

TOWN OF WINCHENDON



Zoning Board of Appeals

Telephone (978) 297-5419

Approved 9/19/18

Zoning Board of Appeals Meeting Minutes July 5, 2017 2nd Floor Town Hall Auditorium

Present:

Nancy Sanderson, Recording Secretary

Materials: Agenda, Previous Meeting Minutes (4 sets)
Public Hearing Notices (3)
Public Hearing Sign-in Sheet

Call to Order: 7:03 p.m.

Approval of Minutes: Meeting Minutes for February 17, 2016, March 2, 2016, March 16, 2016 and March 15, 2017, were distributed via email. A motion was made to approve the Minutes as presented, seconded and approved (4-1). The ZBA members then signed the four sets of minutes.

New Business: There are three public hearings tonight.

1. The Public Hearing Notice for the Special Permit Application of Mark Landanno for the property at 230 Maple Street was read into the record. This hearing is being held to determine if the modification of a preexisting structure in the reconstruction of a

dwelling is not more substantially detrimental. Mark Landanno came forward and was sworn in. The old property burned down and was removed. The footprint for the proposed building is less than that of the old one. Mr. Landanno plans to "jog it" so that it stays within the setbacks required. Rick Lucier, an abutter, came forward and was sworn in. He was concerned regarding the number of variances previously approved for the property. This hearing was then closed to consider the permit language. Per 6.2.3 the nonconformity would not be more substantially detrimental. All previous variances/special permits for pool, shed and deck are null and void. The new house would be 28' x 32' with a 24' x 24' garage. A motion was made, seconded and approved (4-0) as the application has been amended. Signature page was completed.

2. At 7:42 p.m. the Public Hearing Notice for a setback variance application by the W. P. Clark Memorial Assoc. (YMCA) for the property at 155 Central Street was read into the record. Sean Pepper, D.R. Poulin Construction, and Paul Grasewicz, GRAZ Engineering LLC, came forward and were sworn in. They are requesting a reduction from 5' to 0.5' for the setback to mitigate the impact of safety issues. The proposed new building will be connected to the rear of the existing building and will be comprised of 7,360 sq. ft. of gymnasium, 4,640 sq. ft. for after-school care (separated into 3 different areas by age groups), and 1,600 sq. ft. for common and support areas. No written objections were submitted. A motion was made, seconded and approved to close the meeting. It was agreed to refer to the building as a structure rather than a gymnasium. Options for placement were limited and there were safety concerns. A motion was made, seconded and approved (4-0) to grant the variance with the above notations. Signature page was completed.
3. At 7:58 p.m. the Public Hearing Notice was read into the record on the request from Keith and Chris Paquet of Westminster to modify Special Permit #15-01 dated March 4, 2015 for their property at 379 School St. (Tri-City Marine Sales, Inc.). The modification request is for the addition of a garage and storage area and to allow for the sale of recreational vehicles, lawn and garden equipment,

and used vehicles. Keith Paquet came forward and was sworn in. Plans were presented and it became apparent that the only modification to the existing special permit actually necessary is to allow for the sale and repair of non-marine equipment and used vehicles (automobiles). A motion was made to close the hearing, seconded and approved (4-0). Abutter's letter to be attached. The existing conditions of the Special Permit will still apply with one modification, storage area will not be restricted to boats, jet skis or personal watercraft. A motion was made to accept the modification to the Special Permit, seconded and approved (4-0). Signature page was completed.

Meeting Adjourned at (no time recorded)

Respectfully submitted;

Nancy Sanderson, Zoning Board of Appeals Recording Secretary

Cynthia Carvill, Chair

Mary Chace

Raymond Benoit

Richard Stancombe

David M. Grady, Alternate