

Town of Winchester
Zoning Board of Adjustment
Minutes
4-5-22

Meeting opened: 5:40pm.

Members present: Becky Roy, Jason Cardinale (V. Chair), Lou Fox (Chair), Bill McGrath and Colby Ebbighausen. Margaret Sharra is the Land Use Administrator.

Public: None

First order of business: The board reviews the minutes of 11-4-21 for approval. **C. Ebbighausen moves to approve, B. Roy seconds. The vote is 3 yes and 2 abstain.**

Second order of business: Nominations.

B. McGrath moves to nominate Lou Fox as Chairman, B. Roy seconds. The vote is 5 yes.

B. McGrath moves to nominate Jason Cardinale as V. Chairman, L. Fox seconds. The vote is 5 yes.

J. Cardinale nominates Becky Roy for another 3 years on the ZBA, L. Fox seconds. The vote is 5 yes.


J. Cardinale nominates Colby Ebbighausen as a ZBA member for 3 years, B. Roy seconds. The vote is 5 yes. These nominations will go to the Selectmen for appointment.

Third order of business: B. McGrath would like to discuss Article XIV, B, 2. He would like the board's opinion on the intent of this paragraph regarding non-conforming structures. J. Cardinale believes the PB use of the ordinance is black and white. The ZBA role is to read between the lines. They are to look at does it hurt people in this case, hurt the town in some way, or impact negatively. Each case must be looked at individually. B. McGrath mentions about encroachments. B. Roy interprets anymore into the encroached area. She also says there are many different types of encroachments. B. McGrath interprets that if something is already nonconforming, its not ok to get closer to the line. J. Cardinale thinks it is good that all members don't have the same opinions. L. Fox reads from XVI,B,2,f. which appears to clarify the previous article. C. Ebbighausen agrees that each encroachment case if different. B. Roy concurs. B. McGrath feels since something is nonconforming then it can't become more, that was the intent. J. Cardinale says that is the role of the ZBA to decide if it can be more. The ZBA permits exceptions. L. Fox says the ZBA is for gray areas.

Fourth order of business: The LUA informs the board she is in receipt of a variance application and ask the board to pick at date. Thursday May 5th will the application review and hearing.

B. McGrath moves to adjourn, J. Cardinale seconds. The vote is 5 yes. 6:00pm.

Minutes respectfully submitted:

Margaret Sharra, LUA 

Minutes approve by the board on: 5/5/22

Minutes signed by:


Lou Fox, Chair