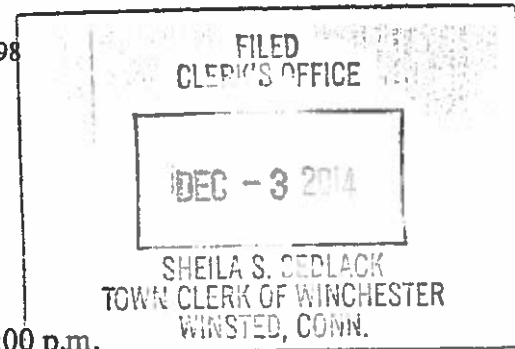




TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street
WINSTED, CONNECTICUT 06098



Minutes of Meeting Zoning Board of Appeals November 25, 2014

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, Neil Hunt, Michael DeClement, John Pollack
Hal Wilkes, Philip Allen, Richard Nalette and ZEO Marc
Melanson.

Absent:

Absent/Excused: John Massicotte

Chairman Villa seated R Nalette for the meeting

Item 3. Explanation of Variance Procedure

Chairman Villa explained the process and procedures

Item 4. Public Hearings – Variance Applications & Decisions

Application #14-5149: Request for variance from section 4a.2 for a side yard set-back, and 4a.2 lot coverage, at 521 East Wakefield, for Don & Karin Whitley.

Applicant: **Don & Karin Whitley**
Property Address: **521 East Wakefield Blvd.**
Property Owner: **Don & Karin Whitley**

Motion to grant variance application number 14-5149, from section 4a.2, for a north sideyard setback variance of 19.5 feet, a south sideyard setback variance of 25 feet and a lot coverage variance of 14%, for the purpose of building a 24'x 24', one story garage, as per the drawings submitted, for the property located at 521 East Wakefield Blvd

Public Hearing (Continued from October meeting)

Reopened: 7:04 **Closed:** 7:20

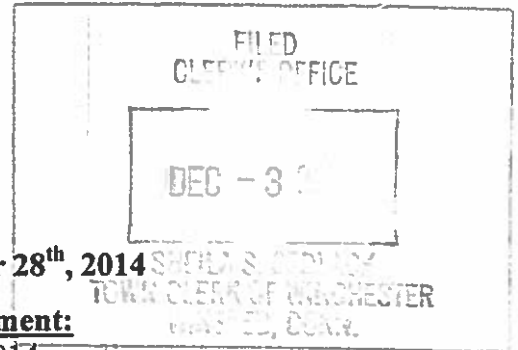
Motion by N. Hunt, seconded by M. DeClement

Motion to grant variance application number 14-5149, from section 4a.2, for a north sideyard setback variance of 19.5 feet, a south sideyard setback variance of 25 feet, and a

lot coverage variance of 14%, for the purpose of building a 24'x 24' one story garage, per the drawings submitted, for the property located at 521 East Wakefield Blvd.

Motion: Approved

Reason for Denial: Reasonable Request



Item 5. Approval of Minutes: August 26th, 2014 and October 28th, 2014

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

To approve minutes for the August 26, 2014 meeting

Vote: all in favor – N. Hunt abstained (was not at meeting) Motion carried unanimous

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

Abstained: N. Hunt (was not at meeting)

Minutes for October 28, 2014 meeting were not ready. M. DeClement was working on them.

Item 6. Old Business:

Chairman Villa brought up for discussion the variance application for 59 Lakeview Dr. Will put it on the December Agenda and also the chairman will contact the Town Attorney regarding the issue.

M. DeClement brought up for discussion regarding the P&Z approval for 539 Wheelers Point.

Item 7. New Business:

M. DeClement brought up for discussion regarding the P&Z approval for 123 East Lake St. and the use of section 10.6 of the zoning regulations.
none

Item 8. Correspondence-

M. Melanson handed out a tentative schedule for the 2015 year.

Item 9. Bills-

none

Item 10. Discussion w/ZEO

none.

Item 12. Motion to adjourn

Motion by N. Hunt, seconded by: R. Nalette

To adjourn.

Vote: all in favor - Motion carried unanimous.

Meeting adjourned at 7:53 p.m.

Respectfully Submitted,

Marc Melanson
Zoning Enforcement Officer

