

TOWN OF WINCHESTER
ZONING BOARD OF APPEALS
Regular Meeting Amended Agenda
Tuesday, February 24, 2026 - 7:00PM
Town Hall – 338 Main Street – 2 nd Floor – P. Francis Hicks Room

MINUTES

1. Roll Call

The meeting is called to order at 7PM by Chair Aubrey English. Members in attendance include Mary Ann Marino, Tyler Asbury (Alternate/Seated), Thomas Cook (Alternate/Seated), and Paul Mitchell. Absent excused members include Ellie Gunn and Ryan Horvay.

2. Explanation of Procedure

3. Public Hearings – Variance Applications & Decisions; Variance and Special Exception

ZBA-26-1 Variance Applicant: Mark Ricci Location: 740 Lake Dr. Proposal: Remove existing detached 2-car garage and replace it with an attached two-car garage and breezeway to be built where asphalt currently exists. Variance request North side yard set back of 17.1’ and South side yard set back of 23.2’, with a 28.8% increase in impervious coverage.

Motion to approve ZBA 26-1 by Aubrey English, seconded by Tyler Asbury and unanimously approved.

ZBAE-26-1 Special Exception Applicant: Mark Ricci Location: 740 Lake Dr. Proposal: Add second floor living space to south side of house.

Motion to approve ZBAE-26-1 by Aubrey English, seconded by Mary Anne Marino and unanimously approved.

3. Election of officers (Vice President, Secretary)

4. Approval of Previous Minutes: October 28, 2025

Motion to approve the Minutes of October 28, 2025 made by Mary Anne Marino, seconded by Tom Cook and approved 4-0. Tyler Asbury abstained.

5. New Business

8. Correspondence

NONE

9. Adjournment

Respectfully submitted,
Lauren Jones Dombrowski

*Adopted from YouTube recording which was cut off during the meeting. Minutes are therefore incomplete.