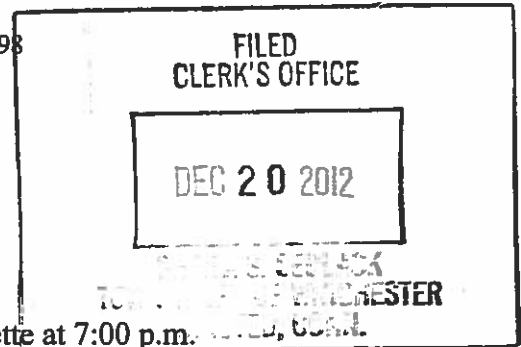




TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street
WINSTED, CONNECTICUT 06098



*Minutes of Meeting
Zoning Board of Appeals
December 18, 2012*

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

Motion by Chairman Nalette, seconded by John Masicotte
to move the executive session ahead of the public hearings
In favor: R Dew, J Pollack, R Nalette, J Masicotte and D Villa
Opposed: None
Motion carried unanimously

Motion by David Villa, seconded by Ronald Dew
to enter into executive session regarding Court Case of Sherwood Dawson vs Zoning Board of Appeals of the Town of Winchester at 7:03 and invite the Zoning Enforcement Officer and the Town Attorney
In favor: R Dew, J Pollack, R Nalette, J Masicotte and D Villa
Opposed: None
Motion carried unanimously

Meeting reconvened at 7:16:

Item 3. Explanation of Variance Procedure

Chairman explained the procedures of the meeting to the public.

Item 4. Public Hearings – Variance Applications & Decisions

HELD OVER APPLICATIONS

Application #12-5118: Request for variance from section 10.4 Non-Conforming Structure add a 14' x 16' Deck at the property at 89 Pratt Street for Robert Hackett.

Property Address: **89 Pratt St.**

Applicant: **Robert Hackett**

Owner: **Robert Hackett**

Public Hearing: Opened: 7:18 Closed: 7:20

Motion by Ronald Dew, seconded by David Villa

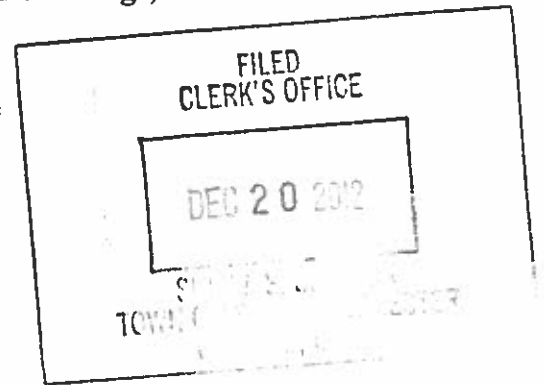
to grant variance application number 12-5118, from section 10.4 expanding a non-conforming structure, for the purpose of building a 14'x 16' deck 19 feet off the South westerly property line, as per the submitted drawings, for the property located at 89 Pratt St

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

Opposed: None

Motion carried unanimously

Reason for Approval: Reasonable request



NEW APPLICATIONS

Application #12-5119: Request for Motor Vehicle License Approval, at 180 Holabird Ave. for Spencer Parent.

Property Address: 180 Holabird Ave.

Applicant: Spencer Parent

Owner: Miroslaw Krawiecki

Public Hearing: Not Required

Motion by John Pollack, seconded by Ronald Dew

to approve application number 12-5119, for a site location approval for a Limited Repairer's License, and have the Chairman sign the site plan, for the property located at 180 Holabird Ave

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

Opposed: None

Motion carried unanimously

Application #12-5120: Request for variance from section 4a.2 side yard setback at 716 West Wakefield Blvd for Margaret Ziolkowski

Property Address: 716 West Wakefield Blvd.

Applicant: Margaret Ziolkowski

Owner: Margaret Ziolkowski

Public Hearing: Opened: 7:28 Closed: 8:11

Motion by David Villa, seconded by Ronald Dew

to grant variance application number 12-5120, from section 4a.2, for a North sideyard setback variance of 27 feet and from section 4a.2 for a South sideyard setback variance of 15 feet, for the purpose of installing a Lake Tram on the property, as per the submitted drawings, for the property located at 716 West Wakefield Blvd

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

Opposed: J Pollack
Motion carried
Reason for Approval: Reasonable request

Item 5. Approval of Minutes for October 23rd 2012 and November 27th, 2012.

Motion by Ronald Dew, seconded by David Villa:

To approve minutes of the October 23rd 2012 meeting
In favor: R Dew, J Pollack, R Nalette, J Masicotte and D Villa

Opposed: None

Motion carried unanimously

Motion by Ronald Dew, seconded by David Villa:

To approve minutes of the November 27th 2012 meeting
In favor: R Dew, J Pollack, R Nalette, J Masicotte and D Villa

Opposed: None

Motion carried unanimously

FILED
CLERK'S OFFICE

DEC 20 2012

Item 6. Old Business

None

Item 7. New Business:

2013 Meeting Dates:

Motion by Chairman Nalette, seconded by David Villa

To accept the schedule for the 2013 Meeting dates

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 8:29 p.m. by R. Nalette. Second by R. Dew.

Vote: all in favor - Motion carried unanimous.

Respectfully Submitted,

Marc Melanson
Zoning Enforcement Officer