



**TOWN OF WINCHESTER ZONING BOARD OF APPEALS**  
**Town of Winchester Town Hall**  
**338 Main Street – 2<sup>nd</sup> Floor, P. Francis Hicks Room – Winsted**  
**October 26, 2021 – 7:00PM**  
**Regular Meeting Minutes**

Chairman Phillip Allen called the meeting to order at 7:00PM.

**1. ROLL CALL:**

Mr. Allen noted that the following individuals were present in addition to himself: Aubrey English, Paul Marino, John Pollack, Alternate Ron Dew.

Mr. Wilkes was absent. Mr. Dew was seated in his stead.

**2. EXPLANATION OF PROCEDURE:**

Mr. Allen explained that approvals from this Board require four affirmative votes. He noted that five members are seated and that an application needs a vote of approval from four. Mr. Allen 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 #21-5275 – Variance Location: 362 West Wakefield Boulevard Applicant/Owner: Brian Godin Proposal: Setback Variance for Deck.**

**MOTION:** Mr. English, Mr. Marino second, to continue Application ZBA #21-5275 – Variance Location: 362 West Wakefield Boulevard Applicant/Owner: Brian Godin Proposal: Setback Variance for Deck to the next regular meeting; unanimously approved.

It was noted that the next regular meeting of this Board was scheduled for November 23, 2021 at 7PM in the P. Francis Hicks Room of the Winchester Town Hall.

**B. ZBA#21-5282 – Variance Location: 169 West Wakefield Boulevard Applicant/Owner: Jeffrey Olson and Kathi Olson Proposal: Side Yard Setback Variance for 20'x29' Garage.**

Jeffrey Olson appeared before the board regarding this application. Mr. Olson explained that he had a temporary garage tarp shed last winter for his vehicle which while it was supposed to be rated for snow, it did not work for 18" of snow and had \$8K worth of damage to his car. Due to the narrow width of his lot, a variance was necessary for the garage, according to Mr. Olson.

Mr. Allen questioned the status of the existing shed as depicted on the plans. Mr. Olson noted that as far as he knew, it had been there twenty or thirty years. Mr. Allen questioned whether it was possible to add on to that, rather than adding an additional new building. It was noted that the new proposed structure was in addition to the depicted building. Mr. English questioned whether the proposed structure was a two-car garage with storage. Mr. Olson confirmed noting that it will be for two cars and for lawn mowers. Mr. Marino questioned whether the structure could be centered, which would likely eliminate the need for a variance. Mr. Olson noted that it

would then be an increase in impervious surface as the proposed area is already paved. Mr. English questioned whether the existing shed would be torn down. Mr. Olson indicated that there would be no change to the existing building and that the proposal was for an additional building. Mr. Allen questioned whether it would be connected to the existing building. Mr. Olson confirmed.

The hearing was open to the public.

Ted Danson of 171 West Wakefield Boulevard spoke in favor of the application, noting that he sympathizes with the applicant for the damage sustained to his car and for having to give up part of his driveway.

The public hearing was closed.

**MOTION:** Mr. Marino, Mr. English second, to grant a variance pursuant to Section II.G.b.ii. of the zoning regulations for Application #21-5282 for a southerly side yard setback for a 20'x29' garage per the drawings submitted for the property located at 169 West Wakefield Boulevard; unanimously approved.

The reason cited for the approval of the variance was that it was a reasonable request.

**C. ZBA#21-5281 – Variance Location: 120 Coe Street Applicant/Owner: Sandra Silva Proposal: Side Yard Setback and Impervious Coverage Variances for 24'x30' Addition.** Sandra Silva, accompanied by her husband and architect, Craig Chasse, appeared before the board regarding this application. Mr. Chasse explained that a sideyard variance was necessary for this existing house in order to accommodate the addition for the extended family. Mr. Chasse noted that various options were explored, explaining that the home was already at the front yard setbacks and there was only a small yard at the side yard setback. Mr. Chasse explained that there was a slope dropping off at the back of the house with no feasible way to put an addition on at the back of the house. He noted that the only option remaining was the proposal that will put the structure at 14.5' away from the side boundary.

Mr. Dew reported having visited the site, agreeing that the back slope was very steep. Mr. Allen questioned whether the cottage had begun as a fishing cottage. Ms. Silva did not think so. Mr. English questioned whether the shed would be relocated as depicted on the plan. Ms. Silva indicated that the shed was being removed altogether.

The hearing was open to the public.

Jean Marshall of 130 Coe Street spoke in favor of the application, noting that she was eager to see the addition to allow the family to live together.

The hearing was closed.

**MOTION:** Mr. Marino, Mr. English second, to grant a variance pursuant to II.F.b.ii. of the zoning regulations for Application #21-5281 for a 15.4' southerly side yard setback and a 1.9% impervious surface coverage for a 24'x30' addition, per the drawings submitted, for the property located at 120 Coe Street, noting that the existing shed depicted on the site plan is to be removed; unanimously approved.

The reason cited for the approval of the variance was a hardship with the slope of the land, noting the topography that exists behind the house.

**D. ZBA#21-5283 – Variance Location: 107 Rugg Brook Road Applicant/Owner: Elizabeth Raniere and Karl Zimmerman Proposal: Front Yard Setback Variance for Proposed Screen Porch and Covered Overhang and Rear Yard Setback Variance for Deck.**

Elizabeth Raniere, accompanied by her husband Paul, appeared before the board regarding this application. She explained that her home is very small and explained that they need more room so that when their family visits, they have space. Ms. Raniere explained that they are looking to make their kitchen larger and to have a screened porch. She noted that their lot is only a one-half acre parcel. Ms. Raniere explained that they had already approached the Torrington Area Health District and that there was not a lot of room on the site for the proper clearances.

The hearing was open to the public.

Ms. Raniere distributed correspondence from her neighbors. Mr. Allen read them aloud. Communications from James Lockton of 3 Woods Lane, Gayle Moraschi of 109 Rugg Brook Road, Kimberly and Brett Marchand of 102 Rugg Brook Road, and Jeannie St. Peters of 1 Rugg Brook Road were noted as having been received, all of which were in favor of the application.

The hearing was closed.

**MOTION:** Mr. Marino, Mr. English second, to grant a variance pursuant to Section II.F.b.ii. of the Zoning Regulations for Application #21-5283 for a 17' front yard setback for a 4'x28' overhang, a 1.4' rear yard setback for a 15'x5' addition, and a 11' rear yard setback for a 12'x8' deck with stairs, per the drawings submitted for the property located at 107 Rugg Brook Road, and a 12' front yard setback for a 12.5'x14.45' proposed screen porch; unanimously approved.

The reason cited for the approval of the variance was that it was a reasonable request and the effort made to minimize impact in the proposal.

**E. ZBA#21-5284 – Variance Location: 205 Perch Rock Trail Applicant/Owner: Ingrid A. Pierce Proposal: Rear Yard Setback and Side Yard Setback Variance and Impervious Surface Variance for Deck and Addition to Back of Dwelling; Front Yard Setback and Side Yard Setback Variance and Impervious Surface Variance for Addition to Front of Dwelling.**

It was noted that as the notices to the abutting property owners had been mailed only 8 days prior to the hearing, the applicant agreed to continue the hearing so that all neighbors were afforded a chance to review the application and attend the public hearing if inclined.

**MOTION:** Mr. Marino, Mr. Dew second, to continue Application ZBA#21-5284 to the November 23, 2021 regular meeting; unanimously approved.

**4. OLD BUSINESS:**

None.

**5. APPROVAL OF MINUTES:**

**A. September 28, 2021 Regular Meeting**

**MOTION:** Mr. Dew, Mr. English second, to approve the September 28, 2021 Minutes; approved with Mr. Marino, Mr. English, Mr. Dew voting in favor while Mr. Allen and Mr. Pollack abstained.

**6. BILLS PRESENTED:**

None.

**7. CORRESPONDENCE:**

Mr. Allen queried the Board regarding their availability for a Special Meeting at 6PM at the December 28, 2021 regular meeting for a training session on Low Impact Development (LID).

**8. OTHER BUSINESS:**

**A. 2022 Regular Meeting Schedule.**

**MOTION:** Mr. Allen, Mr. English second, to approve the 2022 regular meeting schedule as presented; unanimously approved.

**9. DISCUSSION WITH ZONING ENFORCEMENT OFFICER:**

Staff reported an additional board member alternate being currently considered by the Board of Selectmen.

Mr. Allen noted that Hal Wilkes has missed at least four regular meetings and shared his understanding that he was no longer an elector in the Town of Winchester. He reminded the Board that Mr. Carter was not interested in changing his member status from alternate to regular and therefore, Mr. Dew would be next in line for the seat.

**MOTION:** Mr. Allen, Mr. Allen second, that the chairman communicate to the town manager and the Board of Selectmen the recommendation that Mr. Wilkes be removed as a Zoning Board of Appeals member and Mr. Dew serve in that spot; unanimously approved.

**10. ADJOURNMENT:**

**MOTION:** Mr. English, Mr. Dew second, to adjourn at 7:51PM; unanimously approved.

**Respectfully submitted,**  
**Pamela A. Colombie**  
**Recording Clerk**