



TOWN OF WINCHESTER ZONING BOARD OF APPEALS
Town OF Winchester Town Hall
338 Main Street, 2nd Floor – P. Francis Hicks Room, Winsted
November 28, 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: John Pollack, Ron Dew, Paul Mitchell and Ryan Horvay as Alternates (Alternates were seated as voting members. Excused Absent Aubrey English & Ellie Gunn. Paul Marino abstaining from all voting)

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. He explained to the applicant that there were only four Board members voting this evening offering them an opportunity to postpone to next meeting.

3. PUBLIC HEARINGS – VARIANCE APPLICATIONS & DECISIONS; APPEALS.

A. ZBAE #23-2 Location: 221 Perch Rock Trail Owner/Applicant Frank Pizzo Proposal: Build 11'x13' Deck. Request for a 19.2' front yard set back Special Exception.

Frank Pizzo & Linda Jesse appeared before the Commission stating they wanted to build an 11'x13' patio to allow steps into cottage. Mr. Marino confirmed that the deck will not extend further toward Perch Rock or the Neighbors house at 223 Perch Rock than their house currently does. Applicants confirmed this to be true. Mr. Marino explained this was more of a deck than a patio, as it is a raised platform. Mr. Marino opens to Public. No Public comments, Mr. Marino closes to Public.

MOTION: Mr. Marino, Mr. Dew second (Mr. Marino abstain) unanimously approve Application ZBAE#23-2. Location: 221 Perch Rock Trail
Applicant: Frank Pizzo. Proposal: Special Exception to build a 11'x13' Deck.

B. ZBA #23-5333 Location: 542 West Wakefield Blvd. Applicant/Owner: Lana Stembler Proposal: Build a garage with a loft

Ms. Stembler sent written request to postpone her Public Hearing until the January 23, 2024 meeting.

MOTION: Mr. Dew, Mr. Horvay second (Abstain: Paul Marino) unanimously approve to postpone Application ZBA #23-5333 Location 542 West Wakefield Blvd. Applicant/Owner: Lana Stembler
Proposal: Variance request to build a garage with loft.

4. New Business

Set and approve 2024 ZBA Meeting schedule.

MOTION: Mr. Dew, Mr. Pollack second (Abstain: Paul Marino) unanimously approve 2024 ZBA Meeting Schedule

5. APPROVAL OF MINUTES.

October 24, 2023 Regular Meeting

MOTION: Mr. Pollack, Mr. Dew second (Abstain: Paul Marino) unanimously approve October 24, 2023 Minutes

No business discussed.

5. CORRESPONDENCE.

None.

6. ADJOURNMENT.

The meeting adjourned at 7:30 PM.

*Respectfully submitted,
Shane Whynott, Land Use Assistant
(From the You Tube Recording)*