



Winthrop Zoning Board of Appeals Minutes 7 PM Wednesday, Oct. 18, 2023 17 Highland Ave.

Call To Order – Roll Call – 7 pm

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

Public Hearing: [Case # ZBA 23-02: Thomas Meiser](#) – front yard setback from 40 to 30 feet and side yard setback from 20 to 16 feet in the Public Water Zone for the construction of a 24 x 26 garage located at 27 Rocky Haven Lane, Map 25, Lot 23.

Open public hearing

Motion by: Hanson **Second:** Hitt **Vote:** 4-0

- Applicant presentation: Mr. Meiser gave an overview and referenced materials and photos.
- Question and answers/discussion: There was a discussion regarding the photos and the current/proposed ramp. It was noted the 30% expansion limitation does not apply. Dennis Harnish noted he would recuse himself from deliberating and voting on the case as he is friends with the applicant.

Close public hearing

Motion by: Hanson **Second:** Hitt **Vote:** 4-0

Board deliberation

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

Motion by: Hanson **Second:** Hitt **Vote:** 3-0-1 (Harnish recused)

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: Hanson **Second:** Taylor **Vote:** 3-0-1 (Harnish recused)

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

Motion by: Hanson **Second:** Hitt **Vote:** 3-0-1 (Harnish recused)

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

Motion by: Hanson **Second:** Taylor **Vote:** 3-0-1 (Harnish recused)

Motion that case 23-02 variance request be granted for a front yard setback from 40 to 30 feet and side yard setback from 20 to 16 feet in the Public Water Zone for the construction of a 24 x 26 garage located at 27 Rocky Haven Lane, subject to the site plan drawing as presented in the application materials

Motion by: Hanson **Second:** Hitt **Vote:** 3-0-1 (Harnish recused)

Recording Secretary Appointment: Zoning Ordinance Article V 15.A.2.a – “The Board ... may appoint a recording secretary from outside the Board...the secretary shall keep the minutes of the proceedings of the Zoning Board of Appeals which shall show the vote of each member upon each question”

Motion to appoint Deborah Nichols as Recording Secretary for the Winthrop Zoning Board of Appeals

Motion by: Hitt **Second:** Hanson **Vote:** 4-0

Minutes: Consideration of approval of the minutes of the [Aug. 30, 2023](#) ZBA meeting

Motion to approve the minutes as presented

Motion by: Hanson **Second:** Hitt **Vote:** 4-0

Any additional business - *none*

Adjournment

Motion to adjourn meeting at 7:35 pm

Motion by: Hanson **Second:** Hitt **Vote:** 4-0