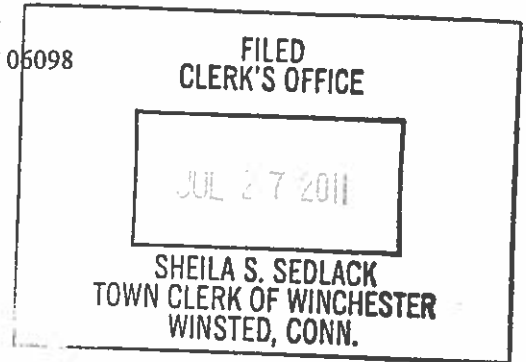




TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street
WINSTED, CONNECTICUT 06098

Minutes of Meeting Zoning Board of Appeals July 26, 2011



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

The meeting was called to order by Chairman Richard Nalette at 7:00 p.m. The following members answered roll call: Richard Nalette – Chairman, Ronald Dew, John Massicotte, Michael DeClement and Zoning Enforcement Officer Marc Melanson. Ray Winn was absent excused.

Item 3. Explanation of Variance Procedure

Chairman Nalette explained the hearing procedures for a 4-member Zoning Board of Appeals and gave applicants the option of tabling the application to next month (both declined the offer).

Item 4. Public Hearings – Variance Applications & Decisions

New Applications

#11-5097 Request for Variance from Section 7.3 front yard setback and 7.3 side yard setback for the property located at 655 Main Street for Winsted Area Ambulance Association. Todd Parsons of Lenard Engineering, Jeff Liskin representing the Winsted Area Ambulance Association and Joseph Alicata, architect, were present for this application. Mr. Parsons detailed the existing building as it is currently on the property; proposing site improvements (sidewalk and walkway to patio), adding a second floor to the existing building to improve training and office space and adding a stair tower for access and a roof over the patio; also constructing a 30" overhang on the administrative part of the building; explained the variances – noted the sideyard is actually the side facing the river; seeking 2' for the patio creating a variance request of 10'; already an existing variance on the property; there will be no changes to the front of the building but need to conform to the current setbacks; property is unique as it's shallow and long – left over from the 1955 flood; at the deepest point, the property is 77'; also has a wetlands setback encompassing most of the property; noted the stream channel encroachment line, flood plain, etc.; not practical to expand in any other direction; this is an essential community facility that needs to be on or close to Main Street; if all the variances are granted, will have a total building coverage of 19.5% . R. Dew asked about the proposed overhead doors. Mr. Parsons said there are currently 3 doors – changing it to 2 doors. J. Massicotte asked about the front setback. M. Melanson said need a 4' variance. Chairman Nalette asked about the changed setbacks. M. Melanson said they changed about 10 years ago. Mr. Parsons explained Marc Melanson suggested asking for it to clear things up. M. Melanson noted it will keep

everything on the up & up. J. Massicotte asked if the patio will be gravel. Mr. Parsons said patio blocks or similar. M. DeClement verified the bank is steep. Mr. Parsons said there is room for the patio but it will drop off quickly. J. Massicotte verified the overhang is for the patio only. Mr. Parsons said the building will have a 30" overhang but the major overhang is over the patio. J. Massicotte asked the size of the patio. Mr. Parsons said 8' x 40'; indicated an area where it narrows. M. DeClement verified the vehicle capacity won't change. J. Liskin said having 2 doors allows 4 vehicles in there; explained a bit of the construction. No public comment. *Public Hearing closed.*

Decision: Motion by J. Massicotte to grant variance #11-5097 from Section 7.3 for a front yard setback variance of 4' and a west side yard setback variance of 10' for the purpose of adding a 2nd story to the building, building a 19'x9'6" addition with a 6'8"x9'6" covered roof and an 18'6"x8' roof over a patio in the back of the building per the drawings in the file for the property located at 655 Main Street. Second by R. Dew. Vote: all in favor – *motion carried unanimous.* Reason: Reasonable request.

#11-5098 Request for Variance from Section 19.3.2.5 Building (roof or side) mounts for the property located at 115 Spencer Street for New Cingular Wireless PCS LLC dba AT&T. John Lawrence of Centerline Communications, sub-contractor/consultant for AT&T explained his company's role in locating a suitable location for towers; the only existing site is 115 Spencer Street (Winsted Health Center); requesting a height variance; this is in a R-3 zone which has a 30' height; current height of the structure is 77+'; proposing to install an antenna in a 4-sided box; requesting a variance total of 57.8' above the existing requirement (actual height will be only 10' above the current building); existing construction of the penthouse requires this structure to avoid the need for a new unsightly tower. J. Massicotte asked the overall size of the box. Mr. Lawrence said 8'x8'x10' high – noted the drawing on Z3. Chairman Nalette asked what the difference is between what is requested and what is in the variance. M. Melanson said it allows for 10'. Radu, a radio frequency consultant also representing the applicant, explained the location of the proposed antenna is due to the fact that the existing penthouse does not rise above the trees; also trying to aim true north which is already blocked. M. DeClement asked if this improves service for customers. Radu said this will allow more coverage and faster downloads. M. DeClement asked about the hospital. Mr. Lawrence said he has negotiated a lease with the Winsted Health Center – can provide minutes from their board meeting of that approval. R. Dew verified this will accommodate future upgrades and will not have to come back for a bigger house. No public comment. *Public Hearing closed.*

Decision: Motion by R. Dew to grant variance #11-5098 from Section 19.3.2.5 for a variance of 47.8' for the purpose of installing 9 panel antennas on the roof per the drawings in the file for the property located at 115 Spencer Street. Second by M. DeClement. Vote: All in favor – *motion carried unanimous.* Reason: Reasonable request.

- Item 5. Approval of Minutes of May 24, 2011 meeting**
Motion by J. Massicotte to approve the Minutes of May 24, 2011 meeting.
Second by R. Dew. Vote: all in favor – motion carried unanimous.
- Item 6. Old Business - none**
- Item 7. New Business - none**
- Item 8. Bills Presented – none**
- Item 9. Correspondence – none**
- Item 10. Discussion with ZEO**
M. DeClement asked about activity at 539 East Wakefield Boulevard – works is being done that the Board said no to. M. Melanson will investigate it.
- Item 11. Motion to adjourn at 7:30 p.m. by R. Nalette. Second by M. DeClement. All in favor - motion carried unanimous.**

Respectfully Submitted,



Laurie Bessette

Interim Minutes Secretary, Zoning Board of Appeals