



TOWN OF WINCHESTER ZONING BOARD OF APPEALS
Town OF Winchester Town Hall
338 Main Street, 2nd Floor – P. Francis Hicks Room, Winsted
January 23, 2024 – 7:00PM
Regular Meeting Minutes

1. ROLL CALL:

Chairman Aubrey English called the meeting to order at 7:00PM, noting that the following individuals were present in addition to himself: Ron Dew, and Alternates Paul Mitchell, Todd Skutnik (Alternates were seated as voting members. Excused Absent John Pollack & Ellie Gunn and Ryan Horvay.)

2. EXPLANATION OF PROCEDURE:

Mr. English explained that approvals from this Board require four affirmative votes from five seated members. Mr. English 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 the next meeting.

3. PUBLIC HEARINGS – VARIANCE / SPECIAL EXCEPTION APPLICATIONS & DECISIONS; APPEALS.

A. ZBAE #24-1 Location: 102 Shore Drive Owner: Catherine Lee Applicant/Representative: John DiCara Proposal: Enclose existing rear deck, add roof to existing side deck, add a 22' two story addition with a 9' North side yard setback, 13.2' South side yard setback and a 30' front yard setback. Special Exception.

Mr. DiCara appeared representing homeowner Catherine Lee. Mr. DiCara explained this was a very similar project to the neighbor's house and this project fit into the look of other houses in the neighborhood. Mr. Aubrey opened it to the public. There were no public comments. Mr. Aubrey closed the Public Hearing.

MOTION: Mr. English, Mr. Dew second, unanimously approve Application ZBAE#24-1. Location: 102 Shore Drive Catherine Lee Applicant/Representative: John DiCara Proposal: Special Exception to enclose existing rear deck, add roof to existing side deck, add a 22' two story addition with a 9' North side yard setback, 13.2' South side yard setback and a 30' front yard setback.

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

Ms. Stembler requested to withdraw application ZBA #23-5333.

MOTION: Mr. Skutnik, Mr. Mitchell second, unanimously to deny without prejudice 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

Elect 2024 ZBA Board Members (Chair, Vice Chair, Secretary)

MOTION: Motion to Table until February 27, 2024 meeting. Mr. Skutnik, Mr. Dew second

5. APPROVAL OF MINUTES.

November 28, 2023 Regular Meeting

MOTION: Mr. Dew, Mr. Mitchell second, unanimously to approve November 28, 2023 Minutes

No business discussed.

5. CORRESPONDENCE.

None.

6. ADJOURNMENT.

The meeting adjourned at 7:29 PM.

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