

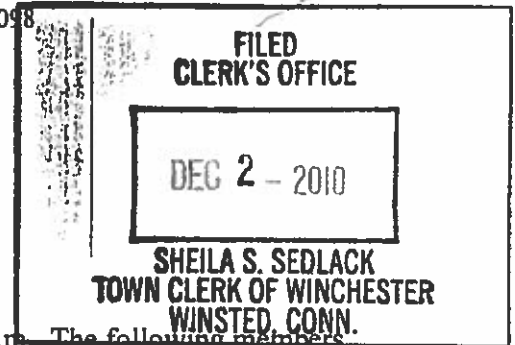


## TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street

WINSTED, CONNECTICUT 06098

### *Minutes of Meeting Zoning Board of Appeals November 30, 2010*



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

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 Massicotte and Alternate Michael DeClement. Susan Lange and Ray Winn were absent excused. Zoning Enforcement Officer Marc Melanson was absent excused.

**Item 3. Explanation of Variance Procedure**  
No explanation necessary.

**Item 4. Public Hearings – Variance Applications & Decisions**  
#10-5085 Request for Variance from Section 4a.2 east side yard set back, west side yard set back and lot coverage at 204 Perch Rock Trail for Beth Raboin LaChance. Mr. & Mrs. LaChance present and provided the board with a completed A2 survey and new footprint of the proposed changes. The members reviewed the new plans that were submitted. Chairman Nalette asked Mrs. LaChance if she could review with the commission the proposed changes to the property. Mrs. Lachance addressed with the commission thanking them for making a special effort to review their application. She explained the submitted photos; have a screened-in covered porch; would like to have a dormer over the porch; bump out the 2<sup>nd</sup> floor over the screened-in porch (which is rotting); architect did plans to allow 2' extra on the porch with dormer for the bedroom above. Discussion followed; J. Massicotte asked what their "hardship" is, Mrs. Lachance went on to explain that they are a family of seven during the summer months and the inconvenience of only having two bedrooms and one bathroom. The proposal would provide another bedroom and a bathroom on the second floor. J. Massicotte questioned whether the screen porch was to be screened or to be done in the future. Mrs. Lachance said that would be a future project, it would remain as an open porch right now.

**Decision: Motion by R. Nalette to grant variance application #10-5085, from section 4a.2, for an East side yard setback variance of 30 feet, a West side yard setback variance of 28 feet, and a lot coverage variance of 1 percent, for the purpose of adding a dormer to the front of the house and expanding the rear screened porch and expanding the 2<sup>nd</sup> floor over the porch, for the property located at 204 Perch Rock Trail. Second by R. Dew. Vote: all in favor – motion carried unanimous.**

**- Item 5. New applications**

**#10-5086 Motor vehicle dealers license approval for 12 Perkins St (rear) for Lime Rock Auto LLC.** Present was John Vakassian representative of Lime Rock LLC. He indicated that the property at 12 Perkins is a currently licensed garage. J. Massicotte asked if there were any limitations on how many cars could be parked on the lot. Chairman Nalette advised him that there were no limitations. R. Dew asked what exactly his plans for this garage where. J. Vakassian said it would be a combination of body and repair or possibly rent it, and would also provide employment. He also informed the commission the Lime Rock Auto LLC is triple A certified.

**Motion by R. Nalette** to waive public hearing and to have chairman sign DMV application for used car dealership per ZBA application number 10-5086, for the property located at 12 Perkins St (rear). *Second* by J. Massicotte. Vote: all in favor – **motion carried unanimous.**

**Item 6. Approval of Minutes of October 26, 2010 meeting**  
**Motion by J. Massicotte to approve the Minutes of October 26, 2010 meeting.**  
*Second* by R. Dew. Vote: all in favor – **motion carried unanimous.**

**Item 7. Old Business - none**

**Item 8. New Business - none**

**Item 9. Bills Presented – Motion by R. Nalette to approve 1.0 hour to the minutes secretary for the meeting of 10/26/10.** *Second* by R. Dew. Vote: all in favor – **motion carried unanimous.**

**Item 10. Correspondence – none**

**Item 11. Discussion with ZEO – none**

**Item 12. Motion to adjourn at 7:40 p.m. by R. Nalette.** *Second* by J. Massicotte. Vote: all in favor - **motion carried unanimous.**

Respectfully Submitted,

  
Rhonda Roy  
Minutes Secretary, Zoning Board of Appeals