

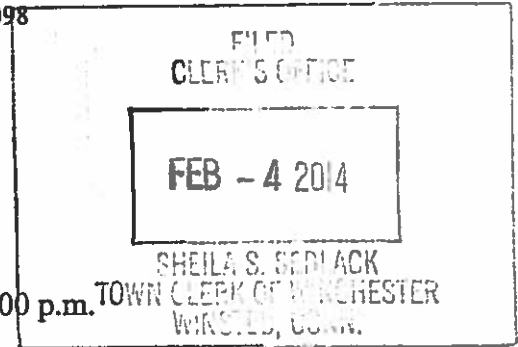


**TOWN OF WINCHESTER – CITY OF WINSTED**

Town Hall – 338 Main Street

WINSTED, CONNECTICUT 06098

***Minutes of Meeting  
Zoning Board of Appeals  
January 28, 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:** John Pollack, John Massicotte, Michael DeClement, David Villa, Neil Hunt, Philip Allen, Richard Nalette, and ZEO Marc Melanson.

**Absent/Excused:** Hal Wilkes,

**Item 3. Explanation of Variance Procedure**

Chairman explained the procedures of the meeting to the public.

**Item 4. Public Hearings – Variance Applications & Decisions**

**Application #13-5139:** Request for variance from section 5.2 sideyard setback at 105 Old North Rd.

**Applicant:** Robert Lauzier

**Property Address:** 105 Old North Rd.

**Property Owner:** Keith Lauzier

**Public Hearing:** Continued from previous month Closed: 7:08

Motion by N. Hunt, seconded by M DeClement

**Motion to grant variance application number 13-5139, from section 5.2, for a South sideyard Setback variance of 19 feet, for the purpose of building a 24'x16' one story shed, per the drawings submitted, for the property located at 105 Old North Rd**

**In favor:** J. Pollack, J Massicotte, D. Villa, N. Hunt and, and M. DeClement

**Opposed:** None

**Motion Approved**

**Application #14-5142:** Request for variance from section 4a.2 side yard setback (east), section 4a.2 side yard setback (west), and 4a.2 side yard setback (2<sup>nd</sup> story east) at 536 Wheeler Point for Nicholas & Denise Mancini.

**Applicant:** Nicholas & Denise Mancini

**Property Address:** 536 Wheeler Point.

**Property Owner:** Nicholas & Denise Mancini

**Public Hearing:** Opened: 7:12

Closed: 7:45

Motion by N. Hunt, seconded by M. DeClement

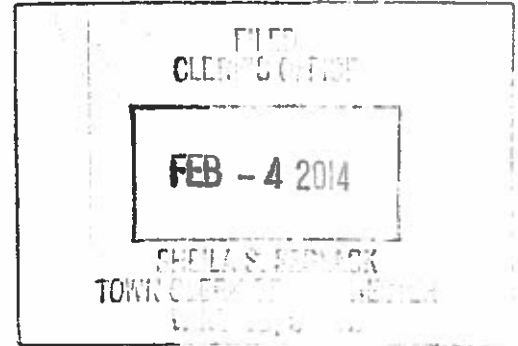
**Motion to grant variance application number 14-5142, from section 4a.2, for an East Sideyard setback variance of 33.3 feet and a West Sideyard setback variance of 25.4 feet, for the purpose of building a 24'x26' two story addition, a 24'x24' garage with living space above and adding a 2<sup>nd</sup> floor over the existing laundry room area, per the drawings submitted, for the property located at 536 Wheeler Point.**

**In favor:** J. Massicotte

**Opposed:** D. Villa, J. Pollack, N. Hunt, and M. DeClement

**Motion:** Denied

**Reason for Denial:** Size of Structure and invalid hardship



**Item 5. Approval of Minutes for December 17, 2013**

Motion by M. DeClement, seconded by:

**Vote: all in favor - Motion carried unanimous.**

**Item 6. Old Business:-None**

**Item 7. New Business: --**

**a) Discussion regarding budget for next fiscal year.**

Motion by N. Hunt, seconded by J. Pollack:

**to have chairman submit a budget to the Town Manager.**

**Vote: all in favor - Motion carried unanimous.**

**b) Chairman stated that he will be seating alternates, when needed, by alphabetical order.**

**c) Discussion regarding letter from town attorney and updating the bylaws.**

**Item 8. Bills-None**

**Item 9. Correspondence-None**

**Item 10. Discussion w/ZEO -None**

**Item 11. Motion to adjourn at 8:08 p.m.**

**Vote: all in favor - Motion carried unanimous.**

Respectfully Submitted,

Marc Melanson  
Zoning Enforcement Officer