



TOWN OF WINCHESTER ZONING BOARD OF APPEALS

Regular Meeting Agenda

Tuesday,

August 26, 2025 - 7:00PM

Town Hall – 338 Main Street – 2nd Floor – P. Francis Hicks Room

- 1. Roll Call.**
- 2. Explanation of Procedure.**
- 3. Public Hearings – Variance Applications & Decisions; Variance and Special Exception**

A. ZBA #25-8– Variance

Location: 229 West Wakefield Blvd.

Applicant/Owner: Richard Knight

Proposal: Construct a storage shed, with an open deck above the roof with a Northeast side yard setback of 11.38' Southwest side yard setback of 6.2' and a front yard setback of 29.5'.

B. ZBA #25-9-Variance

Location: 734 Lake Dr

Applicant/Owner; Richard Nardella (Represented by Rob Colabella of Haley Ward Engineering)

Proposal: Remove existing garage and shed. Build garage in new location. Front yard setback 10.38' West side yard setback 29.69' South side yard setback 8.85' a 24.5% increase in impervious coverage and a house height increase of 2'3".

C. ZBA #25-10– Variance

Location: 504 East Wakefield Blvd.

Applicant/Owner: Shawn Stanziale

Proposal: Raze, reconstruct house, remove existing garage and rebuild in new location. North side yard setback 32.4' South side yard setback 24.4' increase in height 11.5' increase in impervious coverage 24.5%.

D. ZBAE #25-2 -Variance

Location: 602 East Wakefield Blvd.

Applicant/Owner: Matthew Maloney

Proposal: Raze and reconstruct lake house.

- 4. Approval of Previous Minutes: June 24, 2025**
- 5. New Business**
- 6. Old Business**
- 7. Correspondence.**
NONE
- 8. Adjournment.**