

Approved: 2/10/22

TOWN OF WINCHENDON



Zoning Board

Telephone (978)-297-5419

Public Hearing/Special Meeting

January 19th, 2022

Town Hall 2nd Floor Auditorium

109 Front Street, Winchendon, MA 01475

Present: Chair Cynthia Carvill, Rob Bushay, Richard Stancombe, Bryan Vaine
Alternates: Brandon Fournier, Evelyn Higgins (present via phone)
Tracy Murphy- Director of Planning and Development

Absent: Raymond Benoit

Materials: Notice of Public Hearing January 19th, 2022

7:00PM: Chair C. Carvill called the meeting to order.

Minutes: December 15, 2021

R. Stancombe motioned to approve the minutes as presented with a correction to one of the motions, 2nd by B. Fournier. All voted aye.

Fournier (Y) Higgins (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 5-0

7:05PM- Public Hearing- to consider the Application by Sousa Properties of 10 Technology Dr. Hudson, MA 01749 for property located at 16 Winter Place (Also known as Assessors Map 5A3, Parcel 51) Winchendon, MA 01475 owned by the same. Said property is located in a R10- Neighborhood Residential district. The Special Permit request is to allow alteration of a pre-existing non-conforming property for an increase of over fifty (50%) per section 6.2.3 of the Winchendon Zoning Bylaws for the construction of a second story addition.

B. Fournier motioned to open the hearing, 2nd by R. Stancombe. All voted aye.

Fournier (Y) Higgins (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 5-0

No members had a conflict of interest.

Mr. Sousa came before the board and introduced himself. C. Carvill swore him in. Mr. Sousa explained the current property is unlivable, it is just four walls, and the existing "renovations" are not done correctly or

up to code. He is hoping to completely renovate it on the existing foundation and put in a "Master Suite" with a bedroom, bathroom, living room, and kitchen.

7:12PM- Rob Bushay joined the meeting.

C. Carvill read a letter from an abutter listing some concerns with the renovation. Mr. Sousa explained the reason for renovating on the existing foundation is to not disturb the property and surrounding land.

The board would like to plan a site visit and hear from the other boards before any decisions are made.

The board decided to plan a site visit on February 5th, 2022 at 9:00AM, and will continue the hearing to February 16th, 2022 at 7:05PM

R. Bushay motioned to continue the hearing to February 16th, 2022 at 7:05PM and plan a site visit on February 5th, 2022 at 9:00AM, 2nd by R. Stancombe. All voted aye.


Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 6-0

R. Bushay motioned to adjourn, 2nd by R. Stancombe. All voted aye.





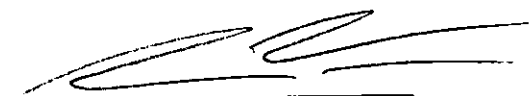
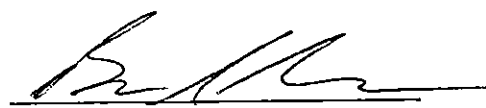
Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 6-0

The meeting was adjourned at 7:46PM.

Respectfully submitted:



Brianna Roberts, Planning Board Recording Secretary


Cynthia Carvill, Chair
Raymond Benoit
Rob Bushay
Richard Stancombe
Bryan Vaine
Brandon Fournier