



TOWN OF WINCHESTER ZONING BOARD OF APPEALS
Town of Winchester Town Hall, 338 Main Street
2nd Floor – P. Francis Hicks Room
April 23, 2019 – 7:00PM
Regular Meeting Minutes

Chairman Phillip Allen called the meeting to order at 7:00PM.

1. ROLL CALL:

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

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

2. EXPLANATION OF PROCEDURE:

Mr. Allen explained that an approval from this Board requires four affirmative votes. Accordingly, Mr. Allen also explained that the applicants were entitled to a vote before five seated members. He noted that applicants usually receive a disposition on the application the same evening of the meeting. Mr. Allen explained that the proceedings include the applicant's 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.

3. PUBLIC HEARINGS – VARIANCE APPLICATIONS & DECISIONS:

A. ZBA#19-5211 Special Exception Location: 25 East Lake Street Applicant/Owner: David Antoniazzi Proposal: Expand Current 12'x12' Deck to 16'x16' and Enclose for a Screened Porch.

David Antoniazzi, accompanied by his contractor Dave Mastrogiavanni of M&S Construction, appeared before the Board regarding this application. Mr. Antoniazzi explained that the proposal includes adding four feet to the size of the current deck and converting the structure to an enclosed screen porch. He noted that the additional space would be added on the side away from the lake and to the right of the house. Mr. Antoniazzi noted that the steps currently head toward the neighboring house but that the proposed expansion would instead have a small landing and the stairs turning, going toward the lake.

Mr. Allen noted that the proposal includes a swap in coverage. He observed the plans calling for a portion of the paved surface to convert to grassy lawn in exchange for the covered deck, resulting in no net increase or decrease in impervious coverage.

Mr. Pollack questioned whether the work had already begun. Mr. Antoniazzi indicated that it had not. Mr. Pollack noted that he had just driven by and observed some work. Mr. Antoniazzi explained that the work undertaken was a stump removal.

Mr. Pollack questioned staff whether any letters had been received by any neighbors. It was indicated that there had been none received.

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

The hearing was closed.

MOTION: Mr. Hunt, Mr. Wilkes second, to grant a Special Exception to Application #19-5211 to build a 16'x16' screened porch with a 4'6"x4' open landing at stairs per the drawings submitted for the property located at 25 East Lake Street; unanimously approved.

4. OLD BUSINESS:

None.

5. APPROVAL OF MINUTES – MARCH 26, 2019:

MOTION: Mr. Hunt, Mr. Massicotte second, to approve the March 26, 2019 Minutes; Motion passed with Mr. Allen, Mr. Hunt, Mr. Massicotte, and Mr. Pollack voting aye while Mr. Wilkes abstained.

5. BILLS PRESENTED:

None.

6. CORRESPONDENCE:

None.

7. OTHER BUSINESS:

Mr. Pollack questioned whether staff had reviewed the installation of the docks at the marina at Highland Lake. He questioned whether the distance will be measured. Mr. Melanson confirmed, explaining that this will be done prior to the Marina opening for business.

Mr. Melanson confirmed that the marina had received approval from the Planning and Zoning Commission for a dock up to 225'.

8. DISCUSSION WITH ZONING ENFORCEMENT OFFICER:

None.

9. ADJOURNMENT:

MOTION: Mr. Hunt, Mr. Wilkes second, to adjourn at 7:16PM; unanimously approved.

Respectfully submitted,

Pamela A. Colombie
Recording Clerk