

TOWN OF WINCHENDON



Zoning Board

(978)-297-5419

Regular Meeting/Public Hearing

August 26, 2020

Via Zoom - Meeting ID: 951 7474 9177 & Password: 4577214

Present: Chairwoman Cynthia Carvill, Rob Bushay, and Richard Stancombe
Alison Manugian, Zoning Agent
Public – Bryan Vaine, Mark Driscoll, Tyler Pelkey, Inanna Arthen, Andrea Bergeron

Materials: Board information packet

7:04PM: Chairwoman Cynthia Carvill opened the public hearing.

Minutes: None

Discussion with possible new member – Bryan Vaine

Existing members discussed the time and effort commitment of joining the ZBA. B. Vaine discussed his interest in getting more involved in Town.

R. Stancombe motioned to recommend that the Board of Selectmen appoint Bryan Vaine to join the ZBA. Motion was seconded by R. Bushay and all members presented voted in favor via roll call vote.

Annual Board Reorganization

Discussion and vote(s) delayed to the next meeting in hopes of having more members present.

C. Carvill indicated that David Grady has an interest in joining as an alternate member. She will reach out to him to send an email to the Agent or to the Board of Selectmen.

The Chair explained that with only 3 of 5 members present no votes on variance or special permit could be taken. Intent is to open hearings, discuss comments and concerns of members present then continue hearings to September 9th. Should R. Benoit join the meeting in progress votes may be possible.

409 West Street – Assessors' Map/Parcel 1-0-138 – (R80 Zoning District)

Special Permit & Variance Public Hearing

Applicants: Mark and Maggie Driscoll

R. Stancombe read the public hearing notice and motioned to open the hearing. R. Bushay seconded the motion and all present voted aye via roll call vote.

The proposed project is an addition on the existing home that will extend to 17' off of the property line. The existing shed, much closer to the property line, will be demolished. The applicant explained that access to the rear of the site will remain possible on the other side of the home. The site is very long and narrow.

C. Carvill explained that the amount of frontage, although compliant when the lot was created, doesn't meet the current zoning bylaw requirements. As such this is considered a pre-existing non-conforming lot. The proposed project will add to that pre-existing non-conformance. A variance is also needed due to the location near the side property line.

The nearest abutter has submitted to the ZBA a letter in support of the proposed project.

Members were invited to drive by the site and review if they have not already done so.

R. Stancombe motioned to continue the hearing to 7:05pm on September 9, 2020. R. Bushay seconded the motion and all present voted aye via roll call vote.

38 Jameson Way – Assessors' Map/Parcel 7A4-0-74 – (R80 Zoning District)

Variance Public Hearing -

Applicants: Andre & Andrea Bergeron

R. Stancombe read the public hearing notice and motioned to open the hearing. R. Bushay seconded the motion and all present voted aye via roll call vote.

The applicant gave an overview plot and project. Renovation of the existing garage into a family room is driving the need to add a shed for storage purposes. The shed will be 16'x12' and will be located 9' from the property line.

Members were invited to drive by the site and review if they have not already done so.

C. Carvill suggested that abutter letters of support would be helpful.

R. Stancombe motioned to continue the hearing to 7:10pm on September 9, 2020. R. Bushay seconded the motion and all present voted aye via roll call vote.

356 Lakeview Drive – Assessors' Map/Parcel 15-8 – (R80 Zoning District & LMOD)

Variance Public Hearing -

Applicant: Julie Osborne - Representative: Warren Field

R. Stancombe read the public hearing notice and motioned to open the hearing. R. Bushay seconded the motion and all present voted aye via roll call vote.

No applicant or representative was present to offer an overview or answer questions.

I. Arthen was present as an abutter and stated they have no issues.

R. Bushay motioned to continue the hearing to 7:15pm on September 9, 2020. R. Stancombe seconded the motion and all present voted aye via roll call vote.

R. Stancombe read the public hearing notice and motioned to open the hearing. R. Bushay seconded the motion and all present voted aye via roll call vote.

No applicant or representative was present to offer an overview or answer questions.

T. Pelkey was present as an abutter and stated that he very much supports this application as an improvement to the neighborhood. C. Carville suggested that he email a statement to that effect to the Agent.

R. Bushay motioned to continue the hearing to 7:20pm on September 9, 2020. R. Stancombe seconded the motion and all present voted aye via roll call vote.

R. Bushay motioned to adjourn the meeting. R. Stancombe seconded the motion and all present voted aye via roll call vote.

The meeting was adjourned at 7:50PM.

Respectfully submitted:

Alison Manugian
Planning and Conservation Agent

Cynthia Carvill, Chairwoman

Rob Bushay

Raymond Benoit

Richard Stancombe