



Winthrop Zoning Board of Appeals Minutes - *approved*
7 PM Wednesday, Aug. 30, 2023
17 Highland Ave.

This meeting can be watched online at:
<https://youtu.be/b8Mtb7iwocM?si=b8HU9RdVrVsmRqaZ>

Call To Order – Roll Call

Chair Dennis Harnish _x_, Ronald Taylor _x_, Greg Chamberland _x_
Roger Hanson _x_, Allen Hitt _x_

Meeting was called to order at 7:00 pm. Ronald Taylor and Allen Hitt were in attendance as non-voting members as their terms of appointment have expired. Reappointments are pending for the next council meeting.

Public Hearing: Case # ZBA 23-01: John and Kayla Vachon – front yard setback from 20 to 14 feet in the General Residential Zone for the construction of a 24 x 24 garage behind 137 Memorial Drive, Map 37, Lot 36.

Applicants were in attendance and summarized their variance request. One abutter was in attendance and commented in support of the application.

Motion to close the public hearing and enter deliberations

Motion by: Chamberland **Second:** Hanson **Vote:** 3-0

Motion that the land in question cannot yield a reasonable return unless a variance is granted

Motion by: Chamberland **Second:** Hanson **Vote:** 3-0

Motion that the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood

Motion by: Chamberland **Second:** Hanson **Vote:** 3-0

Motion that the granting of a variance will not alter the essential character of the locality

Motion by: Chamberland **Second:** Hanson **Vote:** 3-0

Motion that the hardship is not the result of action taken by the applicant or a prior owner

Motion by: Chamberland **Second:** Hanson **Vote:** 3-0

Motion that case 23-01 variance request be granted for a 20 ft setback to be changed to 14 ft on the front side from the right of way

Motion by: Chamberland

Second: Hanson

Vote: 3-0

- Approval of any minutes - **none**
- Any additional business - **none**

Adjournment – meeting was adjourned at 7:45 pm.