



TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street
WINSTED, CONNECTICUT 06098

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CLERK'S OFFICE

OCT 27 2010

SHEILA S. SEDLACK
TOWN CLERK OF WINCHESTER
WINSTED, CONN.

Minutes of Meeting Zoning Board of Appeals October 26, 2010

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

The meeting was called to order by Chairman Richard Nalette at 7:04 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. Zoning Enforcement Officer Marc Melanson 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 applicant the option of tabling the application to next month.

Chairman Nalette seated M. DeClement as a voting member.


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. Mrs. LaChance explained she submitted photos; have a screened-in covered porch; would like to have a dormer over the porch; bump out the 2nd 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. Chairman Nalette verified the 2' is toward the Lake. M. DeClement verified that would be facing west. Mr. LaChance noted the neighboring houses are ahead of theirs so would not be obstructing views. R. Dew said the addition would be facing north. J. Massicotte noted not asking for a rear yard setback. Discussion followed regarding the required rear yard setback as it's 40' off the Lake. Chairman Nalette asked if the new roof will be taller. Mrs. LaChance explained had to go up 2' on the middle section; original roof line will not go higher. Chairman Nalette verified the 2' closer to the Lake is the only addition to the footprint. Mrs. LaChance said 1½' on either side of porch and 2' out so it's the same size as the house. M. DeClement noted the drawings have no numbers; having trouble with the 1% coverage. Mrs. LaChance said she didn't understand either; Marc Melanson said it's really .4% but he rounded it up to 1%. J. Massicotte noted the plans are basically just floor plans. M. DeClement reviewed the proposed addition dimensions with 2nd floor; asked about side yard setback. Mrs. LaChance explained there was a property dispute; have a finalized plan; noted a line was drawn between the 2 properties. J. Massicotte said Marc must have used the most recent plans. Discussion followed regarding variance needed and both maps being on file with the Clerk, going off the chimney or house and having the correct map in the Building Department file. Chairman Nalette asked the applicant if they would come back next month with the correct map showing accurate boundary lines. Mrs. LaChance said Marc went off the chimney and

determined the halfway mark to the boundary line. J. Massicotte thinks the east and west side yards are mixed up. R. Dew asked what the side yard setback requirement is. J. Massicotte said 35'. Brief discussion regarding what the side yards are. Chairman Nalette suggested tabling the application to get the right maps and numbers on file. Mr. LaChance asked if there is anything more needed for next month. Chairman Nalette said it is critical to have the height of the new structure. Mrs. LaChance said she doesn't know the height; knows it is 2' higher; don't like the bump out; don't want it to look like an addition. R. Dew noted the piers may not be deep enough; his are 5' deep and 2 of them heave due to the water level. J. Massicotte noted the left side elevation shows a 2nd story bedroom and bath over the porch; the screens will be removed from the porch and safety glass installed; verified adding to the staircase. Mrs. LaChance said the lot is pretty level, don't think will need to add to the stairs. J. Massicotte asked to have the distance from the boundary line to the addition added to the A2 survey to avoid questions. Brief discussion followed regarding the rear steps. R. Dew noted the location of the property pins; said may need a rear yard variance. Mrs. LaChance said there is a pin not on the plans. Chairman Nalette said need a certification from a surveyor regarding the lot dimensions. R. Dew noted the property may be bigger than 180' deep. J. Massicotte said make sure the pins are property lines; need the true property lines. Mrs. LaChance detailed permitted activity recently on the property. R. Dew noted a surveyor needs to show the true size of the lot – need to update the plans. Discussion followed regarding determining the property lines and front, east and west setbacks. **Motion by R. Nalette to table variance #10-5085 for more information to the next meeting. Second by R. Dew. Vote: all in favor – motion carried unanimous.**

- Item 5. Approval of Minutes of September 28, 2010 meeting
Motion by R. Dew to approve the Minutes of September 28, 2010 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 – Motion by R. Nalette to approve 1.0 hour to the minutes secretary for the meeting of 9/28/10. 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 7:40 p.m. by R. Dew. Second by J. Massicotte. All in favor - motion carried unanimous.**

Respectfully Submitted,


Laurie Bessette

Minutes Secretary, Zoning Board of Appeals