



TOWN OF WINCHESTER ZONING BOARD OF APPEALS

Regular Meeting Amended Agenda

Tuesday,

February 24, 2026 - 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**

ZBA-26-1 Variance

Applicant: Mark Ricci

Location: 740 Lake Dr.

Proposal: Remove existing detached 2-car garage and replace with an attached two-car garage and breezeway to be built where asphalt currently exists. Variance request North side yard set back of 17.1' and South side yard set back of 23.2', with a 28.8% increase in impervious coverage.

ZBAE-26-1 Special Exception

Applicant: Mark Ricci

Location: 740 Lake Dr.

Proposal: Add second floor living space to south side of house.

- 4. Election of officers (Vice President, Secretary)**
- 5. Approval of Previous Minutes: October 28, 2025**
- 6. New Business**
- 7. Old Business**
- 8. Correspondence.**
NONE
- 9. Adjournment.**