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Zoning Board of Appeals

Telephone (978) 297-5419

Approved 9/19/18

Zoning Board of Appeals Meeting Minutes January 3, 2018 4th Floor Town Hall Conference Room

Present: Cynthia Carvill (Chair), Mary Chace, Raymond Benoit, and Richard Stancombe, Tracy Murphy (Director, Planning & Development)
Nancy Sanderson, Recording Secretary

Materials: Agenda, Public Hearing Notice
Application for variance for 134 Hale Street
Draft Recreational Marijuana Regulations
ZBA Public Hearing Sign-in Sheet

Call to Order: 7:06 p.m.

Draft Recreational Marijuana Regulations: Tracy Murphy explained that the Planning Board is in the very early stages of a draft of some zoning bylaws regarding Recreational Marijuana here in town. The Planning Board held a public forum last night to obtain public comments and they have also considered other towns bylaws on the subject to come up with a first draft version for Winchendon, which Tracy has brought copies of it for the ZBA members to see tonight. There is also a link to these documents on our website. If you go to the Winchendon Town Website, click on Planning Board, under news on the right side are the drafts from the state Cannabis Control Commission as well as the draft Tracy has brought with her this

evening. There is also a copy of a proposed zoning map. The Planning Board will have this subject on their agenda at every meeting, along with allowing for public comment, for the next few months. At 6:30 p.m. on February 20th, there will be an informal Public Forum to gather more input from town residents. The plan is to break out into small groups, to allow people to talk without being recorded, other than to have each group's facilitator take down notes regarding resident's suggestions and opinions. The map shows overlay zones for just retail locations that the Planning Board is considering. It is important that residents let the Planning Board how they feel about these zoning bylaws. There will be many adjustments to come. Timeline proposes a Public Hearing on March 20th, as the Planning Board must have the final bylaw proposal done in time for the closing of the town warrant on or about April 16th for the May town meeting.

New Business: A motion was made, seconded and approved to open the Public Hearing. Laura Newcomb for Bernkopf Goodman LLP, the petitioner's attorney, was sworn in. The Public Hearing Notice was then read into the record. The variance was approved last April and has since expired. Nothing has changed, this involves a land swap with National Grid and a setback variance for an existing garage. There is no one objecting and this is a true hardship variance. A motion was made, seconded and approved to close the Public Hearing. Another motion was then made to accept the variance as submitted, seconded and approved (4-0). The variance approval signature page were signed by the ZBA members and Tracy Murphy said she would record it tomorrow.

Meeting Adjourned at (time not recorded)

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

Cynthia Carvill, Chair

Mary Chace

Raymond Benoit

Richard Stancombe

David M. Grady, Alternate