

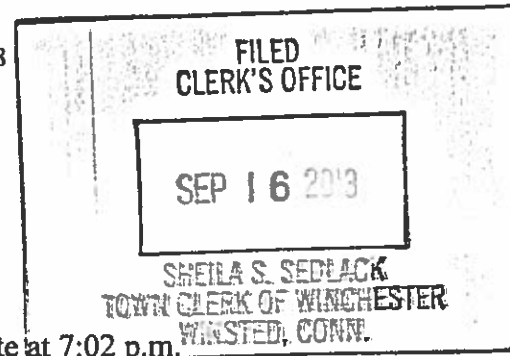


TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street

WINSTED, CONNECTICUT 06098

*Minutes of Meeting
Zoning Board of Appeals
August 27, 2013*



Item 1. Call to Order

The meeting was called to order by Chairman Richard Nalette at 7:02 p.m.

Item 2. Roll Call

Members Present: David Villa, John Pollack, Philip Allen, and ZEO Marc Melanson.

Absent/Excused: John Masicotte

Chairman Nalette seated Alternates Pollack and Allen for the meeting.

Item 3. Explanation of Variance Procedure

Chairman explained the procedures of the meeting to the public with only 4 Board members present for the meeting.

Item 4. Public Hearings – Variance Applications & Decisions

Application #13-5132: Request for variance from section 10.4 Extend Non-conforming Structure at 22 Glendale Ave. for Thomas McKenzie.

Property Address: 22 Glendale Ave.

Applicant: Thomas McKenzie

Owner: Thomas McKenzie

Public Hearing: Opened: 7:06 Closed: 7:12

Motion by John Pollack, seconded by David Villa

Motion to grant variance application number 13-5132, from section 10.4 Non-Conforming Structures, to allow a 2 foot overhang on the front of the structure, per the submitted drawings, for the property located at 22 Glendale Ave

In favor: J. Pollack, R Nalette, D. Villa and P. Allen

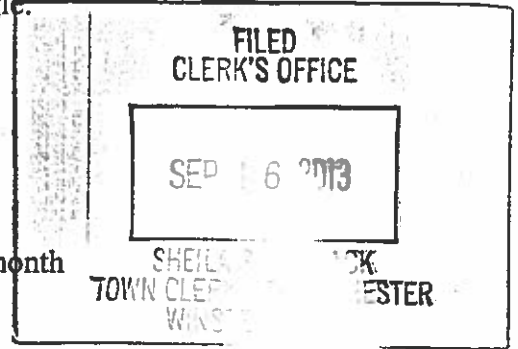
Opposed: None

Motion carried unanimously

Reason for Approval: Reasonable Request

Application #13-5136: Request for variance from section 4a.2 side yard setback at 304 East Wakefield Blvd. for Harris Daigle.

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



Public Hearing: Opened: 7:17 Held open until next month

Motion by David Villa, seconded by John Pollack
Motion to table variance application number 13-5136 until the September 2013 meeting to allow applicant to submit an A-2 survey with dimensions from property line to the proposed structure

In favor: J. Pollack, R. Nalette, D. Villa and P. Allen
Opposed: None
Motion carried unanimously

Application #13-5137: Request for variance from section 4a.2 front yard setback at 59 Lakeview Drive for George Closson.

Applicant: George Closson
Property Address: 59 Lakeview Dr.
Property Owner: Susan Closson

Public Hearing: Opened: 7:31 Closed: 7:47

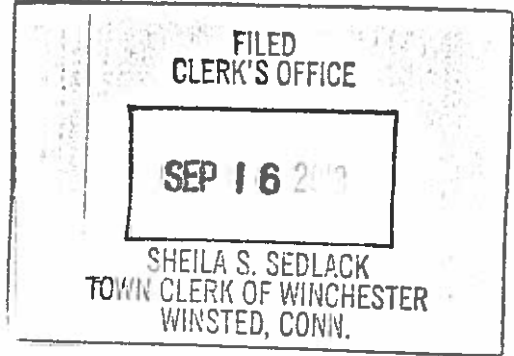
Motion by David Villa, seconded by Philip Allen
Motion to grant variance application number 13-5137, from section 4a.2 for an East Frontyard setback variance of 12 feet, for the purpose of building an 8'x13'4" shed, per the submitted drawings, for the property located at 59 Lakeview Dr.

In favor: J. Pollack, D. Villa and P. Allen
Opposed: R Nalette
Motion Denied
Reason for Denial: Not Enough information

Application #13-5138:

Request for variance from section 12.6.1.3 maximum height of signs at 266 Main Street for Laurel Lanes.

Applicant: George Noel & Doug Hausch
Property Address: 266 Main St.
Property Owner: George Noel & Doug Hausch



Public Hearing: Opened: 7:53 Closed: 8:03

Motion by Philip Allen, seconded by David Villa

Motion to grant variance application number 13-5138, from section 12.6.1.3, for a maximum height of a sign variance of 4 feet, for the purpose of erecting a 5'x4' sign to the height of 16 feet, per the submitted drawings, for the property located at 266 Main St.

In favor: J. Pollack, R. Nalette, D. Villa and P. Allen
Opposed: None
Motion carried unanimously
Reason for Denial: Reasonable Request

- Item 6. **Old Business**
None
- Item 7. **New Business:**
Discussed letter from POCD
- Item 8. **Bills**
None
- Item 9. **Correspondence**
None
- Item 10. **Discussion w/ZEO**
None
- Item 11. **Motion to adjourn at 8:15 p.m. by Dave Villa, Second by John Pollack.**
Vote: all in favor - Motion carried unanimous.

Respectfully Submitted,

Marc Melanson
Zoning Enforcement Officer