

# TOWN OF WINCHESTER ZONING BOARD OF APPEALS

**Town OF Winchester Town Hall**

**338 Main Street, 2nd Floor – P. Francis Hicks Room, Winsted March 28, 2023 – 7:00PM**

**Regular Meeting Minutes**

# ROLL CALL:

Chairman Paul Marino called the meeting to order at 7:00PM, noting that the following individuals were present in addition to himself, Ron Dew, Aubrey English, John Pollack and Ellie Gunn.

Election of officers took place. Paul Marino elected Chairman, Aubrey English elected Vice Chair, John Pollack elected Secretary with Ronald Dew and Ellie Gunn as remaining members.

# EXPLAINATION 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.

1. **PUBLIC HEARINGS-VARIANCE APPLICATIONS & DECISIONS; APPEALS**

 **A.** **ZBA #22-5316 - Variance**

**Location: 123 Huntington Road Applicant/Owner: Kelly Sullivan**

**Proposal: Variance for Side Yard Setback for 16’ x 20’ Storage Shed.**

Kelly Sullivan appeared before the board regarding this application. Aubrey asked the size of the shed; Paul asked the original location of the shed. It was closer to Huntington Road. The original shed is 230sq. ft, the side yard is 86 sq ft. totaling 316 sq ft. Neighboring landowner, Jim Nardi, 111 Huntington Road is in support of this application.

**MOTION:** Mr. Marino, Mr. Dew second, unanimously approvedZBA #22-5316 - Variance

**B.** **ZBA #22-5317- Special Permit Location:**

 **284 West Lake Street Applicant: Imre Horvath**

**Owner: Sonia Anastasopoulos**

John asked about the fence, check for permit for vinyl fencing.

**MOTION:** Mr. Marino, Mr. Dew second , unanimously approvedZBA #22-5317- Special Permit

**Proposal: Deck in Excess of 400 Square Feet in Highland Lake District.**

**C. ZBA #23-5318 - Variance**

**Location: 428 East Wakefield Boulevard Applicant/Owner: Robert K. Bates, Jr.**

**Proposal: Variance Request for Construction of Deck and Stairs within 20’ of Highland Lake.**

Letter submitted from neighbor in support of this variance.

**MOTION:** Mr. Marino, Mr. Dew second , unanimously approved ZBA #23-5318 - Variance

**D.** **ZBA #23-5319 - Variance**

**Location: 849 East Wakefield Boulevard Applicant/Owner: Bernard Witte**

**Proposal: Variance Modification for Dormers on Non-Conforming Structure.**

**MOTION**: Mr. Marino, Mr. Dew second , unanimously approvedZBA #23-5319 - Variance

**E. ZBA #23-5320 – Special Permit Location: 849 East Wakefield Boulevard Applicant/Owner: Bernard Witte**

**Proposal: Special Permit Request to Add Dormers on Non-Conforming Structure in Highland Lake District.**

**MOTION**: Mr. Marino, Mr. Dew second, unanimously approvedZBA #23-5320 – Special Permit

**F. ZBA #23-5321 - Variance**

**Location: 328 East Wakefield Boulevard Applicant: Tamara Shukrun**

**Owner: Yariv Itah and Valerie Itah**

**Proposal: Variance for Addition over Existing Concrete Patio.**

**MOTION**: Mr. Marino, Mr. Dew second, unanimously approvedZBA #23-5321 - Variance

**G. ZBA #23-5322 – Special Permit Location:**

**15 Rockwell Street Applicant/Owner: Eric Johnston**

**Proposal: Special Permit for Accessory Apartment.**

**MOTION**: Mr. Marino, Mr. Dew second, unanimously approvedZBA #23-5322 – Special Permit

**H****. ZBA #23-5323 – Variance Location: 67 East Lake Street Applicant/Owner: Sharon Gaynor**

**Proposal: Front Yard Setback and Side Yard Setback for 14’x22’ Garage.**

**MOTION**: Mr. Marino, Mr. Dew second, unanimously approved ZBA #23-5323 – Variance

**ZBA #23-5324 – Special Permit Location: 118 Shore Drive Applicant: L. Peter Cesca**

**Owner: L. Peter Cesca and Kandace Q. Cesca**

**Proposal: Deck in Excess of 400 Square Feet in Highland Lake District.**

**MOTION**: Mr. Marino, Mr. Dew second, Mr. Pollack against, four to one approved ZBA #23-5324 – Special Permit

# APPROVAL OF MINUTES.

No business discussed.

# CORRESPONDENCE.

None.

# ADJOURNMENT.

The meeting adjourned at 8:36PM.

*Respectfully submitted,*

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