



## TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street  
WINSTED, CONNECTICUT 06098

### *Minutes of Meeting Zoning Board of Appeals August 24, 2010*

FILED  
CLERK'S OFFICE

AUG 25 2010

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

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

The meeting was called to order by Chairman Richard Nalette at 7:08 p.m. The following members answered roll call: Richard Nalette – Chairman, Ronald Dew, John Massicotte, Alternate Michael DeClement and Zoning Enforcement Officer Marc Melanson. Susan Lange and Ray Winn were 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 his application to next month; seated Alternate Michael DeClement as a voting member.

**Item 4. Public Hearings – Variance Applications & Decisions**

#10-5082 Request for Variance from Section 5.2 south side yard set back at 109 Standard Avenue for Richard & Rhonda Mangione. Mr. Mangione explained he had a septic system installed 2 years ago; originally wanted to put a pool over the septic but was referred to Torrington Area Health which determined the best location; requesting a side yard variance for the pool which is 25' long, above-ground. J. Massicotte asked the location of the stairs for the deck/pool. Mr. Mangione said there will only be a ladder which is lockable; pool is 52" high so don't need a fence; also have an alarm that floats on top of the pool – quite loud. No public comment. *Public Hearing closed.*

*Decision: Motion by R. Nalette to grant variance #10-5082 from Section 5.2 for a south side yard setback variance of 25' for the purpose of erecting a 15' X 25' above-ground pool as per drawings submitted for the property located at 109 Standard Avenue for Richard & Rhonda Mangione. Second by R. Dew. Vote: all in favor – motion carried unanimous. Reason: Reasonable Request.*

**Item 5. Approval of Minutes of June 22, 2010 meeting**

Motion by J. Massicotte to *approve* the Minutes of June 22, 2010 meeting. Second by R. Dew. Vote all in favor – motion carried unanimous.

**Item 6. Old Business**

#10-5081 Motor Vehicles Dealers License Approval for 8 South Main Street for Kenyon Oil Co., Inc.: Chairman Nalette explained a revised agenda reflected a withdrawal of this application. Motion by R. Nalette to *withdraw*

**Application #10-5081 for the property located at 8 South Main Street.  
Second J. Massicotte. Vote: all in favor – motion carried unanimous.**

- Item 7. New Business - none**
- Item 8. Bills Presented – Motion by R. Dew to approve 1.0 hour to the minutes secretary for the meeting of 6/22/10. Second by M. DeClement. Vote: all in favor – motion carried unanimous.**
- Item 9. Correspondence – none**
- Item 10. Discussion with ZEO – none**
- Item 11. Motion to adjourn at 7:16 p.m. by M. DeClement. Second by R. Dew. All in favor - motion carried unanimous.**

Respectfully Submitted,



Laurie Bessette  
Minutes Secretary, Zoning Board of Appeals

ZBA 8/24/10

Call to order 7:08 pm

Rich expl procedures for 4 member bd - gave applicant  
Rich seated Mike as voting member option to

table to not mt  
Applicant went forward

Rich expl revised agenda for 8 S Main request  
withdrawal

Rich Motion to amend } unanimous  
John

Mints 6/22 } unanimous  
John  
Ron

Gene clerk 1.0 hrs 6/22/10 Ron  
Mike

No disc

7:16 p Mike } unanimous  
Ron

10/10/10

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