



TOWN OF WINCHESTER ZONING BOARD OF APPEALS
Town of Winchester Town Hall, 338 Main Street
2nd Floor - Lee Ann LaClaire Room (aka Blue Room)
February 26, 2019 – 7:00PM
Regular Meeting Minutes

Phillip Allen called the meeting to order at 7:05PM.

1. ROLL CALL:

Mr. Allen noted that the following individuals were present in addition to himself: Neil Hunt, John Massicotte, and Alternate Paul Marino.

It was noted that John Pollack, Hal Wilkes, and Alternate Aubrey English were absent. Mr. Marino was seated for Mr. Wilkes.

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 indicated that given that a full compliment of the Board was not present, the decision to go forward with the application at this meeting or continue it to the following month's regular meeting lay with each applicant.

3. PUBLIC HEARINGS – VARIANCE APPLICATIONS & DECISIONS:

A. ZBA #19-5205 Variance Location: 118 Birdsall Street Applicant: Stephen Lasar Owner: Csaba Tirol Proposal: Relief from Side Yard Setback: Variance of 3'.

Architect Stephen Lasar appeared before the Board regarding this application. He opted to continue the application to the next regular meeting so as to be reviewed by a full board.

The hearing was open, no testimony was received and was immediately continued to the next meeting.

MOTION: Mr. Marino, Mr. Hunt, to continue Application #19-5205 to the next regular meeting; unanimously approved.

B. ZBA #19-5206 Special Exception Location: 714 West Wakefield Boulevard Applicant: Brett Stone Owner: Northwest Investments, LLC Proposal: Move Location of Dwelling to Improve Non-Conforming Setbacks by Centering House on Lot.

Neither the applicant nor a designated representative regarding this application were present.

The hearing was open, no testimony was received and was immediately continued to the next meeting.

MOTION: Mr. Marino, Mr. Hunt, to continue Application #19-5206 to the next regular meeting; unanimously approved.

4. OLD BUSINESS:

None.

5. APPROVAL OF MINUTES – FEBRUARY 5, 2019:

MOTION: Mr. Hunt, Mr. Massicotte second, to approve the February 5, 2019 Minutes; unanimously approved.

5. BILLS PRESENTED:

None.

6. CORRESPONDENCE:

None.

7. OTHER BUSINESS:

The (unidentified) owner of 718 West Wakefield Boulevard questioned the details relative to the application proposed for 714 West Wakefield Boulevard. Mr. Melanson indicated that he would review the application with the gentleman following the meeting.

8. DISCUSSION WITH ZONING ENFORCEMENT OFFICER:

None.

9. ADJOURNMENT:

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

Respectfully submitted,

**Pamela A. Colombie
Recording Clerk**