



**TOWN OF WINCHESTER ZONING BOARD OF APPEALS**  
**Town of Winchester Town Hall, 338 Main Street**  
**2<sup>nd</sup> Floor – P. Francis Hicks Room**  
**July 23, 2019 – 7:00PM**  
**Regular Meeting Minutes**

Chairman Phillip Allen called the meeting to order at 7:01PM.

**1. ROLL CALL:**

Mr. Allen noted that the following individuals were present in addition to himself: Neil Hunt, John Massicotte, John Pollack, and Hal Wilkes.

John Pollack and Alternate Paul Marino were absent excused. Aubrey English was absent. Also, present for this meeting was Zoning Enforcement Officer/Building Official Marc Melanson.

**2. EXPLANATION OF PROCEDURE:**

Mr. Allen explained that an approval from this Board requires four affirmative votes. Accordingly, Mr. Allen also explained that the applicants were entitled to a vote before five seated members. He provided the applicant the option of continuing the meeting to the following month in order for her to have the opportunity to be heard by a full board. The applicant chose to go forward with the application at this meeting. He noted that applicants usually receive a disposition on the application the same evening of the meeting.

Mr. Allen explained that the proceedings include the applicant's opportunity to provide information regarding the application, a chance for the Board to question the applicant and/or representative as well as closing comments by the applicant.

**3. PUBLIC HEARINGS – VARIANCE APPLICATIONS & DECISIONS:**

**A. ZBA #19-5219 Special Exception Location: 812 Hosley Road Applicant/Owner: Mary Ann Marino Proposal: Modification of Special Exception.**

Mary Ann Marino appeared before the Board regarding this application. Ms. Marino reminded the Board of her recently approved Special Exception to demolish the existing house and relocate it to a more conforming spot on the parcel. She pointed out that while the previous plan had reflected 'carport', what had been presented and discussed was a proposed garage. Ms. Marino explained that she had erred in what had been presented as the proposed size of the garage, noting that it is undersized as she drives a 1996 Ford F250 with an eight-foot bed with an extended cab. She noted that in order for her truck to fit in the garage, the request includes a proposal to extend the garage by six feet. However, in order to accomplish symmetry in the design, Ms. Marino explained that she would like to lengthen the rest of the house. The request for the setbacks would go from a forty-one (41') foot setback down to a thirty-five (35') foot setback. Ms. Marino explained that the setback currently is 10' 8". She also noted that the plans would change to take half of the area allocated for the porch and add it to the kitchen.

The hearing was open to the public.

Grace Shia of Torrington, identifying as the mother of the applicant and a 40-year resident of the lake, spoke in favor of the application.

The hearing was closed.

**MOTION:** Mr. Hunt, Mr. English second, to approve Application #19-5219 for a modification to Special Exception #19-5210 to build a 26'x33.8' two-story house with a 3.5'x14.8' jog and a 3.5'x14.8' front porch and to relocate the structure on the property per the drawings submitted for the property located at 812 Hosley Road; unanimously approved.

**4. OLD BUSINESS:**

None.

**5. APPROVAL OF MINUTES – JUNE 25, 2019:**

**MOTION:** Mr. Hunt, Mr. Massicotte second, to approve the June 25, 2019 Minutes; unanimously approved.

**5. BILLS PRESENTED:**

None.

**6. CORRESPONDENCE:**

None.

**7. OTHER BUSINESS:**

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

None.

**9. ADJOURNMENT:**

**MOTION:** Mr. Hunt, Mr. English second, to adjourn at 7:15PM; unanimously approved.

Respectfully submitted,

Pamela A. Colombie  
Recording Clerk