TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street

WINSTED, CONNECTICUT 06098

JAN 26 2007

Minutes of Meeting
Zoning Board of Appeals
January 23, 2007

The Zoning Board of Appeals met in the P. Francis Hicks Room. The meeting was called to order by Chairman Richard Nalette at 7:06 p.m. The following members answered the roll call: Richard Nalette – Chairman, Susan Lange, Alternates Ronald Dew and Ernie Wolff and Zoning Enforcement Officer Marc Melanson. David Goulet, John Massicotte and Raymond Winn were absent excused.

Chairman Nalette seated Alternates Ron Dew and Ernie Wolff as voting members, reviewed the procedures of the Zoning Board of Appeals with only 4 board members present and offered applicants the opportunity to table their application until the February meeting.

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

#06-4984 Request for variance from Section 6.4 rear yard setback at 114 Colebrook River Road for Veterans of Foreign Wars Post 296 (*tabled from November meeting).* Art Melycher, representing the applicant, reviewed the application; noted the corner of the addition will be 20' from the property line and is requesting a 15' setback. No public comment. Chairman Nalette verified the applicant has to go to Planning & Zoning for parking and site plans. Public Hearing closed.

Decision: **Motion** by R. Dew **to grant variance #06-4984 from Section 6.4 for a rear yard setback variance of 10' for the purpose of building a 40' X 24' 1-story addition for the property located at 114 Colebrook River Road for Veterans of Foreign Wars Post 296.** Second by S. Lange. Vote: all in favor – **motion carried unanimous.** Reason: reasonable request.

#06-4987 Request for variance from Section 4a.2 back yard setback and Section 4a.2 side yard set back at 403 East Wakefield Boulevard for Mark Murning. Mr. Murning explained the proposed shed on the side of the house would need a side yard variance of 20' and a rear yard variance of 9'; will do a parking area to allow entrance by the deck. Chairman Nalette verified the current parking lot will be removed. R. Dew verified will also be removing the small shed. S. Lange asked if the parking area will be paved or gravel. Mr. Murning said gravel. M. Melanson noted the applicant also needs a lot coverage variance of a little more than 1%; the proposed work is less than what is existing, but the adjustment is still more than the 15% allowed. Chairman Nalette verified the existing parking lot will be changed to grass. S. Lange verified which sheds will remain and which will be removed. Mr. Murning explained the proposed shed will be used for storage of a motorcycle and lawn mower; the driveway will go to the shed. Discussion of the hardship. Chairman Nalette verified the original application will be changed to reflect the 2% lot coverage. No public comment – public hearing closed.

Decision: **Motion** by S. Lange **to grant variance #06-4987 from Section 4a.2 for a rear yard setback variance of 9', an east side yard setback variance of 20' and lot coverage of 2% for the purpose of building a 14' X 24' shed, as per drawings, for the property located at 403 East Wakefield Boulevard for Mark Murning.** Second by R. Dew. Vote: all in favor – **motion carried unanimous.** Reason: topography.

#06-4988 Request for variance from Section 4.2 east side yard setback at 15 & 17 Upson Avenue for James Skilton & Isabel Skilton. Mr. Skilton explained they are trying to divide the property to sell the rental house and enough property to go with the house; requesting 3.3' for the east side yard. M. Melanson explained this will actually make the lot more conforming; only moving the property lines, not really sub-dividing. Chairman Nalette verified the lot with the duplex is conforming. M. Melanson said this will make the property in front go from 66' to 90'. No public comment – public hearing closed.

Decision: **Motion** by R. Dew **to grant variance #06-4988 from Section 4.2 for an east side yard setback variance of 3.3' for the purpose of sub-dividing the property as per the drawings for the property located at 15-17 Upson Avenue for James Skilton and Isabel Skilton.** Second by S. Lange. Vote: all in favor – **motion carried unanimous.** Reason: makes it less non-conforming.

#06-4986 Request for modification to variance #06-4967, 1.1 Accessory Structures 4', at Rowley Street Ballfields for the Town of Winchester Recreation Department. M. Melanson explained they are modifying the application to move the building toward the tennis courts. Chairman Nalette verified will stay 2.21' from the side. S. Lange asked the reason for moving the building. M. Melanson said it is based on test results; noted is moving further from the river. S. Lange verified the existing buildings are staying. M. Melanson said all but the green building are leaving; didn't need as much of a variance. R. Dew asked what the variance differences will be. Chairman Nalette verified this will be a 1-story uninhabitable building. M. Melanson said the variance will go from 33' to 24' on the northwest side. No public comment – public hearing closed.

Decision: **Motion** by R. Nalette **to grant variance #06-4986 for a modification to variance #06-4967, to modify the northwest side yard setback from 33' to 24' and from Section 1.1 for a height variance of 4' for the purpose of building a 60' X 40' 1-story uninhabitable building, as per the drawings, for the property at Rowley Street Ballfields for the Town of Winchester Recreation Department.** Second by R. Dew. Vote: all in favor – **motion carried unanimous.** Reason: moving away from the river, less non-conforming.

Item 4 **Approval of Minutes of November 28, 2006 and December 19, 2006 meeting. Motion** by Chairman Nalette **to approve the minutes of November 28, 2006.** Second by S. Lange. All in favor except E. Wolff (abstained) – **motion carried.**

Motion by Chairman Nalette **to approve the minutes of December 19, 2006.** Second by R. Dew. All in favor except S. Lange & E. Wolff (abstained) – **motion carried.**

Item 5 **Old Business**

- Application Rates - M. Melanson sent the Zoning Board of Appeals regulations to the Town Attorney; will get back to the Board with more information.

Item 6 **New Business** - none

Item 7 **Bills Presented** - none

Item 8 **Correspondence** – none

Item 9 **Discussion with ZEO** - none

Item 10 **Motion to adjourn at 7:51 p.m.** by S. Lange. Second by R. Dew. All in favor - **motion carried unanimous.**

Respectfully Submitted,

Laurie Bessette

Laurie Bessette
Minutes Secretary, Zoning Board of Appeals

ZBA ~~Call~~ 1/23/07

Call to order @ 7:00p

Rich reviewed policy for only 4 person panel
gave applicants option of tabling to February

Seated Ron & Ernie as voting members

Nov 28 } Chair, Sue } ernie abst

Dec 19 } Chair, Ron } ernie & sue abstair

5. Have talked w/ Kevin - ~~[illegible]~~ - sent ZBA regulations - Kevin will let the Bd know.

Motion to adj 7:51 by Sue
Ron
Unan