



TOWN OF WINCHESTER ZONING BOARD OF APPEALS
Town of Winchester Town Hall
338 Main Street – 2nd Floor, P. Francis Hicks Room – Winsted
August 24, 2021 – 7:00PM
Regular Meeting Minutes

Vice Chairman Paul Marino called the meeting to order at 7:40PM.

1. ROLL CALL:

Mr. Marino noted that the following individuals were present in addition to himself: Aubrey English, and Alternates David Carter and Ron Dew.

Mr. Allen was absent excused. Mr. Pollack and Mr. Wilkes were absent. 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. He noted that as there were only four board members present, approval requires a unanimous positive decision. Typically, applicants have an option to postpone the consideration of their applications to the following meeting so that it can be heard by a full complement of the Board, according to Mr. Marino. He questioned the two applicants present if either would like to take advantage of that option. Neither applicant did.

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

A. ZBA #21-5273 – Special Permit Location: 144 Boyd Street Applicant: Tanja Bergonzi and David Mattson Owner: Tanja Bergonzi Proposal: Accessory Apartment Above Detached Garage.

David Mattson appeared before the Board regarding this application. He explained that he and his wife were planning to replace their 50-year old garage. He noted that the current garage was only one bay but explained that they really need a two-car garage. Mr. Mattson explained that including an accessory apartment made sense.

Mr. Marino questioned whether Mr. Mattson occupied the property full-time. Mr. Mattson confirmed.

The hearing was open to the public. No comments were made. The hearing was closed.

MOTION: Mr. Marino, Mr. English second, to grant a Special Exception for ZBA Application #21-5273 to allow an accessory apartment above a detached garage for the property located at 144 Boyd Street; unanimously approved.

B. ZBA #21-5274 – Variance Location: 332 East Wakefield Boulevard Applicant/Owner: George J. Mackiewicz Proposal: Modification of Variance: Change in Roof Design.

George Mackiewicz appeared before the Board regarding this application. Mr. Mackiewicz reviewed the elevation drawings he had prepared relative to a change in his roof design of the

home he was currently constructing. He explained that as the roof was framed, he and his wife did not like the design. He indicated that no engineering was necessary as the change in roof design would not affect the structure nor would it add any additional square footage to the building. Mr. Mackiewicz indicated that the change in roof design would not require a height variance as it was on a lower roof.

Mr. Mackiewicz had been told that he could purchase anti-stain shingles which only concerned he and his wife that their siding would be stained in five years.

The hearing was open to the public.

Jay Champagne of 342 East Wakefield Boulevard, indicating that his family owns other nearby property very close to the subject location, spoke in support of the application.

MOTION: Mr. Marino, Mr. Dew second, to grant Variance #21-5274, a modification of Variance 19-5218, to change a section of the front roof, from a hip roof to a gable roof, as per the drawings submitted for the property at 332 East Wakefield Boulevard; unanimously approved.

C. ZBA #21-5275 – Variance Location: 362 West Wakefield Boulevard Applicant/Owner: Brian Godin Proposal: Setback Variance for Deck.

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

4. OLD BUSINESS:

None.

5. APPROVAL OF MINUTES:

A. July 27, 2021 Regular Meeting

MOTION: Mr. English, Mr. Dew second, to approve the July 27, 2021 Minutes; *unanimously approved.*

6. BILLS PRESENTED:

None.

7. CORRESPONDENCE:

None.

8. OTHER BUSINESS:

None.

9. DISCUSSION WITH ZONING ENFORCEMENT OFFICER:

No business discussed.

10. ADJOURNMENT:

MOTION: Mr. English, Mr. Carter second, to adjourn at 7:56PM; unanimously approved.

Respectfully submitted,
Pamela A. Colombie
Recording Clerk