



TOWN OF WINCHESTER – CITY OF WINSTED OFFICE

Town Hall – 338 Main Street

WINSTED, CONNECTICUT 06098

FILED

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SHOLA S. BEEBACK
TOWN CLERK OF WINCHESTER
WINSTED, CT

*Minutes of Meeting
Zoning Board of Appeals
November 17, 2009*

The Zoning Board of Appeals met in the P. Francis Hicks Room. The meeting was called to order by Chairman Richard Nalette at 7:01 p.m. The following members answered roll call: Richard Nalette – Chairman, Susan Lange, John Massicotte, Alternate Michael DeClement and Zoning Enforcement Officer Marc Melanson. Ray Winn and Ronald Dew were absent excused.

Item 3. Explanation of Variance Procedure

Chairman Nalette explained the procedures for a 4-member board and offered the applicant the opportunity to have his application held to next month. He agreed to go forward tonight. Chairman Nalette explained the hearing procedures for the Zoning Board of Appeals.

Chairman Nalette seated Alternate Michael DeClement as a voting member.

Item 4. Public Hearings – Variance Applications & Decisions

09-5075

Request for Variance from section 4a2.2 Lot Coverage at 428 East Wakefield Blvd. Mr. Phil Brown, representing Kevin and Lynn Rose Sinclair, explained the application is to enlarge the deck; noted the steepness of the hillside; explained the application has some misinformation – the property currently has no easements on it and the amount of coverage requested is actually 1.94% instead of 2.5%; distributed copies of the deck layout; adding 343 s.f. to the existing 1,060 s.f.; area proposed is highlighted in yellow on the survey; lowering the deck with the curved railing 4'; the current deck is awkward and not very functional; noted the setbacks are conforming but the coverage is not conforming; owners have a tough time with the current deck layout; indicated the topography in relationship to the neighboring properties; noted the deck will conform better with the slope of the land. S. Lange verified the old deck will be removed. Mr. Brown said will use as much of the old decking as possible but will keep the existing footings; the concrete is pinned to the rock; adding a few footings to support the additional 9' coming out; noted parking for the area is way up the hill. Chairman Nalette asked about the sideyard setback. M. Melanson explained the special deck rule at Highland Lake applies since there is a letter in the file from the neighbor. Chairman Nalette verified the coverage amount requested. J. Massicotte verified removing the deck and twin stairs. Mr. Brown said the concrete stairs are staying; economics will play a part with the twin stairs – they may or may not happen. J. Massicotte verified the tree in front of the proposed stairs will have to be removed. J. Massicotte asked about the blue dotted line. Mr. Brown said that is the existing, the new deck will come out 9'. J. Massicotte verified there will be gravel under the deck. Mr. Brown explained the property owners would like lattice under the deck which is being lowered 4' and then landscape plantings in front of that. J. Massicotte asked what the hardship is. Mr. Brown said steepness of the hillside. J. Massicotte verified the upper and lower framing will remain and the middle deck is being lowered and the cover over the deck will not change. Mr. Brown said the deck area will remain the same; putting benches along the rail. No public comment. Mr. Brown said this deck was not serving his clients purposes;

the plan was done with an eye toward solid aesthetic value and to blend in with the property. Public Hearing closed.

Decision: Motion by R. Nalette to grant variance #09-5075 from Section 4a2.2 Lot Coverage percentage of 2% for the purpose of adding onto the existing rear deck as per site plan submitted for the property located at 428 East Wakefield Boulevard for Phil Brown. Second by S. Lange. Vote: all in favor – motion carried unanimous. Reason: Reasonable Request.

Item 5. Approval of Minutes of October 27, 2009 meeting
Motion by S. Lange to approve the Minutes of October 27, 2009. Second by M. DeClement. Vote: all in favor – motion carried unanimous.

Approval of Minutes of July 28, 2009 meeting
Motion by R. Nalette to approve the Minutes of July 28, 2009. Second by M. DeClement. Vote all in favor except S. Lange (abstained) – motion carried.

Item 6. Old Business – M. DeClement asked about a mini deck on the side of the Ouelette property at 139 East Wakefield Boulevard; noted this was discussed at a recent ZBA meeting where he expressed concern with a pallet in front of sliding doors on the south side of the house. Extensive discussion followed. M. Melanson examined the files from when the addition was done and said the deck is on the survey from 2007.

Item 7. New Business - none

Item 8. Bills Presented – Motion by R. Nalette to approve 1 hour to the minutes secretary for the meeting of 10/27/09. Second by S. Lange. Vote: all in favor – motion carried unanimous.

Item 9. Correspondence – none

Item 10. Discussion with ZEO – none

Item 11. Meeting was adjourned at 7:40 p.m.

Respectfully Submitted,



Laurie Bessette
Minutes Secretary, Zoning Board of Appeals

Roll to order 7:01 p

Rich expl 4 member panel - offered to let applicant carry to next month. Applicant stayed

Expl ZBA
~~variance~~ procedures

Seated Mike as a voting member

10/27/09 minutes S. Lange } Unanim
Mike

7/28/09 Rich } Unan except
Mike } Susan & Stevie

Old Business: Mike - deck for Oulette 139 E Wakefield

~~minutes~~ @ mtg, concerned w/ slider on S side of house & pallet next to it; he installed mini deck there
~~Marc will look into it.~~ Extensive work

Motion to appl 1 hr Richard
Susan

Motion to adj 7:40 p

Unanim

11/11/11

For the transfer of the ...

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