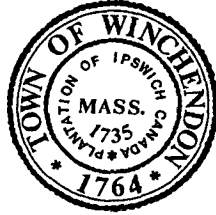


# TOWN OF WINCHENDON



## Zoning Board

Telephone (978)-297-5419

### Special Meeting/Public Hearing

November 17th, 2021

Town Hall 2<sup>nd</sup> Floor Auditorium

109 Front Street, Winchendon, MA 01475

**Present:** Chair Cynthia Carvill, Richard Stancombe, Rob Bushay, Bryan Vaine  
Tracy Murphy, Director of Planning and Development  
**Absent:** Raymond Benoit  
**Guests:** Brandon Fournier, Dan Woolfrey, Robert De Diego  
**Materials:** Notice of Public Hearing November 17th, 2021

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

**Public Comment:** None.

**Announcements:** Brandon Fournier introduced himself and expressed interest in being an alternate member on the Zoning Board.

R. Bushay motioned to recommend Brandon Fournier as an alternate member, 2nd by R. Stancombe.  
All voted aye.

**Bushay (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 4-0**

**Minutes:** 7/21/21, 8/18/21, 9/15/21, 10/20/21

R. Bushay motioned to approve the 7/21/21, 8/18/21, 10/20/21 minutes, 2nd by R. Stancombe.  
All voted aye.

**Bushay (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 4-0**

R. Bushay motioned to approve the 9/15/21 minutes, 2nd by R. Stancombe. All voted aye.

**Bushay (Y) Stancombe (Y) Vaine (Y) 3-0**

**7:10pm - PUBLIC HEARING** – Application of Melissa Woolfrey of 56 Chase Lane (also known as Assessors Map 7, Parcel 172) to Alter a Pre-Existing Non-Conforming Parcel or Structure as outlined in

Article 6.2.3 of the Winchendon Zoning Bylaws and for a Variance of Side Setbacks per Table 7.2 of the Zoning Bylaws. Said property is located in a R80 – Rural Residential district.

R. Bushay motioned to open the public hearing, 2nd by R. Stancombe. All voted aye.

**Bushay (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 4-0**

Dan Woolfrey, of 56 Chase Lane, and Robert De Diego- contractor, introduced themselves and were sworn in by C. Carvill. Dan Woolfrey is looking to build an addition to his house, and the addition would interfere with the zoning setbacks. C. Carvill let the applicant know they need an unanimous vote to approve the request, so the applicant can request a continuation. The applicant decided to move forward with the hearing. The side setback is currently at 31 ft and with the addition it would decrease to 6 ft. There were no comments from the public.

R. Stancombe motioned to close the public hearing, 2nd by R. Bushay.  
All voted aye.

**Bushay (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 4-0**

R. Stancombe motioned to accept the variance of side setbacks, the increase in the non-conformity due to a hardship otherwise (septic on opposite side of property), keeping in harmony with the neighborhood and does not exceed the 50% increase in non-conformity, 2nd by B. Vaine. All voted aye.

**Bushay (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 4-0**

**7:05pm - PUBLIC HEARINGS continuation** – Application of Cindy Fitch of 6 Island Road. (also known as Assessors Map 6, Parcel 9) to Alter a Pre-Existing Non-Conforming Parcel or Structure as outlined in Article 6.2.3 of the Winchendon Zoning Bylaws and for a Variance of Dimensional Requirements per Table 7.2 of the Zoning Bylaws. Said property is located in a R40 – Rural Residential district and within the Lake Monomonic Overlay District (LMOD).

R. Bushay motioned to re-open the public hearing, 2nd by R. Stancombe. All voted aye.

**Bushay (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 4-0**

C. Carvill let the applicant know they need an unanimous vote to approve the request, so the applicant has the right to request a continuation.

R. Stancombe motioned to continue the hearing to December 15th, 2021 at 7:05PM, 2nd by R. Bushay.  
All voted aye.

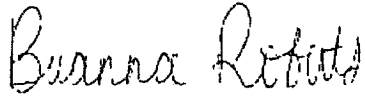
**Bushay (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 4-0**

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

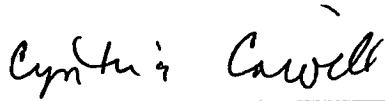
**Bushay (Y) Stancombe (Y) Vaine (Y) Carvill (Y) 4-0**

**The meeting was adjourned at 7:43PM.**

Respectfully submitted:

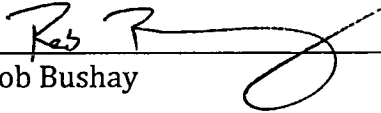


Brianna Roberts, Planning Board Recording Secretary

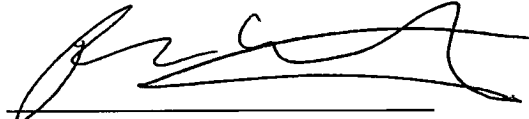


Cynthia Carvill, Chair

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Raymond Benoit



Rob Bushay



Richard Stancombe



Bryan Vaine