



TOWN OF WINCHESTER ZONING BOARD OF APPEALS

Regular Meeting Agenda

Tuesday, July 27, 2021

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; Appeals.

A. ZBA#21-5261 - Variance

Location: 504 East Wakefield Boulevard

Applicant/Owner: Shawn Stanziale

Variances Requested: Side yard setback, Rear yard setback, Impervious coverage, and to allow a deck to be closer to property line than the principal building.

Proposal: Variance for Addition to Cottage, Covered Porch, and Deck.

B. ZBA#21-5270 – Variance

Location: 404 East Wakefield Blvd

Applicant/Owner: Greg and Annie Simard

Proposal: Add Habitable Space to an Accessory Structure.

C. ZBA#21-5271 – Special Exception

Location: 240 Perch Rock Trail

Applicant: Peter D'Addeo

Owner: Sandy Drive Three, LLC

Proposal: Modification of Site Plan for Demolition of Cottage/Reconstruction of Single-Family Residence.

D. ZBA#21-5272 – Variance

Location: 272 Perch Rock Trail

Applicant/Owner: James Brandolini and Lynn Brandolini

Proposal: Construct Garage and Covered Sidewalk; Add Deck.

4. Old Business.

None.

5. Approval of Minutes.

A. June 22, 2021 Regular Meeting.

6. Correspondence.

7. Other Business.

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

9. Adjournment.

Winchester 250th Anniversary 1771-2021