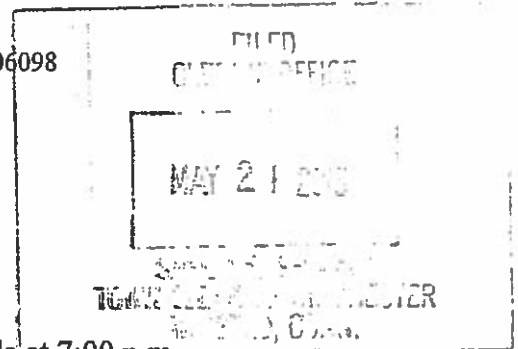




TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street
WINSTED, CONNECTICUT 06098



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

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, Philip Allen, John Pollack and ZEO Marc Melanson.

Absent/Excused: Michael DeClement, Richard Nalette

Absent: Hal Wilkes

Chairman Villa Sat P Allen for the meeting

Item 3. Explanation of Variance Procedure

Chairman Villa explained the process and procedures for the meeting.

Item 4. Public Hearings – Variance Applications & Decisions

Application #15-5153: Request for variance from section 4a.2 for a front yard set-back variance at 59 Lakeview Drive for George Closson.

Applicant: George Closson
Property Address: 59 Lakeview Dr.
Property Owner: Susan O. Closson

Public Hearing

Opened: continued from last month **Closed:** 7:10

Motion by J. Pollack, seconded by N. Hunt

Motion to grant variance application number 15-5153, from section 4a.2, for an East Frontyard setback variance of 12 feet, for the purpose of building an 8'x 14'8" shed, per the drawings submitted, for the property located at 59 Lakeview Dr.

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

Opposed: P. Allen and J. Pollack

Motion: Denied

Reason for Denial: No Hardship and no A2 Survey

Application #15-5154: Request for variance from section 4a.2 side yard setback at 619 East Wakefield Blvd for Jeremy & Andrea Pelletier.

Applicant: **Jeremy & Andrea Pelletier**
Property Address: **619 East Wakefield Blvd.**
Property Owner: **Jeremy & Andrea Pelletier**

Public Hearing

Opened: 7:12

Closed: 7:23

Motion by J. Pollack, seconded by N. Hunt

Motion to grant variance application number 15-5154, from section 4a.2, for a North Sideyard setback variance of 8 feet, for the purpose of building a 12'x 15' Breezeway and a 30'x28 garage with storage area above, per the drawings submitted, for the property located at 619 East Wakefield Blvd.

In favor: **D. Villa, N. Hunt, J. Massicotte, P. Allen 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 minute

February 24, 2015 Meeting and March 23, 2015:

Motion by P. Allen, seconded by N. Hunt:

To approve minutes for the February 24, 2015 and March 23, 2015 meetings

Vote: all in favor

Motion carried unanimous

Item 7. Old Business:
none

Item 8. Bills Presented-
Ct Federation of Zoning Agencies: Motion was made and approved to pay the bill

Item 9. Correspondence-
none

Item 10. Discussion w/ZEO

none

Item 12. Motion to adjourn

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

To adjourn.

Vote: all in favor - Motion carried unanimous.

Meeting adjourned at 7:29 p.m.

Respectfully Submitted,

Marc Melanson
Zoning Enforcement Officer