



TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street

WINSTED, CONNECTICUT 06098

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CLERK'S OFFICE

SEP 24 2009

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

Minutes of Meeting
Zoning Board of Appeals
September 22, 2009

The Zoning Board of Appeals met in the P. Francis Hicks Room. The meeting was called to order by Chairman Richard Nalette at 7:10 p.m. The following members answered roll call: Richard Nalette – Chairman, Ronald Dew, Ray Winn, Alternate Michael DeClement and Zoning Enforcement Officer Marc Melanson. John Massicotte and Susan Lange were absent excused.

Item 3. Explanation of Variance Procedure

Chairman Nalette explained the procedures for a 4-member board and offered applicant's the opportunity to have their application held to next month. All agreed to go forward tonight. Chairman Nalette then proceeded to explain the hearing procedures for the Zoning Board of Appeals.

Item 4. Public Hearings – Variance Applications & Decisions

#09-5071 Request for Variance from Section 4a.2 southeast sideyard setback and Section 4a.2 lot coverage at 237 East Wakefield Boulevard for Bruce Ouellette. Mr. Ouellette explained he would like to expand his deck; said this was a project started 2 years ago; noted no neighbors have an issue with it. No public comment. Public Hearing closed.

Decision: Motion by R. Winn to grant variance #09-5071 from Section 4a.2 for a southeast sideyard setback variance of 14' and a lot coverage variance of 3.4% for the purpose of building a 28' X 16' deck with stairs on the property as per site plan submitted for the property located at 237 East Wakefield Boulevard for Bruce Ouellette. Second by R. Dew.

Discussion: M. DeClement verified D. LaPointe is the rear neighbor; expressed concern regarding proximity and privacy. Mr. Ouellette said there is a row of trees on Mr. LaPointe's side of the fence. M. Melanson referenced Section 4a2.2. Vote: all in favor – motion carried unanimous. Reason: Reasonable Request.

#09-5072 Request for Variance from Section 4a.2 front yard setback at 134 East Wakefield Boulevard for Ronald Seaman. Mr. Seaman explained he would like to add a deck to the front of his house; there is an existing stoop and walkway and the deck will cover most of that; deck will enhance the property's appearance and value. M. Melanson noted this falls under Section 4a2.2 also. M. DeClement verified the asphalt will be removed. Mr. Seaman said some of it will be removed. R. Winn asked why 4a2.2 comes in. M. Melanson said houses built prior to 1989 fall into that. No public comment. Public Hearing closed.

Decision: Motion by R. Dew to grant variance #09-5072 from Section 4a.2 for a front yard setback variance of 14' for the purpose of building a 8' X 24' deck on the front and a 14' X 40' deck on the east side of the house as per site plan submitted for the property located at 134 East Wakefield Boulevard for Ronald Seaman. Second by M. DeClement. Vote: all in favor – motion carried unanimous. Reason: Reasonable Request.

- Item 5. Approval of Minutes of August 25, 2009 meeting**
Motion by R. Dew to *approve* the Minutes of August 25, 2009. Second by R. Nalette. Vote all in favor except R. Winn and M. DeClement (abstained) – motion carried.
- Item 6. Old Business - none**
- Item 7. New Business - none**
- Item 8. Bills Presented – Motion by R. Nalette to approve .75 hour to the minutes secretary for the meeting of 8/25/09.** Second by R. Winn. Vote: all in favor – motion carried unanimous.
- Item 9. Correspondence – none**
- Item 10. Discussion with ZEO – R. Winn asked about the Valigorsky easement.** Discussion followed regarding procedures for easement and recent activity on the Valigorsky property.
- Item 11. Motion to adjourn at 7:32 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

ZBA 9-22-09

Call to order 7:08 Richard

Richard reviewed the procedures for a 4 member panel
offered applicants options of holding to next month.
all stayed

Explained procedures for ZBA

Motion to appv 8/25 Ron
Richard
Ray & M. & abst
Carried

Rich } Secretary
Ray } hrs

Ray asked about Valigorsky easement
Disc followed re: procedure for easement
& recent activity on Valigorsky property

Motion 7:32 Ray
Ron

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