



**TOWN OF WINCHESTER  
ZONING BOARD OF APPEALS**

**Regular Meeting Agenda**

**Tuesday, June 28, 2022 - 7:00PM**

**Town Hall – 338 Main Street – 2<sup>nd</sup> Floor – P. Francis Hicks Room**

**1. Roll Call.**

**2. Explanation of Procedure.**

**3. Public Hearings – Variance Applications & Decisions; Appeals.**

**A. ZBA #22-5296 – Variance**

Location: 954 Main Street

Applicant: Ansim Ansari

Owner: SAN, LLC

Proposal: Front Yard Setback for Expanded Canopy Over Gas Pumps.

**B. ZBA #22-5299 – Variance**

Location: 212 West Wakefield Boulevard

Applicant/Owner: Steven Heffer and Heena Sultan

Proposal: Demolish and Reconstruct Existing Residence.

**C. ZBA #22-5300 – Variance**

Location: 205 Perch Rock Trail

Applicant/Owner: Ingrid A. Pierce

Proposal: Modify Variance for Dormer; Variance for Fence.

**D. ZBA #22-5301 – Variance**

Location: 104 Shore Drive

Applicant/Owner: Richard Josefek

Proposal: Modify Approved Variance for 18'x23.9' Addition: Add Retaining Wall Between Driveway and House.

**E. ZBA #22-5302 – Variance**

Location: 11 Brook Street

Applicant/Owner: Kimberly Gilbert and Carole Osborn

Proposal: Carport.

**F. ZBA #22-5303 – Special Permit**

Location: 636 East Wakefield Boulevard

Applicant/Owner: Frank Bares

Proposal: Pervious Sidewalk from Drive to House.

**4. Approval of Minutes: May 24, 2022 Regular Meeting.**

**5. Correspondence.**

**6. Adjournment.**