

Approved: 7 / 24 / 19

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TOWN OF WINCHENDON



Zoning Board

Telephone (978)-297-5419

Special Meeting/Public Hearing

May 15th, 2019

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

Present: Chairwoman Cynthia Carvill, Vice-Chair Mary Chace, Richard Stancombe, Raymond Benoit,
and Karen Drudi
Tracy Murphy, Director of Planning & Development

Absent: Rob Bushay
Brianna Roberts, Recording Secretary

Public Attendees: Julie Osborne & Warren Field, Inanna Arthen, Brian Marchetti, Walter LaGrassa,
Jacqueline & Gary Beers, and Sean Watts

Materials:

- Notice of Meeting May 15th, 2019
- 9/19/18 Meeting Minutes
- 9/7/16 Meeting Minutes
- Public Hearing Notice: Special Permit Application: Julie Osborne- 356 Lakeview Dr.
 - Building Permit Application
 - Assessment Field Card
 - Correspondence to Warren Field from Geoffrey Newton- Building Commissioner/Zoning Enforcement Officer
 - Application for Special Permit
 - Plot Plan
 - GIS Map
 - Floor Plans
 - Notice for Recording- Notice of Finding Special Permit
- Public Hearing Notice: Special Permit application: Randy Rameau- 10 Gardner Rd..
 - Correspondence to Randy Rameau from Geoffrey Newton- Building Commissioner/Zoning Enforcement Officer
 - Application for Special Permit
 - Correspondence to Geoffrey Newton from Brian Marchetti- McCarty Engineering, Inc.
 - Locus Plan
 - Notice for Recording- Notice of Finding Special Permit

Zoning Board Minutes
May 15th, 2019

- Public Hearing Notice: Special Permit application: Sean Watts Custom Homes- 35 Beachview Dr.
 - Application for Special Permit
 - Correspondence to Sean Watts from Geoffrey Newton- Building Commissioner/Zoning Enforcement Officer
 - Site Plan for Demolition and Reconstruction
 - Floor Plans & Foundation/Basement Plans
 - Notice for Recording- Notice of Finding Special Permit

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

Approval of Minutes: 9/7/16 & 9/19/18

Vice-Chair Mary Chace moved to approve the 9/7/16 minutes. Raymond Benoit seconded the motion. Richard Stancombe abstained due to not being present at the meeting.

Benoit (Y) Chace (Y) Stancombe (A) Carvill (Y) 3-0-1 Abstention

Mr. Stancombe moved to approve the 9/19/18 minutes. Ms. Chace seconded the motion. The board unanimously voted aye.

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

Public Hearing: Special Permit Application from Julie Osborne of 401 School St. for work at 356 Lakeview Ave. (Map M15, Parcel 8).

Chairwoman Carvill swore in Julie Osborne and Warren Field.

Raymond Benoit read the Public Hearing Notice.

Ms. Carvill asked the board members if anyone had a conflict of interest regarding the public hearing. No members had a conflict of interest.

Ms. Carvill pointed out the notice had the address as Lakeview Ave. and should be Lakeview Dr.

Mr. Field stated their plan was to raise the existing structure that is on concrete blocks, move it 15 feet to the left, pour a foundation the same size, and rebuild.

Ms. Carvill stated the board would need to determine whether this renovation would be detrimental to the neighborhood, stay in harmony with the neighborhood, and not restrict views of the lake. She asked the public if there were any abutters/neighbors present. Inanna Arthen of 325 Lakeview Dr. came forward and stated she was unsure if her view would be obstructed from her house. She did not have any objections but was curious about the construction process. Ms. Carvill commented that the building department and conservation commission would regulate the construction process.

Ms. Carvill asked for a motion to close the hearing. Ms. Chace motioned and Mr. Stancombe seconded. The board read and discussed the draft conditions. The findings were stated. Ms. Chace motioned to approve the special permit application for 356 Lakeview Ave. Ms. Drudi Seconded the motion. The board unanimously voted aye.

Benoit (Y) Chace (Y) Drudi (Y) Stancombe (Y) Carvill (Y) 5-0

Public Hearing: Special Permit Application from Randy Rameau of Twelve One-Forty Realty for 10 Gardner Road (Map M9, Parcels 15 & 16).

Mr. Benoit read the Public Hearing Notice.

Chairwoman Carvill swore in Brian Marchetti.

Brian Marchetti is a professional engineer with McCarty engineering, present on behalf of the applicant. Randy Rameau purchased the previous Salvadore dealership property in January 2019 with the intent of relocating his commercial agricultural forestry business from Westminster. The special permit application is to park heavy vehicles, which is currently not allowed in the C1- Large-scale commercial district. In 2015, the previous Salvadore dealership closed the entrance on Route 12, and curbed an entrance on Route 140. Due to the traffic at the intersection of those two routes, they are requesting to undo that change and have the entrance off of Route 12. Mr. Marchetti showed the draft plan of the road access and installation of a berm on the Route 140 side of the building.

Ms. Carvill stated the board has to consider the following:

1. The use is in harmony with the general purpose and intent of this Bylaw and is consistent with the Master Plan.
2. The use is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.
3. The proposed use will not cause undue traffic congestion or impair pedestrian traffic in the immediate area.
4. Will not overload any public water drainage or sewer facility.
5. The proposed use will not be detrimental or otherwise offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse materials, or visual or other nuisances.

Ms. Carvill asked the public if there were any abutters present. Walter LaGrassa, owner of the restaurant Little Anthony's, came forward and stated his business is right across the street. He stated he had no problem with the plan and was happy to have a business move in and take care of the lot.

Ms. Carvill suggested adding a condition that there will be no parking allowed on Route 140 or Route 12.

Hours of operation was discussed, the board decided to review it in 1 year.

Ms. Murphy stated the special permit application is subject to a site plan review.

Ms. Carvill asked the board for a motion to close the hearing. Ms. Chace motioned and Mr. Benoit seconded. The board unanimously voted aye.

Ms. Chace moved to approve the special permit as discussed. Mr. Stancombe seconded. The board unanimously voted aye.

Benoit (Y) Chace (Y) Drudi (Y) Stancombe (Y) Carvill (Y) 5-0

Public Hearing: Special Permit Application from Sean Watts of Sean Watts Custom Homes for 35 Beachview Dr. (Map M10, Parcel 39).

Ms. Carvill stated she had to refuse herself since she is an abutter. She also stated since there was one member absent, the board would have to vote unanimously to approve the request. The applicant chose to proceed with the hearing.

Mr. Benoit read the Public Hearing Notice.

Ms. Chace swore in Jacqueline & Gary Beers and Sean Watts.

Mr. Watts stated their intention was to raise the existing structure and rebuild. The added size is 15 sq. ft.

There were no abutters in the audience and Ms. Murphy stated no one had called in with any objections.

Ms. Chace asked for a motion to close the hearing. Mr. Stancombe motioned to close the hearing. Mr. Benoit seconded. The board unanimously voted aye.

Benoit (Y) Chace (Y) Drudi (Y) Stancombe (Y) 4-0

The board reviewed the draft.

Mr. Stancombe motioned to approve the permit as written and discussed. Ms. Drudi seconded. The board unanimously voted aye.

Benoit (Y) Chace (Y) Drudi (Y) Stancombe (Y) 4-0

Discussion of Fees currently charged for applicants:

Ms. Murphy stated nothing needed to be decided tonight but she wanted to bring it before the board to discuss. Currently, the fee for a Special Permit is \$100. She commented that price is very low and the town is barely breaking even. The board should consider a slight increase in the future.

Ms. Chace asked the board for a motion to adjourn the meeting. Mr. Benoit motioned and Mr. Stancombe seconded. The board unanimously voted aye.

Benoit (Y) Chace (Y) Drudi (Y) Stancombe (Y) 4-0

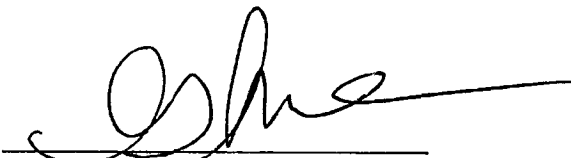
The meeting was adjourned at 8:12PM.

Respectfully submitted:

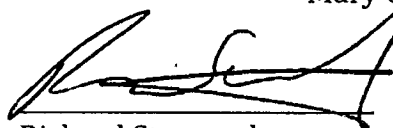
Brianna Roberts, Planning Board Recording Secretary



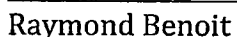
Cynthia Carvill, Chairman



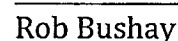
Mary Chace, Vice-Chairman



Richard Stancombe



Raymond Benoit



Rob Bushay