

Approved: 10 / 16 / 19

TOWN OF WINCHENDON

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Zoning Board

Telephone (978)-297-5419

Special Meeting/Public Hearing
July 24th, 2019
Town Hall 2nd Floor Auditorium
109 Front Street, Winchendon, MA 01475

Present: Chairwoman Cynthia Carvill, Vice-Chair Mary Chace, Richard Stancombe, Raymond Benoit

Absent: Rob Bushay
Brianna Roberts, Recording Secretary

Public Attendees: Virginia Marshall & Ken Wante

Materials:

- Notice of Public Meeting July 24th, 2019
- 5/15/19 Meeting Minutes

7:05PM: Chairwoman Cynthia Carvill called the zoning board meeting to order. Mr. Benoit seconded.

Approval of Minutes: 5/15/19

Ms. Chace motioned to approve the 5/15/19 minutes. Mr. Stancombe seconded the motion.

Benoit (Y) Chace (Y) Stancombe (A) Carvill (Y) 4-0

Public Hearing: Variance application from Ken & Jessie Wante of 116 Island Rd. (Map-Lot-5-15).

Mr. Benoit read the Public Hearing Notice.

Chairwoman Carvill swore in Ken Wante.

Mr. Wante stated he and his wife purchase the property about a year and a half ago. Over the winter they both fell in the driveway getting to their cars due to the ice. The variance application is to build a covered carport with a wrap around deck. The property is located in a R40 zone and the house is currently 25 feet from the property line. With the addition it would be 11 feet from the property line.

Ms. Carvill stated the board is missing their 5th member and if Mr. Wante felt uncomfortable with that, the choice to postpone is available. Mr. Wante stated he was comfortable with continuing. Ms. Carvill also asked if any of the board members had a conflict of interest. No members had a conflict of interest.

The only neighboring property was estimated to be about 35 feet away from their property line. The house is over 120 feet away from the water. Mr. Wante met with the Conservation Commission in June and the request was approved. Ms. Chase commented the need for an overlay district for this area, as this type of request is frequent.

Virginia Marshall from an abutting property came forward and asked about the height and design type of the carport. Mr. Wante did not have an architectural drawing but commented that it would be slanted on one side and it would be 14 feet by 27 feet.

The board concluded that the structure would stay in harmony with the neighborhood and not be detrimental. There were no objections.

Ms. Chase motioned to close the public hearing. Mr. Benoit seconded. The board unanimously voted aye.
Benoit (Y) Chace (Y) Stancombe (A) Carvill (Y) 4-0

Ms. Chase motioned to approve the variance with the following safeguards and provisions:

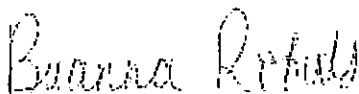
1. The variance and construction of a 14x27ft carport and covered hut to connect walkway to the front entry.
2. All applicable state and local regulations will be followed.
3. Granting the variance based on the applicants sworn in testimony, plans, the following findings and reasons.

Mr. Stancombe seconded. The board unanimously voted aye.
Benoit (Y) Chace (Y) Stancombe (A) Carvill (Y) 4-0

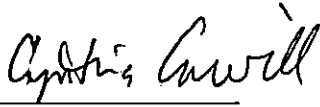
Mr. Stancombe motioned to close the meeting. Mr. Benoit seconded. The board unanimously voted aye.
Benoit (Y) Chace (Y) Stancombe (A) Carvill (Y) 4-0

The meeting was adjourned at 7:27PM.

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary



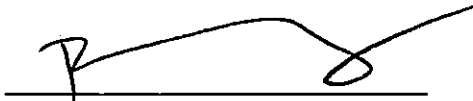
Cynthia Carvill, Chairwoman

Mary Chace, Vice-Chair



Richard Stancombe

Raymond Benoit



Rob Bushay