



TOWN OF WINCHESTER ZONING BOARD OF APPEALS
Town OF Winchester Town Hall
338 Main Street, 2nd Floor – P. Francis Hicks Room, Winsted
November 22, 2022 – 7:00PM
Regular Meeting Minutes

1. ROLL CALL:

Chairman Paul Marino called the meeting to order at 7:05PM, noting that the following individuals were present in addition to himself: Phillip Allen, Ron Dew, Aubrey English, and John Pollack. Ellie Gunn was absent excused.

2. EXPLANATION OF PROCEDURE:

Mr. Marino explained that approvals from this Board require four affirmative votes from five seated members. Mr. Marino outlined the process of the meeting including the opportunity for the applicant to present their proposal, a chance for the Board to ask questions followed by the same opportunity for any member of the public that might be present wishing to do so.

3. PUBLIC HEARINGS – VARIANCE APPLICATIONS & DECISIONS; APPEALS.

A. ZBA #22-5311 Location: 182 Shore Drive Applicant/Owner: Gervais Jouvin and Kathryn A. French Proposal: Change from Seasonal to Year-Round Dwelling and Permit Use of Existing Second Floor Attic Space as Living Area.

Mr. Hansen reported that this application had been withdrawn as there are new owners of 182 Shore Drive. He noted that it is likely the board would receive an application from the new owners.

B. ZBA #22-5313 Location: 664 East Wakefield Boulevard Applicant: Linda Carnelli and William Carnelli Owner: Rita Carnelli Trust Proposal: Install Rain Garden for Driveway Water Runoff.

William Carnelli and Linda Carnelli appeared before the board regarding this application. They explained that there was a change in the raingarden as part of this project, reporting that the Inland Wetlands and Watercourses Commission had previous concerns with driveway runoff. They referred to a raingarden design prepared by Lenard Engineering. Mr. Carnelli also noted the change of gutter downspouts. Mr. Marino questioned whether the raingarden would change the amount of impervious surface.

MOTION: Mr. Marino, Mr. English second, to approve Application ZBA #22-5313 Location: 664 East Wakefield Boulevard Applicant: Linda Carnelli and William Carnelli Owner: Rita Carnelli Trust Proposal: Install Rain Garden for Driveway Water Runoff; unanimously approved.

C. ZBA #22-5314 Location: 207 Perch Rock Trail Applicant/Owner: Kathleen A. Farrell Proposal: Relocate front entrance stairway because current stairs are rotted, steep, and do not meet the building code.

Kathleen Farrell appeared before the board regarding this application. Ms. Farrell described her hardship as being a safety issue. It was noted that the site plans did not include the pitched roof to be added. The board noted the old stairs were to be removed. A 12'9" x 4' deck/stairs "to grade" were discussed.

MOTION: Mr. Marino, Mr. English second, to approve Application ZBA #22-5314 Location: 207 Perch Rock Trail Applicant/Owner: Kathleen A. Farrell Proposal: Relocate front entrance stairway because current stairs are rotted, steep, and do not meet the building code, as shown on drawing; unanimously approved.

D. ZBA #22-5315 Location: 121 Shore Drive Applicant/Owner: Timothy Quinn Sr. Proposal: Addition of new second floor dormer, install wall insulation and enclosure of small first floor porch for new proposed computer nook living space.

Timothy Quinn appeared before the board regarding this application. A determination was made that no variance was necessary and that only a special permit was. Mr. Quinn indicated that he was eliminating the plexiglass for wind and snow prevention.

MOTION: Mr. Marino, Mr. Allen second, to approve Application ZBA #22-5315 Location: 121 Shore Drive Applicant/Owner: Timothy Quinn Sr. Proposal: Addition of new second floor dormer, install wall insulation and enclosure of small first floor porch for new proposed computer nook living space; unanimously approved.

4. APPROVAL OF MINUTES.

A. October 25, 2022 Regular Meeting.

No business discussed.

5. CORRESPONDENCE.

None.

6. ADJOURNMENT.

The meeting adjourned at 7:45PM.

Respectfully submitted,

Pam Colombie, Land Use Assistant

(From the hand-written notes of Town Planner and Director of Land Use Lance Hansen)