



TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street

WINSTED, CONNECTICUT 06098

Minutes of Meeting Zoning Board of Appeals May 27, 2014

Item 1. Call to Order

The meeting was called to order by Chairman D Villa at 7:02 p.m.
Chairman stated that he was going to change the order of the agenda

Item 2. Roll Call

Members Present: John Pollack, John Massicotte, Neil Hunt, Michael DeClement, David Villa, Hal Wilkes, and ZEO Marc Melanson.

Absent/Excused: Philip Allen and Richard Nalette

Item 3. Explanation of Variance Procedure

With no applications there was no need to explain the procedures

Item 4. Public Hearings – Variance Applications & Decisions

No public hearings scheduled

Item 5. Informal Presentations – Chairman moved this item to later in the meeting

Item 6. Approval of Minutes for April 22, 2014 meeting

Motion by M. DeClement, seconded by: N. Hunt

To approve April 22, 2014 minutes.

Vote: all in favor - **Motion carried unanimous.**

Chairman moved to item 10 on the agenda

Item 10. Correspondence- Chairman handed out a packet to members of the commission. Discussion followed regarding the items in the packet.

- a. Letter to Town Manager regarding Closson variance. 4 weeks has transpired and no response.

Motion by N. Hunt, seconded by H. Wilkes:

To have the chairman send a letter to the Selectmen to have the Town Attorney respond to the letter from the chairman regarding the Closson Variance.

Vote: all in favor - Motion carried unanimous.

Motion by N. Hunt, seconded by H. Wilkes:

To have the chairman send a letter to the Selectmen to request the fee be waived for Mr. Closson when he reapplies for a variance.

Vote: all in favor - Motion carried unanimous

- b. Chairman reviewed a 4 page document regarding explanations of variances.

Motion by N. Hunt, seconded by H. Wilkes:

To add the 4 page document to each application

Vote: all in favor - Motion carried unanimous.

- c. Chairman discussed the By-laws which was in the packet and stated that they needed to be updated. He was not sure if the board could hold informal hearings since it was not stated in the by-laws. He suggested to hold off on them so that he can ask the Town Attorney.

Motion by H. Wilkes, seconded by N. Hunt:

To table the informal hearings until next month to be able to get a response from the Town Attorney

Vote: all in favor - Motion carried unanimous.

Item 5. Informal Presentations – Tabled to next month

- a. Request for possible variance to build a garage at 158 East Lake St. for Alan Nero.
- b. Request for possible variance to add on to the building which already has a variance at 178 Rowley St. for Northwest Sporting Goods.

Item 7. New Business:

none

Item 8. Old Business:

none

Item 9. Bills-

none

Item 11. Discussion w/ZEO

Discussion regarding letting applicants know about what a land use hardship is.

Item 12. Motion to adjourn

Motion by N. Hunt, seconded by: H. Wilkes

To adjourn.

Vote: all in favor - **Motion carried unanimous.**

Meeting adjourned at 7:46 p.m.

Respectfully Submitted,

Marc Melanson
Zoning Enforcement Officer