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## TOWN OF WINCHENDON



### Zoning Board

Telephone (978)-297-5419

**Special Meeting/Public Hearing**  
September 18<sup>th</sup>, 2019  
Town Hall 2<sup>nd</sup> Floor Auditorium  
109 Front Street, Winchendon, MA 01475

**Present:** Chairwoman Cynthia Carvill, Vice-Chair Mary Chace, Richard Stancombe, Raymond Benoit, Rob Bushay  
Alison Manugian, Zoning Agent

**Materials:**

- Notice of Public Hearing September 18<sup>th</sup>, 2019

**7:05PM:** Vice-Chair Mary Chace asked for a motion to open the public hearing. Richard Stancombe motioned and Raymond Benoit seconded. The board unanimously voted aye.

**Benoit (Y) Bushay (Y) Chace (Y) Stancombe (A) 4-0**

**Public Hearing:** Variance application from Richard Oinonen, Jr. for work at 75 Beachview Dr. (Assessors Map M10, Parcel 52) to construct a shed within the required setback of the front property line. Said property is located in a R40- Suburban Residential District.

Mr. Benoit read the Public Hearing Notice.

Ms. Chace swore in Richard Oinonen.

Ms. Carvill recused herself as an abutter. Ms. Chace read a few comments from the planning agent. The lot is approximately 80 ft. from the front property line to the waterline. A setback variance to 10 ft. would allow for the shed to be constructed and leave 60 ft. of clearance from the waterline, which would be a conservation concern. The existing house is approximately 35 ft. from the waterline. The board of health agent provided the sketch and requested the shed not be built within 10 ft. of the leech field. Due to the size of the shed, no building permit would be required.

Mr. Oinonen stated he would like to purchase a 10x20 ft. shed and place it in the corner of the property. Mr. Stancombe and Mr. Benoit visited the site and commented it would not block any neighbors view.

The record stated the shed would be placed 10 ft. from the road and Ms. Manugian commented that was just an assumption and to give conservation a reasonable setback to work with. The way the property is set up, it would be placed between two trees and Mr. Oinonen stated for the record it would be about 8 ft. from the road. The location is the only area the shed would work without cutting any trees down. The board had no further comments or questions.

Ms. Carvill stated she approved of the location, as an abutter.

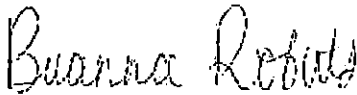
Mr. Bushay motioned to close the hearing and Mr. Benoit seconded. The board unanimously voted aye.  
**Benoit (Y) Bushay (Y) Chace (Y) Stancombe (A) 4-0**

Mr. Bushay motioned to approve the variance request with the correction of changing the setback from 10 ft. to 5 ft. Mr. Benoit seconded. The board unanimously voted aye.  
**Benoit (Y) Bushay (Y) Chace (Y) Stancombe (A) 4-0**

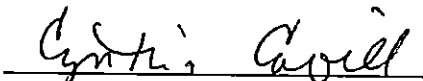


Mr. Stancombe motioned to close the meeting. Mr. Bushay seconded. The board unanimously voted aye.  
**Benoit (Y) Bushay (Y) Chace (Y) Stancombe (A) 4-0**

**The meeting was adjourned at 7:14PM.**

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary

  
Cynthia Carvill, Chairwoman  
Mary Chace, Vice-Chair  
Raymond Benoit  
Richard Stancombe  
Rob Bushay