

TOWN OF WINCHESTER
ZONING BOARD OF APPEALS
Tuesday, September 22, 2026 - 7:00PM
Town Hall – 338 Main Street – 2nd Floor – P. Francis Hicks Room
MINUTES

1. Roll Call

The meeting is called to order at 7:00PM by Chair, Aubrey English. Members in attendance include Mary Ann Marino, Tom Cook, Paul Mitchell, and Tyler Asbury (Alternate, Seated). Ryan Horvay is absent excused.

2. Explanation of Procedure

Chair Aubrey English explains board expectations and procedures.

3. Consideration of motion to fill vacant position

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

ZBA-26-5 Variance

Applicant: Rob Colabella (Haley Ward Representative) on behalf of Karen and Allen Germain

Location: 600 Philmar Rd

Proposal: Variance to Build a 24x36 foot garage with living space above. (HL Zone)

With a front yard setback of 31.95' and a rear yard set-back of 27'

Pearly Grimes, Land Use Attorney, presents case law to share examples where property owners built on a non-conforming lot.

Jen Perga (378 East Wakefield Blvd) speaks on behalf of the Lake.

Need to think about the effect of building on a non-conforming lot, upon the lake.

Motion to grant variance to applicant ZBA 26-5 Aubrey English, seconded by Tom Cook and the vote fails. Aubrey English approves while Mary Ann Marino, Tom Cook, Paul Mitchell and Tyler Asbury opposed.

ZBAE-26-5 Special Exception

Applicant: Marc Crouch-Berthiaume

Location: 159 E. Lake St

Proposal: Install a 6x7 deck on an existing second-story roof

Motion to grant Special Exception ZBAE 26-5 Aubrey English, seconded by Tyler Asbury and unanimously approved.

ZBA-26-6 Variance

Applicant: Kevin Teeling

Location: 232 Tarringford St

Proposal: Add front porch with a 2.7' front yard setback

Motion to grant Variance ZBA 26-6 Aubrey English, seconded by Paul Mitchell and unanimously approved.

5. Approval of Previous Minutes: July 28, 2026

Motion to approve of the Minutes of the July 28, 2026, meeting by Mary Ann Marino, seconded by Tom Cook and unanimously approved.

6. New Business

None

7. Old Business

None

8. Correspondence

None

9. Adjournment

Motion to adjourn at 8:50PM by Tyler Asbury, seconded by Mary Ann Marino and unanimously approved.

Respectfully submitted,
Lauren Jones Dombrowski