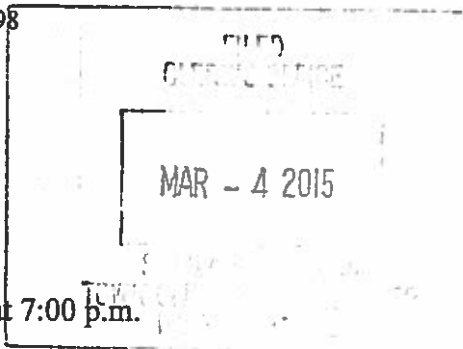




TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street

WINSTED, CONNECTICUT 06098



***Minutes of Meeting
Zoning Board of Appeals
February 24, 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, Michael DeClement, Hal Wilkes, Richard Nalette and ZEO Marc Melanson.

Absent/Excused: Philip Allen, John Pollack

Chairman Villa Sat H Wilkes 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 #15-5152: Request for variance from section 4a.2 for a front yard set-back, 4a.2 for two side yard set-backs and 4a.2 lot coverage at 849 East Wakefield Blvd for Bernard Witte.

Applicant: Bernard Witte
Property Address: 849 East Wakefield Blvd.
Property Owner: Elizabeth Lavernoich

Public Hearing

Opened: 7:03 **Closed:** 7:17

Motion by J. Massicotte, seconded by N. Hunt

Motion to grant variance application number 15-5152, from section 4a.2, for a Frontyard setback variance of 46.9 feet, an East sideyard setback variance of 26 feet, and a West Sideyard setback variance of 26 feet, for the purpose of building a 10' on the West side, 4 foot on the East side by 30.5 foot open deck on the front of the existing house, per the drawings submitted, for the property located at 849 East Wakefield Blvd.

In favor: D. Villa, N. Hunt, J. Massicotte M. DeClement and H Wilkes
Opposed: none

Motion: Approved
Reason for Approval: Reasonable Request

R Nalette received a phone call and had to leave the meeting at 7:11

Item 5. New Business
none

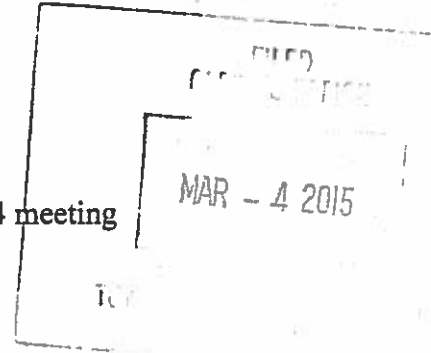
Item 6. Approval of Minutes: December 23rd, 2014

Motion by N. Hunt, seconded by H. Wilkes:

To approve minutes for the December 23, 2014 meeting

Vote: all in favor

Motion carried unanimous



Item 7. Old Business:
none

Item 8. Bills Presented-
none

Item 9. Correspondence-
Chairman passed around flyer regarding annual Meeting of the federation of Planning and Zoning

Item 10. Discussion w/ZEO
M. DeClement brought up some of his concerns regarding the house being built at 240 Perch Rock Trail

Item 12. Motion to adjourn
Motion by N. Hunt, seconded by: H. Wilkes
To adjourn.
Vote: all in favor - Motion carried unanimous.
Meeting adjourned at 7:39 p.m.

Respectfully Submitted,

Marc Melanson
Zoning Enforcement Officer