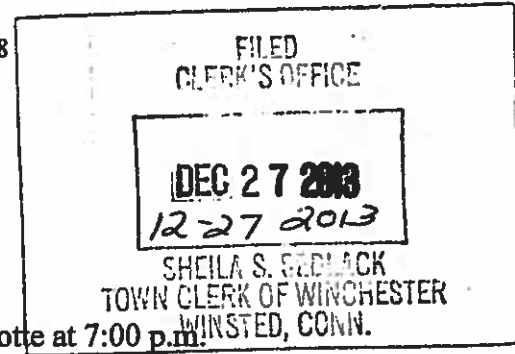




**TOWN OF WINCHESTER – CITY OF WINSTED**

Town Hall – 338 Main Street  
WINSTED, CONNECTICUT 06098



*Minutes of Meeting  
Zoning Board of Appeals  
December 17, 2013*

**Item 1. Call to Order**

The meeting was called to order by Vice Chairman J Massicotte at 7:00 p.m.

**Item 2. Roll Call**

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

**Absent/Excused:** None

**Item 3. Explanation of Variance Procedure**

Vice 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 side yard set back at 105 Old North Rd.

**Applicant:** Robert Lauzier

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

**Property Owner:** Keith Lauzier

**Public Hearing:** Continued from previous month Held open until January Meeting

Motion by J Massicotte, seconded by M DeClement

**Motion to table the application until the January 2014 meeting by request of applicant due to inclement weather**

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

**Opposed:** None

**Motion Approved**

**Application #13-5141:** Request for variance from section 4a.2 side yard set back, 4a.2 front yard setback, and 4a.2 rear yard set back at 228 Perch Rock Trail.

**Applicant:** Gail O'Neil

**Mailing Address:** 22 Coe St., Winsted, Ct. 06098

**Property Address:** 228 Perch Rock Trail.

**Motion to grant variance application number 13-5141, from section 4a.2 for an East Sideyard setback variance of 17.4 feet, a Frontyard setback variance of 1 foot and a Rearyard setback variance of 11.5 feet, for the purpose of adding a second story to the house and building a 14'x24' one story garage and a 10'x24' deck on the west side of the house and a 34'x12' deck on the rear of the house, per the submitted drawings, for the property located at 304 East Wakefield Blvd.**

**Public Hearing:** Opened: 7:05          Closed: 7:20

**Motion by M. DeClement, seconded by D. Villa**

**In favor: J. Pollack, J. Massicotte**

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

**Motion: Denied**

**Reason for Denial: No Hardship**

**Item 5.      Approval of Minutes for August 27th, 2013 and November 26, 2013**

**Motion by D. Villa, seconded by N. Hunt:**

**To wait until Janiuary meeting to approve August and November minutes.**

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

**Item 6.      Old Business          None**

**Item 7.      New Business: – Election of Officers**

**Chairman**

**Motion by R Nalette, seconded by M DeClement**

**to nominate John Massicotte as Chairman**

**Motion by N Hunt, seconded by H Wilkes**

**to nominate David Villa as Chairman**

**Vote:**

**John Massicotte: R. Nallette, P Allen. J. Massicotte**

**David Villa: J. Pollack, H Wilkes, N. Hunt, D. Villa, and M. DeClement**

**David Villa Elected as Chairman.**

**Vice Chairman**

**Motion by D Villa, seconded by H. Wilkes**

**to nominate Neil Hunt as Vice Chairman**

**Vote:**

**Neil Hunt: J. Pollack, H Wilkes, N. Hunt, D. Villa, and M. DeClement**

**Abstained: R. Nallette, P Allen. J. Massicotte**

**Neil Hunt Elected as Vice Chairman.**

**Clerk**

**Motion by D Villa, seconded by N. Hunt**  
**to nominate Michael DeClement as Clerk**

**Vote:**

**Michael DeClement:** J. Pollack, H Wilkes, N. Hunt, D. Villa, and M. DeClement

**Abstained:** R. Nallette, P Allen. J. Massicotte

**Michael DeClement Elected as Clerk.**

**Item 8. Bills**  
None

**Item 9. Correspondence**  
None

**Item 10. Discussion w/ZEO**

**Item 11. Motion to adjourn at 7:53 p.m. by J. Massicotte.**  
**Vote: all in favor - Motion carried unanimous.**

Respectfully Submitted,

Marc Melanson  
Zoning Enforcement Officer