



TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street

WINSTED, CONNECTICUT 06098

***Minutes of Meeting
Zoning Board of Appeals
July 28, 2015***

FILED
CLERK'S OFFICE
AUG 1 2015
SHEILA S. SEDLACK
TOWN CLERK OF WINCHESTER
WINSTED, CONN.

Item 1. Call to Order

The meeting was called to order by Chairman D Villa at 7:00 p.m.

Item 2. Roll Call

Members Present: David Villa, John Massicotte, Neil Hunt, Michael DeClement, John Pollack, Hal Wilkes, and ZEO Marc Melanson.

Absent/Excused: Richard Nalette and Philip Allen

Absent:

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Item 3. Explanation of Variance Procedure

Chairman Villa explained the process and procedures for the meeting.

Item 4. Public Hearings – Variance Applications & Decisions

Public Hearing continued from last Month

Application #15-5156: Request for variance from section 4a.2 side yard setback, 4a.2 rear yard setback and lot coverage at 636 East Wakefield Blvd.

Applicant: Frank & Deborah Bares
Property Address: 636 East Wakefield Blvd.
Property Owner: Frank & Deborah Bares

Public Hearing
Continued at: 7:05 **Closed:** 7:26

Motion by J. Pollack, seconded by N. Hunt

Motion to grant variance application number 15-5156, from section 4a.2 side yard setback, 4a.2 rear yard setback and lot coverage at 636 East Wakefield Blvd for Frank & Deborah Bares Motion to grant variance application number 15-5156, from section 4a.2, for a North Sideyard setback variance of 32 feet, a South sideyard setback variance of 25 feet, a rearyard setback variance of 2 feet and a lot coverage variance of 43.13%, for the purpose of building a 55'x28', 2 story house with a 5'x9'6' jog and a walkout basement, a 23'x 13' 2 story deck, a 33'4x 4'6 deck, a 24'x 22' one story garage, and a 4'6x 31'6 walkway from the garage to the house, as per the drawings submitted, for the property located at 636 East Wakefield Blvd.

In favor: none

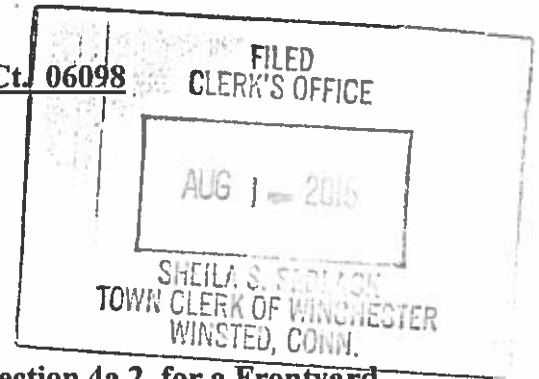
Opposed: D. Villa, N. Hunt, J. Massicotte, Michael DeClement and J. Pollack

Motion: Denied

Reason for Denial: Lack of hardship

Application #15-5158: Request for variance from section 4A.2 front yard setback, at 340 East Wakefield Blvd.

Applicant: Charles & Susan Cussons
Property Address: 340 East Wakefield Blvd, Winsted, Ct. 06098
Property Owner: Charles & Susan Cussons



Public Hearing

Opened: 7:29 **Closed:** 7:47

Motion by J. Pollack, seconded by N. Hunt

Motion to grant variance application number 15-5158, from section 4a.2, for a Frontyard setback variance of 18 feet, and a South sideyard setback variance of 29.4 feet, for the purpose of demolishing existing cottage and building a 32'x18', 2 story seasonal cottage with a 22'x 6' and an 18'x 6' covered porches, as per the drawings submitted, for the property located at 340 East Wakefield Blvd.

In favor: D. Villa, N. Hunt, J. Massicotte, and Michael DeClement

Opposed: J. Pollack

Motion: Approved

Reason for Approval: Reasonable Request

Application #15-5159: Request for variance from section 4a.2 side yard Setback, 4a.2 lot coverage and at 256 Perch Rock Trail.

Applicant: John & Barbara O'Connell
Property Address: 256 Perch Rock Trail.
Property Owner: John & Barbara O'Connell

Public Hearing

Opened: 7:49 **Closed:** 20:10

Motion by J. Pollack, seconded by N. Hunt

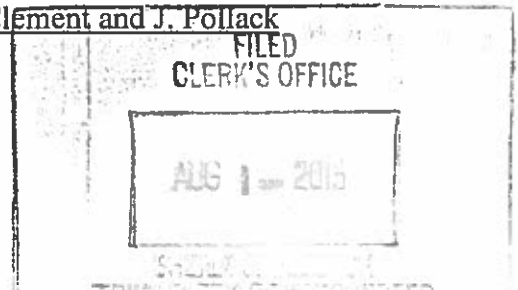
Motion to grant variance application number 15-5159, from section 4a.2, for a North sideyard setback variance of 23.2 feet, a South sideyard setback variance of 23 feet and a Lot Coverage variance of 6.1%, for the purpose of demolishing existing structure and building a 32'x 24', 2 story residence with a walkout basement, a 28'x 16', one story garage with storage above, a 2'x11' jog in the back, a 4'x8' covered front porch and a 13'6"x5'6"

deck, with stairs, in the back, as per the drawings submitted, for the property located at 256 Perch Rock Trail.

In favor: D. Villa, N. Hunt, J. Massicotte, Michael DeClement and J. Pollack
Opposed: none

Motion: Approved

Reason for Approval: Reasonable Request



Application #15-5160: Request for variance from section 4a.2 side yard setback, 4a.2 front yard setback and 4a.2 lot coverage at 348 East Wakefield Blvd.

Applicant: Jennifer Leach
Property Address: 348 East Wakefield Blvd.
Property Owner: Jennifer Leach

Public Hearing

Opened: 8:20

Closed: continued to the August 25, 2015 Meeting

Motion by J. Pollack, seconded by N. Hunt

Motion to continue variance application number 15-5160 to the August 25, 2015 meeting.

In favor: D. Villa, N. Hunt, J. Massicotte, Michael DeClement and J. Pollack
Opposed: none

Motion: Approved

Application #15-5161: Request for variance from section 4a.2 front yard setback and 4a.2 lot coverage at 205 Perch Rock Trail.

Applicant: Glen Gordon
Property Address: 205 Perch Rock Trail.
Property Owner: Glen Gordon

Public Hearing

Opened: 8:37

Closed: 8:48

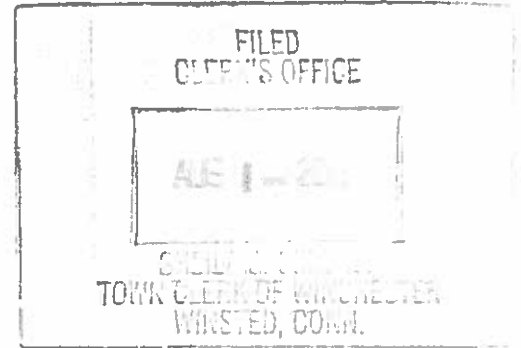
Motion by J. Pollack, seconded by N. Hunt

Motion to grant variance application number 15-5161, from section 4a.2.2, for a frontyard setback variance of 28.3 feet and a Lot Coverage variance of 4.4%, for the purpose of building an 8'x 16' deck on the front of the structure, as per the drawings submitted, for the property located at 205 Perch Rock Trail

In favor: D. Villa, N. Hunt, J. Massicotte, Michael DeClement and J. Pollack
Opposed: none

Motion: Approved

Reason for Approval: Reasonable Request



Item 5. New Business
none

Item 6. Approval of Minutes:

October 28, 2014 Meeting: Chairman working on getting the minutes

June 23, 2015 Meeting:

Motion by J. Massicotte, seconded by N. Hunt:

To approve minutes for the June 23, 2015 meeting

Vote: all in favor

Motion carried unanimous

Item 7. Old Business:
none

Item 8. Bills Presented-
none

Item 9. Correspondence-
none

Item 10. Discussion w/ZEO
none

Item 11. Motion to adjourn
Motion by N. Hunt, seconded by: J. Massicotte

To adjourn.

Vote: all in favor - **Motion carried unanimous.**

Meeting adjourned at 8:52 p.m.

Respectfully Submitted,

Marc Melanson
Zoning Enforcement Officer