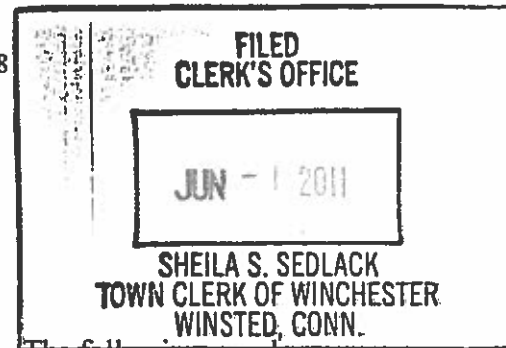




TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street
WINSTED, CONNECTICUT 06098

***Minutes of Meeting
Zoning Board of Appeals
May 24, 2011***



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 Masicotte, Ray Winn and Alternate Michael DeClement. Ronald Dew(absent, excused), Susan Lange (absent). Zoning Enforcement Officer Marc Melanson was present.

Chairman R Nalette seated Michael DeClement as a regular member.

Item 3. Explanation of Variance Procedure
Chairman explained to the public, the commission’s procedures on the applications

Item 4. Public Hearings – Variance Applications & Decisions

NEW APPLICATIONS

#11-5091 Request for Variance from section 4.2 rear yard setback for property located at 208 East Lake St. for Stewart Jones.

Public Hearing Open: 7:04 pm

Discussion:

- Stewart & Karen Jones made the presentation. Stewart Jones stated that the house was built in the 1700’s and as far as he knows is the 2nd oldest house in Winsted. He stated that the house was built next to the road and that this seemed like the best place for the garage. Mr. Jones stated that he owns the property behind this lot and he is putting the garage up closer to the property that he owns. He said that he maintains his property well and that the garage will look similar the building that he put up on his property in 1999. He said that it will have a barn look to it. He said that to stay within the setbacks, then he would have no back yard at all. He said that he had spoken to the abutting property owners and they had no problem with the garage.

Public Hearing Closed: 7:14 pm

Application # 11-5096

Motion by J. Masicotte;

to grant variance application number 11-5096, from section 4.2, for a Rear yard setback variance of 15 feet, for the purpose of constructing a 22’x24’, one story garage, per the drawings submitted, for the property located at 208 East Lake St.

Second by M. DeClement.

Vote; all in favor, Motion carries unanimous.

Reason for approval: Reasonable request.

Item 5. Approval of Minutes of April 26, 2011 meeting

**Motion: by R. Winn to approve the Minutes of February 22, 2011 meeting.
Second by J. Masicotte. Vote: all in favor – motion carried unanimous.**

Item 7. Old Business - none

Item 7. New Business - none

Item 8. Bills Presented –none

Item 9. Correspondence – none

Item 10. Discussion with ZEO – none

Item 11. Motion to adjourn at 7:17 p.m. by R. Nalette. Second by R. Winn. Vote: all in favor - *motion carried unanimous.*

Respectfully Submitted,

Marc Melanson

Minutes Secretary, Zoning Board of Appeals

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