



TOWN OF WINCHESTER ZONING BOARD OF APPEALS

Meeting Agenda

Tuesday,

February 27, 2024 - 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. ZBAE #24-2 – Special Exception

Location: 153 East Lake

Application representative: Robert Colabella, Haley Ward Engineer

Owner: Gunjan Prakesh

Applicant: Gunjan Prakesh & Daniel Roeser

Proposal: Demolition of existing structure. Reconstruction of previous structure with addition to residential dwelling, with a 23.13' rear setback, 11.18' North side yard setback, 13.88' South side yard setback, and a 7.47' front yard setback

application submitted: 1/19/2024

application received: 2/27/2024

35-day review period: 4/2/2024

B. ZBAE#24-3 – Special Exception application

Location: 27 Cook Street

Applicant/Owner: Michael Blackwell

Proposal: Build a 21.7' x 8.25' roof covered front porch, with a 35.1 front yard setback and 21.6' West side yard setback.

application submitted: 2/5/2024

application received: 2/27/2024

35-day review period: 4/2/2024

4. New Business

A. Election of ZBA 2024 officers

B. Training opportunity via Zoom/Virtual on Monday May 20, 2024

[Land Use Commissioner Training | Center for Land Use Education and Research \(uconn.edu\)](https://uconn.edu/land-use-commissioner-training)

5. Old Business

None

6. Approval of Previous Minutes: January 23, 2024

7. Correspondence.

None

8. Adjournment.