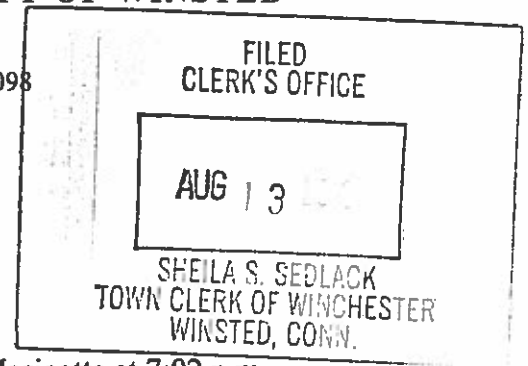




TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street
WINSTED, CONNECTICUT 06098



*Minutes of Meeting
Zoning Board of Appeals
July 23, 2013*

Item 1. Call to Order

The meeting was called to order by Vice Chairman John Masicotte at 7:02 p.m.

Item 2. Roll Call

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

Absent/Excused: Richard Nalette

Vice Chairman Masicotte seated Alternate Allen for the meeting.

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 #13-5132: 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

Motion by John Masicotte, seconded by David Villa

Motion to hold over variance application number 13-5132 until the August 27th meeting

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

Opposed: None

Motion carried unanimously

Application #13-5134: Request for variance from section 12.6.1.2 (b) Maximum Aggregate Sign Area and 12.6.4.1 (a) Detached Signs at 804 Main Street for Second Congregational Church.

Applicant: Cynthia Rines
Property Address: 804 Main St.
Property Owner: Second Congregational Church of Winsted

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

Motion by John Pollack, seconded by David Villa

Motion to grant variance application number 13-5134, from section 12.6.1.2(b) for a Maximum aggregate sign area variance of 106 sf. and from section 12.6.4.1(a) detached signs to allow a second detached sign on the property, per the submitted drawings, for the property located at 804 Main St.

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

Application #13-5135: Request for variance from section 4a.2 side yard setback and 10.4 required floor area at 127 West Wakefield for Patricia Barry.

Applicant: Patricia Barry
Property Address: 127 West Wakefield Blvd.
Property Owner: Patricia Barry

Public Hearing: Opened: 7:16 Closed: 7:29

Motion by David Villa, seconded by Philip Allen

Motion to grant variance application number 13-5135, from section 4a.2 for a South sideyard setback variance of 14.7 feet, a North sideyard setback variance of 18.4 feet and from section 10.4 for a required floor area variance of 133 Square feet, for the purpose of filling in the 2 back jogs in the house, per the submitted drawings, for the property located at 127 West Wakefield Blvd.

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

Application #13-5133: Request for variance from section 9.12 (b) provide 2 access points to parking and 9.12 (d) landscaping for parking area at 10 Bridge St. for Martin Goldin.

Applicant: **Martin Goldin**
Property Address: **10 Bridge St.**
Property Owner: **XKL Capital, LLC**

Public Hearing: Opened: 7:40 Closed: 8:05

Motion by David Villa, seconded by J. Massicotte

Motion to grant variance application number 13-5133, from Section 9.12(b) to only have to provide 1 access point for a parking lot and from Section 9.12(d) to waive the requirement for landscape treatments in a parking lot, per the drawings submitted, for the property located at 10 Bridge St.

In favor: **J. Pollack, J. Massicotte, D. Villa and P. Allen**

Opposed: **None**

Motion carried unanimously

Reason for Denial: **Reasonable Request**

Item 6. Old Business

None

Item 7. New Business:

None

Item 8. Bills

None

Item 9. Correspondence

None

Item 10. Discussion w/ZEO

None

Item 11. Motion to adjourn at 8:14 p.m. by Dave Villa, Second by John Massicotte.

Vote: all in favor - Motion carried unanimous.

Respectfully Submitted,

Marc Melanson
Zoning Enforcement Officer