TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street

WINSTED, CONNECTICUT 06098

Minutes of Meeting
Zoning Board of Appeals
April 24, 2007

The Zoning Board of Appeals met in the LeeAnne LaClaire Room. The meeting was called to order by Chairman Richard Nalette at 7:02 p.m. The following members answered the roll call: Richard Nalette – Chairman, John Massicotte, Raymond Winn and Alternate Ronald Dew. Susan Lange and Alternate Ernie Wolff and Zoning Enforcement Officer Marc Melanson were absent excused. Alternate Michael Fox was not present.

Chairman Nalette reviewed the procedures for a 4-member panel of the Zoning Board of Appeals and seated Alternate Ron Dew as a voting member.

Item 3 **Public Hearings – Variance Applications & Decisions**

#07-4993 Request for a Variance for Section 4a.2 lot coverage at 163 West Wakefield Boulevard for Mark Lewis. Mr. Lewis explained the small garage on the map is going away and the small section of driveway will be retained but narrowed so lot coverage is being reduced from 30% to 18% when the garage goes away; the old driveway in front of the proposed new house will be removed at the end of construction of the new house; trying to de-construct the existing house instead of demo-ing it. R. Winn verified everything up front is being wiped out. Mr. Lewis reviewed the activity. Chairman Nalette said if the variance is granted, it will have a specific number; verified 18% provides enough to get everything done. J. Massicotte verified there are 2 front yards; noted there is access from 2 roads. Mr. Lewis noted one road is a private road. J. Massicotte verified there is no side yard variance. No Public Comment – public hearing closed.

Decision: **Motion** by R. Nalette **to grant variance #07-4993 from Section 4a.2 for a lot coverage variance of 3% for the property located at 163 West Wakefield Boulevard for Mark Lewis.** Second by R. Dew. Vote: all in favor – **motion carried unanimous.** Reason: reasonable request.

#07-4994 Request for Variance for Section 6.4 Minimum Lot area CB-2 Zone and 6.4 rear yard setback at 98 Main Street for John Ursone of Northwest Community Bank. ***Application withdrawn by letter dated 3/27/07.***

Item 4 **Approval of Minutes of March 27, 2007 meeting.**
Motion by J. Massicotte **to approve the minutes of March 27, 2007.** Second by R. Winn. All in favor – **motion carried unanimous.**

Item 5 **Old Business**

- Application Rates – nothing new

Item 6 **New Business** - none

Item 7 **Bills Presented** - none

Item 8 **Correspondence** – none

Item 9 **Discussion with ZEO** - none

Discussion regarding R. Dew becoming a full-time member.

Item 10 **Motion to adjourn at 7:30 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