



TOWN OF WINCHESTER -- CITY OF WINSTED

Town Hall -- 338 Main Street

WINSTED, CONNECTICUT 06098

*Minutes of Meeting
Zoning Board of Appeals
November 24, 2015*

Item 1. Call to Order

The meeting was called to order by Chairman D Villa at 7:01 p.m.

Item 2. Roll Call

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

Absent/Excused: Richard Nalette

Absent:

Item 3. Explanation of Variance Procedure

Chairman Villa explained the process and procedures for the meeting.

Item 4. Public Hearings -- Variance Applications & Decisions

Application #15-5164: Request for variance from section 10.3 Non-conforming Use, section 4.2 Building Coverage and section 4.2 Maximum Impervious coverage for property located at 361 North Main St. for Devi & Krishna, Inc.

Applicant: Devi & Krishna Inc
Property Address: 361 North Main St.
Property Owner: Devi & Krishna Inc

Public Hearing

Continued at: 7:06 **Closed:** 7:11

Motion by J. Pollack, seconded by N. Hunt

Motion to grant variance application number 15-5164, from section 10.3(a), Expansion of a Non-conforming Use, to add a 300 square foot addition, from section 4.2, Building Coverage, for a total building coverage of 25.1%, and from section 4.2, Impervious Surface Coverage of 23.5%, for a total Impervious surface coverage of 53.5%, for the purpose of building a 20'x 15' one story addition on the rear of the structure, as per the drawings submitted, for the property located at 361 North Main St

In favor: D. Villa, N. Hunt, J. Massicotte, Michael DeClement and J. Pollack

Opposed: none

Motion: Approved

Reason for Denial: Reasonable request based on topography of the property

Application #15-5165: Request for a modification to variance # 05-4925 to add a second floor to the garage for the property located at 601 East Wakefield Blvd. for Anthony Carfiro

Applicant: Anthony Carfiro

Property Address 601 East Wakefield Blvd.

Property Owner: Anthony Carfiro

Public Hearing

Opened: 7:14

Held open until December 22, 2015 Meeting

Motion by N. Hunt, seconded by J. Pollack

Motion to keep public hearing open until December 22, 2015 meeting so that applicant can submit an updated A2 survey and plans with measurements of the height of the proposed addition.

In favor: D. Villa, N. Hunt, J. Massicotte, J. Pollack, and Michael DeClement

Opposed: none

Motion: Approved

Application #15-5166: Request for variance from section 4a.2 Lot Coverage for the property located at 325 East Wakefield Blvd. for Michael & Jennifer Rindflesh

Applicant: Michael & Jennifer Rindflesh

Property Address: 325 East Wakefield Blvd.

Property Owner: Michael & Jennifer Rindflesh

Public Hearing

Opened: 7:35

Held open until December 22, 2015 Meeting

Motion by N. Hunt, seconded by J. Pollack

Motion to keep public hearing open until December 22, 2015 meeting so that applicant can submit an updated A2 survey.

In favor: D. Villa, N. Hunt, J. Massicotte, J. Pollack, and Michael DeClement

Opposed: none

Motion: Approved

Item 5. Approval of Minutes:

October 28, 2014 Meeting: Chairman working on getting the minutes

October 27, 2015 Meeting: Just received them and did not have time to review them.

Item 7. Old Business:

none

Item 7. New Business:

Chairman gave an update on the new regulations that are being worked on.

Item 8. Bills Presented-

none

Item 9. Correspondence-

none

Item 10. Discussion w/ZEO

none

Item 11. Motion to adjourn

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

To adjourn.

Vote: all in favor - Motion carried unanimous.

Meeting adjourned at 8:02 p.m.

Respectfully Submitted,

Marc Melanson
Zoning Enforcement Officer