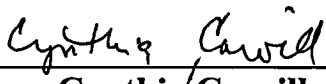
The board welcomed Ms. Esper to town.

The chairman was introduced to Ms. Murphy.

***Mr. Potvin made a motion to adjourn/ second by Mr. Snow***

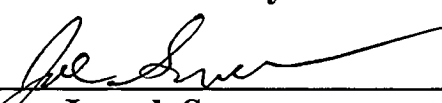
***Snow (Y) Potvin (Y) Chace (Y) Durling (Y) Carvill (Y) 5 – 0 Approved***

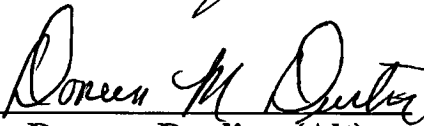
**Adjourned: 7:32**

  
Chairman Cynthia Carvill

  
Vice Chair Mary Chace

  
Clerk Michael Potvin

  
Joseph Snow

  
Doneen Durling (Alt)

*h.p. c.c. 59*