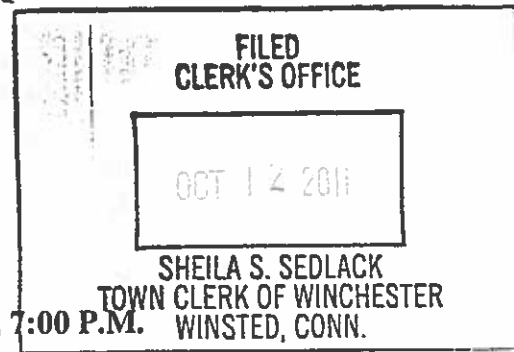




**TOWN OF WINCHESTER  
CITY OF WINSTED  
ZONING BOARD OF APPEALS**

Town Hall, 338 Main Street  
WINSTED, CONNECTICUT 06098



**ZBA MINUTES  
September 27, 2011  
P. FRANCIS HICKS ROOM, SECOND FLOOR, 7:00 P.M.  
TOWN HALL, 338 MAIN STREET**

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

The meeting was called to order by Chairman Richard Nalette at 7:02 p.m. The following members answered roll call: Richard Nalette – Chairman, John Massicotte, Ray Winn, Ronald Dew and Zoning Enforcement Officer Marc Melanson. Michael DeClement absent excused.

Item 3. Explanation of Procedure

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

**Carried Over Applications**

**#11-5099** Request for Variance from section 4a.2 front yard set back and 4a.2 side yard set back for the property located at 537 West Wakefield Blvd. for Rich Lederman.

**Discussion:**

- R. Colabella-Laurel Engineering representing applicant and owner. This is actually the third time that we have been before the commission for a variance, the first time we were looking for the same front and side yard variance, then we were back in 2006 because they had changed the roof line, which we came back for a modification both cases the house did not get built. This time we are in because we have a different architectural plan, the variance really hasn't changed; we are still looking for a side yard and front yard variance using the same hardship. There is actually an increase in the side yard variance. The front yard the difference in the architectural from the last one is it has a different roof line. It was raised one foot and is in compliance. The set of prints has a second story which has a 4 x 7 balcony off the front. There is an extremely large front yard, there is a proposed 4.4 front yards and the original was 7.4 back when we did it in 2006. M. Melanson suggested we apply for a new variance rather than a modification. The sewer system already exists so no work has to be done there. Hardship is the topography.
- R. Nalette-what are the differences in the plans.
- M. Melanson-roof line higher, but the main foot print is the same

**Motion:** by R. Winn to remove all previous variances from the property and to grant variance application number 11-5099, from section 4a.2, for a Front yard setback variance of 45.6 feet, a Northwest side yard setback variance of 27 feet, and a Northeast side yard setback variance of 22.5 feet, for the purpose of building a 28'1/2"x 24', 2 story house with a walkout basement, with a 4'x 7' balcony on the front and a 5'x 7' covered porch, with stairs, on the Northeast side of the house, as per the drawings submitted, for the property located at 537 West Wakefield Blvd, second by R. Dew, Vote: all in favor-  
*Motion carries unanimously.*

**#11-5101** Request for Variance from section 4a.2 rear yard set back, 4a.2 side yard set back, and 4a.2 Lot coverage for the property at 206 Perch Rock Trail for David DeAngelo.

**Discussion:**

- Open public hearing-7:20 pm
- Applicant David DeAngelo-requesting a variance for attic space and roof over existing deck, due to rain and sun.
- R. Dew-is proposed above deck going to remain unfinished, and why do you need a 12' roof pitch.
- D. DeAngelo-would like to repair interior rafters and raise ceilings.
- M. Melanson-are you raising roof on existing house, if so I wasn't aware of that which will change it.
- D. DeAngelo-yes from a 9 to 12 pitch.
- R. Nalette-what does that do to the variance and the attic space.
- R. Dew-it raises it 2.5 feet, is there a reason pitch could be less than what is there.
- D. DeAngelo-ceilings are too low.
- R. Nalette-will this raise the ceilings on the first floor.
- R. Dew-so you are basically taking roof and ceilings right off?
- D. DeAngelo-no just roof for now.
- Glenn Gordon-205 Perch Rock Trail-provided pictures of property and neighboring properties. G. Gordon does not approve of variance, he is directly across from applicant and he and his wife would lose the view of the lake.
- Susan Angelini-207 Perch Rock Trail-also indicated that her view would be obstructed.
- After further discussion application was denied for unreasonable request.
- Closed public hearing 7:40 pm

**Motion:** by R. Winn to grant variance application number 11-5101, from section 4a.2, for an East side yard setback variance of 24 feet, a rear yard setback variance of 12 feet, and a lot Coverage variance of 5.6%, for the purpose of building a 24'x 12' roof with attic space over the Existing deck on the east side of the house, per the drawings submitted, for the property located At 206 Perch Rock Trail, second by J. Massicotte. Vote: all Opposed RN, RW, JM, RD.  
*Motion denied.*

## New Application

#11-5102 Request for Variance from section 4a.2.2 percent Lot Coverage, for the property Located at 323 E. Wakefield Blvd. for Tony Adams.

### Discussion:

- Open public hearing 7:45 pm
- Applicant Tony Adams present-variance request for a deck-we have water problems on this lot, our brick patio was destroyed this past Spring
- T. Adams-decking will be same size as existing patio.
- Carol Bellavance-311 E. Wakefield-neighbor agrees with the water issue and feels it would be a great improvement to the property
- Closed public hearing 7:50 pm
- 

**Motion:** by R. Dew to grant variance application number 11-5102, from section 4a.2.2, for a lot Coverage variance of 4.9%, for the purpose of building a 20.2'x 16.5' deck over an existing patio on the rear of the house, as per the drawings submitted, for the Property located at 323 East Wakefield Blvd, Second by R. Winn, **Vote:** all in Favor-*Motion carried unanimously.*

Item 5. Approval of Minutes for August 23, 2011.

**Motion:** by J. Massicotte to approve the Minutes of August 23, 2011 meeting. Second by Redrew. **Vote:** all in favor – *motion carried unanimous.*

Item 6. Old Business-No action

Item 7. New Business-No action

Item 8. Bills Presented-No action


Item 9. Correspondence-No action

Item 10. Discussion w/ZEO, if any-No action

Item 11. Adjournment

**Motion:** by R. Nalette to adjourn at 7:55 p.m. Second by J. Massicotte. **Vote:** all in favor - *motion carried unanimous.*

Respectfully Submitted,

  
Rhonda Roy  
Minutes Secretary, Zoning Board of Appeals

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