TOWN OF WINCHESTER ZONING BOARD OF APPEALS
Town Of Winchester Town Hall
338 Main Street, 2nd Floor – P. Francis Hicks Room, Winsted
February 27, 2024 – 7:00PM
Regular Meeting Minutes

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

2. EXPLAINATION 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 #24-2 Location: 153 East Lake Street Owner: Gunjan Prakesh & Daniel Roeser
Applicant/Representative: Robert Colabella – Haley Ward Engineer Proposal: Demolition of existing structure. Reconstruction of previous structure with addition to residential dwelling, with a 23.13’ rear setback, 11.18’ North side yard setback, 13.88’ South side yard setback, and a 7.47’ front yard setback. Special Exception.

Representative Rob Colabella appeared before the Commission. He stated since it has been the practice of ZBA to wait for IWWC to make its ruling on an application for the same location he would like to continue his application until the April 2024 ZBA meeting. He will present his proposal at this meeting without asking for votes and will present the proposal for votes at the April 23, 2024 meeting. Mr. Colabella noted the current structure was blighted and in bad condition. The current structure is 1026 sq ft and the proposed residence will be 1146 sq. ft., adding a second story to the structure. There will be no increase to the impervious surface coverage. Mr. English opened it to the public. Appeared Leah Muller of 139 East Lake Street. She asked for confirmation that there would be increase to the structure’s footprint, which Mr. Colabella confirmed. Ms. Mullers second concern was the swale on the Eastern side of the property would not cause water runoff into her property. Mr. Colabella stated that any water that remained on the grass would be diverted to a catch basin. Ms. Mueller also asked if the was intention for the property owners to merge this lot with their property on 149 East Lake Street. Mr. Colabella stated they had no intentions to merge the lots and noted there was property owned by the Kelly’s that separated the owners two lots. Mr. Colabella noted he had a letter of permission from the Kelly’s of 151 East Lake Street to tie into their drainage system, as well as a letter of support for the project from Gregory Platt of 157 East Lake Street. Mr. English closed the Public Hearing.

MOTION to continue to April 23, 2024 meeting: Ms. Gunn, Mr. Horvay second, unanimously approve the continuance of Application ZBAE#24-1. Location:153 East Lake Street Owner: Gunjan Prakesh & Daniel Roeser Applicant/Representative: Rob Colabella Proposal: Special Exception the Demolition of existing structure. Reconstruction of previous structure with addition to residential dwelling, with a 23.13’
rear setback, 11.18’ North side yard setback, 13.88’ South side yard setback, and a 7.47’ front yard setback.

B. ZBAE #24-3 Location: 27 Cook Street. Applicant/Owner: Michael Blackwell Proposal: Build a 21.7’ x 8.25’ roof covered front porch, with a 35.1 front yard setback and a 21.6 West side yard setback.

Mr. Blackwell appeared and stated that his home was originally built with the same covered front porch he is currently proposing and had been removed with a deck added prior to his purchase. He provided pictures of the original front porch. He noted there were four other houses on his street with similar build that currently retained their original front porches, and he would be bringing continuity to the appearance of the other houses. Mr. Blackwell stated they would be narrowing their driveway and removing a portion of its asphalt with grass to maintain the same percentage of impervious surface coverage. Mr. English asked the applicant how old the current deck and stairs were and if he felt they were a safety concern. Mr. Blackwell noted they were at least 33 years old, and he did feel the stairs were not to code and the railings are loose and all need to be replaced. Mr. English opened it to the public. There were no public comments. Mr. English closed the Public Hearing.  

MOTION: Mr. English, Ms. Gunn second, unanimously to approve Application ZBAE #24-3 Location 527 Cook Street Applicant/Owner: Michael Blackwell Proposal: Special Exception to build a 21.7’ x 8.25’ roof covered front porch, with a 35.1 front yard setback and a 21.6 West side yard setback.

4. New Business
A. Elect 2024 ZBA Board Members (Chair, Vice Chair, Secretary)

MOTION: Table until March 26, 2024 meeting, Unanimous

5. APPROVAL OF MINUTES.
January 23, 2024 Regular Meeting

MOTION: Table until March 26, 2024 meeting, Unanimous

No business discussed.

5. CORRESPONDENCE.

None.

6. ADJOURNMENT.
The meeting adjourned at 7:55 PM. Mr. Horvay, Ms. Gunn Second

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