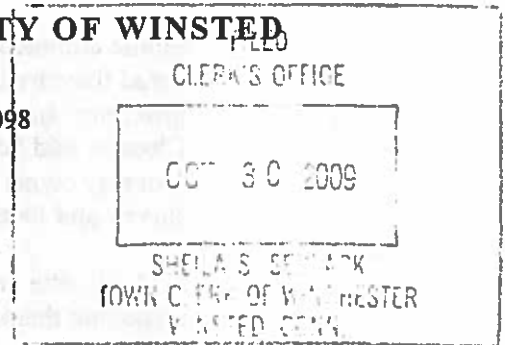




# TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street  
WINSTED, CONNECTICUT 06098

## *Minutes of Meeting Zoning Board of Appeals October 27, 2009*



The Zoning Board of Appeals met in the P. Francis Hicks Room. The meeting was called to order by Chairman Richard Nalette at 7:05 p.m. The following members answered roll call: Richard Nalette – Chairman, Ronald Dew, Susan Lange, John Massicotte, Ray Winn, Alternate Michael DeClement and Zoning Enforcement Officer Marc Melanson.

**Item 3. Explanation of Variance Procedure**  
Chairman Nalette explained the hearing procedures for the Zoning Board of Appeals.

**Item 4. Public Hearings – Variance Applications & Decisions**  
#09-5073 Request for Variance from Section 7.3 sideyard setback at 167 Torrington Road for Westwood Products. Jack Krudwick of PDS Engineering, present along with Brian Tarbox, owner of Westwood Products. Mr. Krudwick said they are requesting permission to set the building into the sideyard a bit to allow for storage of raw wood product in the front of the building. J. Massicotte asked why can't the building be moved more to the south where there's another 64'. Mr. Tarbox said it would help utilize the property better; that side is the driveway and access to the back; will allow better travel of trucks. J. Massicotte asked about the drainage ditch. Brief discussion followed. Mr. Tarbox said there is no pipe. No public comment. Public Hearing closed.

**Decision: Motion by R. Winn to grant variance #09-5073 from Section 7.3 for a north sideyard setback variance of 15.5' for the purpose of building a 200' X 100' addition as per site plan submitted for the property located at 167 Torrington Road for Westwood Products. Second by R. Dew. Vote: all in favor – motion carried unanimous. Reason: Reasonable Request.**

#09-5074 Request for Variance from Section 4a.2 for lot coverage, side yard setback and rear yard setback at 410 East Wakefield Boulevard for Matthew Closson. Mr. Closson, representing the property owners the Mandells, explained he is looking to expand the boathouse from 15' X 22' to 18' X 26' to accommodate their boat; noted water is 4' deep in the boathouse. R. Winn asked what is currently there. Mr. Closson explained a 15' X 22' dilapidated boathouse; the house was re-done last year and now would like to do the boathouse. R. Winn verified it will be a true boathouse. Mr. Closson said it is only to store their boat and shut the door. Chairman Nalette verified the garage door will be on the water side. R. Winn noted the height is 14'3" with a 6:12 pitch. J. Massicotte verified it will be a new foundation. Mr. Closson explained the existing foundation will be enlarged and bringing in additional stone. J. Massicotte asked where the 24 X 12 footing goes. Mr. Closson said under the stone foundation. J. Massicotte verified the work will be done during the drawdown and the electrical will be an underground conduit; asked what the coverage amounts to. Mr. Closson said another 0.03% or so. M. DeClement asked the proximity to the neighboring property line. Mr. Closson said approximately 2' from the property line. M. DeClement verified it will be 4' taller.

Public comment by Peter Martin, son of Grace Martin, neighboring property owner; noted they are in favor of the boat house renovation but expressed concern over the proximity and the possible liability since will be working over the property line. Mr. Closson said he carries liability insurance and will provide copies to the neighboring property owner. Extensive discussion followed regarding the accuracy of the A2 survey and location of the property lines.

J. Massicotte verified there are 2 houses on the property; asked if a stipulation can be made that there be no floor in the boathouse. Brief discussion followed regarding the amount of coverage requested. M. DeClement was concerned with the precedence of a boat being too large used as a hardship. Chairman Nalette noted the property is more than an acre. Public Hearing closed.

**Decision: Motion by S. Lange to grant variance #09-5074 from Section 4a.2 for a south sideyard setback variance of 33', a rear yard setback variance of 35' and a lot coverage variance of 3.5% for the purpose of removing a 15' X 22' structure and building an 18' X 26' 1-story structure as per site plan submitted for the property located at 410 East Wakefield Boulevard for Matthew Closson. Second by R. Winn. Vote: all in favor – motion carried unanimous. Reason: Reasonable Request.**

- Item 5. Approval of Minutes of September 22, 2009 meeting  
Motion by R. Winn to *approve* the Minutes of September 22, 2009. Second by R. Dew. Vote all in favor except J. Massicotte and S. Lange (abstained) – motion carried.**
- Item 6. Old Business - none**
- 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 9/22/09. 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 7:40 p.m. by R. Winn. Second by R. Dew. All in favor - motion carried unanimous.**

Respectfully Submitted,



Laurie Bessette  
Minutes Secretary, Zoning Board of Appeals

~~Robert~~  
~~Go~~  
~~5/26~~  
ZBA

15  
13  
WBS

ZBA 10-27-09  
705 by Richard

Richard expl procedure for ZBA

Charles hr 1/2 Rich Ray Unan

min of 9/22 / Ray  
Ron } ~~open~~  
John Sue  
Abst

Motion to adj 7:40 pm  
Ray  
Ron } Unan

10/14/2014

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