



# TOWN OF WINCHESTER ZONING BOARD OF APPEALS

Regular Meeting Agenda  
Tuesday, December 28, 2021  
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#21-5284 – Variance

Location: 205 Perch Rock Trail

Applicant/Owner: Ingrid A. Pierce

Proposal: Rear Yard Setback and Side Yard Setback Variance and Impervious Surface Variance for Deck and Addition to Back of Dwelling; Front Yard Setback and Side Yard Setback Variance and Impervious Surface Variance for Addition to Front of Dwelling.

B. ZBA#21-5285 – Variance

Location: East Lake Street (Resha Beach Map 114, Block 124, Lot 001A)

Applicant/Owner: Town of Winchester

Proposal: Impervious Surface Variance for Proposed Roofed Pavillion.

C. ZBA#21-5288 – Variance

Location: 107 Spencer Hill Road

Applicant: Frank Carfiro and Suzanne Carfiro

Owner: Anthony Carfiro and Melissa Carfiro

Proposal: Variance to Exceed Maximum Gross Floor Area of 900 Square Feet for an Accessory Apartment

D. ZBA#21-5289 – Special Exception

Location: 107 Spencer Hill Road

Applicant: Frank Carfiro and Suzanne Carfiro

Owner: Anthony Carfiro and Melissa Carfiro

Proposal: Accessory Apartment

**4. Old Business.**

None.

**5. Approval of Minutes.**

A. November 23, 2021 Regular Meeting.

**6. Correspondence.**

**7. Other Business.**

**8. Discussion with Zoning Enforcement Officer (if any)**

**9. Adjournment.**