



TOWN OF WINCHESTER ZONING BOARD OF APPEALS

Held Remotely (Via Zoom)

and was streamed live on YouTube:

<https://www.youtube.com/channel/UCT1ffiBjMTBQM5OEXSgKlqg/videos>

January 26, 2021 – 7:00PM

Regular Meeting Minutes

Chairman Phillip Allen called the meeting to order at 7:00PM. Because of the COVID-19 pandemic, the meeting was held remotely via the online platform ZOOM. The meeting ID and passcode were carried on the agenda and the meeting could be viewed in real time as a link was also on the agenda and available through the main page of the town's website.

1. ROLL CALL:

Mr. Allen noted that the following individuals were present in addition to himself: Aubrey English (7:25PM), John Pollack, Hal Wilkes, and Alternates David Carter and Paul Marino.

Mr. Carter and Mr. Marino were seated for the meeting, beginning with the discussion of the public hearing for Application #21-5259.

2. EXPLANATION OF PROCEDURE:

Mr. Allen explained that applications would be reviewed the way they always are. He noted that the review of each application will include an opportunity to provide information regarding the application, a chance for the Board to question the applicant and/or representative as well as closing comments by the applicant. He explained that the public will have an opportunity to ask questions and make comments, too. Mr. Allen explained that an approval from this Board requires four affirmative votes.

Mr. Allen noted that Mr. Pollack would be recusing himself from the application regarding 522 East Wakefield Boulevard. As Mr. English had not yet been present for the meeting and the Board desired to allow additional time to provide the applicant with five seated members, the agenda was modified to take up Approval of Minutes ahead of the public hearings.

MOTION: Mr. Allen, Mr. Carter second, to amend the agenda to take up the Approval of Minutes ahead of the public hearings; unanimously approved.

3. APPROVAL OF MINUTES – December 22, 2020:

MOTION: Mr. Carter, Mr. Marino, to approve the December 22, 2020 Minutes;

Motion passed with Mr. Allen, Mr. Carter, Mr. Marino, and Mr. Pollack voting in favor while Mr. Wilkes abstained.

4. PUBLIC HEARINGS – VARIANCE APPLICATIONS & DECISIONS:

A. ZBA #20-5258 – Special Exception Location: 504 East Wakefield Boulevard

Applicant/Owner: Shawn Stanziale Proposal: Renovate Cottage to Add Second Floor Living.

It was noted that a continuance had been requested for this application.

**B. ZBA #21-5259 – Special Exception Location: 522 East Wakefield Boulevard
Applicant/Owner: Michael Goncalves and Desiree Goncalves Proposal: Add 28'x20'
Second Floor Addition and Relocate Front Door with Overhang.**

Michael Goncalves, accompanied by his contractor Matthew Closson, appeared before the Board regarding this application. Mr. Goncalves explained that he was seeking to modify the house he recently purchased as he plans to move his family to this location full-time. He noted that the back of the house will be remodeled to become his children's bedrooms and a second floor will be added for a master bedroom. Mr. Goncalves indicated that the proposal includes converting the current 4-bedroom/2-bathroom house into a 4-bedroom/2½ bathroom house. He explained that his modifications would not increase the size of the footprint of the structure but would change the roofline of the house. Mr. Closson noted that the surveyor had calculated the height of the proposed addition which confirmed the height would comply with the regulations. Mr. Goncalves noted that part of the existing walkway would be removed resulting in a net decrease of impervious surface coverage.

The hearing was open to the public.

John Pollack of 502 East Wakefield Boulevard spoke in opposition of the application, discussing his concerns with the height of the new roof line.

Mr. Closson reported that the surveyor had taken topography measurements around the existing structure so as to calculate the height with the proposed addition. Mr. Closson indicated the finished height will be 1.3' under what is permitted through the Zoning Regulations.

Mr. Pollack questioned the elevation difference between the top of the new addition and the water's edge. Mr. Closson estimated that to be twelve to fifteen feet lower. Mr. Pollack noted that the top of the house would likely be 40' higher than the elevation at the lake. Mr. Closson agreed. Mr. Pollack opined that this house would probably be the highest house at the lake. Mr. Marino questioned what the additional height that was proposed to be added. Mr. Closson noted the increase would be 15'6". Mr. Pollack noted the addition would affect property values and would be unsightly.

Mary Pollack of 502 East Wakefield Boulevard spoke in opposition of the application, sharing her concerns with large structures at the lake. She opposed the size of the addition.

The definition of height as contained in the Zoning Regulations was reviewed.

Vicki Ward of 521 East Wakefield Boulevard spoke in favor of the application, noting her support for the proposed additions for this family with young children.

A letter from neighbor Shawn Stanziale of 504 East Wakefield Boulevard was read into the record wherein support for the proposal was communicated.

In his closing remarks, Mr. Goncalves assured the Board that the attic would not be used as living space.

MOTION: Mr. Allen, Mr. Wilkes second, to grant a Special Exception pursuant to III.C.4.b. of the Zoning Regulations for Application # 20-5259 to allow the construction of a 28' by 20' second floor addition and relocate the front door with overhang, per the drawings submitted, for

the property located at 522 East Wakefield Boulevard; Motion passed with Mr. Allen, Mr. Carter, Mr. English, Mr. Marino, and Mr. Wilkes voting in favor.

5. OLD BUSINESS:

None.

6. BILLS PRESENTED:

None.

7. CORRESPONDENCE:

None.

8. OTHER BUSINESS:

A. Election of Officers.

MOTION: Mr. Marino, Mr. Carter second, to elect Phillip Allen as chairman; unanimously approved.

MOTION: Mr. Allen, Mr. Carter second, to elect Paul Marino as Vice Chairman; unanimously approved.

MOTION: Mr. Allen, Mr. Marino second, to elect John Pollack as Secretary; unanimously approved.

9. DISCUSSION WITH ZONING ENFORCEMENT OFFICER:

No business discussed.

10. ADJOURNMENT:

MOTION: Mr. Marino, Mr. Carter second, to adjourn at 8:02PM; unanimously approved.

**Respectfully submitted,
Pamela A. Colombie
Recording Clerk**