

TOWN OF WINCHENDON



Zoning Board of Appeals

109 Front Street
Winchendon, Massachusetts 01475-1758

May 4, 2016

Document Presented at Meeting:

Agenda for 5/4/16 Meeting

Seidenberg 708 Spring St. Special Permit Application w/attachments

PRESENT: Members Joseph Snow, Cynthia Carvill, Ray Benoit, Matthew Gwinn
and Doneen Durling, Alt.

Others Present: Applicants, Carole Seidenberg
Kyle Kilfoyal, Builder

Meeting called to order at 7:00

1. *Minutes to April 6 approved as written.*

2. Public Hearing called to order at 7:05

Gwinn read the Public Notice. (*see attached*)

Applicants and their representative were sworn in.

Carole Seidenberg, applicant/property owner and Kyle Kilfoyal, property owner contractor explained the application for an in-law apartment at her residence at 708 Spring St. to provide ground level living in the interest of accessibility and provide co-housing option for the family.

The addition will be 36' x 46'. The existing and proposed layout was explained to the Board to include septic issues. The Board discussed the differences between accessory, multi-family and the threshold for determining such. Electric services were discussed by the Board.

The Board discussed the letter from the Building Inspector and the provisions of the Zoning Bylaw that constitutes the need for the Special Permit under Article 6.3.1-6.3.4 of those laws.

The Board discussed potential conditions with the only being:

1. All applicable federal, state, and local regulations will be followed.

Motion was made by Durling/seconded by Snow to close the hearing at 7:20pm.

Snow (y) Gwinn (y) Carville (y) Benoit (y) Durling (y) 5 – 0 approve

As recorded by TM

No further discussion was deemed necessary by the Board.

Motion made by Snow to approve the Variance with condition/seconded by Benoit.

Snow (y) Gwinn(y) Carvill (y) Benoit (y) Durling (y) 5 – 0 approve

*Motion was made to adjourn the meeting until Wednesday August at 7:35 p.m. Snow/Benoit
Approved 5-0*

Snow (y) Gwinn(y) Carvill(y) Benoit (y) Durling(Y) 5 – 0 approve

Approved:










