

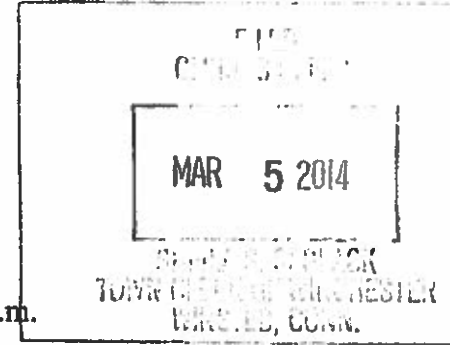


TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street
WINSTED, CONNECTICUT 06098

Correct one

***Minutes of Meeting
Zoning Board of Appeals
February 25, 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: John Pollack, John Massicotte, Michael DeClement, David Villa, Philip Allen, Hal Wilkes, Richard Nalette, and ZEO Marc Melanson.

Absent: Neil Hunt

Chairman Villa seated P Allen for 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 #14-5143: Request for variance from section 10.4 non-conforming structure, and 4a.2 Lot coverage, at 539 Wheelers Point for Anthony & Mary Luciano.

Applicant: Anthony & Mary Luciano
Property Address: 539 Wheelers Point
Property Owner: Anthony & Mary Luciano

Public Hearing

Opened: 7:04 **Closed:** 7:34

Motion by J. Pollack, seconded by M DeClement

Motion to grant variance application number 14-5143, from section 10.4(a)(3), non-conforming structures, and section 4a.2, for a total lot coverage of 27.6%, for the purpose of building a 15.3' x 8.3' roof from house to the garage per the drawings submitted, for the property located at 539 Wheelers Point

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

Motion: Denied
Reason for Denial: Lack of Hardship

Item 5. Approval of Minutes for January 28, 2014 meeting

Motion by M. DeClement, seconded by: P. Allen

Vote: all in favor - Motion carried unanimous.

Item 6. Old Business:-None

Item 7. New Business: --

- a) **Chairman Villa handed out a letter from George Closson regarding the validity of the August meeting. Chairman Villa said he would contact the town attorney regarding the letter.**
- b) **Chairman Villa handed out the proposed budget for ZBA for the next fiscal year.**

Item 8. Bills-None

Item 9. Correspondence-

ZEO gave the chairman the letter from the Connecticut federation of Planning and zoning regarding the annual banquet and member years of service awards.

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 7:47 p.m.

Vote: all in favor - Motion carried unanimous.

Respectfully Submitted,

Marc Melanson
Zoning Enforcement Officer