



TOWN OF WINCHESTER ZONING BOARD OF APPEALS

Regular Meeting Agenda

Tuesday, June 22, 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#21-5263 – Variance

Location: 304 East Wakefield Boulevard

Applicant/Owner: Harris Daigle

Variances Requested: Side yard setback, Rear yard setback, Impervious coverage.

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

C. ZBA#21-5266 – Variance

Location: 534 Wheelers Point

Applicant/Owner: Robert and Beth LaChance

Variances Requested: Side yard setback and Impervious coverage.

Proposal: Variance for Adding a 2nd floor deck over an existing deck.

D. ZBA#21-5267 – Special Permit

Location: 534 Wheelers Point

Applicant/Owner: Robert and Beth LaChance

Proposal: Add a Dormer Over an Existing 1st Floor.

E. ZBA#21-5268 – Special Permit

Location: 542 East Wakefield Blvd

Applicant/Owner: JoAnn Serkey

Proposal: Install a Fence on the Property.

F. ZBA#21-5269 – Special Permit

Location: 408 East Wakefield Blvd

Applicant/Owner: Robert J. Birney and Patricia L. Birney, Trustees

Proposal: Add Second Floor on Non-conforming Structure Utilizing Same Footprint.

G. ZBA#21-5270 – Special Permit

Location: 404 East Wakefield Blvd

Applicant/Owner: Greg and Annie Simard

Proposal: Add Habitable Space to an Accessory Structure.

Winchester 250th Anniversary 1771-2021

4. Old Business.

None.

5. Approval of Minutes.

A. May 25, 2021 Regular Meeting.

6. Correspondence.

7. Other Business.

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

9. Adjournment.