

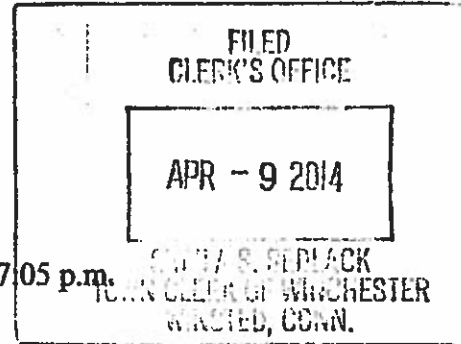


TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street

WINSTED, CONNECTICUT 06098

***Minutes of Meeting
Zoning Board of Appeals
March 25, 2014***



Item 1. Call to Order

The meeting was called to order by Chairman D Villa at 7:05 p.m.

Item 2. Roll Call

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

Absent: None

With a full quorum, Philip Allen asked to be excused from the meeting.

Item 3. Explanation of Variance Procedure

Chairman explained the procedures of the meeting to the public.

Item 4. Public Hearings – Variance Applications & Decisions

Application #14-5144: Request for variance from section 4a.2 west side yard setback, section 4a.2 east side yard setback at 536 Wheelers Point for Nick & Denise Mancini.

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

Chairman D Villa recused himself from this hearing and left the room at this time. Vice Chairman N Hunt took over the meeting. Vice Chairman Hunt sat R Nalette for the hearing

Public Hearing

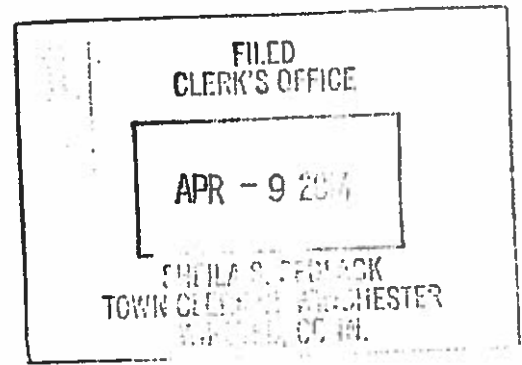
Opened: 7:07 Closed: 7:22

Motion by J. Massicotte, seconded by R Nalette

Motion to grant variance application number 14-5144, 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: J Massicotte, N Hunt, R Nalette
Opposed: J. Pollack, M. DeClement

Motion: Denied
Reason for Denial: No Hardship



Chairman Villa returned to the meeting

Application #14-5145: Request for a Modification to Variance #13-5136 at 304 E. Wakefield for Harris Daigle.

Applicant: Harris Daigle
Property Address: 304 East Wakefield Blvd.
Property Owner: Harris Daigle

Public Hearing
Opened: 7:29 Closed: 7:35

Motion by J. Pollack, seconded by N Hunt

Motion to grant variance application number 14-5145, for a modification from variance number 13-5136, for the purpose of adding 1 ½ inches to the deck and changing the layout of the stairs from the original variance, per the drawings submitted, for the property located at 304 East Wakefield Blvd.

In favor: J Massicotte, J. Pollack, D. Villa, N. Hunt, and M. DeClement
Opposed: None

Motion: Approved
Reason for Approval: Reasonable and truthful request

Item 5. Approval of Minutes for February 25, 2014 meeting

Motion by M. DeClement, seconded by: J. Massicotte
Chairman Villa asked that for last month's roll call to change N Hunt from absent, to absent/excused. The board approved his request.

In favor: J Massicotte, J. Pollack, D. Villa, R Nalette, M. DeClement, H Wilkes
Abstained: N Hunt
Motion carried

Item 6. Old Business:
Chairman Villa stated that he has not heard back yet from the town attorney regarding the letter from George Closson.

Item 7. New Business: --

Item 8. Bills-
ZEO Melanson said that he is going to be submitting a fund transfer request to transfer money from Supplies to membership dues to be able to pay the membership fees for the Conn federation of Planning and Zoning Agencies.

Motion by N Hunt, seconded by: J. Massicotte
to submit the fund transfer.
Vote: all in favor - Motion carried unanimous.

Item 9. Correspondence- none

Item 10. Discussion w/ZEO
ZEO reminded everyone that there will be a training meeting at the April meeting

Item 11. Motion to adjourn at 7:44 p.m.
Vote: all in favor - Motion carried unanimous.

Respectfully Submitted,

Marc Melanson
Zoning Enforcement Officer

