



TOWN OF WINCHESTER ZONING BOARD OF APPEALS
Town OF Winchester Town Hall
338 Main Street, 2nd Floor – P. Francis Hicks Room, Winsted
October 3, 2023 – 7:00PM
Special 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: John Pollack, Aubrey English, and Ellie Gunn. Ron Dew and recused alternate member, Paul Mitchell were absent excused. Town Planner, Lance Hansen staff for meeting.

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 #23-5328 Location: 129 Shore Drive Applicant/Owner: Brigitt & Scott Rouleau Proposal: Variance request for Front, Side & Rear Yard set-backs to create Building Lot for future Single Family Dwelling.

Brigitt & Scott Rouleau appeared again before the Commission and described their request to create a non-conforming building lot for the development of a future single-family dwelling with 10-foot side yard setbacks, a 10-foot rear yard setback and 25.4-foot front yard setback variance. Brigitt Rouleau presented the mock-up design for the new single-family dwelling and the potential use for parents to potentially move into if built. The dwelling would be for a 1,375 square foot footprint. Mr. English inquired where would the front entrance to the home be located. Mrs. Rouleau described the proposed driveway layout and explained the backdoor location as a second means of egress. Mr. Marino inquired about the design style of the proposed new home and Mrs. Rouleau explained that would be similar to a saltbox home design with added windows to overlook Highland Lake. Mr. and Mrs. Rouleau described the vacant land condition and how was previously used as a dumping site and full of debris prior to the site improvements in Summer 2023. Mr. Rouleau explained about the unhealthy trees previously on site.

Chair, Mr. Marino asked for any public comments from those in attendance. Mr. Tony Anzellotti (146 Shore Drive) shared his support for making the vacant land into an approved non-conforming building lot and appreciation for the landscape improvements. Ms. Sally Carotenuti (135 Shore Drive) also shared her support for the potential for the construction of a new home on the parcel and shared that this development would “complete” the neighborhood and help beautify Shore Drive.

Town Planner, Lance Hansen reiterated that this parcel of land does not have wetlands on site, outside of the 100' inland wetlands review area, no steep slopes, no Endangered, Threatened, or Species of special Concern on site, has the required frontage along an improved town-owned road, has access to city water and sewer, and despite being a non-conforming 0.23-acre parcel, it is one of the largest lots in the Shore Drive neighborhood.

MOTION: Mr. Marino made a motion to grant a variance from Section II.G.d.iv. of the Zoning Regulations for Application #23-5328, for a request to create a Building Lot for a future Single-Family dwelling with 10' left side yard, 10' right side yard 10' rear yard and 25.4' front yard setbacks.

Mr. English seconded the motion and unanimously approved (4-0 vote)

5. CORRESPONDENCE.

None.

6. ADJOURNMENT The meeting adjourned at 7:58 PM.