



TOWN OF WINCHESTER ZONING BOARD OF APPEALS

Held Remotely (Via Zoom)

and was streamed live on YouTube:

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

August 25, 2020 – 7:00PM

Regular Meeting Minutes

Chairman Phillip Allen called the meeting to order at 7:05PM. 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 and Alternate Paul Marino.

Also present for this meeting was Zoning Enforcement Officer/Building Official Marc Melanson.

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 #20-5247 – Special Exception Location: 131 West Wakefield Boulevard
Applicant/Owner: Donald Maillet and Virginia Maillet Proposal: Install Fence in Highland Lake District.**

Neither applicant nor a designated representative were present for the meeting.

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

MOTION: Mr. English, Mr. Massicotte second, to continue Application ZBA #20-5247 – Special Exception Location: 131 West Wakefield Boulevard Applicant/Owner: Donald Maillet and Virginia Maillet Proposal: Install Fence in Highland Lake District;

unanimously approved.

**B. ZBA #20-5251 – Variance Location: 342 East Wakefield Boulevard
Applicant/Owner: Andrew J. Champagne and Lynn Carter Proposal: 15'x10'8" Shed within Front Yard and Side Yard Setbacks**

Jay Champagne and Lynn Carter appeared before the Board regarding this application. Mr. Champagne reminded the Board that a variance had been received to build a new home at this

location, noting that the existing cottage was demolished late winter of this past year. Because of the pandemic, work has been put on hold, according to Mr. Champagne.

Mr. Champagne noted that a buffer garden had been installed along the water's edge at this site. He explained that the shed would meet most of the Zoning Regulations but for the requirement that it be located in the back yard. Mr. Champagne reported that there was no room for a shed and further noted that it would obstruct the views of both neighbors to the north and south.

The Board reviewed photographs provided by the applicants, including the rear yard where the shed would need to be located and the front yard depicting the area that was proposed for the shed. Mr. Champagne referred to what he estimated to be twenty to twenty-five-foot-high hedges in the front of the property, the spot where the shed would be tucked.

Mr. Champagne explained that he would construct the shed to match the façade of the future home.

Mr. Melanson explained that the Zoning Regulations provide for relief for sheds from the regular setbacks in the Highland Lake District so long as they are located behind the principal structure.

Mr. Allen questioned whether the Certificate(s) of Mail, which serve to provide evidence that notice to the abutting properties of the application and public hearing, had been received. Staff confirmed.

The hearing was open to the public.

Mr. Allen read aloud an email from Charles and Susan Cusson of 338 East Wakefield Boulevard, supporting the proposal.

Mr. Massicotte questioned the lot coverage that had been previously approved. Mr. Champagne explained that the previous owners had been approved 32.1% while he and Ms. Carter had received a variance for 29.2%, whereas if this variance application were to be approved, the impervious surface coverage would increase to 31.6%.

The hearing was closed.

MOTION: Mr. Allen, Mr. English second, to approve Variance Application #20-5251, to modify the lot coverage of Variance #19-5216 from 14.8% to 16.6%, for a total lot coverage of 31.6%, and for variances from Section II.G.b.ii, for a Front Yard Setback variance of 44.5', a North Side Yard Setback variance of 29.5', for the purposes of Building a 15'x10'8" shed, as per the drawings submitted, for the property located at 342 East Wakefield Boulevard;

Motion failed with Mr. Allen, Mr. English, and Mr. Massicotte voting aye while Mr. Pollack and Mr. Wilkes were opposed.

Following the motion but prior to the vote, discussion regarding the application occurred among the Board. Mr. Wilkes shared his concerns with the lot coverage. Mr. Pollack noted that he shared the same concerns.

C. ZBA #20-5252 – Variance Location: 15 Hinsdale Avenue Applicant: Winchester Public Schools Owner: Town of Winchester Proposal: Monument Sign – Request for Variance for Height and Area.

Architect Paul Jorgensen of Silver, Petrucelli & Associates, accompanied by Winchester Public Schools Superintendent Melony Brady-Shanley, appeared before the Board regarding this application. Mr. Jorgensen explained that the Hinsdale School was part of a renovation project that includes demolishing the portion of the building over the Gilbert Home Brook and constructing an addition.

Mr. Jorgensen reviewed the proposed nineteen-foot tall monument sign, which will keep with the new end wall of the building, sitting two feet higher than that. He reported the overall sign area as 111 square feet. Mr. Jorgensen noted that the signage includes three small bells reminiscent of school bells and indicated that the bells will function. He indicated the sign is a heavy gauge aluminum panel, the same material as the elevation just to the right.

Mr. Jorgensen noted that there will be no illumination of the sign.

Mr. Pollack shared his concerns with vandalism with the sign and with children swinging on the bells and getting hurt. Ms. Brady-Shanley relayed that she had less concern with that and was more focused on that side of the school being aesthetically pleasing, fitting the scale of the building, and tying in that portion of the neighborhood. Mr. Wilkes shared his concerns with the bells and whether kids might climb the sign to ring the bells. Mr. English questioned the width of the panels used for the sign. Mr. Jorgensen reported that the panels are 1/8" thick. He noted that this is a standard used by other schools, with the panel being on a steel frame embedded in a concrete base.

After Mr. Wilkes reiterated his concern with kids ringing the bells in the sign, Mr. Melanson explained that the Board should not consider the content of the sign.

Mr. Wilkes questioned the distance between the bottom or base of the sign to the first bell. Mr. Jorgensen noted that it would be forty-six inches.

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

MOTION: Mr. Allen, Mr. Massicotte second, to approve Variance Application # 20-5252 , for a variance from Section III.G.3, for a monument sign height variance of 12.9' and sign area variance of 154 square feet, for the purposes of erecting a 22'9" tall monument sign with a total sign area of 113 square feet per side, as per the drawings submitted, for the property located at 15 Hinsdale Avenue;

Motion failed with Mr. Allen, Mr. English, and Mr. Massicotte voting aye while Mr. Pollack and Mr. Wilkes were opposed.

Following the motion but prior to the vote, discussion regarding the application occurred among the Board. Mr. English shared his support for the renovation to the school project generally.

4. OLD BUSINESS:

None.

5. APPROVAL OF MINUTES – July 28, 2020:

MOTION: Mr. English, Mr. Massicotte second, to approve the July 28, 2020 Minutes;
unanimously approved.

6. BILLS PRESENTED:

None.

7. CORRESPONDENCE:

None.

8. OTHER BUSINESS:

None.

9. DISCUSSION WITH ZONING ENFORCEMENT OFFICER:

None.

10. ADJOURNMENT:

MOTION: Mr. English, Mr. Allen second, to adjourn at 8:12PM; unanimously approved.

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