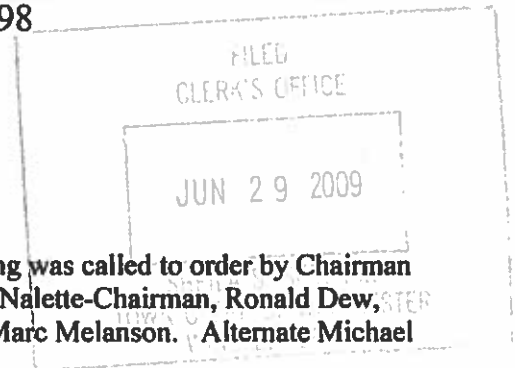




TOWN OF WINCHESTER – CITY OF WINSTED  
Town Hall – 338 Main Street  
WINSTED, CONNECTICUT 06098

*Minutes of Meeting  
Zoning Board of Appeals  
June 23, 2009*



The Zoning Board of Appeals met in the P. Francis Hicks Room. The meeting was called to order by Chairman Nalette at 7:03 p.m. The following members answered the roll call: Richard Nalette-Chairman, Ronald Dew, John Massicotte, Susan Lange, Ray Winn and Zoning Enforcement Officer Marc Melanson. Alternate Michael DeClement was not present.

**Item 3. Explanation of Variance Procedure:**

Chairman Nalette explained the ZBA meeting procedure to the applicants and the audience members.

**Item 4. 7:00 P.M. Public Hearings – Variance Applications & Decisions**

**New Applications:**

**#09-5067 Request for Variance from section 4a.2 front yard set back and 10.3 Non Conforming Uses at 618 Wynne Road for Tim Gomez.**

Chairman Nalette opened the Public Hearing.

Timothy Gomez was present for his application this evening. He submitted his Certification of Notice to M. Melanson.

Mr. Gomez said that he has two houses on a property and one the wood is real rotted and he wants to take it apart and put new wood on it and the building isn't really square and he wants to square it off where the building has a three foot section where it jogs in which would add a little living space to the bedroom.

Chairman Nalette called for Public Comment:

*Bob LaRose: 624 Wynne Road:*

*Mr. LaRose asked for measurements. Chairman Nalette gave him a set of plans and the application for him to review.*

*Faye Ricci: 653 East Wakefield Blvd:*

*Mr. Ricci said her property abuts his property and she is confused with the drawings. When they look out their back window they see it straight across and not broken up. Mr. Gomez showed Ms. Ricci on the prints that she is looking at the back and it will not be broken up.*

*Kevin Sullivan:*

*Mr. Sullivan said he was here previously on a variance request that had 6 continuances. He would like this to be continued. Since last time it was going to be two feet off his property line blocking out his sun. This time there are vehicles parked all along the property line and Mr. Gomez has put boulders all along on his property*  
ZBA

line. He wants to know if Mr. Gomez has a survey and wants to know if he now knows what is his property. Mr. Sullivan said that he had his land surveyed 25 years ago. He would also like to know that before he gets something approved for a variance if he would be required to clean up Mr. Sullivan's lot of the boulders and also the junk cars all along the property line. He has no objection to the variance but feels he needs to clear out the boulders and the junk cars because it is in poor taste.

*Mr. Sullivan said that it also moves the house closer to Wynne Road.*

Chairman Nalette gave him a copy of the application and told him that the house is not any closer to Wynne Road. It was discussed that M. Melanson has a copy of the A-2 Survey in the file. This type of survey was explained to Mr. Sullivan.

It was explained to Mr. Sullivan that the job of the Commission is to grant or deny variances based on the applications and the information provided. The boulders and the junk cars have nothing to do with the Commission. If Mr. Sullivan has a complaint he should file it in the Building Department.

J. Massicotte asked M. Melanson if the existing house is 47 feet from the property line. M. Melanson said that he has no measurements. He is going by the survey. There was a brief discussion on the measurements and the drawings being submitted. M. Melanson said that the original house is legal non-conforming and he could have gone with expansion of a non-conforming structure. The variance is for the house number 620 and will say as per drawing. The other house on the property is number 618.

R. Dew asked if on the opposite side of the house it is all new lumber and roofing and was part of the old existing house taken apart and repaired—on the side that faces the parking area. Mr. Gomez said that new texture 111 was put on the whole house. He replaced part of the house that was rotting. He put new wood framing and texture 111. R. Dew asked how far back toward Wynne Road that he replaced. Mr. Gomez showed him on the map that all of the rest has been replaced and he is only looking for a variance on the piece that has the job in it.

*Kevin Sullivan:*

*Mr. Sullivan asked if there was going to be soil disruption and if so is the IWC going to be involved and will E & S measures be taken.*

M. Melanson said that the Wetlands Agent has to sign off on the permit before the work can be done and deals with the E & S measures and it is up to him to say if the applicant needs to go to Wetlands because he is within the requirements that will need IWC approval.

Chairman Nalette closed the Public Hearing.

***Motion made by R. Dew and seconded by R. Winn to grant variance number 09-5068, from section 4a.2, for a frontyard setback variance of 3 feet and from section 10.3 for an expansion of a non-conforming use, for the purpose of building a 15' x 22.5', one story addition on the rear of the house, as per site plan submitted, for the property located at 620 Wynne Road.***

***All in Favor. Unanimous. Motion passes.***

***Reasonable Request.***

**Item 5. Approval of Minutes of March 24, 2009**

***Motion made by R. Dew and seconded by J. Massicotte to approve the minutes of May 19, 2009***

***All in Favor. Unanimous. Motion Passes.***

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**Item 6. Old Business:**

None

**Item 7. New Business:**

None

**Item 8. Bills Presented**

*Motion made by R. Dew and seconded by R. Winn to pay the clerk 1.5 hours.  
All in Favor. Unanimous. Motion Passes.*

**Item 9. Correspondence**

None

**Item 10. Discussion w/ZEO, if any:**

None

**Item 11.: Adjournment:**

*Motion made by S. Lange and seconded by R. Dew to adjourn at 7:29 p.m.*

*All in Favor. Unanimous. Motion passes.*

Respectfully Submitted,



Clerk, Anna L.

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