

# Town of Winchester

Zoning Board of Appeals

Regular Meeting

Tuesday May 23, 2023

Item 1 **Roll Call**

Meeting called to order by Chairman Marino promptly at 7:00pm

Attending Members	Paul Marino (Chairman)	Ron Dew
	John Pollack	Ellie Gunn
	Aubrey English	
Absent Excused	Paul Mitchell	
Town Staff Members	Lance Hansen (Town Planner)	
	Glenn Albanesi (Town Clerk)	

Item 2 **Explanation of Procedure**

Chairman Marino explained that approvals from this Board require 4 affirmative votes from five seated members. Mr. Marino outlined the process of the meeting including the opportunity for the applicant to present their proposal, a chance for the Board to ask questions followed by the same opportunity for any member of the public that might be present wishing to do so.

Item 3 **Public Hearings - Variance Applications & Decisions; Appeals**

A) ZBA #23-5326 - Variance

Location - 180 East Lake Street

Applicant / Owner - Mark Jones

Proposal - Rear Yard and Side Yard Variance(s) for 26' x 36' Garage

Chairman Marino confirmed that tonight's meeting had been properly posted and that the required signage was on site.

Mr. Jones addressed the Board and explained that the existing Garage at 180 East Lake Street was 70 years old and currently in violation of local code. His proposed project would eliminate the current garage and replace it with a new building that was slightly larger but would provide extra storage space and a third car bay. He assured the Board that the new garage would decrease impermeable space. The existing arbor and ground pavers would be removed along with gravel and pavement along the easterly property line. The driveway would be slightly widened to allow access to the third bay of the new structure.

The hearing was opened to the public. No comment was received. The hearing was closed.

Motion Statement - To approve ZBA Application #23-5326 Rear Yard and Side Yard Variance(s) for 26' x 36' garage. Location - 180 East Lake Street, Applicant/Owner - Mark Jones

Motion - Paul Marino / Second - Ron Dew

Vote to approve - Unanimous 5 - 0

\* Town Planner and Director of Land Use Lance Hansen provided each attending Board member paperwork from the previous meeting that required their signatures. These were all motions that had been properly approved.

Item 4      **Approval of Minutes**

\* Minutes of Regular Meeting on November 22, 2022

Motion - Aubrey English / Second - Ellie Gunn

Vote to accept minutes - Unanimous (5) - 0

\* Minutes of Regular Meeting on March 28, 2023

Motion - Aubrey English / Second - Ron Dew

Vote to accept minutes - Unanimous (5) - 0

\* Minutes of Regular Meeting on April 25, 2023

Motion - Aubrey English / Second - Ellie Gunn

Vote to accept minutes - Unanimous (5) - 0

Item 5      **Correspondence** - None

Mr. Hansen preemptively distributed packets to each attending Board member pertaining to an application for 182 Shore Drive that would be on the agenda for the next regularly scheduled meeting. Due to the complexity and prior history of the application Mr. Hansen wanted to give the Board plenty of time to be prepared.

Item 6      **Adjournment**

\* Motion - Aubrey English / Second - Ron Dew

To adjourn the meeting at 7:24pm

Vote to approve - Unanimous (6 - 0)

ATTEST:

Glenn Albanesius, Town Clerk

These Minutes are subject to formal approval at the next scheduled meeting. Any amendments, corrections or revisions will be noted in the next Meeting Minutes.