



TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street

WINSTED, CONNECTICUT 06098

FILED
CLERK OF COURSE

JAN 15 2015

*Minutes of Meeting
Zoning Board of Appeals
December 23, 2014*

Item 1. Call to Order

The meeting was called to order by Chairman D Villa at 7:01 p.m.

Item 2. Roll Call

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

Absent:

Absent/Excused:

Item 3. Explanation of Variance Procedure

Chairman Villa explained the process and procedures for the meeting.

Item 5. New Business

a) Election of Officers

Motion by M. DeClement, seconded by N. Hunt:

To elect D. Villa as Chairman

Vote:

In favor: J Massicotte M. DeClement, J. Pollack, P Allen, H Wilkes and N. Hunt

Abstained: R. Nalette

Motion Carried

Motion by J. Pollack, seconded by M. DeClement:

To elect N. Hunt as V. Chairman

Vote:

In favor: D. Villa, J. Massicotte M. DeClement, J. Pollack, P Allen, and H Wilkes

Abstained: R. Nalette

Motion Carried

Motion by R. Nalette, seconded by M. DeClement:

To elect M. DeClement as Secretary

Vote:

In favor: D. Villa, J. Massicotte, J. Pollack, P Allen, H Wilkes and N. Hunt

Abstained: R. Nalette

Motion Carried

b) Approval of 2015 Meeting Schedule

Motion by P. Allen, seconded by H. Wilkes:

To approve the 2015 meeting schedule that was submitted last month

Vote:

In favor: D. Villa, N. Hunt, J. Massicotte M. DeClement, J. Pollack, P Allen, H Wilkes and R. Nalette

Motion Carried

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Item 4. Public Hearings – Variance Applications & Decisions

Chairman Villa recused himself from the public hearing and seated P. Allen for the public hearing. Chairman Villa left the room and V. Chairman N. Hunt ran the public hearing.

Application #14-5151: Request for variance from section 4a.2 for a side yard set-back, at 536 Wheelers Point, for Denise & Nick Mancini.

Applicant: Nick & Denise Mancini
Property Address: 536 Wheelers Point
Property Owner: Nick & Denise Mancini

Public Hearing

Opened: 7:06 **Closed:** 7:40

Motion by J. Massicotte, seconded by P. Allen

Motion to grant variance application number 14-5151, from section 4a.2, for a West sideyard setback variance of 25.3 feet, and an East sideyard setback variance of 33.3 feet, for the purpose of building a 24'x26' two story addition, a 24'x24' garage with living space above and adding a 2nd floor over the existing laundry room area, per the drawings submitted, for the property located at 536 Wheelers Point

In favor: D. Villa, P Allen, J Massicotte and N. Hunt
Opposed: M. DeClement

Motion: Approved

Reason for Approval: Reasonable Request

Item 6. Approval of Minutes: November 25th, 2014

Motion by M. DeClement, seconded by N. Hunt:

To approve minutes for the November 25, 2014 meeting

Vote: all in favor

Motion carried unanimous

Item 7. Old Business:

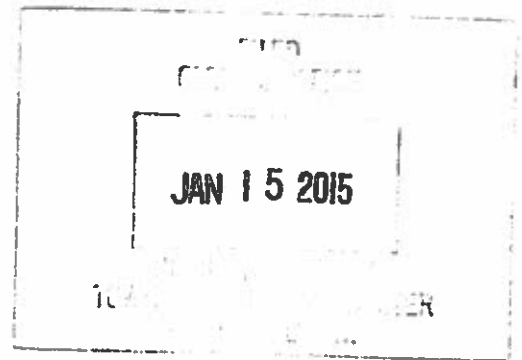
- a) The Board discussed the variance application for 59 Lakeview Dr. and how they should proceed with the situation. After discussion, it was decided that the applicant needs to reapply for a variance and he needs to be the one to ask the Board of Selectmen to waive all fees for the application. The Board will send a letter to the Board of Selectmen supporting the applicant to have the fees waived due to the circumstances regarding the meeting.
- b) M. DeClement brought up for discussion the P&Z approval for 539 Wheelers Point, and how the applicant was allowed to go to P&Z after they were denied by ZBA. M. Melanson explained that they reduced the lot coverage and they were not closer to the property lines, so that made them eligible to go to P&Z for a site plan approval. There was discussion regarding the whole situation and the amount of time that the structure was allowed to remain there.
- c) Chairman Villa discussed trying to get Atty. Steve Byrnes back to have more training and to answer questions that the board members might have. The whole board agreed that it would be helpful.

Item 8. Bills Presented-
none

Item 9. Correspondence-
none

Item 10. Discussion w/ZEO
none.

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 8:15 p.m.



Respectfully Submitted,

Marc Melanson
Zoning Enforcement Officer