



TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street  
WINSTED, CONNECTICUT 06098

*Minutes of Meeting  
Zoning Board of Appeals  
July 22, 2008*

FILED  
CLERK'S OFFICE

AUG - 5 2008

SHEILA S. SEDLACK  
TOWN CLERK OF WINCHESTER

The Zoning Board of Appeals met in the P. Francis Hicks Room. The meeting was called to order by Chairman Nalette at 7:05 p.m. The following members answered the roll call: Richard Nalette-Chairman, Ronald Dew, Susan Lange, Ray Winn, alternate Michael DeClement and Zoning Enforcement Officer Marc Melanson. John Masicotte, Ernie Wolff and Alternate Michael Fox were not present.

**Item 3. Explanation of Variance Procedure**

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

Chairman Nalette seated M. DeClement for this evening's meeting. Chairman Nalette explained that there are only four members present this evening so all applications must be voted in favor by all four members to pass. Therefore if any applicant wishes they may table their application to next month.

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

**#08-5042 Request for a Variance from section 4.2 side yard set back at 146 Spencer Hill Rd. for Michael & Rhonda Roy.**

Michael & Rhonda Roy were present for their application this evening. Mr. Roy submitted his Certification of Notice. Mr. Roy said last year he received a variance for his woodshed. He decided this year that he needed more room and added a car port to the side and he put his tractor in it and he didn't realize that he needed a variance for this. He explained the layout of his land and why he placed the shed where he did.

Chairman Nalette called for public comment. There was none.

Chairman Nalette closed the Public Hearing.

Mr. Roy asked if he were to enclose this car port later on would he have to come in front of ZBA again. M. Melanson said that no, once they received the variance for the allotted setback then they have the variance.

***Motion made by R. Dew and seconded by R. Winn to grant variance number 08-5042, for a modification of variance #07-4991 to add a 12' x 16' wood shed to the existing shed, as per drawings submitted, for the property located at 146 Spencer Hill Road.***

***All in favor. Unanimous. Motion passes.***

**#08-5046 Request for a Variance from section 4a.2 side yard set back and 4a.2 front yard set back at 538 Wheeler Point for James & Karisa Seaver**

M. Melanson said that this application has been withdrawn. M. Melanson said that he spoke with Attorney Nelligan and he advised the Commissioner not to pursue it because it was pre-existing.

**New Applications:**

**#08-5047 Request for a Variance from section 4.2 side yard set back at 112 Moore Ave. for William E. Andreasen.**

William E. Andreasen was present this evening for his application. Mr. Andreasen submitted his Certification of Notice to M. Melanson.

Mr. Andreasen said that he wants to put an additional bay on his existing two bay garage/barn.

Chairman Nalette called for public comment. There was none.

Chairman Nalette closed the Public Hearing.

*Motion made by R. Winn and seconded by M. DeClement to grant variance number 08-5047, for a variance from section 4.2, for a South Sideyard variance of 5.5 feet, for the purpose of building a 34' x 12', one story garage addition, as per drawings submitted, for the property located at 121 Moore Ave.*

*All in favor. Unanimous. Motion passes.*

**#08-5048 Request for site approval car dealership for motor vehicle licensees at 100 New Hartford Rd. for Crew Motorcars LLC.**

Richard Vozzalo, applicant and Gwen Ashbaugh, Lenard engineering were present.

Ms. Ashbaugh said that the site location is the former KFC restaurant. Mr. Vozzalo wishes to convert the building into a pre owned car dealership and repair shop. State Statute requires that they get location approval from the Zoning Board of Appeals. They have an application in to the Planning & Zoning meeting next week to approve the use for a car dealership. ZBA can approve it but cannot sign the location approval until the Planning & Zoning Commission gives them approval for the change of use. They understand that but came to ZBA this month in order to save themselves an additional month of meetings.

R. Dew asked if they are going to do body work. Mr. Vozzalo said no. It will be general repair and sales. Much of his sales are done on the internet but he will have vehicles on the lot.

R. Winn asked if they are going to make any changes to the building. Mr. Vozzalo said they are going to remove the roof and put a peak roof for a second story for offices.

Chairman Nalette asked for Public Comment. There was none.

M. DeClement asked regarding the lighting if they are going to be down facing. Ms. Ashbaugh said that they are using the existing lighting. M. Melanson said that Planning & Zoning Commission addresses all of that. M. DeClement asked regarding left turns out of the parking lot. M. Melanson said that would be addressed by the State DOT.

Chairman Nalette closed the public hearing.

***Motion Made by M. DeClement and seconded by R. Dew to approve application number 08-5048, for a Used Car Dealership License site location approval, and have the Chairman sign the site plan, for the property located at 100 New Hartford Road.***

***All in favor. Unanimous. Motion passes.***

Item 5. Approval of Minutes of June 24th, 2008

***Motion made by R. Dew and seconded by M. DeClement to approve the minutes of June 24<sup>th</sup> 2008.***

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

Item 6. Old Business - Application Rates  
Not addresses this meeting

Item 7. New Business  
None

Item 8. Bills Presented

***Motion made by R. Winn and seconded by R. Dew to pay the clerk's hours of 3 hours.***

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

Item 9. Correspondence  
None

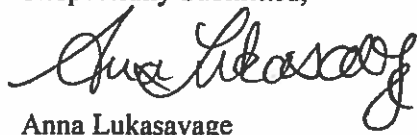
Item 10 Discussion w/ZEO, if any  
None

Item 11. Adjournment

***Motion made by M. DeClement and seconded by R. Winn to adjourn at 7:29 p.m.***

***Unanimous. Motion passes.***

Respectfully Submitted,



Anna Lukasavage

