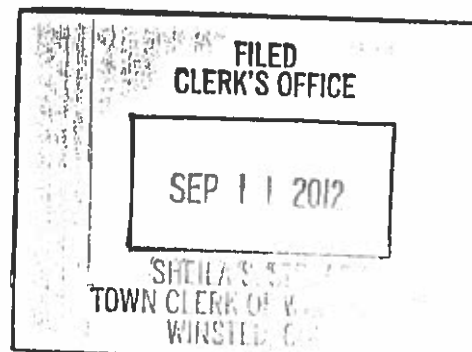


**TOWN OF WINCHESTER
CITY OF WINSTED
ZONING BOARD OF APPEALS**

MINUTES August 28th, 2012

Town Hall, 338 Main Street
WINSTED, CONNECTICUT 06098



The Zoning Board of Appeals met in the P. Francis Hicks Room.

The meeting was called to order by Chairman Richard Nalette at 7:19 p.m. The following members answered roll call: Richard Nalette – Chairman, John Massicotte, and Ron Dew. Ray Winn and Michael Declément were marked absent excused. Zoning Enforcement Officer Marc Melanson was present.

Item 3. Explanation of Procedure-No quorum

Item 4. 7:00 P.M. Public Hearings – Variance Applications & Decisions

New applications:

12-5112 – Request for variance from, section 10.4 for an expansion of a non-conforming structure at 536 Wheeler Point for Nicholas and Denise Mancini.

Motion: by R. Nalette per Applicant's request to **withdraw** application 12-5112, second by R. Dew- Vote: all in favor-Motion carries unanimously.

12 -5113 - Request for variance from section 4a.2 for a front yard setback, side yard setbacks, a rear yard setback, and lot coverage for the property at 722 Lake Dr. for Matthew Closson.

Motion: by R. Nalette to **hold** application 12-5113, second by R. Dew. Vote: all in favor-Motion carries unanimously.

12 -5114 - Request for variance from section 4a.2 and 3.11 for a front yard setback, from section 4a.2 for side yard setbacks, a rear yard setback, and lot coverage at 730 Lake Dr., and from section 4a1.11 Accessory shed location, Accessory shed area of 150 feet and from section 4a.2 for lot coverage for the properties at 727 and 730 Lake Dr. for Able Sentry Limited.

Motion: by R. Nalette to **table** application 12-5114, second by R. Dew. Vote: all in favor-Motion carries unanimously.

#12-5115 Request for variance from section 4.2 west side yard setback at 88 Wallens St. for Carol Crossman.

Motion: by R. Nalette to **hold** application 12-5115, second by R. Dew. Vote: all in favor-Motion carries unanimously.

#12-5116 - Request for variance from section 4a.2 east side yard setback, section 4a.2 west side yard setback, at 139 West Wakefield for Michele Babij.

Motion: by R. Nalette per applicants request to **withdraw** application 12-5116, second by R. Dew. **Vote:** all in favor-Motion carries unanimously.

No Action taken of the following:

- Item 5. Approval of Minutes for
- Item 6. Old Business
- Item 7. New Business
- Item 8. Bills Presented
- Item 9. Correspondence
- Item 10. Discussion w/ZEO, if any
- Item 11. Adjournment

Motion: to adjourn at 7:21 p.m. by R. Nalette. Second by R. Dew.
Vote: all in favor - **Motion carried unanimous.**

Respectfully Submitted,



Rhonda Roy
Minutes Secretary, Zoning Board of Appeals