



TOWN OF WINCHESTER ZONING BOARD OF APPEALS
Town OF Winchester Town Hall
338 Main Street, 2nd Floor – Lee Ann LaClaire Room, Winsted
February 22, 2022 – 7:00PM
Regular Meeting Minutes

1. ROLL CALL:

Chairman Paul Marino called the meeting to order, noting that the following individuals were present in addition to himself: Aubrey English, John Pollack, Alternates David Carter and Ron Dew. Mr. Allen was absent excused. Mr. Carter and Mr. Dew were seated for the meeting.

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 #22-5295 – Special Exception Location: 248 Perch Rock Trail Applicant: Michael Cardillo Owner: Jeffrey M. Muller and Mellissa M. Muller Proposal: Demolish Existing Dwelling and Reconstruct New Single-Family Residence.

Michael Cardillo, accompanied by Architect Don Tarinelli, appeared before the Board regarding this application. Mr. Cardillo explained that his client was seeking to demolish the existing house, remove the existing foundation, and build a new house in the same footprint. Mr. Cardillo explained the new house would be slightly taller to accommodate new bedrooms. Mr. Tarinelli shared photographs of the existing house, noting that the bedrooms are very cramped. He indicated that one bedroom is 8'x7' while the master bedroom is only 8' deep.

Mr. Tarinelli noted that the submitted revised survey includes the average existing grade included. Additionally, the engineered plan includes the proposed heights. Mr. Tarinelli noted that the location of the proposed patio has been moved so that it complies. He shared copies of the proposed elevations as well as a photograph of the proposed conditions.

Mr. Carter questioned the height in the basement. Mr. Tarinelli noted that the basement would be a full walk-out, at 7'4".

Mr. Carter questioned the average height. Mr. Tarinelli reported the average proposed grade to the midpoint of the roof will be 29.4'.

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

MOTION: Mr. Carter, Mr. English second, to grant a Special Exception pursuant to Section II.b.4.b of the Zoning Regulations for Application #22-5295, to allow the demolition of an existing dwelling and construction of a full two-story single-family residence with a walk-out per the drawings submitted for the property located at 248 Perch Rock Trail; unanimously approved.

4. APPROVAL OF MINUTES.

A. January 25, 2022 Regular Meeting.

The January 25, 2022 Minutes should include the following changes:

The portion of text in the first paragraph of the sixth page that reads, "...preceding the discussion, Mr. Carter was seated for Mr. Dew...", should instead read, "...preceding the discussion, Mr. Carter was seated for Mr. English...".

MOTION: Mr. Dew, Mr. Pollack second, to approve the January 25, 2022 Minutes, as amended; unanimously approved.

5. CORRESPONDENCE.

No business discussed.

6. ADJOURNMENT.

MOTION: Mr. English, Mr. Dew second, to adjourn at 7:18PM; unanimously approved.

Respectfully submitted,
Pamela A. Colombie
Recording Clerk