



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

## **Meeting Agenda**

**Tuesday,**

**November 28, 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. ZBAE#23-2 – Special Exception application**

Location: 221 Perch Rock Trail

Applicant: Frank Pizzo

Owner: Linda L. Jessee

Proposal: Build new 11'x13' patio to allow steps into cottage; request for 19.2 front yard setback variance

application submitted: 11/6/2023

application received: 11/28/2023

35-day review period: 1/2/2024

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

(\*CONTINUED TO JANUARY 23, 2024)

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

application received: 10/24/2023

35-day review period: 11/23/2023

65-day application extension: 1/27/2024

**4. New Business**

- a. Set and approve 2024 ZBA meeting schedule
- b. Elect 2024 ZBA Board Members
- c. Discussion regarding site visits for applications

**5. Approval of Previous Minutes: October 24, 2023**

**6. Correspondence.**

None

**7. Adjournment.**