



TOWN OF WINCHESTER - CITY OF WINSTED

Town Hall - 338 Main Street
WINSTED, CONNECTICUT 06098

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CLERK'S OFFICE

AUG 26 2009

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

*Minutes of Meeting
Zoning Board of Appeals
August 25, 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, John Massicotte and Susan Lange. Alternate Michael DeClement and Zoning Enforcement Officer Marc Melanson were absent excused. Ray Winn was absent.

Item 3. Explanation of Variance Procedure

Chairman Nalette explained the procedures for a 4-member board. A member of the audience asked about the appeals process if the application was denied. Chairman Nalette said the next step would be the courts. Another member of the audience asked the location of that court. Discussion within the audience was held and applicant decided to go forward with the application.

Another member of the audience asked for clarification of side yards and coverage amounts between a sheet provided by the Building Department and the zoning regulations. Chairman Nalette encouraged the member to make an appointment and meet with Marc Melanson who can explain the differences clearly. The audience member said he's attempted for a few weeks but will schedule the appointment with the Building Department Secretary to meet with Marc.

Chairman Nalette then proceeded to explain the hearing procedures for the Zoning Board of Appeals.

Item 4. Public Hearings – Variance Applications & Decisions

#09-5070 Request for Variance from Section 4a.2 front yard setback, Section 4a.2 lot coverage and 10.4 Non-Conforming Structure at 834 East Wakefield Boulevard for Bonnie Nicholson. (*Tabled from the July meeting*) Mr. & Mrs. Nicholson present. Revised plans were provided to the Board. Mr. Nicholson reminded Board members of discussion at the previous meeting noting the variance is requested due to being handicap; proceeded to review the information from last month. J. Massicotte asked why the stairs are highlighted on the plans. Mr. Nicholson said he was unsure as that was deck but the assessor's map showed it incorrectly. J. Massicotte verified nothing is happening with the concrete stairs. Mr. Nicholson said he has a letter from David D'Amore, a previous property owner, saying it requires decks and always has. J. Massicotte said the application has requested coverage of 85% and the variance in the motion is only 60%. Discussion followed correcting the request to 70.5%.

Public Comment: Mr. Nowak asked who enforces the plans. Chairman Nalette said if a neighbor sees a problem, they should report it to Marc Melanson who will address it.

Decision: Motion by R. Nalette to grant variance #09-5070 from Section 4a.2 for a frontyard setback variance of 48', a northeast sideyard variance of 33' and a lot coverage variance of 70.5% and from Section 10.4, Non-Conforming Structures, for the purpose of building decks on the property as per site plan submitted for the property located at 834 East Wakefield Boulevard for Bonnie Nicholson. Second by R. Dew. Vote: all in favor – motion carried unanimous. Reason: Safety Reasons.

- Item 5. Approval of Minutes of July 28, 2009 meeting – carried to next month.**
- Item 6. Old Business - none**
- Item 7. New Business - none**
- Item 8. Bills Presented – Motion by R. Dew to approve 1.25 hours to the minutes secretary for the meeting of 7/28/09. Second by S. Lange. 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. Nalette. Second by R. Winn. All in favor - motion carried unanimous.**

Respectfully Submitted,



Laurie Bessette
Minutes Secretary, Zoning Board of Appeals

ZBA mtg 8/25/09

Call to order @ 7:10 by Richard

Expl process for 4 member panel

Member of audience asked appeal process
another asked location
audience discussed it @ between themselves
& decided to go forward

Another audience member asked about HLD
& regulations vs. sheet handed out by
bdg dept re: coverage & distances from
side lines

Rich said should ask Marc

Member said we tried for a few weeks.

Rich said the bd doesn't interpret the info
going in; encouraged member to meet w/ Marc.

~~Rich~~ Ron & Sue Secretary hrs 1.25
unanim

7:40

Feb 21/18

Dear Sir

On 21/2/18

I have the pleasure to acknowledge the receipt of your letter of the 17th inst.

in relation to the above matter and in reply to inform you that the same has been forwarded to the appropriate authorities for their consideration.

I am sorry that I cannot give you a more definite answer at this time but I will be glad to advise you again as soon as a final decision has been reached.

Yours faithfully,
[Signature]

Mr. [Name]

[Address]

[City]

~~Very truly yours~~

[Signature]

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