

Town of Winchester/City of Winsted

Zoning Board of Appeals

Special Meeting Minutes

Tuesday July 25, 2023, at 7:00pm

1. Roll Call at 7:03pm called to order

Paul Marino, Chairman

Aubrey English, Vice Chairman

John Pollack, Secretary

Ellie Gunn -absent excused

Paul Mitchell

Ron Dew

Guest: George Closson – Planning and Zoning Chairman

Town staff in attendance: Lance Hansen, Geoff Green, and Bill Pietrefase

2. New Business

A. Discussion regarding zoning regulations Section II.G.iv (b)

Guest: David Battista 140 Willow Street Winsted, CT (office)

Guest: Rob Colabella 140 Willow Street Winsted, CT (office)

Haley Ward engineers, Mr. Colabella and Mr. Battista made a presentation about the interpretation of zoning regulation Section II.G.iv(b) in regard specifically to the intent of 20' setback requirement from Highland Lake.

Their presentation contends that a variance would not be required to apply for if the setback did not meet the 35' minimum setback from the lake's high-water mark because the subject structure is not within 20 feet of the lake shore.

Mr. Hansen contended that an encroachment into the required 35-foot setback would require a variance application be made to the Zoning Board of Appeals, but the board could rule favorably since the encroachment would be outside of the required 20' Highland Lake edge setback area. Mr. Hansen, Mr. Colabella and Mr. Battista all appreciated the board members and Mr. Closson's clarification of the regulation.

Mr. Hansen asked the commission a question regarding building lot approvals, but was decided that a discussion would be made during the specific application hearing.

3. Adjournment

Motion to adjourn 7:35pm

Motion to change next meeting will be scheduled to the 29th of August instead of August 22nd.

Unanimous all-in favor