



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

**Held Remotely (Via Zoom)**

**and was streamed live on YouTube:**

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

**November 24, 2020 – 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, John Massicotte, John Pollack, Hal Wilkes, Aubrey English, and Alternates David Carter and Paul Marino.

### **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.

### **3. PUBLIC HEARINGS – VARIANCE APPLICATIONS & DECISIONS:**

#### **A. ZBA #20-5256 – Variance Location: 108 West Road Applicant: Mitchell Restoration, LLC Owner: Lauren Howroyd Proposal: Convert Deck to Covered Porch.**

Paul Mitchell of Mitchell Restoration, LLC appeared before the Board regarding this application. He explained that his client was seeking to convert an existing deck to a small breezeway porch. Mr. Mitchell explained that the property owner needed a dry space to enter into her home, especially after experiencing balance issues after having undergone a brain injury. Safety was her primary concern, according to Mr. Mitchell.

Mr. Allen questioned the impact to coverage. It was noted that a portion of the driveway will be removed in order to fall within the maximum impervious surface allowed by the Zoning Regulations. Mr. Marino questioned whether the size of the breezeway was 6'8" x 12'. Mr. Mitchell confirmed.

The hearing was open to the public. No comment was received.

**MOTION:** Mr. Allen, Mr. English second, to approve Variance Application # 20-5256, to provide relief from Section II.F.b.ii. for a 6' Side Yard Setback variance and for a 24' front yard setback variance, for the purposes of building a 12'x6'8" Addition with associated stone step, as per the drawings submitted, for the property located at 108 West Road; unanimously approved.

**B. ZBA #20-5257 – Special Exception Location: 408 East Wakefield Boulevard Applicant: Mark Beecher Owner: Robert J. Birney and Patricia L. Birney Trustees/The Robert J. and Patricia Birney Trust Proposal: Second Floor 279 Sq Ft Addition to Existing Cottage.**

It was noted that the applicant had requested a continuance of the application pending their wetlands application.

**MOTION:** Mr. Allen, Mr. Wilkes second, to continue this application to the December 22, 2020 regular meeting; unanimously approved.

**C. ZBA #20-5258 – Special Exception Location: 504 East Wakefield Boulevard Applicant/Owner: Shawn Stanziale Proposal: Renovate Cottage to Add Second Floor Living.**

Staff reported the withdrawal of this application due to an error in the legal ad. It was noted that the applicant/owner would likely be resubmitting with an application.

**4. OLD BUSINESS:**

None.

**5. APPROVAL OF MINUTES – October 27, 2020:**

**MOTION:** Mr. English, Mr. Allen second, to approve the October 27, 2020 Minutes; *unanimously approved.*

**6. BILLS PRESENTED:**

None.

**7. CORRESPONDENCE:**

None.

**8. OTHER BUSINESS:**

None.

**9. DISCUSSION WITH ZONING ENFORCEMENT OFFICER:**

Staff provided the Board with updates on development in town including the three new restaurants soon opening and Plant Life Apothecary in the former Mad River Music.

**10. ADJOURNMENT:**

**MOTION:** Mr. Wilkes, Mr. Massicotte second, to adjourn at 7:20PM; unanimously approved.

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