



TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street

WINSTED, CONNECTICUT 06098

***Minutes of Meeting
Zoning Board of Appeals
January 22, 2013***

Item 1. Call to Order

The meeting was called to order by Chairman Richard Nalette at 7:00 p.m.

Item 2. Roll Call

Members Present: Ronald 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

FILED
CLERK'S OFFICE
JAN 25 2013
SHEILA S. SEDLACK
TOWN CLERK OF WINCHESTER
WINSTED, CONN.

NEW APPLICATIONS

Application #13-5121: Request for variance from section 4a.2 front yard setback, 4a.2 rear yard setback and 4a.2 side yard setback at 722 Lake Drive for Robert & Patricia Wald.

Property Address: 722 Lake Dr.

Applicant: Matthew Closson

Owner: Robert & Patricia Wald

Public Hearing: Opened: 7:01 Closed: 7:12

Motion by John Masicotte, seconded by Ronald Dew

Motion to grant variance application number 13-5121, from section 4a.2 for a front yard setback variance of 31', a rear yard setback variance of 9', an East side yard setback variance of 26', a west side yard setback variance of 29.5' and a lot coverage variance of 14.2%, for the purpose of building a 50'x 24' two story house with a walkout basement, a 26'x 24' one story garage, a 24'x 12' enclosed porch and a 3'9"x 7'6" covered porch with stairs, per the submitted drawings, for the property located at 722 Lake Dr.

FILED
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JAN 25 2013
SHEILA S. SEDLACK
TOWN CLERK OF WINCHESTER
WINSTED, CONN.

In favor: R Dew, J Pollack, R Nalette, J Masicotte and D Villa

Opposed: None

Motion carried unanimously

Reason for Approval: Reasonable request

Application #13-5122: Request for variance from section 4a.2 side yard setback and 4a.2 front yard setback at 535 West Wakefield Blvd. for Sherwood Dawson.

Property Address: 535 West Wakefield Blvd.
Applicant: George Cotter
Owner: Sherwood Dawson

Public Hearing: Opened: 7:14 Closed: 7:33

Motion by Ronald Dew, seconded by John Masicotte

Motion to grant variance application number 13-5122, from section 4a.2, for a frontyard setback variance of 45 feet, a north sideyard setback variance of 28.5 feet, and a South sideyard setback variance of 20.5 feet, for the purpose of removing the existing structure and building a 24'x 28' 1½", 2 story house with a walkout basement, a 4'x 6' deck on the front and a 3'6"x 6' landing, with stairs on the North side, per the submitted drawings, for the property located at 535 West Wakefield Blvd

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

Item 5. **Approval of Minutes for December 18th, 2012.**

Motion by David Villa, seconded by Ronald Dew:

To approve minutes of the December 18th, 2012 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:**

Election of Officers:

Motion by David Villa, seconded by John Pollack

To approve the following for the slate of officers for 2013

Chairman: Richard Nalette

Vice Chairman: John Masicotte

Secretary: Ron Dew

In favor: R Dew, J Pollack, R Nalette, J Masicotte and D Villa

Opposed: None

Motion carried unanimously

Item 8. Bills
None

Item 9. Correspondence
None

Item 10. Discussion w/ZEO
None

Item 11. Motion to adjourn at 7:54 p.m. by R. Nalette. Second by R. Dew.
Vote: all in favor - Motion carried unanimous.

Respectfully Submitted,

Marc Melanson
Zoning Enforcement Officer