



TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street

WINSTED, CONNECTICUT 06098

APR 2 - 2007

Minutes of Meeting Zoning Board of Appeals March 27, 2007

The Zoning Board of Appeals met in the P. Francis Hicks Room. The meeting was called to order by Chairman Richard Nalette at 7:04 p.m. The following members answered the roll call: Richard Nalette – Chairman, Susan Lange, John Massicotte, Raymond Winn, Alternate Ronald Dew and Zoning Enforcement Officer Marc Melanson. Alternate Ernie Wolff was absent excused. David Goulet and Alternate Michael Fox were not present.

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

Item 3 Public Hearings – Variance Applications & Decisions

#07-4990 Request for a Variance for Section 12.6.4.8 Location of off premises sign at 470 North Main Street for Peter Greenwood. *Continued from last month.* Mr. Greenwood explained he would like a sign to encourage tourism through Winsted to Riverton; said he began this process 2½ years ago to register Riverton as historic. Mr. Greenwood detailed the dimensions and color of the proposed sign. One letter was received in opposition of the sign; noted the sign will not be in front of her house but one house up; there is no precedent to be set. Mr. Greenwood said he has been trying for a long time to get a sign to promote tourism; since Hitchcock left, it's been pretty quiet. R. Dew asked about the size of the sign. Mr. Greenwood said it will be 60" wide by approximately 4½' and would conform to Town regulations. The Riverton Merchants Association would be responsible for maintenance; spoke with Department of Transportation who said it is not their concern as long as it's more than 15' from the road. S. Lange asked to see the diagram of the sign again; verified the wording and color scheme. R. Winn verified he has permission from the landowner. Mr. Greenwood said there is a letter in the packet from the Town of Winchester and the Town of Barkhamsted.

Board member Michael Fox arrived at 7:11 p.m.

R. Winn asked which property owner was concerned. Brief discussion followed regarding possible proximities. M. Fox asked if an easement would be granted by the Town. Mr. Greenwood reiterated he has letters from Winsted and Barkhamsted. M. Fox asked about the design of the sign. Mr. Greenwood explained while he was traveling through Europe, those types of signs were displayed; logistically, the proposed location is only ½ a mile from the Barkhamsted line, not advertising for a specific business, Riverton could use the help and it would help businesses and bring tourism money to Winsted. No Public Comment – public hearing closed.

Decision: Motion by R. Dew to grant variance #07-4990 from Section 12.6.4.8 subsection 2 for the purpose of allowing an off-premises sign on property that is not adjacent to and on the same street as the advertised use, as per the drawings submitted for the property located at 470 North Main Street for Peter Greenwood. Second by R. Winn. Vote: all in favor except R. Nalette (opposed) – motion carried. Reason: reasonable request.

Chairman Nalette welcomed Michael Fox as the newest member of the Zoning Board of Appeals; verified he has been sworn in. Mr. Fox said not yet.

#07-4992 Request for Variance for Section 10.6 expanding a non-conforming use and 3.4 required floor area at 203 Perch Rock Trail for Robert Fekete. Mr. Fekete present along with Mr. Clark. Mr. Fekete distributed photos, explained hoping to make the cottage square and year-round by pouring a foundation and enclosing it; not going any closer to lot 103; spoke with Jordan Moore who had no problem with it, but would not be at this meeting to oppose it. S. Lange verified this would be a vacation house. Mr. Fekete said he already owns a home in Waterbury; have 2 young kids and looking for a place to hold onto for the family. J. Massicotte verified this is a cottage; asked if a footing would be poured for the rest of the house or just the addition. Mr. Fekete said just in the addition. S. Lange verified there is just crawl space and not planning on digging under there. Mr. Fekete said just dirt. Mr. Clark asked if no one's opposed to anything going under there; is there some other kind of variance to have the structure taken down; if we get the variance to put that 6' X 12' section to square it off can we remove that whole thing and then keep the same footprint of that square with a foundation. M. Melanson said it would have to stay exactly the same as it is. R. Winn noted he would have to get permits and stuff. M. Fox asked if this will increase the non-conformance. M. Melanson explained right now they are not going to go closer to the property lines. Mr. Fekete said he marked off 150 s.f. of pavement with grass overgrown; proposing to remove that; noted there have been no variances filed in the last 20 years. M. Fox verified will be removing the bituminous. J. Massicotte asked what the hardship is; you bought it as a seasonal cottage, you knew what you were buying. Mr. Fekete said he cleared it out and came to a halt right there; would like to be able to use it. R. Winn asked what the measurement is on the other corner of the house. Mr. Clark said it should be 12'4" also, maybe more with the property line. R. Winn noted it measures out to approximately 20'. J. Massicotte verified the current house is 620 s.f. and 1 bedroom, the addition would be mechanicals in the basement and 1st floor would be living space. M. Fox said this will not increase the non-conformance except for that area of the house, the floor space; to the extent you are removing the bituminous in the back, you are not really changing the usage as far as the square footage. J. Massicotte verified the BILCO door is actually going onto the 17' X 7'6" addition. R. Dew verified this will be strictly a seasonal cottage. Mr. Fekete said no. Chairman Nalette noted that's why he wants the heat and the water and all that stuff. M. Melanson noted that's part of the variance. Chairman Nalette said theoretically, we give him the variance, then he goes to Planning & Zoning and get the 2nd floor. Discussion of how & why that can happen. R. Dew noted the Board can stipulate one story only. No public comment – public hearing closed.

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud. The text also mentions the need for regular audits and the role of independent auditors in ensuring the reliability of financial statements.

2. The second part of the document focuses on the role of the accounting profession. It highlights the need for accountants to adhere to high standards of ethical conduct and to maintain their professional competence through continuous education. The text also discusses the importance of transparency and the need for accountants to provide clear and concise information to their clients and the public.

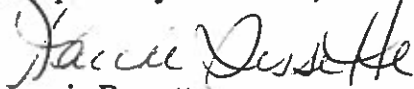
3. The third part of the document addresses the challenges faced by the financial system in the current global environment. It discusses the impact of technological advancements, such as digital currencies and blockchain, on traditional financial practices. The text also mentions the need for international cooperation and the establishment of common standards to ensure the stability and resilience of the global financial system.

4. The final part of the document provides a conclusion and offers recommendations for the future. It emphasizes the need for continued collaboration between governments, the private sector, and international organizations to address the challenges facing the financial system. The text also suggests that further research and innovation are needed to develop new solutions and to improve the efficiency and effectiveness of financial markets.

Decision: Motion by J. Massicotte to grant variance #07-4992 from Section 10.6 and Section 3.4, required floor area, for a variance of 174 s.f. for the purpose of enclosing a 1-story, 7'6" X 17' area in the Northwest Corner of the cottage and also allowing a year-round residence as per the drawings submitted for property located at 203 Perch Rock Trail for Robert Fekete. Second by S. Lange. Vote: all in favor except R. Nalette (opposed) – motion carried. Reason: reasonable request.

- Item 4** **Approval of Minutes of February 27, 2007 meeting.**
Motion by R. Winn to approve the minutes of February 27, 2007. Second by R. Dew. All in favor – motion carried unanimous.
- Item 5** **Old Business**
♦ Application Rates – nothing new
- Item 6** **New Business - none**
- Item 7** **Bills Presented**
Motion by S. Lange to pay 3.0 hours for the secretary hours for the February meeting. Second by J. Massicotte. All in favor – motion carried unanimous.
- Item 8** **Correspondence** – Board member David Goulet submitted a letter of resignation.
- Item 9** **Discussion with ZEO - none**
- Item 10** **Motion to adjourn at 8:00 p.m. by R. Dew. Second by R. Winn. All in favor - motion carried unanimous.**

Respectfully Submitted,



Laurie Bessette

Minutes Secretary, Zoning Board of Appeals

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ZBA 3/27/07

Call to order by Rich @ 7:04p

Chair expl → Goulet moved to Colebrook

Richard Reviewed Procedures for ZBA - Seated Ron Dew

Michael Fox arrived 7:11pm

Rich welcomed Michael & Fox; verified he has been sworn in. Mr F said not yet

Moved into 07-4992

Appv 2/27

Ray } Unanim ~~except~~
Ron } ~~Mike to~~

Motion to pay secretary 3.0 2/27 See Unanim.
John }

Correspondence → Dave Goulet

Motion to adj 8:00 Ron Unanim.
Ray }

50/50/50 Add

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lowest possible level

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C.P.P.T. for the work

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