



## TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street

WINSTED, CONNECTICUT 06098

### *Minutes of Meeting Zoning Board of Appeals June 22, 2010*

FILED  
CLERK'S OFFICE

JUN 23 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 7:03 p.m. The following members answered roll call: Richard Nalette – Chairman, Ronald Dew, John Massicotte, Ray Winn, Alternate Michael DeClement and Zoning Enforcement Officer Marc Melanson. Susan Lange was absent.

**Item 3. Explanation of Variance Procedure**

Chairman Nalette explained the hearing procedures for the Zoning Board of Appeals and seated Alternate Michael DeClement as a voting member.

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

#10-5080

Request for Variance from Section 4a.2 side yard set back north and south side and 4a.2 lot coverage at 409 West Wakefield Boulevard for Hamm LLC (*public hearing tabled from the May meeting*). Michael Hamm, representing the property owner (Mr. & Mrs. Work present), distributed copies of the most recent plans and reviewed the proposal; noted changes were made to the columns, color contract, showed roof lines, brings character to the neighborhood, noted chimney is shown as brick but may be stone; overall height is 35'7" and by the zoning definition is 26'9" based on the mean elevation. Chairman Nalette verified the drawings have enough information for Marc Melanson. Mr. Hamm noted the architect had some issues with how to frame and support structures; noted the hardships; moved the structure to the south improving the welfare of the neighbor to the north, centered the structure on the lot and made the new driveway safer; more in style with the neighborhood and Highland Lake District. J. Massicotte verified walkway is made of permeable material and is included with coverage amounts. No public comment. *Public Hearing closed.*

*Decision:* Motion by J. Massicotte to grant variance #10-5080 from Section 4a.2 for a north side yard setback variance of 29', a south side yard setback variance of 25.15' and lot coverage variance of 3.05% for the purpose of building a 44'2" X 39'3" 2-story house not to exceed 30' with a walkout basement and a 14' X 16' deck as per drawings submitted for the property located at 409 West Wakefield Boulevard for Hamm LLC. Second by R. Winn. Vote: all in favor – motion carried unanimous. Reason: Reasonable Request.

#10-5081 Motor Vehicles Dealers License Approval for 8 South Main Street for Kenyon Oil Co., Inc.: John DiCara, of DiCara Land Surveying, representing the applicant, Robert Ross, owner of Kenyon Oil (not present), requested the Board table the application due to the timing of the meetings. **Motion** by R. Nalette to *table* Application 10-5081. Second R. Winn. Vote: all in favor – **motion carried unanimous.**

**Item 5. Approval of Minutes of May 25, 2010 meeting**  
**Motion** by R. Dew to *approve* the Minutes of May 25, 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 1.5 hours to the minutes secretary for the meeting of 5/25/10.** Second by R. Winn. Vote: all in favor – **motion carried unanimous.**

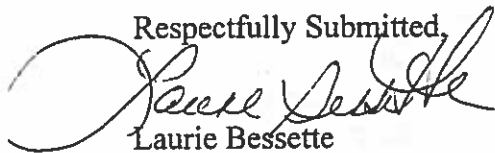
**Item 9. Correspondence – none**

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

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**Item 11. Motion to adjourn at 7:20 p.m.** by R. Dew. Second by M. DeClement. All in favor - **motion carried unanimous.**

Respectfully Submitted,



Laurie Bessette

Minutes Secretary, Zoning Board of Appeals

ZBA 6/22/10

Call to order 7:03 p

Rich seated Mike DeClement

10-5081 John Di Cara / Di Cara Land Surveying  
repres Robert Ross former of Kenyon Oil Co (not present)

requesting zone change; its only prop on S Main rd  
; would like to extend application to next mtg

~~Rich~~ Tabled to next mtg

Ray 2nd

Unanim

have to  
finish up  
PZC before

minutes 5/25/10

Ron } Unanim  
Mike } etc Ron etc

Clerk 1.5 Rich } Unanim  
Ray }

adj Ron 7:20 } Unanim  
Mike }

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QED - value of 220

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