



**TOWN OF WINCHESTER
ZONING BOARD OF APPEALS
Town of Winchester Town Hall, 338 Main Street
P. Francis Hicks Room – 2nd Floor
April 25, 2017 – 7:00PM
Regular Meeting Minutes**

1. CALL TO ORDER:

Chairman David Villa called the meeting to order at 7:03PM.

2. ROLL CALL:

Mr. Villa reported that a quorum of the board was present: Neil Hunt, John Masicotte, John Pollack and Alternates Phillip Allen and Hal Wilkes.

Additionally, Mr. Villa noted that Alternate Richard Nalette was absent excused.

Also, present for this meeting was Zoning Enforcement Officer/Building Inspector Marc Melanson and Director of Planning and Community Development/Zoning Enforcement Officer Steve Sadlowski.

3. EXPLANATION OF PROCEDURE:

Mr. Villa gave a brief overview of the procedure, explaining that approval of a variance requires four affirmative votes by the Board. A brief review of the difference between variances and special exceptions was provided. He noted that applicants usually receive a disposition on the application the evening of the meeting. Mr. Villa explained that the proceedings include the applicant's opportunity to provide information regarding the application, a chance for the Board to question the applicant, a chance for members of the public to question the applicant, as well as closing comments by the applicant. Mr. Villa also explained that either the Board or the applicant may request that the hearing remain open for four weeks until the next meeting should there be additional or supplemental documents to the application. Additionally, Mr. Villa explained that unlike variance applications, consideration for a special permit application does not require the determination of a hardship.

4. PUBLIC HEARINGS:

A. ZBA#17-5181 Request for Special Permit – Non-Conforming Structure of 636 East Wakefield Boulevard for Frank and Deborah Bares.

Frank Bares appeared before the Board regarding this application. He explained that he is seeking to rebuild a new construction of a cottage on Highland Lake and that he and his wife had received prior Planning and Zoning Commission approval. Additionally, Mr. Bares explained that when he applied for a building permit, he learned that the north side of the property was 1'8" away from the property line thereby requiring a firewall which would result in no windows on that side of the home. Mr. Bares explained that it had been suggested that he rotate the foundation so as to gain some distance to allow windows on that side.

It was noted that proof of notice to the neighbors have been submitted for the file.

Mr. Pollack questioned whether the length of the house is going to be seventy-seven (77') feet. Mr. Bares explained that the main house will not be that long but the plans include a walkway connecting the

home with the garage. Mr. Villa questioned whether there has been any demolition on the property. Mr. Bares explained that everything has been put on hold. Mr. DeClement questioned the dimensions of the parking up top. It was noted that the coverage currently is 46.14% and that the coverage for the new dwelling will be 39.94%. Mr. DeClement questioned why there would be a discrepancy between the drawing that was submitted last month and the drawing submitted for this meeting. Mr. Bares explained that by moving the house, it may have moved to cover area that had already been counted as coverage. Mr. DeClement questioned the height of the proposed structure. It was noted that it is 29.5 feet.

The public hearing was closed at 7:23PM.

5. OLD BUSINESS:

A. ZBA#17-5181 Request for Special Permit – Non-Conforming Structure of 636 East Wakefield Boulevard for Frank and Deborah Bares.

MOTION: Mr. Pollack, Mr. Hunt second, to grant a Special Permit for Application #17-5181 to reposition the dwelling and to be no closer to property line than existing structure as per drawings submitted; Motion passed with Mr. Hunt, Mr. Villa, Mr. DeClement, and Mr. Masicotte voting aye while Mr. Pollack was opposed.

6. APPROVAL OF MINUTES – MARCH 28, 2017 REGULAR MEETING:

MOTION: Mr. DeClement, Mr. Hunt second to approve the March 28, 2017 Minutes; Motion passed with Mr. DeClement, Mr. Hunt, Mr. Pollack and Mr. Masicotte voting aye while Mr. Villa abstained.

7. OTHER BUSINESS:

No business was discussed.

8. BILLS PRESENTED:

No business was discussed.

9. CORRESPONDENCE:

No business was discussed.

10. DISCUSSION WITH ZONING ENFORCEMENT OFFICER (IF ANY).

No business was discussed.

11. ADJOURNMENT:

MOTION: Mr. Hunt, Mr. DeClement second, to adjourn at 7:25PM; unanimously approved.

Respectfully submitted,

Pamela A. Colombie
Recording Clerk