

-TOWN OF WINCHENDON

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Zoning Board of Appeals

Telephone (978) 297-5419

Approved 9/19/18

Zoning Board of Appeals Meeting Minutes October 18, 2017 2nd Floor Town Hall Auditorium

Present: Cynthia Carvill (Chair), Mary Chace, Raymond Benoit, and Richard Stancombe.

Tracy Murphy, Planning & Development Director
Cailte Kelley, Vice Chair of the Planning Board

Materials: Agenda, Public Hearing Notice
Marijuana Regulation and Taxation Timeline
Planning Board Public Hearing re: Marijuana Moratorium notice
Multiple pages regarding variance being requested for 179 Laurel St.
Public Hearing Sign-in Sheet

Call to Order: just after 7:00 p.m.

Announcements: The Planning Board is having Public Hearing on October 24, 2017 at 6:30 p.m. to Propose Placing a Temporary Moratorium on the Retail Sale of Marijuana. Cailte Kelley addressed the ZBA to explain the need for a moratorium to allow Winchendon to get an appropriate zoning bylaw in place before we begin to accept applications from the State. The Planning Board is looking for public feedback, thoughts and concerns. Goal is to have a bylaw written in time for the spring town meeting. The State Cannabis Control Commission (CCC) has until the

middle of March to come up with their regulations and they will begin accepting applications as of April 1, 2018. There was also discussion of repetitive variance situations, which might benefit from zoning rewrites and/or overlays. Cailte Kelley and Bob O'Keefe of the Planning Board are working with the Planning and Development Office (Tracy Murphy and Chantell Fleck) to come up with potential solutions to these issues and will welcome input from the ZBA.

New Business: A motion was made, seconded and approved (4-0) to open the public hearing regarding the variance request for 179 Laurel Street, submitted by Jared Maxfield. The Public Hearing Notice was then read into the record.

Original plan had been to build an in-law apartment, but the plan is now being changed to build a two-car garage to be built upon a cement slab. The petitioner is requesting a 6' variance on the side setback. No woodlands would be cut down. Wetlands and the septic location would both prohibit building on the other side of the existing house. The 24' x 30' addition requested could be either an in-law apartment or a garage, so it is possible to proceed with the current paperwork.

A motion was made, seconded and approved (4-0) to close the public hearing. A motion was made to approve the variance of 6' to allow for the building of the garage. There are no abutter objections in evidence. A vote was taken and the variance was granted unanimously (4-0). Signatures were collected from the ZBA members.

Meeting Adjourned at (time not stated)

Respectfully submitted;
Nancy Sanderson, Zoning Board of Appeals Recording Secretary

Cynthia Carvill, Chair

Mary Chace

Raymond Benoit

Richard Stancombe

David M. Grady, Alternate