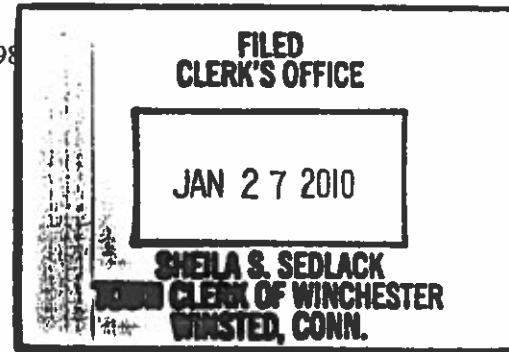




TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street
WINSTED, CONNECTICUT 06098

Minutes of Meeting Zoning Board of Appeals January 26, 2010



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

Chairman Nalette explained the procedures for a 4-member board and offered the applicant the opportunity to have his application held to next month. Brief discussion followed regarding tabling the public hearing once it was opened. Applicant chose to go forward.

The meeting was called to order by Chairman Richard Nalette at 7:11 p.m. The following members answered roll call: Richard Nalette – Chairman, Ronald Dew, John Massicotte and Ray Winn. Susan Lange, Alternate Michael DeClement and Zoning Enforcement Officer Marc Melanson were absent excused.

Item 3. Explanation of Variance Procedure

Chairman Nalette explained the procedures for a 4-member board and then proceeded to explain the hearing procedures for the Zoning Board of Appeals.

Item 4. Public Hearings – Variance Applications & Decisions

#09-5076 Request for Variance from Section 4a.2 sideyard setback and Section 4a.2 frontyard setback and 4a.2 Building and Driveway Coverage at 644 East Wakefield Boulevard for Steven Marcus. Ken Hrica, representing, along with Mr. Marcus, distributed revised site plans; noted the difference between the plans distributed at the beginning of the meeting and these is the parking in front of the garage has been shifted to the North and have created a landscape area to the South due to the location of the retaining wall; noted originally proposed two retaining walls; these changes did not increase the pavement area. R. Winn verified keeping the existing retaining wall. Mr. Hrica distributed and explained photos of structures on the property; noted the existing garage infringes on the Town right-of-way and is in need of repair; said the applicant is asking to tear down the old garage down and build new; the new driveway will allow plenty of room; existing access for garage is safety concern – have to back out onto the road; using elevation change for storage under; will drive in from road onto 2nd floor – 3 cars in front of garage and 2 inside; garage will be the same width but longer; 11,381 s.f. lot is pre-existing non-conforming; the garage will be more conforming than the existing structure; current coverage is 28.2%; proposal includes cobblestone accessway with sand between instead of pervious surface decreasing the amount of impervious to 24.3% (if considered driveway than impervious surface would be 35+%; incorporated a rain garden to collect rainwater instead of running into the Lake. J. Massicotte asked the height of the North retaining wall. Mr. Hrica said approximately 4'; raising elevation; garage

floor will be lower than the existing; proposing 8% from the road down to the garage; this driveway will not be used in the Winter as it is a seasonal house. J. Massicotte asked if the wall will be stone or concrete. Mr. Hrica said it will be either natural stone or modular block – it's up to the owner. J. Massicotte verified the retaining wall is considered landscaping. Chairman Nalette said as long as it's 4' or less. R. Dew asked how access will be made to the 3rd floor. Mr. Hrica said the upper floor is storage by the gable; access will be made from the inside; this storage area might be rafters only; noted the window is decorative. J. Massicotte verified the basement is a full basement. Mr. Hrica said water and sewer are not proposed. J. Massicotte asked if the roof pitch can be dropped. Mr. Hrica said it matches the house. J. Massicotte said it looks like a monster from the Lake; noted the trench drain in front of the garage doors; asked if a drainage ditch could be installed where the fireplace is being removed to catch runoff. Mr. Hrica said they can do that. J. Massicotte verified the upper area will be paved. Mr. Hrica said it is currently paved but will be raising grade to will re-pave. Chairman Nalette verified repaving is included with the coverage. J. Massicotte asked what the hardship is. Mr. Hrica said the non-conforming lot – explained the issues with size and safety; noted the differences if the lot was conforming 40,000 s.f. lot. Chairman Nalette asked how long Mr. Marcus has owned this. Mr. Marcus said 12 years.

Public comment made by Norman & Lucy Southergill and Donna Buchelt who were all in support of this application.

Mr. Marcus said his family loves being at the Lake but wanted regular access and emergency access. Discussion followed regarding reducing the roof pitch to avoid making the storage above into living/rental space. Mr. Marcus said he recently purchased the home across the street at 653 East Wakefield so he's not looking for rental space. Chairman Nalette noted the next owner might not be so honest and asked the applicant if he would be willing to cut the roof pitch. *Public Hearing closed.*

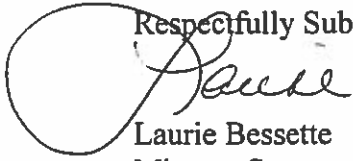
Decision: Motion by J. Massicotte to grant variance #09-5076 from Section 4a.2 for a frontyard setback variance of 20', a north sideyard setback variance of 22', a south sideyard setback variance of 15' and a lot coverage variance of 10% for the purpose of building a 20' X 28' 2-car garage with storage above and below and roof to be a 7 pitch as per drawings submitted for the property located at 644 East Wakefield Boulevard for Steven Marcus. Second by R. Dew. Discussion: J. Massicotte asked about the cobblestone. Commission considers it pervious surface. Vote: all in favor – motion carried unanimous. Reason: Reasonable Request.

**Item 5. Approval of Minutes of December 15, 2009 meeting
Motion by R. Winn to approve the Minutes of December 15, 2009. Second by R. Dew. Vote all in favor – motion carried unanimous.**

Item 6. Old Business - none

- Item 7. New Business - none**
- Item 8. Bills Presented – Motion by J. Massicotte to approve 1.0 hour to the minutes secretary for the meeting of 11/17/09. Second by R. Winn. Vote: all in favor – motion carried unanimous.**
- Item 9. Correspondence – none**
- Item 10. Discussion with ZEO – none**
- Item 11. Motion to adjourn at 7:53 p.m. by J. Massicotte. Second by R. Dew. All in favor - motion carried unanimous.**

Respectfully Submitted,



Laurie Bessette
Minutes Secretary, Zoning Board of Appeals

1000



ZBA 1/20/10

8:30 10:30
July
30 min

Call to order 7:11 Naliffe

Rich exp procedures of a 4 person board -
gave applicant option of tabling to
next month. Ken Thrice asked if ph
can be tabled after opening. Naliffe said
Comm tries not to say bring something back
rather than fix it & bring back next month
said w/ rather deny & come back w/ significant change
Restated procedure of 4 member board

Min of 12/15/09

Ray }
Ron } Unanim

Clerk how for Nov min John / Ray
Unanim

adj 7:53p

John Ron

2/15 Exec Sur
Contract Negotiation

28/10/07
Mund
20/10/07

11/10/07 435

11/10/07 435
The first part of the course was about the
history of the world and the different
civilizations that have existed. We
learned about the ancient world and
the Middle Ages. We also learned
about the Renaissance and the
Enlightenment. The second part of
the course was about the modern world
and the different countries that have
emerged. We learned about the
Industrial Revolution and the
World Wars. We also learned about
the Cold War and the present day
world.

11/10/07 435

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