



TOWN OF WINCHESTER ZONING BOARD OF APPEALS
Town OF Winchester Town Hall
338 Main Street, 2nd Floor – P. Francis Hicks Room, Winsted
April 25, 2023 – 7:00PM
Regular Meeting Minutes

1. ROLL CALL:

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

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 #23-5326 – Variance Location: 221 West Wakefield Boulevard Applicant: Denise Pratt Owner: Kenneth Pratt and Eleanor D. Pratt Proposal: Impervious Surface Variance for Addition.

Mr. Marino asked if the impervious pavers could be changed to pervious pavers to accommodate the 600 square feet request for the impervious surface coverage variance. Dwayne Duet on behalf of the applicant, Denise Pratt explained the difficulty for this accommodation.

MOTION: Mr. Marino, Mr. Dew second, to approve Application ZBA #23-5326 Location: 221 West Wakefield Boulevard, Applicant: Denise Pratt Owner: Kenneth and Eleanor Pratt: 1.7% Impervious Surface Variance for Addition; unanimously approved.

B. ZBA #23-5327 – Variance Location: 229 Perch Rock Trail Applicant/Owner: Karen Marie Borla Proposal: Impervious Coverage, Rear Yard Setback, and Side Yard Setback Variance Request for 12'x13' Covered Porch and 400sq ft Patio.

MOTION: Mr. Marino, Mr. English second, to approve Application ZBA #23-5327 Location: 229 Perch Rock Trail; Applicant/Owner: Karen Marie Borla; Proposal: Impervious Coverage, Seven (7) foot Rear Yard Setback, and 2.9% Impervious Surface Variance Request for 12'x13' Covered Porch and 400sq ft Patio; unanimously approved.

4. APPROVAL OF MINUTES.

A. March 28, 2023 Regular Meeting.

Minutes will be reviewed/approved at the May 23, 2023 ZBA regular meeting

5. CORRESPONDENCE.

None.

6. ENFORCEMENT.

Mr. Dew enquired about the status of enforcement for 182 Shore Drive. Mr. Hansen reported that the building abatement letter had been drafted back in February 2023 and will follow up with the Building Official.

6. ADJOURNMENT.

The meeting adjourned at 7:36PM.

*Respectfully submitted,
Town Planner and Director of Land Use Lance Hansen*