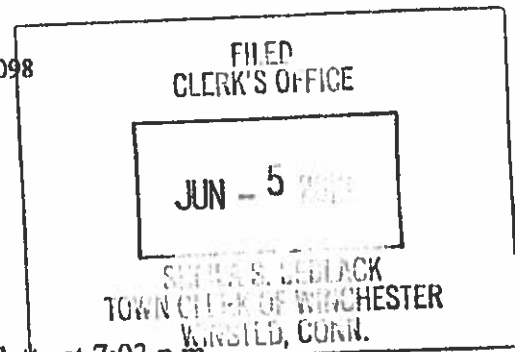




# TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street  
WINSTED, CONNECTICUT 06098

## *Minutes of Meeting Zoning Board of Appeals May 28, 2013*



**Item 1. Call to Order**

The meeting was called to order by Chairman Richard Nalette at 7:03 p.m.

**Item 2. Roll Call**

Members Present: Ron Dew, John Masicotte, David Villa and John Pollack and ZEO  
Marc Melanson.

Absent/Excused: Ray Winn

Chairman Nalette seated Alternate Pollack for the meeting

**Item 3. Explanation of Variance Procedure**

Chairman explained the procedures of the meeting to the public.

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

### NEW APPLICATIONS

**Application #13-5126:** Request for variance from section 4a.2 north & south side yard setback, section 4a.2 east front yard setback 4a.2 west back yard setback at 123 Shore Drive for Sally Carotenuti.  
**Variance withdrawn by applicant:**

**Application #13-5123:** Request for variance from section 4a.2 east side yard setback, 4a.2 west side yard setback, 2<sup>nd</sup> story addition 4a.2 east side yard setback and 4a.2 west side yard setback 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: 7:05      Closed: 7:33

**Motion by Ronald Dew, seconded by John Masicotte**

**Motion to grant variance application number 13-5127, for an East side yard Setback variance of 33.3 feet, and a west side yard setback variance of 25.4 feet,**

for the purpose of building a 26'x26' two story addition, a 24'x24' garage with living space above and adding a 2<sup>nd</sup> floor over the existing bedrooms and laundry room area, per the drawings submitted, for the property located at 536 Wheeler Point.

In favor: None  
Opposed: R Dew, J Pollack, R Nalette, J Masicotte and D Villa  
Motion carried unanimously  
Reason for Denial: Too Much Building

Application #13-5128: Request for a variance from section 4.2 side yard setback and 4.2 front yard setback at 287 Rockwell St. for Donald Sartirana.  
Variance withdrawn by applicant:

Application #13-5129: Request for variance from section 5.2 front yard setback, at 30 Rowley Street for the Town of Winchester.

Property Address: 832 East Wakefield Blvd.  
Applicant: Donna McDermott  
Owner: Donna McDermott

Public Hearing: Opened: 7:42      Closed:

Motion by John Masicotte, seconded by Ronald Dew  
Motion to Continue public hearing until the next meeting so that the applicant can submit more detailed drawings for the structure.

In favor: R Dew, J Pollack, R Nalette, J Masicotte and D Villa  
Opposed: None  
Motion carried unanimously

Item 5.      **Approval of Minutes for April 23rd, 2013.**

Motion by John Pollack, seconded by Ron Dew:  
**To approve minutes of the February 26th, 2013 meeting**  
In favor: R Dew, J Pollack, R Nalette, J Masicotte and D Villa  
Opposed: None  
Motion carried unanimously

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 8:15 p.m. by John Masicotte, Second by John Pollack.**  
**Vote: all in favor - Motion carried unanimous.**

Respectfully Submitted,

Marc Melanson  
Zoning Enforcement Officer