



TOWN OF WINCHENDON



Zoning Board of Appeals

Approved: 7/15/15

Minutes July 1, 2015 Town Hall Auditorium

Present: Chairman Cynthia Carvill, Vice Chair Mary Chace, Clerk Michael Potvin, Joseph Snow, and Raymond Benoit.
Alternate/Recorder Doneen Durling
Planning Agent Tracy Murphy

Materials: Agenda July 1, 2015
Minutes June 17, 2015
Packet from 6-03 -15

Call to Order: 7:02

Approval of Minutes, June 17, 2015

Ms. Chace moved to approve as written/second by Mr. Benoit

Snow (Y) Chace (Y) Potvin (Y) Benoit (Y) Carvill (Y)

Public Hearing 83 Mill Glen Campground Continued

Ms. Durling moved to open/second by Mr. Benoit

Snow (Y) Chace (Y) Potvin (Y) Benoit (Y) Durling (Y) Carvill (Y)

Opened at 7:07

The chairman asked if the applicant had been in contact, and noted it was odd he was not present. She said we had asked at a previous meeting that he deliver the

specifications from the mobile units from Tumbleweed. The chairman said that after a discussion with the Planning Agent, she understood the specifications were viewed by the building inspector.

Ms. Murphy said the proposals were forwarded to the Police Department and the Fire Department. The police have not responded as yet.

Ms. Durling proposed a recess until it could be determined if the applicant was attending.

Ms. Durling moved for a 15-minute recess/second by Mr. Potvin

Snow (Y) Chace (Y) Potvin (Y) Benoit (Y) Durling (Y) Carvill (Y)

Recessed until 7:25

Ms. Durling moved to reopen/second by Mr. Benoit

Snow (Y) Chace (Y) Potvin (Y) Benoit (Y) Durling (Y) Carvill (Y)

Reopen 7:25

The chairman said she had received confirmation over the telephone that the applicant Jon Staff would like to petition the board to allow him to withdraw his application without prejudice.

Ms. Durling motioned to accept his withdrawal without prejudice/second by Mr. Benoit

***Snow (Y) Chace (A) Potvin (Y) Benoit (Y) Durling (Y) Carvill (Y) 5-0-1
Approved***

The chairman explained that the withdrawal without prejudice means that the applicant can reapply within two years. She said hopefully if conditions are right it would be at a different setting. She said this town is a good place to have a business such as the one proposed. She said the two hours she spent drafting conditions was still well spent because hopefully he would seek another site.

Ms. Chase said the board had raised a lot of points the applicant had not thought of. The chairman said she had used the term mobile shelter when compiling conditions because it could not be termed as an RV. She took the essence of everything the board talked about when compiling conditions.

The chairman said that in moving forward the ZBA needs to make sure it understands its roles and responsibility. She said the board must trust the building inspector to do

his job along with the police, fire department, conservation agent, BOH and others. The board should do its due diligence when granting a Special Permit for an allowed use with conditions. She said the board has to consider if there is a real good reason to say no. She said we are here to represent the best interests of the town.

Ms. Murphy came in with a copy of the request to withdraw the application without prejudice. She said she spoke to Jon Staff on the phone.

The chairman said there was a meeting in two weeks with two hearings. One is already receiving concerns from abutters.

Ms. Chace moved to adjourn/second by Mr. Potvin

Snow (Y) Chace (Y) Potvin (Y) Benoit (Y) Carvill (Y) 5 – 0 Approved

Adjourned: 7:32 PM


Chairman Cynthia Carvill


Vice Chair Mary Chase


Clerk Michael Potvin


Joseph Snow


Raymond Benoit


Doneen Durling (Alt)