



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

## **Meeting Agenda**

**Tuesday, October 24, 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 #23-5331 – Special Permit and Special Exception**

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

65-day review period: 10/19/2023

65-day renewal period: 12/23/2023

**B. ZBA #23-5332– Variance application**

Location: 147 Shore Drive

Applicant/Owner: Michael and Robin Farrell

Proposal: Addition to existing non-conforming structure, proposed rear addition with a 2.1' rear setback, right rear setback expansion of 12.3' and a left rear setback of 29.3' including replace and expand front deck with a 42' front yard setback, a 26.1 right front setback and 16' left front setback.

application submitted: 10/6/2023

65-day review period: 12/10/2023

**C. ZBA#23-5333 – Variance application**

Location: 542 West Wakefield Blvd.

Applicant/Owner: Lana Stemler

Proposal: Build a new garage with loft requesting a 28.3' side yard setback

application submitted: 9/27/2023

65-day review period: 12/1/2023

**D. ZBA#23-5334 – Variance application**

Location: 125 Shore Drive

Applicant/Owner: Priscila Podesta

Owner: Adriana Podesta

Proposal: Reconstruct and add to existing deck with a 5.7' rear setback variance

application submitted: 10/10/2023

65-day review period: 12/14/2023

**4. Approval of Previous Minutes: August 29, 2023 and October 3, 2023**

**5. Correspondence.**

None

**6. Adjournment.**