



TOWN OF WINCHESTER ZONING BOARD OF APPEALS

Regular Meeting Agenda

Tuesday, May 25, 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 #21-5262 – Special Permit

Location: 240 Perch Rock Trail

Applicant: Peter D'Addeo

Owner: Shady Drive Three LLC

Proposal: Install a fence on the property line.

C. 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.

D. ZBA#21-5264 – Special Exception

Location: 626 Wynne Road

Applicant/Owner: Kevin L. Winn and Marcia Lynn Winn

Proposal: Addition to Non-conforming Structure

E. ZBA#21-5265 – Variance

Location: 353 Platt Hill Road

Applicant/Owner: David Campbell and Alesia Campbell

Variances Requested: Modify variance # 4794 for a front yard setback.

Proposal: Addition of a covered porch

F. 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.

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G. ZBA#21-5267 – Special Permit
Location: 534 Wheelers Point
Applicant/Owner: Robert and Beth LaChance
Proposal: Add a dormer over an existing 1st floor

H. ZBA#21-5268 – Special Permit
Location: 542 East Wakefield Blvd
Applicant/Owner: JoAnn Serkey
Proposal: Install a fence on the property.

4. Old Business.

None.

5. Approval of Minutes.

A. April 27, 2021 Regular Meeting.

6. Correspondence.

7. Other Business.

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

9. Adjournment.