

Approved: 12/20/23

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## TOWN OF WINCHENDON



### Zoning Board

Telephone (978)-297-5419

#### Public Hearing/Regular Meeting

April 19, 2023

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

109 Front Street, Winchendon MA 01475

**Present:** Chair Cynthia Carvill, Rob Bushay, Brandon S. Fournier, Evelyn Higgins, Richard Stancombe  
Nicole Roberts- Planning & Land Use Coordinator

**Materials:** Notice of Public Hearing April 19, 2023  
Minutes- 3/15/23

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

**Announcements:** None.

**Public Comment:** None.

**Minutes:** 3/15/23

R. Bushay motioned to open the meeting and accept the 3/15/23 minutes, 2nd by B.Fournier.

**Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0**

**Public Hearing:** 226 Lakeview Drive

B. Fournier read the public hearing notice. There were no conflicting interests from the board members.

C. Carvill swore in the applicants, John and Gretchen Hill.

7:05PM- R. Bushay motioned to open the hearing, 2nd by R. Stancombe.

**Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0**

The applicants were requesting to tear down a cottage and build a new home. The building inspector denied the application due to the proposed structure being over 50% of the current structure sq. ft. The existing home is 20x40 with a 20x20 deck on the back. They are proposing to reduce the deck sq. ft. to 20x16 and enclose it and the updated structure would measure 24x40. The cottage is currently 2,500 sq. ft. including the crawl space basement, but the footprint is only 1,250 sq. ft. It would be a 2 bedroom and they received DEP approval. It would be moved about 7.5 ft. away from the water, towards the street. The

plans meet all the required setbacks. The increase calculates to 62.5%, 12.5% over the 50%. There were no abutters present.

B. Fournier motioned to close the hearing, 2nd by R. Stancombe  
**Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0**

R. Bushay motioned to approve the special permit with standard conditions, 2nd by B. Fournier.  
**Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0**

**Public Hearing: 86 Ingleside Drive**

R. Bushay read the public hearing notice. C. Carvill swore in the applicant, Brian Croteau, Director of Public Works

B. Croteau stated they already installed the base and post on the traffic island. If the request is not approved, they will install in and out signs on the current posts. They are proposing to install the sign that is 5 ft wide by 114 in. tall. There is a small electronic display, 16 in by 5 ft. There will be lights installed at the top pointing down to illuminate the sign at night.

Richard Lucier, 236 Maple St., stated the sign is 32.5 ft from the center line on the road. His concern was with the sign already being constructed, it was put in place on April 6th and they had not received approval yet. B. Croteau replied a permit is not required for a post on a traffic island, the request is solely in regards to the sign. He also mentioned they are milling and repaving the road the following week, even if they waited for the 20 day appeal period, they would have to cut into fresh/new pavement which does not make sense. The island was required, with or without the sign, for safety purposes.

B. Fournier motioned to close the hearing, 2nd by R. Stancombe.  
**Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0**

B. Fournier motioned to approve the special permit with the variance of 12 ft. setback, 2nd by R. Bushay.  
**Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0**

**Public Hearing: 271-273 Central Street**

N. Roberts recused herself from the hearing. B. Fournier read the public hearing notice. C. Carvill swore in the applicant, Edward Poulin, Vice-President of Ahimsa Haven.

E. Poulin stated they have been around since 1999 and have always wanted their own building, as they currently rent. The CAC became available and would be perfect for their cat shelter, Ahimsa Haven. A special permit would be required to run the business. They're currently open by appointment only with daily traffic being just from volunteers, which they expect to stay the same for now.

R. Bushay motioned to close the hearing, 2nd by B. Fournier.  
**Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0**

R. Stancombe motioned to approve the special permit, 2nd by B. Fournier.  
**Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0**

B. Fournier motioned to adjourn, 2nd by R. Bushay.

**Bushay (Y) Fournier (Y) Higgins (Y) Stancombe (Y) Carvill (Y) 5-0**

**The meeting was adjourned at 7:45PM.**

Respectfully submitted:

*Brianna Roberts*

Brianna Roberts, Planning Board Recording Secretary

*Cynthia Carvill*

Cynthia Carvill, Chair

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Raymond Benoit

*Rob Bushay*

Rob Bushay

*Richard Stancombe*

Richard Stancombe

*Evelyn Higgins*

Evelyn Higgins

*Brandon Fournier*

Brandon Fournier

Christine Miller