



**TOWN OF WINCHESTER – CITY OF WINSTED**

Town Hall – 338 Main Street

WINSTED, CONNECTICUT 06098

***Minutes of Meeting  
Zoning Board of Appeals  
November 26, 2013***

Vice Chairman John Massicotte was not at the meeting.

Motion by Neil Hunt, seconded by Hal Wilkes

**Motion to nominate David Villa as acting chairman for the November 26, 2013  
Zoning Board of Appeals Meeting.**

**In favor:** H. Wilkes, J. Pollack, M. DeClement, N. Hunt, P. Allen, D. Villa, and R. Nalette,

**Opposed:** none

**Motion Approved**

**Item 1. Call to Order**

The meeting was called to order by Acting Chairman D. Villa at 7:07 p.m.

Acting chairman referenced the Letter from Town Attorney Nelligan regarding the ZBA October Meeting

**Item 2. Roll Call**

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

**Absent/Excused:** John Massicotte,  
Acting Chairman D. Villa Sat Hal Wilkes for the meeting

**Item 3. Explanation of Variance Procedure**

Acting 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. for Keith Lauzier.

**Applicant:** Robert Lauzier

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

**Property Owner:** Keith Lauzier

**Public Hearing:** Opened: 7:09 Held open until December Meeting

Motion by Neil Hunt, seconded by Hal Wilkes

**Motion to continue public hearing until the December meeting for further information**

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

**Opposed:** None

**Motion Approved**

**Application #13-5140:** Motor Vehicle License Application for Redline Power sports – Shannon Fry, 920 Main Street.

Applicant: Shannon Fry  
Property Address: 920 Main St.  
Property Owner: Joe Cannavo

**Motion to approve application number 13-5140, for a site location approval for a Motor Vehicle Dealers License, and have the Chairman sign the site plan, for the property located at 920 Main St**

**Public Hearing:** No public Hearing required

**In favor:** J. Pollack, H. Wilkes, D. Villa, N. Hunt, and M. DeClement  
**Opposed:** None  
**Motion Approved**

**Item 5. Approval of Minutes for August 27th, 2013 and September 24, 2013**

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

**To wait until December meeting to approve August 27, 2013 minutes.**

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

Motion by M Declement, seconded by N. Hunt:

**To approve September 24, 2013 minutes.**

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

**Item 6. Old Business None**

**Item 7. New Business: – Approval of Meeting Schedule for 2014**

Motion by N Hunt, seconded by M. DeClement

**to approve 2014 Meeting schedule**

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

**Item 8. Bills  
None**

**Item 9. Correspondence  
None**

**Item 10. Discussion w/ZEO**

**Item 11. Motion to adjourn at 7:46 p.m. by N Hunt.**

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

Respectfully Submitted,

Marc Melanson  
Zoning Enforcement Officer