



TOWN OF WINCHESTER ZONING BOARD OF APPEALS
Town OF Winchester Town Hall
338 Main Street, 2nd Floor – P. Francis Hicks Room, Winsted
October 25, 2022 – 7:00PM
Regular Meeting Minutes

1. ROLL CALL:

Chairman Paul Marino called the meeting to order at 7PM, noting that the following individuals were present in addition to himself: Ron Dew, Aubrey English, John Pollack, and Alternate Ellie Gunn. Phillip Allen and Thomas Sullivan were absent excused. Ms. Gunn was seated for Mr. Allen.

2. EXPLANATION OF PROCEDURE:

Mr. Marino explained that approvals from this Board require four 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.

3. PUBLIC HEARINGS – VARIANCE APPLICATIONS & DECISIONS; APPEALS.

A. ZBA #22-5311 Location: 182 Shore Drive Applicant/Owner: Gervais Jouvin and Kathryn A. French Proposal: Change from Seasonal to Year-Round Dwelling and Permit Use of Existing Second Floor Attic Space as Living Area.

Gervais Jouvin and Kathryn A. French, accompanied by their attorney, appeared before the board and reviewed his proposal contained within his application.

MOTION: Mr. Dew, Ms. Gunn second, to continue the application to continue Application #22-5311 to the November 22, 2022 regular meeting at 7PM in the P. Francis Hicks Room of Town Hall and to consult with the town attorney; motion approved with Mr. Dew, Ms. Gunn, Mr. English, and Mr. Pollack voting aye while Mr. Marino abstained.

B. ZBA #22-5312 Location: 304 East Wakefield Boulevard Applicant/Owner: Harris Daigle Proposal: Edit from Rain Garden to Alternative Natural Infiltration System.

Harris Daigle appeared before the board regarding this application and reviewed his proposal contained within his application.

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

MOTION: Mr. Marino, Mr. English second, to grant Variance application #ZBA 22-5312, to modify the variance granted in application #ZBA 21-5263 as follows:

Modification of site plans constituting the removal of proposed rain garden and substitution of natural drainage water management system, as per the drawings submitted, for the property located at 304 East Wakefield Boulevard; unanimously approved.

C. ZBA #22-5313 Location: 664 East Wakefield Boulevard Applicant: Linda Carnelli and William Carnelli Owner: Rita Carnelli Trust Proposal: Install Rain Garden for Driveway Water Runoff.

It was noted that the applicants were requesting a continuance of their application.

MOTION: Mr. English, Mr. Dew second, to continue Application ZBA#22-5313 to the November 22, 2022 regular meeting; unanimously approved.

4. APPROVAL OF MINUTES.

A. September 27, 2022 Regular Meeting.

MOTION: Mr. English, Mr. Dew second, to approve the September 27, 2022 Minutes; unanimously approved.

5. CORRESPONDENCE.

New Town Planner and Director of Land Use Lance Hansen was introduced to the board.

6. ADJOURNMENT.

MOTION: Mr. English, Mr. Dew second, to adjourn at 7:34PM; unanimously approved.

Respectfully submitted,
Pamela A. Colombie
Land Use Assistant