

**VARIANCE**  
**THE COMMONWEALTH OF MASSACHUSETTS**  
**TOWN OF WINDSOR**

DATE Dec 22, 2025

**PERMIT GRANTING AUTHORITY**  
**ZONING BOARD OF APPEALS**

**APPLICATION FOR HEARING**

Name of Petitioner Shannon Kennedy (resident), Dylan Wolfgang (owner)

Address 1430 Old RTE 9, WINDSOR, MA 01270

Location of Property agricultural zone

Applicant is Owner & Resident (owner, tenant, licensee, prospective purchaser)

**Nature of Variance:**

Seeking Variance to reduce the minimum front setback from 35' to 10' 8".  
This request applies to Zoning bylaw Section 8.

**Subject matter of petition:** Due to rejection of the permit request submitted on 10/14/2025 (plan & quote attached).

- The front setback cannot be met as shifting or rotating the structure plan would pose the following challenges: (1) Geographical constraints: a steep uphill grade begins directly behind proposed area, also moderately wooded. (2) Septic/leach field interference: rotating the structure 90° or moving into the middle of the yard would interfere w/ established septic.
- Proposed plan would not disturb public neighbors, as no residents in view beside, in front, behind the plan. Traffic is light. Several other structures on the street do not conform to front setback. Proposed plan would avoid natural disturbance which would be caused by hill excavation & tree removal.

**Applicable section of Zoning Bylaw/Ordinance**

Section 8.4 of Intensity Regulations

I hereby request a hearing before the Permit Granting Authority with reference to the above noted application.

Signed-Applicants

[Signature]

[Signature]

Signed by owner (if applicant is prospective buyer)

Received from above applicant, the sum of \$ 130.00 to apply against advertising costs.

Date 12/22/25

[Signature]  
Town Clerk