



# **TOWN OF WINCHESTER ZONING BOARD OF APPEALS**

## **Meeting Agenda**

**Tuesday, August 29, 2023 - 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#23-5328 – Variance request**

Location: 129 Shore Drive

Applicant/Owner: Brigitt & Scott Rouleau

Request to create Building Lot for future Single-Family Dwelling with

17' Side Yard setback, 14' Rear Yard setback, 30' Front Yard setback variance requests.

application submitted: 7/20/2023

**B. ZBA #23-5329 – Variance request**

Location: 209 Perch Rock Trail

Applicant/Owner: Nancy Frink

Proposal: New deck reconstruction for a 32 square foot timber cantilevered roof over front door in need for 7.52 feet side yard and 10.01 feet front yard setback variance; and the creation of a 14 square foot garage door overhang for 6.30 feet front yard setback variance; and 30.62 zone minimum side yard setback variance for new screened-in porch.

application submitted: 7/26/2023

**C. ZBA #23-5330– Special Permit request**

Location: 209 Perch Rock Trail

Applicant/Owner: Nancy Frink

Proposal: Renovations to a pre-existing, non-conforming structure with original variance approval from August 15, 1984 Volume 180; page 436 for 24' x 12' deck along the right side of house.

application submitted: 7/26/2023

**D. ZBA #23-5331 – Special Permit**

Location: 149 East Lake Street

Applicant/Owner: Daniel Roeser and Gunjan Prakash

Proposal: Addition to existing non-conforming structure, expansion of an existing deck, construction of a rain garden and other miscellaneous site work.

application submitted: 8/15/2023

- 4. Approval of Minutes: June 27, 2023 & July 25, 2023**
- 5. Correspondence.**  
**None**
- 6. Adjournment.**