

TOWN OF WINCHENDON



Zoning Board

(978)-297-5419

Regular Meeting/Public Hearing

September 9, 2020

Via Zoom - Meeting ID: 918 2064 1949 & Password: 5577556

Present: Chairwoman Cynthia Carvill, Rob Bushay, Ray Benoit (joined at 7:29 just prior to 356 Lakeview hearing), Bryan Vaine, and Richard Stancombe
Alison Manugian, Zoning Agent
Public – Mark Driscoll, Andrea Bergeron, Warren Field, Andrew Dugan

Materials: Board information packet

7:04PM: Chairwoman Cynthia Carvill opened the public hearing following roll call vote approving a motion to do so made by R. Bushay and seconded by R. Stancombe.

Minutes: None

Board Reorganization

Discussion and vote(s) delayed to the next meeting in hopes of having more members present.
For the present the roles will remain as they have been

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

Special Permit & Variance Public Hearing Applicants: Mark and Maggie Driscoll

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 special permit and variance permission to build go with the parcel not with the owner (Use Special Permits go with owner).

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

R. Stancombe motioned to approve the Special permit for alteration of an existing non-conforming parcel and to grant an 8' variance allowing for construction not less than 17' from the property line. R. Bushay seconded the motion and all present voted aye via roll call vote noting that the proposed situation is an improvement over the existing conditions and the proposed project is in harmony with the neighborhood.

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

Variance Public Hearing -

Applicants: Andre & Andrea Bergeron

R. Bushay motioned to close the public hearing. R. Stancombe 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 on the existing driveway. The parcel grades rise to the rear and the back portion of the lot is treed. The shed will match the home in appearance.

R. Stancombe asked about the distance to the neighboring house nearest the shed.

A. Bergeron responded that they are at least 25’ off of the property line.

R. Bushay motioned to grant the request variance allowing for construction of the proposed shed 9’ off of the side property line with the following conditions; the existing trees on the property line near the shed shall be preserved and no vehicles shall drive over the septic components at any point. R. Stancombe seconded the motion and all present voted aye via roll call vote.

Ray Benoit joined at 7:29 just prior to 356 Lakeview hearing

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

Variance Public Hearing -

Applicant: Julie Osborne - Representative: Warren Field

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

W. Field, representative to the applicant, outlined the proposed location for the shed and let members know that a previous shed had been located in largely the same place on the side. The shed will be placed on blocks as it was previously and will be approximately 2’ off the property line and 50’ off of the water (per conservation request)

C Carvill highlighted that in her experience many of the lake properties need permission to proceed with projects and expressed frustration that many homeowners don’t seek permission.

B Vaine noted that this proposal and the construction underway are an improvement for the parcel.

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

B Vaine motioned to grant the variance as requested; R. Benoit seconded the motion and all present voted aye via roll call.

6 Robbins Road – Assessors’ Map/Parcel 2-68 – (R80, I & C1 Zoning Districts)

Variances Public Hearing -

Applicant: Warren Field

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

W. Field outlined the proposed project to demolish the existing home (located partially on the adjacent parcel) and to reconstruct a new home. To accommodate the triangular lot a side variance allowing for 18' setback and a variance allowing for construction 28' off the front property line are needed. The new home will have a perimeter drain and will be at a higher location than the previous home. Additionally the new home footprint is no larger than the existing structure.

Discussion included opinion that the proposed work will be a marked improvement for the neighborhood.

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

R. Stancombe motioned to grant the variance as requested with the standard conditions. R. Bushay seconded 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 7:58PM.

Respectfully submitted:



Alison Manugian
Planning and Conservation Agent

Cynthia Carvill, Chairwoman

Rob Bushay

Raymond Benoit

Richard Stancombe

Bryan Vaine