

Town of Winchester/City of Winsted

Zoning Board of Appeals

Regular Meeting Minutes

Tuesday June 27, 2023, at 7:00pm

1. Roll Call at 7:01pm called to order

Paul Marino, Chairman

Aubrey English, Vice Chairman

John Pollack, Secretary

Ellie Gunn -absent excused

Paul Mitchell – seated member

Ron Dew

Town staff in attendance: Lance Hansen, Town Planner

Explanation of Procedure

Chairman Marino explained that approvals from this Board require 4 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.

Public Hearings - Variance Applications & Decisions; Appeals

ZBA #23-5327 – Variance request in response to Building
Abatement Order

Location: 182 Shore Drive

Applicant/Owner: Vallerie & Shane Sugerak

Proposal: modification for second floor as living space; permit
as year-round residence; modification to permit basement
space as living space

Motion made by Aubrey English to go into Executive Session at 7:05pm. with Town
Attorney, Kevin Nelligan. Seconded by Ron Dew

EXECUTIVE SESSION

Motion made by Aubrey English to return from Executive Session at 7:26pm. Seconded by
Ron Dew.

Chairman Marino confirmed that tonight's meeting had been properly posted and that the required signage was posted on the property located at 182 Shore Drive.

Applicants Vallerie and Shane Sugerak explained their proposal for a modification for second floor as living space; permit as year-round residence; and modification to permit basement space as living space for a total of total modification request of 1539 square-feet of living space.

Motion Statement - To approve ZBA Application #23-5327 modification for second floor as living space; permit as year-round residence; modification to permit basement space as living space for a year-round dwelling of 1539 total square-feet and requirement for satisfying all building codes when submitting application for building permits for compliance.

Motion – Ron Dew / Second – Aubrey English
Vote to approve - Unanimous 5 - 0

Approval of Minutes

* Minutes of Regular Meeting on May 23, 2023
Motion - Aubrey English / Second - Ron Dew
Vote to accept minutes - Unanimous (5) - 0

Adjournment

* Motion - Aubrey English / Second - Ron Dew
To adjourn the meeting at 7:45pm
Vote to approve - Unanimous (5 - 0)