TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street
WINSTED, CONNECTICUT 06098

Minutes of Meeting
Zoning Board of Appeals
April 26, 2011

The meeting was called to order by Chairman Richard Nalette at 7:03 p.m. The following members answered roll call: Richard Nalette – Chairman, Ronald Dew, John Masicotte, Ray Winn and Alternate Michael DeClement. 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 4a.2 side yard setback for property located at 358 East Wakefield Blvd. for Mary G. Trefry.

Public Hearing Open: 7:07 pm

Discussion:

- Applicant was represented by Attorney Mark Jones. The purpose of this request is for the replacement and extension of an existing porch to the entry to a garage with a set of stairs to the lower level of the garage. The existing entry to the garage is in disrepair and unsafe, and access to the lower level was unsafe and due to topography of the lot. Topography creates hardship in accessing garage.
- Also submitted for the record is a letter from the neighbor stating that they are very supportive of the application.

Public Hearing Closed: 7:11 pm

Application # 11-5091

Motion: by J. Masicotte to grant variance application number 11-5091, from section 4a.2, for a West side yard setback variance of 8 feet, for the purpose of building a landing and stairs for the garage, per the drawings submitted, for the property located at 358 East Wakefield Blvd., Second by R. Winn. Vote-all in favor, Motion carries unanimous. Reason for approval: Reasonable request.

#11-5092 Request for Variance from section 5.2 front yard setback for property located at 510 Reaching Hill Rd for Sarah Dutton.

Public Hearing Open: 7:14 pm

Discussion:

- Dr. Richard Dutton represented wife Sally, legal owner of property. His proposal is for the construction of a shed for farm equipment which will replace recently collapsed barn. Dr. Dutton supplied pictures taken in January showing three to four feet of the roof of the barn that collapsed. The barn did contain some farm equipment along with a 1988 Ford Pickup.
- J. Masicotte-any reason why you can't square off.
- Dr. Dutton-it makes it easier to bring farm equipment in and out if it's in the driveway.
- J. Masicotte-will there be a garage door?
- Dr. Dutton-there will be no fixed door, but a sliding door.

Public Hearing Closed: 7:22 pm

Application # 11-5092

Motion: by R. Winn to grant variance application number 11-5092, from section 5.2, for a Front yard setback variance of 21 feet, for the purpose of building a 22'x 22', addition to the existing barn, per the drawings submitted, for the property located at 510 Reaching Hill Rd., Second by R. Dew. Vote: all in favor, Motion carries unanimous. Reason for approval: Reasonable request.

#11-5093 Request for Variance from section 4a.2 minimum lot area, 4a.2 minimum lot width, 4a.2 front yard setback, 4a.2 side yard setback, and 4a.2 maximum lot coverage for property located at 131 Shore Dr. for Robert Simmons.

Public Hearing Open: 7:23 pm

Discussion:

Applicant: Robert Simmons present with his mother Kay Simmons.

- R. Simmons-the survey map be a bit confusing, we are trying to re-subdivide a property that was combined together by deed in 1946.
- Kay Simmons occupies the property at 133 Shore Drive and my brother lives at 131 Shore Dr.
- R. Dew-the shed on the northern lot who does that belong to.
- K. Simmons-that shed belongs to 131 Shore and there is also shed at 133 Shore Dr.
- M. Melanson-this will also have to go before P&Z.
- J. Masicotte-do you have any idea when this was changed?
- K. Simmons-the deeds back to 1930's reflect this change. Our family rented this back in 1944.

- R. Dew-so the person before you built these two properties.
- K. Simmons-yes before my in laws purchased it.
- Douglas Fornal-125 Shore Dr-I am a neighbor and I came to see what the variance was for. Could I take a quick look at the map? I have no objection to this proposal.
- M. Melanson-the only thing this commission is approving is the variance not the split.

Public Hearing Closed: 7:41

Application # 11-5093

Motion: by R. Dew to grant variance application number 11-5093, for Lots 200 & 201, from section 4a.2, for a Minimum Lot Area variance of 34,801 Sq ft., for a Minimum Lot width variance of 100 feet, for a Front yard setback variance of 45 feet, for a North side yard variance of 15.43 feet for a South side yard setback variance of 28.27 feet, and for a lot coverage variance of 5.8%. and for Lot 202, from section 4a.2, for a Minimum Lot Area variance of 36,075 Sq ft., for a Minimum Lot width variance of 116 feet, for a Front yard setback variance of 40.5 feet, for a North side yard variance of 28.5 feet, for a South side yard setback variance of 29.3 feet, and for a lot coverage variance of 22%, for the purpose of splitting the property into 2 building lots, per the drawings submitted, for the property located at 131-133 Shore Dr., second by R. Winn. Vote: all in favor-motion carries unanimous. Reason for approval: Reasonable request.

#11-5094 Request for Variance from section 4a.2.2(c) landscaped buffer, and 4a2.2 (b) lot coverage for property located at 166 East Wakefield Blvd for Matthew Closson.

Public Hearing Open: 7:45

Discussion:

Applicant represented by contractor Matthew Closson.

- M. Closson: the proposed project is to construct a 10'x 24' second story deck with a set of stairs to the lower level deck. Approximately 100 sq feet of decking will be added and the second story deck.
- J. Masicotte-is this a 7% lot coverage, my application says 7%
- M. Melanson-no, it should read 1%.

Public Hearing closed: 7:50

Application # 11-5094

Motion: by M. DeClement to grant variance application number 11-5094, from section 4a.2, for a South side yard setback variance of 18 feet, and a lot coverage variance of 1%, for the purpose of building a 2nd story deck with landing and stairs, per the drawings submitted, for the property located at 166 East Wakefield Blvd.,

second by R. Dew. Vote: all in favor-motion carries unanimous. Reason for approval: Reasonable request.

#11-5095 Request for Variance from section 4a.2 front yard setback, 4a.2 side yard setback, 4a.2 maximum lot coverage, and 4a.2.2 (b) lot coverage, for property located at 168 Shore Dr. for John and Janet Aresta.

Public Hearing Open: 7:50 pm

Discussion:

Applicant represented by contractor Al Janeiro.

- A. Janeiro-the new proposal is to keep the existing cottage with the addition to the second floor, increasing the height and making the bedrooms larger with more head room.
- R. Winn-are you adding a second story.
- A. Janiero-second floor already exists, just increasing it by four feet.
- J. Masicotte-are far are you from the property line?
- A. Janiero: about 5 inches from the chimney, so about 1.5 feet.
- R. Nalette-is there anything in the file saying they were here on February 22nd? So we can accept this application as a substantial change. Motion made by R. Nalette to accept this application as a substantial change, second by R. Dew, Vote: all in favor-motion carries unanimous.
- Douglas Fornal-125 Shore Drive-I am not familiar with the cottage, could I take a look at the location of the property.
- J. Aresta-I would like to be able to accommodate my family and have a place for them to stay comfortably. This would allow bigger bedrooms.

Public Hearing Closed: 8:05 pm

Application # 11-5095

Motion: by R. Nalette to grant variance application number 11-5095, from section 4a.2, for a North Side yard variance of 11'6', a South side yard variance of 33'8" and a Front yard setback variance of 17' 3", and a lot coverage variance of 1.097%, for the purpose of removing the existing structure and erecting a building a 42'9" x 24'11", 2 story house, with a 3'6 x 24'11' front covered porch and a 24'11" x 11' 6" deck, per the drawings submitted, for the property located at 168 Shore Dr., second by M. DeClement, (1) opposed R. Winn. Vote: all in favor-motion carries. Reason for approval: Reasonable request.

Item 5. **Approval of Minutes of February 22, 2011 meeting**

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

Item 6. **Old Business** - none

Item 7. **New Business** - none

Item 8. **Bills Presented –Clerks' hours**

Motion by J. Masicotte **to approve up to 3 hours for the secretary for the meeting of 1/25/11.** *Second* by R. Dew. Vote: all in favor – ***motion carried unanimous.***

Item 9. **Correspondence** – none

Item 10. **Discussion with ZEO** – none

Item 11. **Motion to adjourn at 8:10 p.m.** by R. Nalette. Second by R. Winn. **Vote**: all in favor - ***motion carried unanimous.***

Respectfully Submitted,

Rhonda Roy
Minutes Secretary, Zoning Board of Appeals
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