



TOWN OF WINCHESTER ZONING BOARD OF APPEALS
Town of Winchester Town Hall, 338 Main Street
2nd Floor – P. Francis Hicks Room
February 25, 2020 – 7:00PM
Regular Meeting Minutes

Vice Chairman John Massicotte called the meeting to order at 7:00PM.

1. ROLL CALL:

Mr. Massicotte noted that the following individuals were present in addition to himself: Neil Hunt, John Pollack, and Alternates Aubrey English and Paul Marino.

It was noted that Phillip Allen and Hal Wilkes were absent excused. Mr. English and Mr. Marino were seated in their stead.

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

2. EXPLANATION OF PROCEDURE:

Mr. Massicotte explained how applications are reviewed before the Zoning Board of Appeals.

3. PUBLIC HEARINGS – VARIANCE APPLICATIONS & DECISIONS:

A. ZBA #19-5231 Special Exception Location: 146 Shore Drive Applicant: Anthony Anzellotti, Trustee of Barbara Anzellotti Family Trust Owner: Barbara Anzellotti Family Trust Proposal: Special Exception for Fences and Wall.

Attorney William Conti appeared before the Board regarding this application. Attorney Conti explained that a Special Exception was needed for the fence at his client's property. He submitted a correspondence from the neighbor, that directly abuts the subject fence, lending support for the special exception and favoring the fence for the privacy it affords.

Mr. Pollack questioned whether the wall was being removed. Mr. Anzellotti noted that part of the wall is going to be reduced in height pursuant to the last time his client was before this Board.

Mr. Marino questioned whether the fence was supposed to be removed as a product of that last meeting. Mr. Melanson explained that the Special Exception is necessary under the Zoning Regulations because it is within twenty (20') feet of the lake. He noted that a portion of the wall exceeds what would be allowed even with the exception. Because of its proximity to the lake, approval through a Special Exception is required, according to Mr. Melanson.

Mr. Pollack questioned whether the fence and the wall already exists. Attorney Conti confirmed.

The Commission reviewed photographs of the fence sections.

The hearing was open to the public.

Nicole Salvatore of 148 Shore Drive presented with a photograph of the former stone wall separating the two properties. She confirmed that she had no objections to a low retaining wall, explaining that she had been previously opposed after a much higher wall had been constructed.

Mr. English questioned Attorney Conti when his client would be returning from Florida to make the modifications to the wall. Attorney Conti reported his client plans to return in May at which time the work would be completed to lower the stone wall.

The public hearing was closed.

MOTION: Mr. Hunt, Mr. English second, to approve Special Permit Application #19-5231 to install fences and wall per Variance #19-5225 for property located at 146 Shore Drive; unanimously approved.

The reason cited for the approval was that the Board found it to be a reasonable request with the neighbors showing no objection.

B. ZBA #20-5238 Variance Location: 376 East Wakefield Boulevard Applicant: Matthew Closson Owner: Ken Albino Proposal: Cover Existing Deck and Construct New Decks. This application was reported as having been withdrawn.

MOTION: Mr. Massicotte, Mr. Marino second, to accept the withdrawal of Application ZBA #20-5238 Variance Location: 376 East Wakefield Boulevard Applicant: Matthew Closson Owner: Ken Albino Proposal: Cover Existing Deck and Construct New Decks; unanimously approved.

4. OLD BUSINESS:

None.

5. APPROVAL OF MINUTES – January 28, 2020:

The consensus of the Board was to defer approval of the January 28, 2020 Minutes to the following regular meeting.

6. BILLS PRESENTED:

None.

7. CORRESPONDENCE:

None.

8. OTHER BUSINESS:

None.

9. DISCUSSION WITH ZONING ENFORCEMENT OFFICER:

None.

10. ADJOURNMENT:

MOTION: Mr. Marino, Mr. English second, to adjourn at 7:42PM; unanimously approved.

Respectfully submitted,
Pamela A. Colombie
Recording Clerk