



**TOWN OF WINCHESTER
ZONING BOARD OF APPEALS**
Town of Winchester Town Hall, 338 Main Street
P. Francis Hicks Room – 2nd Floor
October 24, 2017 – 7:00PM
Regular Meeting Minutes

1. CALL TO ORDER:

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

2. ROLL CALL:

Mr. Massicotte noted that a quorum of the board was present: John Massicotte, Neil Hunt, John Pollack, and Alternates Phillip Allen, Richard Nalette, and Hal Wilkes.

Additionally, Dave Villa and Mike DeClement.

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

Richard Nalette and Hal Wilkes were seated for the meeting.

3. EXPLANATION OF PROCEDURE:

Mr. Massicotte explained that approval by the Zoning Board of Appeals requires four votes of the five members seated hearing an application. He explained that while a variance requires an applicant to present and explain a hardship, a Special Permit does not.

4. PUBLIC HEARINGS:

A. ZBA #17-5187 Request for Special Permit – Expansion of Non-Conforming Structure at 124 Carey Avenue to allow for a 6’x8’ Covered Entranceway for Salvatore Bazzano.

Salvatore Bazzano, accompanied by his friend Alicia Samela, appeared before the Board regarding this application. Ms. Samela noted that the receipts for noticing the neighbors had been submitted for the record. She provided copies of photographs depicting how the water on the property has eroded the concrete landing in front of their access to the home. Mr. Bazzano noted that it is rotting because of a lack of an overhang. They noted that the water has dripped down into the light fixture by the door, shorting out the fixture.

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

MOTION: Mr. Hunt, Mr. Nalette second, to grant a Special Exception for Application #17-5187, Expansion of a non-conforming structure to add a roof over an existing concrete pad. The roof shall be no larger than the pad it sits on. Approved as per Section III-C-7 of the Zoning Regulations; unanimously approved.

5. APPROVAL OF MINUTES – September 26, 2017 REGULAR MEETING:

MOTION: Mr. Hunt, Mr. Allen second, to approve the September 26, 2017 Regular Meeting Minutes; unanimously approved.

6. REVIEW BYLAWS:

It was noted that the last time the bylaws were updated was 1988. Mr. Melanson suggested that a committee be formed to begin to draft revisions to the bylaws. He also pointed out that unlike the Planning and Zoning Commission and the Inland Wetlands and Watercourses Commission, this Board sets their own fee schedule. With the new addition of hearing Special Permit applications, this fee should be reviewed as the current rate, \$235, that the Planning and Zoning Commission charges is not adequate to cover costs.

Mr. Melanson noted that he does have the complete fee schedule scanned and will seek to have it for the next regular meeting.

MOTION: Mr. Allen, Mr. Hunt second, to continue the Review Bylaws under Old Business for next month's meeting agenda; unanimously approved.

7. BILLS PRESENTED:

No business was discussed.

8. CORRESPONDENCE:

No business was discussed.

9. DISCUSSION WITH ZONING ENFORCEMENT OFFICER (IF ANY):

No business was discussed.

10. ADJOURNMENT:

MOTION: Mr. Allen, Mr. Hunt second, to adjourn at 7:22PM; unanimously approved.

Respectfully submitted,

Pamela A. Colombie
Recording Clerk