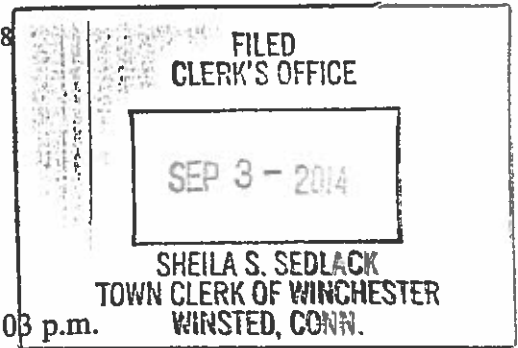




TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street
WINSTED, CONNECTICUT 06098

Minutes of Meeting Zoning Board of Appeals August 26, 2014



Item 1. Call to Order

The meeting was called to order by Chairman D Villa at 7:03 p.m.

Item 2. Roll Call

Members Present: David Villa, John Massicotte, Philip Allen, Hal Wilkes, Richard Nalette and ZEO Marc Melanson.

Absent: Neil Hunt

Absent/Excused: Michael DeClement and John Pollack (recused himself)

Chairman Villa seated P Allen for M DeClement, H Wilkes for J Pollack and R Nalette for N Hunt

Chairman Villa explained that J Pollack recused himself and is not participating in the meeting due to the fact that he has an application being presented to the commission tonight

Item 3. Explanation of Variance Procedure

Chairman Villa explained the process and procedures

Item 4. Public Hearings – Variance Applications & Decisions

Chairman Villa asked if there were any issues with any of the members regarding hearing the application for one of their own members. R Nalette raised a question about whether J Pollack should be presenting his application. Discussion followed regarding if it should be heard.

N. Hunt arrived at 7:12.

Chairman Villa sat N Hunt and R Nalette was unseated.

Motion by J. Massicotte Pollack, seconded by H Wilkes

Motion to hear the application and if approved, to make it a condition that the Town Attorney states that it was okay for J Pollack to represent himself at the meeting.

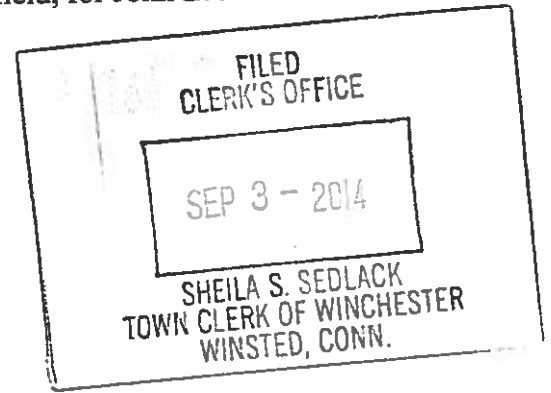
In favor: J Massicotte, D. Villa, P Allen, H Wilkes, and N Hunt

Opposed: none

Motion: Passed

Application #14-5147: Request for variance from section 4a.2 for a side yard set-back, and 4a.2 lot coverage, at 502 East Wakefield, for John E. Pollack and Frank E. Pollack.

Applicant: John E. Pollack
Property Address: 502 East Wakefield Blvd.
Property Owner: John & Frank Pollack



Public Hearing
Opened: 7:13 **Closed:** 7:36

Motion by H. Wilkes, seconded by N. Hunt

Motion to grant variance application number 14-5147, from section 4a.2, for a north sideyard setback variance of 27.9 feet, a south sideyard setback variance of 30.2 feet, and a lot coverage variance of 13%, for the purpose of building a 14'x 24'5" two story addition with a 6'x 3'6" covered porch, per the drawings submitted, for the property located at 502 E Wakefield Blvd.

In favor: D. Villa, P Allen, J Massicotte, N. Hunt, H. Wilkes
Opposed: None

Motion: Approved
Reason for Denial: Reasonable Request

Application #14-5148: Request for Modification of variance # #08-5036 from section 4a.2 for a front yard set-back, 4a.2 for a side yard set-back, 4a.2 rear yard set-back, 4a.2 lot coverage and 3.4 first floor area requirement at 538 West Wakefield, for Sherwood Dawson

Applicant: Sherwood Dawson
Property Address: 538 West Wakefield Blvd.
Property Owner: Sherwood Dawson

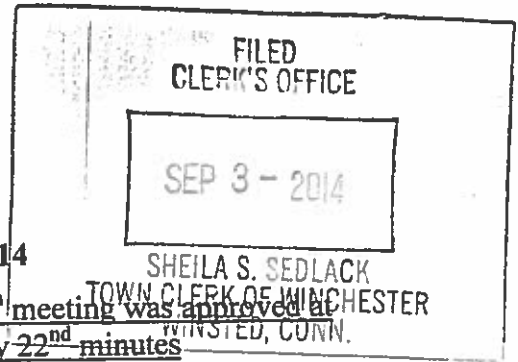
Public Hearing
Opened: 7:40 **Closed:** 8:06

Motion by H. Wilkes, seconded by N. Hunt

Motion to grant variance application number 14-5148, to modify variance # 08-5036 from the variances that were granted to the following variances. From section 4a.2, for a Frontyard setback variance of 40 feet, a north sideyard setback variance of 24 feet, a south sideyard setback variance of 24 feet, a rearyard setback variance of 30.6 feet, a lot coverage variance of 17.3%, and a minimum 1st floor area of 139 square feet, for the purpose of building a 24'x 22'4" two story year round residence with a walkout basement and a 3'x 5' stoop with stairs and a chimney on the north side and a 24'x 8' deck on the rear of the house, as per the drawings submitted, for the property located at 538 West Wakefield Blvd.

In favor: D. Villa, P Allen, J Massicotte, N. Hunt, H. Wilkes
Opposed: None

Motion: Approved
Reason for Denial: Reasonable Request



Item 5. **Approval of Minutes: May 27th, 2014 and July 22nd, 2014**

Chairman Villa stated that the minutes for the May 27th meeting was approved at the July 22nd meeting and he is still working on the July 22nd minutes

Item 6. **Old Business:**

Chairman Villa brought up the issue of not getting a response from anybody regarding the Closson application. Discussion Followed.

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

To have the chairman send a letter to the Selectmen to have the application fee be waived for the Closson Application.

Vote: all in favor - Motion carried unanimous.

Item 7. **New Business:**
none

Item 8. **Correspondence-**
none

Item 9. **Bills-**
none

Item 10. **Discussion w/ZEO**
Discussion regarding an interpretation of section 10.6 of the zoning regulations issued by the Planning & Zoning Commission.

Item 12. **Motion to adjourn**
Motion by P Allen, seconded by: N. Hunt
To adjourn.
Vote: all in favor - Motion carried unanimous.
Meeting adjourned at 8:18 p.m.

Respectfully Submitted,

Marc Melanson
Zoning Enforcement Officer