

Approved: 11/16/22

TOWN OF WINCHENDON



Zoning Board

Telephone (978)-297-5419

Public Hearing/Special Meeting

October 19, 2022

Town Hall 2nd Floor Auditorium
109 Front Street, Winchendon MA 01475

Present: Chair Cynthia Carvill, Rob Bushay, Brandon S. Fournier, Evelyn Higgins, Richard Stancombe
Nicole Roberts- Planning & Land Use Coordinator

Materials: Notice of Public Hearing October 19, 2022

7:00PM: Chair C. Carvill called the meeting to order.

Announcements: C. Carvill let the public know the meeting was not being broadcasted live, but is being recorded.

Minutes: 5/18/22 & 7/20/22

R. Bushay motioned to approve the minutes of May 18, 2022, 2nd by B. Fournier. All voted aye.

Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0

R. Bushay motioned to approve the minutes of July 20, 2022, 2nd by B. Fournier. All voted aye.

Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0

Public Comment: None.

7:05PM- Public Hearing- Discuss the application for a Special Permit submitted by the E.M. Connor Post #193 American Legion to replace a pre-existing nonconforming sign at 295 School Street, also known as Assessors Map 5A1, Parcel 15 Winchendon, MA 01475. Said property is located in a C2- Neighborhood Commercial and the I- Industrial district.

R. Stancombe read the Public Hearing Notice and C. Carvill opened the hearing.

Ken LaBrack and Mark Desmarais stated their names for the record and explained their application for a special permit to replace the current sign. The current sign is old and degrading, and requires manual changes with the individual plastic letter inserts. They are looking to upgrade the sign to electronic to

improve the curb appeal of the property and allow for easier changing for special events. There were no abutters present or comments from the public.

C. Carvill entertained a motion to close the hearing. R. Stancombe motioned to close the hearing. 2nd by B. Fournier. All voted aye.

Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0

B. Fournier motioned to grant the special permit with added condition to allow Town advertising and follow up in 1 year to review. 2nd by R. Bushay. All voted aye.

Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0

7:10PM- Public Hearing- Discuss the application for a Special Permit submitted by Pierre Whitney; to demolish a pre-existing nonconforming home and shed to be replaced with a travel trailer on the property located at 270 Mill Glen Pond North. Property is owned by the Mill Glen Pond Trust also known as Assessors Map 11, Parcel 43 Winchendon, MA 01475. Said property is located in a R80- Rural Residential district.

B. Fournier read the Public Hearing Notice and C. Carvill opened the hearing.

The applicant explained the pre-existing structure is a trailer/manufactured home on a solid foundation. It is over 40 years old, and in the 1980's had an addition built on to it. Their plan is to demolish it and replace it with a new trailer of similar size. Their demolition application was denied as the new trailer was classified as mobile and for recreational purposes. The applicant is willing to take the wheels off and place it on blocks or a permanent foundation. It would be a significant improvement to the current trailer/lot and neighborhood.

C. Carvill entertained a motion to close the hearing. R. Bushay motioned to close the hearing. 2nd by R. Stancombe. All voted aye.

Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0

R. Bushay motioned to approve the special permit with the contingencies that the trailer becomes a permanent structure by installing it on a new gravel pad and removing the wheels, blocks to support the trailer and skirting underneath. Also, demolishing the current foundation, trailer, and shed, placing it back 50 ft. from the pond. 2nd by R. Stancombe. All voted aye.

Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0

7:15PM- Public Hearing- Discuss the application for a Special Permit submitted by Susan Suchocki to modify a pre-existing nonconforming property at 80 Mill Glen Road. Also known as Assessors Map 11, Parcel 59 Winchendon, MA 01475. Said property is located in a R80- Rural Residential Neighborhood district.

R. Bushay read the Public Hearing Notice and C. Carvill opened the hearing.

R. Stancombe recused himself from the hearing. C. Carvill disclosed due to it being a 4 member board, the vote would require an unanimous decision to approve the special permit request. The applicant agreed to proceed with the hearing.

Susan Suchocki explained her request, they are looking to remodel the house and add an addition to make it more comfortable and accessible for them. She has lived in the house since the 1960's and plans to stay there the rest of her life.

C. Carvill entertained a motion to close the hearing. E. Higgins motioned to close the hearing. 2nd by B. Fournier. All voted aye.

Bushay (Y) Fournier (Y) Higgins (Y) Carvill (Y) 4-0

B. Fournier motioned to approve the plans as presented. 2nd by R. Bushay. All voted aye.

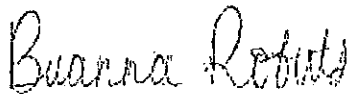
Bushay (Y) Fournier (Y) Higgins (Y) Carvill (Y) 4-0

R. Bushay motioned to adjourn, 2nd by B. Fournier. All voted aye.

Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0

The meeting was adjourned at 8:03PM.

Respectfully submitted:

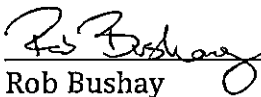


Brianna Roberts, Planning Board Recording Secretary



Cynthia Carvill, Chair

Raymond Benoit



Rob Bushay

Richard Stancombe



Evelyn Higgins



Brandon Fournier

