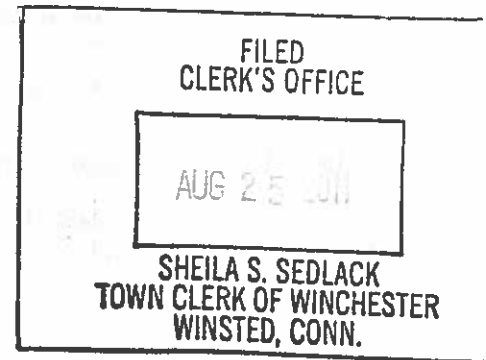




**TOWN OF WINCHESTER
CITY OF WINSTED
ZONING BOARD OF APPEALS**

Town Hall, 338 Main Street
WINSTED, CONNECTICUT 06098



**ZBA MINUTES
AUGUST 23RD, 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, Michael DeClement and Zoning Enforcement Officer Marc Melanson. Ray Winn absent and Ronald Dew absent excused.

Item 3. Explanation of Procedure

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

- Public Hearing not opened

New 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.

- (Postponed until next month)

#11-5100 Request for Motor Vehicle Dealers License property located at 936 Main for Henry J. Marchell.

Discussion:

- Applicant Henry Marchell provided a revised map.
- M. DeClement-are there any changes from the old map.
- H. Marchell-map is required by DMV showing the used vehicle lot.
- J. Massicotte-how many vehicles do plan to have.
- H. Marchell-the stipulations are that I have no more than 15 cars and no junk cars to be parked on the lot, otherwise my license will be revoked.

Motion: by J. Massicotte to waive public hearing and to have chairman sign DMV application for used car dealership per ZBA application number 11-5100, for the property located at 936 Main St. Second by M. DeClement. **Vote:** all in favor – *motion carried unanimous.*

#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.

- (Postponed until next month)

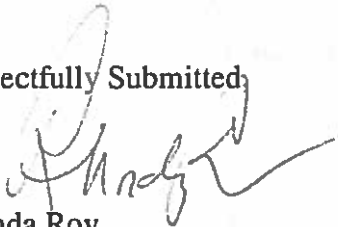
Item 5. Approval of Minutes for July 26th. 2011.

Motion: by J. Massicotte to approve the Minutes of July 26, 2011 meeting. Second by M. DeClement. **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 7:20 p.m. Second by J. Massicotte. **Vote:** all in favor - *motion carried unanimous.*

Respectfully Submitted,



Rhonda Roy
Minutes Secretary, Zoning Board of Appeals