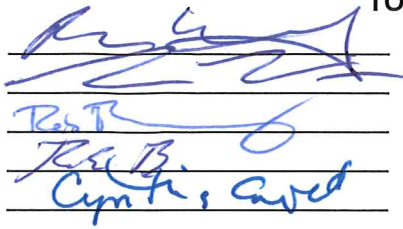


Approved: 7/21/ 2021

Signatures:


Bryan Vaine
Cynthia Carvill
Richard 'Erik' Stancombe

TOWN OF WINCHENDON



Zoning Board
(978)-297-5419

Regular Meeting - June 23, 2021

ZBA Members Present: Bryan Vaine, Cynthia Carvill, Richard 'Erik' Stancombe, Ray Benoit

Others Present: Alison Manugian, Stephanie Marchetti Executive Director of MVOC, Rachel Loeffler of Berkshire Design, Jean Christy of Tighe and Bond, Janet Corbosiero, William Miller, Larry Berger of Anser Advisory

Chair C. Carvill called the meeting to order at 7:02pm

Announcements & Public Comment were requested – none were forthcoming

Reorganization Discussion & Elections were moved up on the agenda pending arrival Rob Bushey.

C. Carville indicated her willingness to remain as the Chair.

B. Vaine motioned that C. Carvill serve as Chair, R. Benoit serve as Clerk and R. Stancombe serve as Vice Chair. R. Benoit seconded the motion and all voted aye.

Discussion ensued about meeting in person or via zoom – all agreed that meeting in person is preferable.

Review & Approval of Minutes

B. Vaine motioned to approve the minutes of May 19, 2021 as presented. R. Benoit seconded the motion and all voted aye.

The Chair announced a reminder to all that as only four members are present all decisions must be unanimous.

PUBLIC HEARING CONTINUATION - Comprehensive Permit application from the Montachusett Veterans' Outreach Center for redevelopment of the former Poland and Streeter Schools on Oak Street and Murdock Avenue (Assessors Map-Lot 5B2-117 & 118). Said redevelopment to create 44 units of housing for veterans and related site work and improvements. Said property is located in a R10 – Neighborhood Residential District. (Note: Public hearing must close by 10/25/2021 with decision rendered by 12/3/2021)

R. Stancombe motioned to re-open the public hearing for the Poland Streeter Comprehensive Permit.

R. Benoit seconded the motion and all voted aye.

The applicant's team joined the Board at the tables and discussions began.

- L. Berger acknowledged receipt of the first peer review comments and indicated they will respond in writing. The team indicated an interest in meeting with J. Christy to discuss the items included in the peer review.
- J. Christy asked to highlight a couple of items –
 - There are no substantive issues with stormwater
 - Parking – there is agreement on the trip counts and the provided parking.
 - Some suggestions were included for the pole & hydrant and ADA ramps

- Parking for bikes was questioned – L. Berger indicated this as an intended use for the storage shed near the dumpster. S. Marchetti added that there are generally few bikes as many residents are disabled.
- The location of the proposed bus shelter should be discussed – it's not clear if this is intended to serve both the public transit and the MVOC shuttle
- C. Carville asked about LID
- A. Manugian clarified that the LID is Low Impact Development and both Bylaw and Regulations are being updated currently. The typical peer review process was explained and J. Christy and L. Berger agreed to an online meeting on July 9th to discuss peer comments.
- L. Berger spoke to two comments that came in prior to the meeting:
 - The team has responded to the Health Agent's concern about moisture in the basement.
 - Any changes to the electrical poles or house connections will be the responsibility of the applicant.
- No further questions were raised
- R. Bushey can complete the Mullen Rule Certification and return next hearing.
- **R. Stancombe motioned to continue the public hearing to July 21st at 7:05pm. R. Benoit seconded and all voted aye.**

PUBLIC HEARING – Raze and Reconstruct a Single Family Home and to Alter a Pre-Existing Non-Conforming Parcel or Structure - to discuss the application of William Miller of 651 Alger Street in Winchendon for work proposed at 86 Second Street. (also known as Assessors Map M3, Parcel 33) Winchendon, MA 01475. The property is located in a R40 – Suburban Residential district and within the Lake Monomonic Overlay District.

- R. Benoit read the hearing notice. R. Benoit motioned to open the public hearing. R. Stancombe seconded the motion and all voted aye.
- C. Carville asked members to affirm that they have no conflicts of interest, which none of them had.
- W. Miller, the applicant, joined the Board and C. Carville swore him in. C. Carville reiterated the need for a unanimous decision with only four members present. W. Miller opted to continue forward tonight.
- The applicant explained that he would like to demolish the existing 1950s era home and rebuild. He will use largely the same footprint, adding a garage and small extension toward the roadway. The lot is small but the proposal meets all of the setback requirements. The home will remain 2 beds and the existing septic and well will remain as they are only 4 years old.
- There will be no increase in the non-conformity
- There are no concerns about impervious cover
- No abutters were present to speak
- **R. Benoit motioned to close the hearing. B. Vaine seconded and all voted aye.**
- **R. Stancombe motioned to approve the request to raze and rebuild on the pre-existing non-conforming lot. R. Benoit seconded and all voted aye.**

R. Stancombe motioned to adjourn the meeting. B. Vaine seconded and all voted aye. C. Carville adjourned the meeting at 7:46pm