

Approved: 11/18/20

## TOWN OF WINCHENDON



WINCHENDON TOWN CLERK  
RCUD JAN 26 2021 PM 1:46

Zoning Board

(978)-297-5419

### Regular Meeting/Public Hearing

September 23, 2020

Via Zoom - Meeting ID: 987 0132 2987 Passcode: 4228045

- Present:** Chairwoman Cynthia Carvill, Rob Bushay, Ray Benoit  
Alison Manugian, Zoning Agent  
Public – Carl Stolfi & Colin O'Hara, Inanna Arthen
- Materials:** Board information packet
- 7:04PM:** Chairwoman Cynthia Carvill called the meeting to order; motion made by C. Carvill, seconded by R. Bushay and all present voted aye via roll call vote.
- Minutes:** 8/26/2020 & 9/9/2020 – both held for full board to review and vote

### 126 Beachview Drive – Assessors' Map/Parcel 11-0-12 – (R40 Zoning District)

Special Permit Hearing Applicants: Carl & Debbie Stolfi (Rep: Colin O'Hara)

The applicants are seeking permission to demolish the existing residence on the non-conforming lot and to then rebuild a new single family residence. No other special permits or variances are requested.

**Motion to open the public hearing made by R. Bushay and seconded by R. Benoit. All presented voted in favor via roll call vote and R. Benoit read the public hearing notice into the record.**

Because granting of a special permit requires approval of a super-majority and only three members were present a continuance was requested.

**R. Bushay motioned to continue the public hearing to 7:05pm on 9/30/2020. Motion was seconded by R. Benoit and approved by all present via roll call vote.**

Given the frustrations and difficulty obtaining a quorum recently the Chair suggested creating a text group using cell phone numbers to disperse reminders and contact missing attendees. Agent will pursue this action.

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

**The meeting was adjourned at 7:22 PM.**

Respectfully submitted:



Alison Manugian  
Planning and Conservation Agent

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Cynthia Carvill, Chairwoman

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Rob Bushay

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Raymond Benoit

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Richard Stancombe

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Bryan Vaine